



CITY OF
BAINBRIDGE ISLAND

**PLANNING COMMISSION SPECIAL MEETING
THURSDAY, MAY 26, 2022**

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

[HTTPS://BAINBRIDGEWA.ZOOM.US/J/97340072620](https://bainbridgewa.zoom.us/j/97340072620)

OR ONE TAP MOBILE :

US: +12532158782,,97340072620# OR +13462487799,,97340072620#

OR TELEPHONE:

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

US: +1 253 215 8782 OR +1 346 248 7799 OR +1 669 900 9128 OR +1 646 558 8656 OR +1 301 715 8592

OR +1 312 626 6799

WEBINAR ID: 973 4007 2620

AGENDA

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

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

2. PLANNING COMMISSION MEETING MINUTES - 6:05 PM
Review and approve meeting minutes.

- 2.a April 14 Meeting Minutes** 5 Minutes
[April14DraftMinuteswithRecordedMotionsAttached.pdf](#)

3. PUBLIC COMMENT - 6:15 PM

4. PUBLIC PARTICIPATION MEETING - 6:20 PM

- 4.a (6:20PM) Public Participation Meeting- Housing Resources Bainbridge PLN52178 PRE** 45 Minutes
[HRB Ericksen Context map, site photos, site plan, conceptual landscape.pdf](#)
[HRB Ericksen_Project Narrative](#)

[HRB Ericksen_Zoning Summary](#)
[PLN52178 PRE Housing Resources Bainbridge preapplication summary letter.pdf](#)
[PLN52178 PRE PW-DE Comments - HRB Apartments Ericksen \(SPR\).pdf](#)

5. **UNFINISHED BUSINESS - 7:05 PM**

6. **NEW BUSINESS - 7:05 PM**

- 6.a **(7:05PM) Planning Commission Consideration of Public Comments, Deliberation & Recommendation on Ravenwood Preliminary Subdivision and Site Plan and Design Review (City File No. PLN51711A SUB/SPR)** 90 Minutes
- [Ravenwood Staff Report to Planning Commission.pdf](#)
 - [Revised plan set submitted 12DEC2021.pdf](#)
 - [Applicant_Zoning Summary_submitted 02DEC2021.pdf](#)
 - [Applicant_Decision Criteria Narrative_submitted 02DEC2021.pdf](#)
 - [Civil Engineer Report submitted 02DEC2022.pdf](#)
 - [Arborist report submitted 02DEC2021.pdf](#)
 - [Samson KBA Subdivision_SEPA Checklist_11-9-21.pdf](#)
 - [Ingress and Egress Easement Agreement_AFN3249230_submitted 02DEC2021.pdf](#)
 - [Public Comment_Albert Received 24MAR2022.pdf](#)

7. **PLANNING DIRECTOR'S REPORT - 8:30 PM**

8. **FOR THE GOOD OF THE ORDER - 8:45 PM**

9. **ADJOURNMENT - 8:50 PM**

GUIDING PRINCIPLES

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

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

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

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

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

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

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

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



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

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



CITY OF
BAINBRIDGE ISLAND

Planning Commission Special Meeting Agenda Bill

MEETING DATE: May 26, 2022

ESTIMATED TIME: 5 Minutes

AGENDA ITEM: April 14 Meeting Minutes

SUMMARY: April 14, 2022 Draft minutes

AGENDA CATEGORY: Minutes

PROPOSED BY: Planning & Community Development

RECOMMENDED MOTION: I move to approve the April 14, 2022 Meeting Minutes

STRATEGIC PRIORITY:

FISCAL IMPACT:

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

BACKGROUND:

ATTACHMENTS:

[April14DraftMinuteswithRecordedMotionsAttached.pdf](#)

FISCAL DETAILS:

Fund Name(s):

Coding:



CITY OF
BAINBRIDGE ISLAND

**Planning Commission Special Meeting
April 14, 2022
Meeting Minutes**

1) CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW/CONFLICT DISCLOSURE

Chair Sarah Blossom called the meeting to order and read the Land Acknowledgement at 6:01 PM. Commissioners in attendance were Yesh Subramanian, William Chester, Ashley Mathews, Ben Dienes, Lisa Macchio and Ariel Birtley.

City Council Liaison Jon Quitslund was in attendance as well as the following City Staff: Interim Planning and Community Development Director Mark Hofman, Senior Planner Jennifer Sutton and Climate Adaptation Officer Autumn Salamack. Administrative Specialist Maria Dozeman monitored the recording and prepared minutes.

The agenda was reviewed and Commissioner Deines disclosed that his parents are members of Bethany Lutheran Church. He recused himself from Agenda Item #6.

2) PLANNING COMMISSION MEETING MINUTES

2.a March 24, 2022 Planning Commission Special Meeting Draft Minutes

[Cover Page](#)

[MARCH24DRAFTMINUTES.pdf](#)

Motion: I move to approve the minutes from March 24, 2022.

Mathews/Chester

The motion carried 6-0

3) PUBLIC COMMENT

3.a Public Comment

[Cover Page](#)

[Instructions_for_Providing_Public_Comment_at_Remote_Meetings__PlanningCommission.pdf](#)

Mr. Jim Halbrook gave public comment regarding the Climate Action Plan.

4) PRESENTATION -

4.a Climate Action Plan Update, presented by Autumn Salamack

[Cover Page](#)

CAP Implementation Update - Planning Commission 04.14.22.pdf

5) NEW BUSINESS - Presentation given by Jennifer Sutton

5.a Overview of Ordinance No. 2022-01 (formerly Ordinance No. 2021-35) relating to revising the Housing Design Demonstration Project Program - Planning,

Cover Page

Staff Memo.docx

Draft Ordinance No. 2022-01 formerly No. 2021-35_ Revising HDDP Program.docx

Exhibit A to BIMC 2.16.020.S. HDDP.docx

Feb 8 2022 Council Mtg Minutes.pdf

6) UNFINISHED BUSINESS

6.a Discuss Ordinance No. 2022-02 (formerly 2021-38) to Implement Increased Density Bonus for Affordable Housing Development on Property Owned by Religious Organizations

Cover Page

Staff Memo.docx

Ordinance No. 2022-02 (formerly 2021-38) Relating to Affordable Housing on Religious Properties.docx

Ordinance No. 2022-02 Exhibit A.pdf

Commissioner Macchio Motions to amend Whereas Section for 4-14-22.pdf

Commissioner Birtley Housing Ordinance Presentation Religious Organization Affordable Housing 4.8.22.pdf

CommissionerSubramanianNote on Alt Proposal Analysis Apr 11 2022 - Revised.pdf

Commissioner Macchio Density Bonus Motions for 4-14-2022.pdf

RCW 36.70A.545 Increased density bonus for affordable housing located on property owned by a religious organization.pdf

Commissioner Deines left the meeting.

Public Comment:

Maggie Rich spoke in favor of approving a draft ordinance.

Susan Bisnet, does not support this project.

Joseph McMillan, supports the comprehensive plan but does not support this project.

Talis Abolins, does not support the draft ordinance.

Tom Croker, supports the passing of the draft ordinance and would like to see it moved on to City Council

Marla Steinhoff, Supports affordable housing, but not this current proposal.

Jonathan Davis presented a conceptual project site plan.

Motion:

I move to revise 18.21.050.E in the public hearing draft of ordinance 2022-02 to read as follows:
Bonus density. Density may be increased up to 100 percent above the underlying base density for affordable housing on religious owned or controlled properties.

The density bonus provided shall be considered an upper bound. As such, the Planning Commission, city staff and Planning Director shall only allow/provide a project the maximum density bonus if the following conditions are met:

1. Project site is within 1/2 mile of a major grocery store; and
 2. Project site is within 1/2 mile of the ferry terminal; and
 3. Non-motorized facilities and a non-motorized system are within 1/8 mile of the project site.
- If the proposed project site does not meet all of the above conditions, the maximum allowed density bonus shall be reduced by 50%.

In addition, an ecological assessment which evaluates and appraises the likely impacts both beneficial and adverse to wildlife (flora and fauna) of the proposed project by a suitable qualified professional ecologist shall be required. The findings of such an assessment shall be the basis for additional reductions to the maximum density bonus and such reductions shall be commensurate with the likely adverse impacts.

A proposal can earn additional bonus density above the underlying base density, as provided below:

a. An additional density bonus is available for projects that meet green building goals as outlined in the below table. Four levels of density incentives promote increasing levels of green building performance and higher energy efficiencies. The green building rating systems shall be indicated on the plat and confirmed with the individual building permit application.

ADDITIONAL BONUS DENSITY - INCENTIVIZING for GREEN OVER ABOVE

Levels Green Building/Energy Efficiency Density Bonus over Base Bonus FAR

- 1 WA State Evergreen Sustainable Development 10% 2.5%
- 2 Leed Silver/Built Green 4 Star (20% improv) 20% 5.0%
- 3 Leed Gold/Built Green 5 Star (30% improv) 40% 10.0%
- 4 Leed Platinum/Emerald (net 0) 70% 17.5%
- 5 Living Building Challenge 100% 25.0%

b. An additional density bonus is available for projects that develop on predeveloped land. Previously developed land is defined as the development footprint of any buildings and land alterations (parking lots, driveways) associated with the footprint. Land that is not previously developed and altered landscapes resulting from current or historical clearing or filling, agricultural or forestry use, yard, garden or preserved natural area use are considered undeveloped land.

ADDITIONAL BONUS DENSITY BONUS FOR BUILDING ON PREVIOUSLY DEVELOPED LAND

Building on Previously Developed Land Density Bonus

Levels	% of Land Used	Bonus Given over base units	Bonus FAR
1	10%	10%	2.5%
2	25%	20%	5.0%
3	50%	40%	10.0%
4	75%	70%	17.5%
5	100%	100%	25.0%

Macchio/Subramanian

AYES: Birtley, Subramanian and Macchio

NOES: Blossom, Mathews and Chester

Motion Failed

Motion

I move to amend 18.21.050 so that the first paragraph reads as follows: “Affordable Housing Pilot Project. To implement RCW 36.70A.545, the City shall allow a density bonus consistent with Section 18.21.050.E for affordable housing on the properties collectively known as “Bethany Lutheran Church”

located at the southwest intersection of NE High School Road and Sportsman Club Road NE (see Figure 18.21.050-1) as a pilot project. The pilot project must meet the provisions of RCW 36.70A.545 and the requirements listed below.

Blossom/Chester

AYES: Blossom, Chester and Mathews

NOES: Birtley, Subramanian and Macchio

Motion Failed

Motion:

The following home types are encouraged in affordable housing developments as they naturally fit into the feel and character of the existing residential neighborhoods on Bainbridge Island. When combined with a common space area, these housing types lend themselves to a human-scaled and pedestrian-friendly community design. These houses are smaller in size, fit together in different configurations both attached and detached, and thus naturally achieve a higher site density and allow for a range of options that meet differing income needs and family sizes and configurations. Finally, attached units allow for lower construction costs and lend themselves to achieving green building elements.

1. Cottage Housing– A planned community of detached, single-family dwelling units containing 1,600 square feet or less of gross floor area. A cottage community must have a minimum of 4 homes. Reference already written cottage housing in Affordable Housing Task Force Report, Appendix E. Affordable-Housing-Task-Force-Final-Report-and-Appendices-072018 (bainbridgewa.gov) Site Plan Example:

2. Duplexes, Triplexes, and Fourplexes– Duplexes, Triplexes, and Fourplexes are multi-family homes that have two, three, or four units, respectively, in one building. Units can be side-by-side or stacked on top of each other. Each unit has a separate entrance and complete living spaces. These multi-unit buildings must have the scale, size, feeling and detailing of a single residential home.

3. Townhouse/Rowhouse - Attached single-family homes that generally include a backyard and one-to-three stories of living space. Typically, a minimum of three units are attached sharing a roof and foundation.

4. Courtyard Apartments - Several attached dwelling units are arranged on two or three sides of a central courtyard or lawn area. This type of housing is usually one to three stories in height. Each unit should have access to the courtyard area. These multi-unit buildings must have the scale, size, feeling and detailing of a single residential home.

5. Multifamily Building- In the most dense areas a multifamily building may be proposed which aligns with all other code and development requirements.

Birtley/Macchio

AYES: Birtley, Macchio and Subramanian

NOES: Blossom, Subramanian and Macchio

Motion Failed

See Recorded Motion document attached for additional motions

7) **PLANNING DIRECTOR'S REPORT – None given**

8) FOR THE GOOD OF THE ORDER

Chair Blossom recommended a PBS television program, Independent Lens is the series and the episode is Owned, A Tale of Two Americas.

9) **ADJOURNMENT. The meeting was adjourned at 9:26 PM**

Sarah Blossom, Chair

Maria Dozeman, Administrative Specialist

DRAFT



PLANNING COMMISSION RECORDED MOTION

Planning Commission Meeting Date:	April 14, 2022
Project Proposal Name and Number:	Ordinance 2022-02
Decision Maker:	City Council
NOTE: Commissioner Deines has recused himself from review of this ordinance.	

Planning Commission Role and Responsibility: Pursuant to [BIMC 2.16.180](#), Planning commission review and recommendation is required for amendments to BIMC Chapter 2.16, and BIMC Titles [16](#), [17](#), and [18](#), area-wide rezones initiated by the city, or area-wide rezones associated with a privately initiated amendment to the comprehensive plan.

Planning Commission Action:

1. In making a recommendation, the planning commission shall consider applicable decision criteria of this chapter, all applicable law, the comprehensive plan, public comment, and any necessary documents and approvals.
2. The planning commission shall issue a written recommendation that contains (a) a statement recommending that the proposed amendment be approved, approved as amended, or denied, and (b) a statement of facts upon which the recommendation is based and the conclusions derived from those facts.
3. The planning commission’s written recommendation and other documents upon which its decision is based shall be immediately transmitted to the city council and department director.

Findings of Fact and Reasons for Action

The Planning Commission is at a 3-3 tie on how to calculate the density bonus for the affordable housing projects described in Ordinance 2022-02 (see Ordinance 2022-02 page 3 proposed section BIMC 18.21.050.E.

Recommendation:

I move to recommend approval of amended Ordinance 2022-02 to the City Council.

Mathews/Chester

	3-3 Tie vote on the 4/14/2022 Draft of Ordinance 2022-02
	Approve the ordinance.
	Approve the ordinance as amended.
	Deny the ordinance.

Planning Commission Record of Vote:

Commissioner	Support	Oppose	Absent	Abstain
Blossom	X			
Chester	X			
Macchio		X		
Mathews	X			
Subramanian		X		
Birtley		X		
Total	3	3		



PLANNING COMMISSION RECORDED MOTION

Additional Motion: re Chair Blossom reporting to the Council what the outcome of the April 14-Meeting. Representative from Commissioners that put forward the alternate proposal (Birtley, Subramanian, Macchio) , Commissioner Macchio proposed a motion to amend was approved unanimously.

Recorded motion on April 14, 2022:

I move to refer this back to Council with notes of what happened and where we stand. If City Council sends this back to Planning Commission, direction is needed on the following:

- Island wide vs. pilot.
- Is this precedence setting and if not, do we seek legal counsel?
- Provide direction on level of density.

Mathews/Chester

Amendment to original motion: Allow Commissioners Subramanian, Birtley or Macchio to join Chair Blossom when this is formally referred back to City Council

Macchio/Subramanian

Planning Commission Record of Vote:*

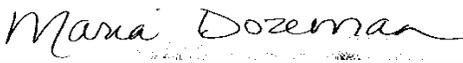
Commissioner	Support	Oppose	Absent	Abstain
Blossom	X			
Chester	X			
Macchio	X			
Mathews	X			
Subramanian	X			
Birtley	X			
Total	6			

*both votes (original and amended) were voted on and supported unanimously.

CITY OF BAINBRIDGE ISLAND PLANNING COMMISSION


Sarah Blossom, Chair

Date: 4/21/2022



Date: 4/21/2022

Administrative Specialist,
Planning and Community Development



CITY OF
BAINBRIDGE ISLAND

Planning Commission Special Meeting Agenda Bill

MEETING DATE: May 26, 2022

ESTIMATED TIME: 45 Minutes

AGENDA ITEM: (6:20PM) Public Participation Meeting- Housing Resources Bainbridge PLN52178 PRE

AGENDA CATEGORY: Discussion

PROPOSED BY: Ellen Fairleigh

PREVIOUS PLANNING COMMISSION

REVIEW DATE(S): A public participation meeting for this project was held at the May 12, 2022 Planning Commission meeting. Due to a vendor mailing error, the public participation meeting was re-noticed and a second public participation meeting is being held.

PREVIOUS COUCIL REVIEW DATE(S): None

RECOMMENDED MOTION:

Presentation and discussion

SUMMARY:

This project proposes a multi-family apartment building with 22 affordable units.

A pre-application conference was held with City staff on March 1, 2022. A Conceptual Review with the Design Review Board was held on April 18, 2022.

BACKGROUND: A public participation meeting (PPM) is a requirement for an application for major site plan review in accordance with the Bainbridge Island Municipal Code (BIMC) 2.16.040.D.

ATTACHMENTS:



N  SCALE: NOT TO SCALE

SITE AERIAL

571 ERICKSEN, BAINBRIDGE ISLAND, WA

OWNER: HOUSING RESOURCES BAINBRIDGE

01/28/22

PRE-APP SUBMITTAL



WENZLAU ARCHITECTS



ERICKSEN AVE (LOOKING NORTH)



ERICKSEN AVE (LOOKING SOUTH)



KNECHTEL WAY (LOOKING EAST)



SR 305 (LOOKING NORTH)



SR 305 (LOOKING SOUTH)

STREET VIEWS

01/28/22

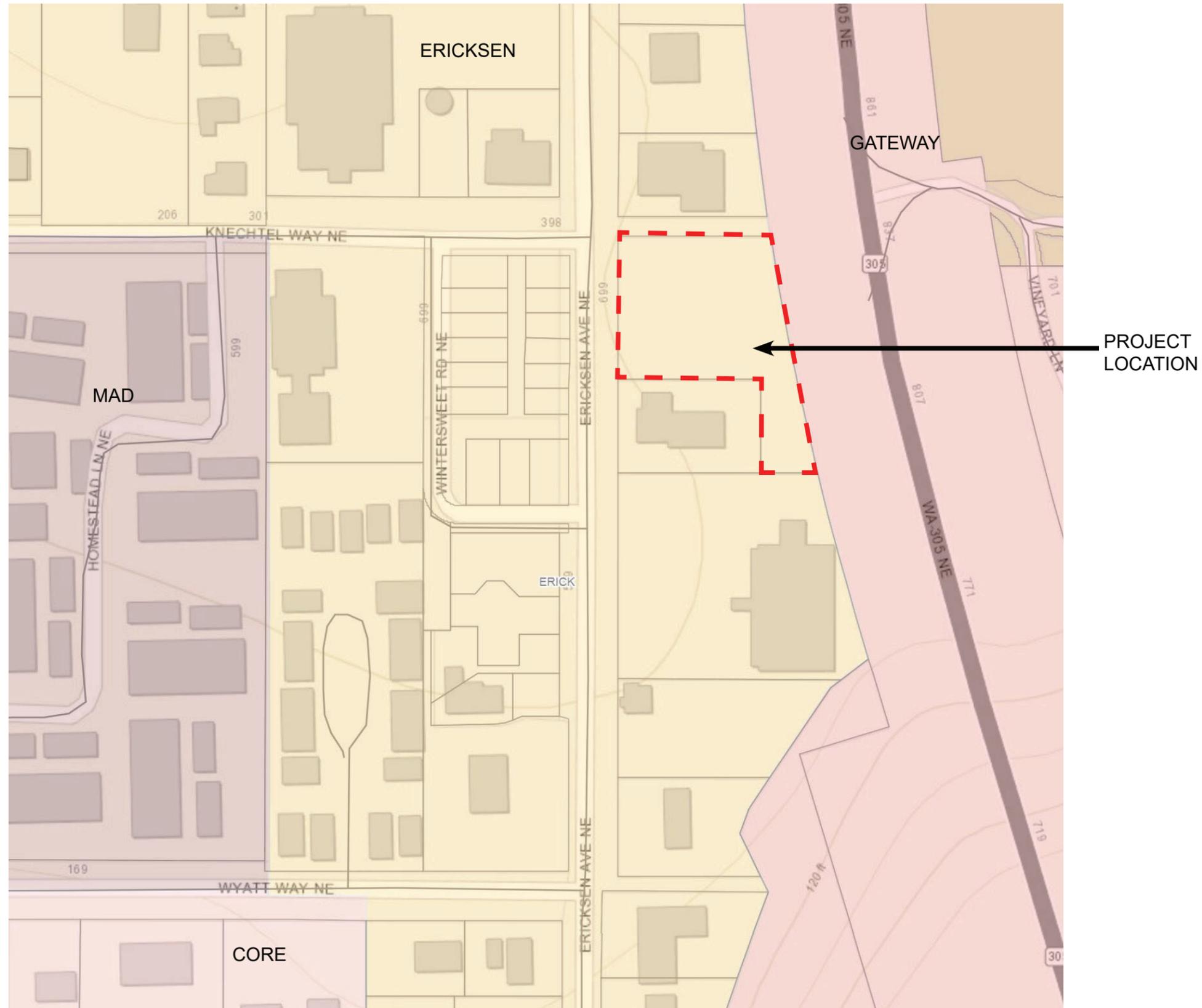
571 ERICKSEN, BAINBRIDGE ISLAND, WA

OWNER: HOUSING RESOURCES BAINBRIDGE



PRE-APP SUBMITTAL

WENZLAU ARCHITECTS



CONTEXT ANALYSIS

571 ERICKSEN, BAINBRIDGE ISLAND, WA

OWNER: HOUSING RESOURCES BAINBRIDGE

01/28/22

PRE-APP SUBMITTAL



WENZLAU ARCHITECTS



PROJECT LOCATION
 5 MINUTE WALKING RADIUS
 10 MINUTE WALKING RADIUS



SCALE: NOT TO SCALE

5 MINUTE WALK MAP

01/28/22

571 ERICKSEN, BAINBRIDGE ISLAND, WA

OWNER: HOUSING RESOURCES BAINBRIDGE

PRE-APP SUBMITTAL



WENZLAU ARCHITECTS



N  SCALE: NOT TO SCALE

SITE ANALYSIS

571 ERICKSEN, BAINBRIDGE ISLAND, WA

OWNER: HOUSING RESOURCES BAINBRIDGE

ERICKSEN AVE

01/28/22

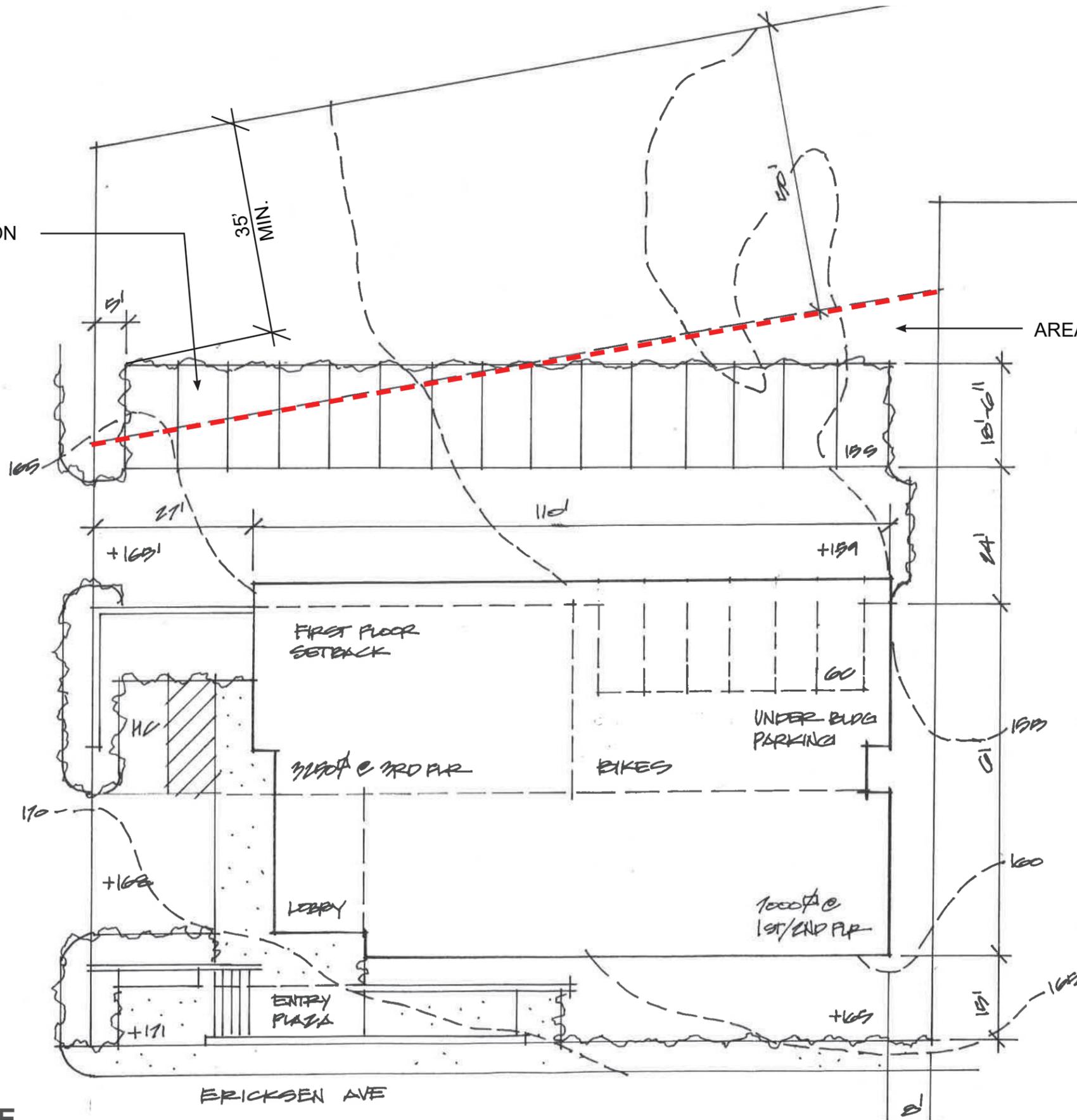


PRE-APP SUBMITTAL

WENZLAU ARCHITECTS

AREA OF REDUCTION

AREA OF INCREASE



SCALE: NOT TO SCALE

SR 305 BUFFER AVERAGE

571 ERICKSEN, BAINBRIDGE ISLAND, WA

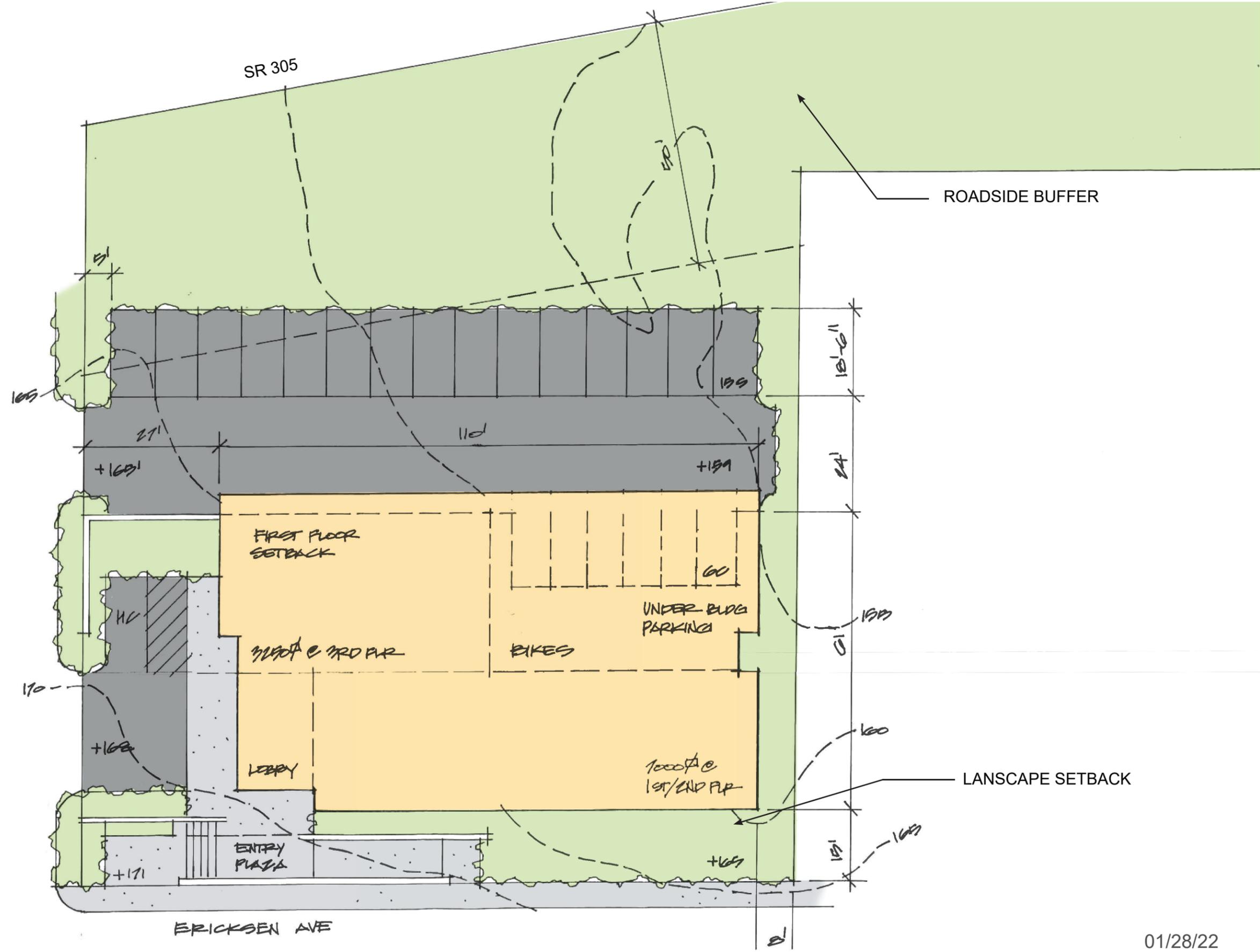
OWNER: HOUSING RESOURCES BAINBRIDGE

01/28/22

PRE-APP SUBMITTAL



WENZLAU ARCHITECTS

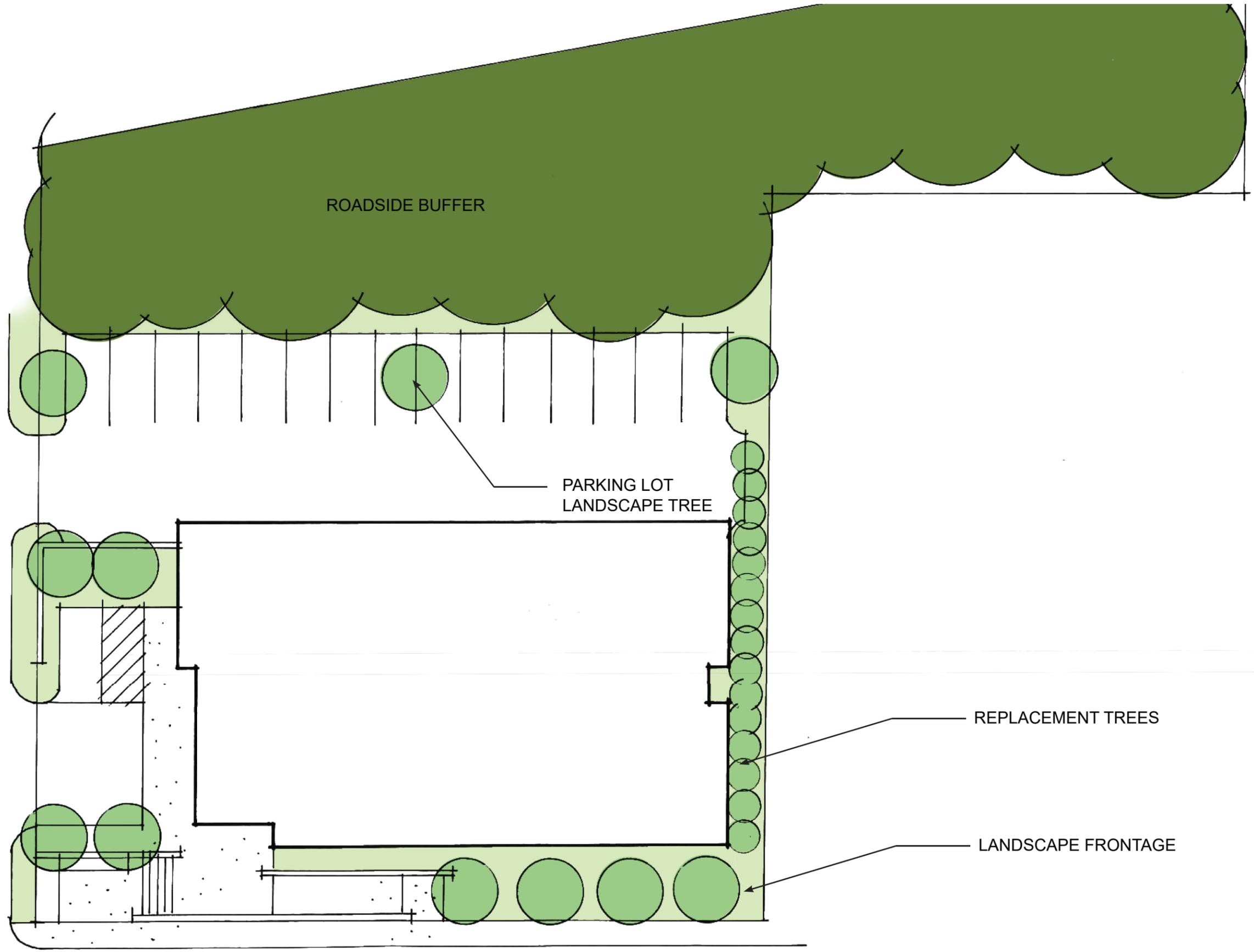


N  SCALE: NOT TO SCALE

CONCEPTUAL SITE PLAN

571 ERICKSEN, BAINBRIDGE ISLAND, WA
 OWNER: HOUSING RESOURCES BAINBRIDGE

01/28/22



N  SCALE: NOT TO SCALE

CONCEPTUAL LANDSCAPE PLAN

01/28/22

571 ERICKSEN, BAINBRIDGE ISLAND, WA
 OWNER: HOUSING RESOURCES BAINBRIDGE

Attn: Planning and Community Development
From: Charles Wenzlau, Wenzlau Architects
Date: March 17, 2022
RE: HRB ERICKSEN – PROJECT NARRATIVE, CONTEXT ANALYSIS
DRB MEETING #1: CONCEPTUAL REVIEW

PROJECT SITE: The project site is located mid-way between Winslow Way and Highschool Road shopping area and within ½ mile of the WSF Ferry Terminal. The site backs onto SR 305 and has Knechtel unopened ROW to the north. The site is heavily wooded with moderate slopes to SE.

PROGRAM: The proposed use is to construct a 22 unit apartment building. All units will be permanently affordable consistent with CoBI affordability requirements. Unit types include 1 and 2 bedroom units. The overall building area is 17,250sf.

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

PROPOSED LAND OWNERSHIP: The building will be owned by Housing Resources Bainbridge.

PLANNING REVIEW: The building will be submitted as a Major Site Plan Review.

BONUS FAR: The project will request bonus residential FAR. This will be obtained by using the Optional Density Bonus for Affordable Housing or HDDP.

PARKING: Parking will be provided on site within a surface parking area located behind the building. The project is eligible for a parking reduction to 1 space/unit since it is within ½ mile of Ferry Terminal. Applicant is requesting parking reduction of .5 spaces per unit. Guest parking is required by HDDP.

BUILDING HEIGHT: The project will request a height increase from 25' to 35' by providing under-building parking. The area of the third floor will be limited to 2x the footprint of the underbuilding parking. The under-building parking area will include 1 bike parking space for each unit. HDDP allows relief from development standards for parking, height, and front setback.

LANDSCAPE: The project will preserve the roadside buffer along SR305. The project proposes to utilize buffer averaging for the northern portion of the buffer to accommodate the proposed parking. The tree retention requirement which will be met with new tree plantings since road buffer cannot be counted toward tree units. A portion of the new trees will be located along the property line to the south to enhance screening between the uses.

DESIGN FOR BAINBRIDGE CONTEXT ANALYSIS

C1 ANALYZE NATURAL SYSTEMS

The site is a small parcel constrained by the built environment on all sides. The site is partially wooded with mixed native/invasive understory and slopes gradually towards the east to SR 305. The natural site drainage is to the Winslow Ravine and to Eagle Harbor. There are no critical areas on the site. The soil is glacial till and will be verified by soils investigation.

C2 IDENTIFY THE EXTENT AND VALUE OF WILDLIFE HABITAT AND CORRIDORS

No known wildlife corridors are present due to proximity of SR305. Observed species include songbirds, deer and other wildlife. Site has no shoreline conditions.

C3 ASSESS UNIQUE AND PROMINENT FEATURES

See comment C1. There are no known human made features, current or historic.

C4 CONSIDER DEFINING ATTRIBUTES OF THE BUILT ENVIRONMENT

The built environment surrounding the site includes older apartment buildings, townhouse development and commercial buildings. Buildings range in height from two to three stories. Setbacks vary by building. The site is served by a sidewalk on the opposite (west) side of the street. The project side of the street has a bike lane where the sidewalk would typically be located.

C5 ANALYZE SYSTEMS OF MOVEMENT AND ACCESS

The site is served by a sidewalk on the opposite (west) side of the street. The project side of the street has a bike lane where the sidewalk would typically be located. The site access is provided by a paved ROW (a continuation of Knechtel Way) along the north side. No curb cuts are proposed for Ericksen Ave.

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

The project has its public entry located at the NW corner of the site. This is the likely location for a pedestrian crossing based on input from engineering staff. The crossing would be installed since there are no sidewalks along the east side of Ericksen. A roof terrace for the residents is being considered facing west toward Ericksen to further strengthen the public face of the new building.

HRB ERICKSEN_HDDP ZONING SUMMARY

March 14, 2022

Site Address:	Ericksen Avenue, Bainbridge Island, WA #262502-2-066-2002
Lot Area:	28,750SF (0.66AC)
Zoning:	MUTC / Ericksen District
Surrounding Uses:	East: SR305 West: MUTC-Erickson: Multi-family North: MUTC-Erickson: Multi-family South: MUTC-Erickson: Multi-family
Proposed Uses:	Multi-Family Residential (100% affordable rental)
Lot Coverage:	Allowable: 35% 10,062SF (per BIMC) Proposed: 25% 7,000SF
Allowable FAR:	Mixed-Use: 25,875SF (.90) Equal to maximum Mixed-Use FAR per Table 18.12.030
Proposed FAR:	Residential 17,250SF (.60)
Affordable:	100% affordable proposed 50% minimum (per HDDP) 50% of required affordable house units should serve ≤ 60% AMI (.5 x 11units = 6 units)
Program:	(14) 1 BD units @ 450SF <u>(8) 2 BD units @ 650SF</u> 22 units
Parking:	(22) spaces (1/unit, site is .49mi from Ferry Terminal) (11) spaces (.5/unit pending CC approval)
Height Limit:	35'
Setbacks:	Front: 10' (15'BIMC) Side: 5' Rear: 0'
Landscape:	Roadside Buffers: SR305 50' (35' min. with proposed buffer averaging) Perimeter Landscape: N/A Tree Retention: 40 tree units/acre x .66AC =s 26.4 tree units
Critical Areas:	None per COBI Maps

HDDP CRITERIA

Development Standard Incentives

Zoning Setback reduction: 15' to 10'

Green Building: Evergreen Sustainable Development

Housing Diversity (20 points min): 25 pts (> 25% rental affordable units, < 800sf., 2 unit types)

Innovative Site Development (25 points min): 0 pts

Water Quality & Conservation: Proposed measures include low flow fixtures

Landscaping & Open Space: Proposed measures include roof terrace

Transportation: Proximity to shopping and transit

PROPOSED HDDP ORDINANCE CHANGES (under review by PC/CC)

Waiver from Innovative Site Development if 100% affordable

Parking Reduction of .5 spaces/unit if less than 800sf/unit and within .5mi. Ferry terminal

HDDP APPROVAL CRITERIA

a. The applicant clearly demonstrates evaluation factors listed in subsection S.4 of this section as shown in the housing design demonstration project scoring system as evaluated by the planning department; **APPLICANT COMPLIES WITH HDDP CRITERIA EXCEPT AS FOLLOWS; PARKING AND INNOVATIVE SITE DEVELOPMENT. APPLICANT HAS REQUESTED HDDP ORDINANCE TO BE REVISED TO SUPPORT FEASIBILITY OF 100% AFFORDABILITY WITH REGARD TO PARKING AND INNOVATIVE SITE DEVELOPMENT.**

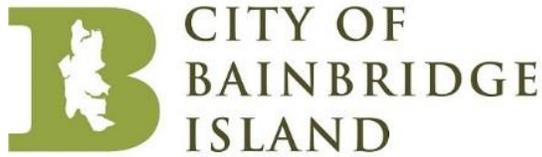
b. The applicant has demonstrated how relief from specific development standards, including setback reductions, lot coverage and/or design guidelines, is needed to achieve the desired innovative design and the goals of this chapter; **FRONT SETBACK REDUCTION IS ONLY RELIEF REQUESTED TO ALLOW MINIMUM PARKING WIDTH AT REAR OF BUILDING.**

c. The project does not adversely impact existing public service levels for surrounding properties; **CORRECT**

d. The project complies with all other portions of the BIMC, except as modified through this housing design demonstration project process; **YES**

e. If a project will be phased, each phase of a proposed project must contain adequate infrastructure, open space, recreational facilities, landscaping and all other conditions of the project to stand alone if no other subsequent phases are developed; and **NOT APPLICABLE**

f. The applicant is meeting required housing diversity standards. **YES**



March 29, 2022

Charlie Wenzlau
Wenzlau Architects
490 Madison Avenue, Suite 105
Bainbridge Island, WA 98110
Sent via email: charlie@wenzlauarchitects.com

Dear Applicant:

Thank you for meeting with City staff on March 1, 2022 to discuss your proposal to construct a multi-family apartment building with twenty-two affordable units and site improvements including surface parking. The project is proposed to be constructed in a single phase and the building will be owned by Housing Resources Bainbridge (HRB). A summary of the land use review process, applicable Bainbridge Island Municipal Code (BIMC) regulations, comments from reviewers, fees, submittal requirements, and next steps is provided below.

General Information
Pre-Application Conference Date: March 1, 2022
Project Name and Number: Housing Resources Bainbridge PLN52178 PRE
Project Description: Construction of a multi-family apartment building with 22 affordable units
Project Address: Ericksen Avenue NE
Tax Parcel Number(s): 262502-2-066-2002
Tax Parcel Size: Approximately 0.66 acres or 28,750 sq.ft.
Zoning/Comp Plan Designation: Ericksen Avenue Overlay
Planning Contact: Ellen Fairleigh
Development Engineer: Paul Nylund

Land Use Review Process
Applications Required
BIMC 2.16.040.B.1.c: A site plan and design review is required for a change of use, where traffic, parking, noise or other impacts are greater than the impacts for the previously existing use.
The proposal for twenty-two units exceeds the thresholds in BIMC 2.16.040.C.1 and requires a major site plan and design review.
The applicant is considering two potential permitting paths to achieve the required floor area ratio (FAR) needed for this proposal. The applicant is considering either: (1) utilizing the optional affordable housing FAR bonus outlined in BIMC 18.12.030.E.1.a; or (2) utilizing the density incentives available through a Housing Design Demonstration Project (HDDP) as described in BIMC 2.16.020.S.

280 Madison Avenue North
Bainbridge Island, Washington 98110-1812
www.bainbridgewa.gov
206.842.7633

However, the applicant will only use the HDDP density incentive if the HDDP requirements in the Bainbridge Island Municipal Code are changed, as requested by the applicant, to reduce the parking requirement and implement a waiver from the Innovative Site Development scoring requirements for 100% designated affordable housing projects. These changes will be considered by the Planning Commission and City Council at a date to be determined.

Staff and the applicant discussed applicable BIMC requirements for both potential paths to achieve the needed bonus residential FAR at the preapplication conference and at a subsequent conceptual meeting focusing on HDDP applicability, review and approval process, evaluation, and development standard incentives.

The project will require a major site plan review either way, regardless of the method used to achieve bonus residential FAR. If HDDP is utilized, compliance with BIMC 2.16.020.S Housing Design Demonstration Projects will be reviewed through the underlying land use permit (major site plan review).

Staff determined that the method utilized to achieve the needed bonus residential FAR must be identified prior to participating in a Design Guidance Review meeting with the Design Review Board (DRB). The applicant may move forward with a Conceptual Review meeting with the DRB and a Public Participation Meeting (PPM) while considering the two potential paths to achieve bonus residential FAR.

Review and Approval Process:

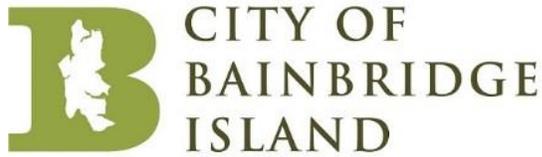
- Preapplication Conference: March 1, 2022
- HDDP Conceptual Proposal Review with City staff (BIMC 2.16.020.S.3.a): March 17, 2022
- Conceptual Review- Design Review Board: TBD
- Public Participation Meeting: TBD
- Design Guidance Review- Design Review Board: TBD
- Final Design Review and Recommendation- Design Review Board: TBD
- Site Plan Review (major) application submittal
- Planning Commission Review and Recommendation
- Director Decision

Fees*:

Site Plan Review (major): \$8586.00

Health Department (separate check): \$145.00

*Please note that Resolution 2022-06 approved increased fees for development permits effective September 1, 2022.



<p>Submittal requirements: Administrative Manual p. 23 Site Plan and Design Review; and p. 16 Housing Design Demonstration Project (if applicable)</p>
<p>Other required permits: Building permits and separate sign permits</p>
<p>Approval Body</p>
<p>Administrative Decision (Director)</p>
<p>Review and Recommendation</p>
<p>Design Review Board Planning Commission Kitsap Public Health District Bainbridge Island Fire Department Planning Division Development Engineer Building Division</p>

<p><i>Bainbridge Island Municipal Code Requirements</i></p>
<p>BIMC 2.16 – Land Use Review Procedures</p>
<p>Review procedures for a Site Plan Review are outlined in BIMC 2.16.040</p> <p>Purpose & Goals, Applicability, Review and Approval Process, Evaluation Method, Approval Criteria, and Development Standard Incentives for HDDP are outlined in BIMC 2.16.020.S</p> <p>As required by BIMC 2.16.020.S.3.a, the agent for the applicant met with City staff on March 17, 2022 to discuss the HDDP process, evaluation criteria, approval criteria, development standard incentives, and submittal requirements. The agent for the applicant confirmed that use of HDDP for the project is contingent upon ordinance changes to waive innovative site development scoring for 100% affordable projects and reduce parking requirements. It was discussed that if utilizing HDDP, the applicant may request modification to the following development standards: residential parking, setbacks, and building height in accordance with BIMC 2.16.020.S.6.</p> <p>Development Standard Incentives for Development Projects in the Mixed-Use Town Center:</p> <ul style="list-style-type: none"> • Maximum Lot coverage can be increased above zoning district requirements with no maximum. • Parking: The parking requirements outlined in BIMC 18.15.020 may be modified to require one parking space for homes under 800 square feet and one and one-half parking spaces for homes between 800 and 1,200 square feet. This reduction may not be combined with any other reductions to result in less than one space per unit, and additional guest parking may be required pursuant to Table 18.15.020-1. A limited number of parking spaces may be designed to accommodate alternative fuel or subcompact vehicles such as Smart™ cars, with parking

stall dimensional standards reduced from the standards outlined in BIMC [18.15.020.J](#). The applicants are encouraged to work with neighboring property owners to ensure street parking is not overburdened. If the project is requesting a reduction in required parking through the housing design demonstration project program, then the development shall integrate at least one guest parking space for every five dwelling units.

- Setbacks may be reduced unless required for public safety purposes such as sight distance:
 - Front setback within project: 10 feet
 - Rear setback within project: minimum of 5 feet
 - Side setback within project: minimum of 5 feet
- Building Height: Buildings within the MUTC may achieve a maximum height of 35 ft.

Under current provisions, HDDP allows a project to achieve a bonus incentive equal to the maximum bonus mixed-use FAR and it can be built as all residential. The maximum with bonus FAR in the Ericksen Avenue Overlay zoning district is 0.9.

BIMC 16.04 – Environmental Policy

The project subject to the State Environmental Policy Act (SEPA) review as provided in Washington Administrative Code (WAC 197-11-800).

- **A complete SEPA checklist is required at the time of application submittal.**

BIMC 18.09 – Use Regulations

“Multifamily Dwellings” is a permitted use in the Ericksen Avenue Overlay District.

BIMC 18.12 – Dimensional Standards

Lot Coverage: 35%

Basic Maximum Floor Area Ratio (FAR):

Commercial and Other Nonresidential Uses: 0.3

Residential: 0.3

Mixed Use: 0.5

Maximum with Bonus FAR:

Residential: 0.6

Mixed Use: 0.9

Front Yard Setback: 15 ft. min., 20 ft. max.

Side Yard Setback: 5 ft.

Rear Yard Setback: N/A

The subject parcel has two front yard setbacks along Ericksen Ave NE and Highway 305. All other setbacks are determined to be side setbacks.

Max Building Height: 25 ft.

Bonus Height 1 if parking under building: 35 ft.

The bonus height is available when parking is located underground or under the occupiable space of the planned building. If parking is located under 50 % or less of the occupiable space, the bonus may only be used for a portion of the building footprint twice as large as the area with parking located beneath.

BIMC 18.12.030.E Bonus Density to Incentivize Affordable Housing in Winslow Mixed Use and High School Road Districts.

Optional Affordable Housing

- a. FAR Bonus: Up to 100 percent of the maximum residential FAR bonus may come from providing affordable housing as defined in Chapter [18.36](#) BIMC; provided, that the difference between the base residential FAR and the maximum residential FAR shall be dedicated to affordable housing.

Table 18.12.030: Optional Affordable Housing Bonus Summary Table: Residential development of 10,000 sq.ft. but less than 60,000 sq.ft. must comply with the following ratios:

- (a) 100 percent of bonus for all moderate; OR
- b) 0.2 of bonus for extremely low, very low-, or low-income groups; 0.5 of bonus for moderate income group; and 0.3 of bonus for middle income group.

This project proposes up to 17,250 sq.ft. of floor area or 0.6 residential FAR. 100% of the units will be permanently affordable. Please reference [BIMC 18.21.020](#) General Provisions for optional affordable housing for information regarding duration of affordability and required documentation.

BIMC 18.15 – Development Standards and Guidelines

BIMC 18.15.010.A.2.f: In the Winslow Mixed Use Town Center, Ericksen Avenue and Madison overlay districts, the intent is to retain the character of landscape front yards; and to provide landscape development to screen uses from single-family residential properties; and to soften the appearance of surface parking areas.

Table 18.15.010-1: Landscape Requirements by Zone District

Significant Tree and Tree Stand Retention:

BIMC 18.15.010.C.1.b: Trees and tree stands located in the perimeter areas required to be landscaped shall be retained and protected.

Perimeter Landscape:

In accordance with BIMC Table 18.15.010-3, no perimeter landscaping requirements are applicable.

Roadside Buffer:

In accordance with BIMC Table 18.15.010-4, no roadside buffer is required along Ericksen Ave. NE and a 50' full screen/35' minimum roadside buffer is required along Highway 305.

Parking Lot Landscaping:

The intent of this section is to soften the appearance of surface parking lots. To provide more intensive landscaping when surface parking lots are exposed to public view.

The Parking Lot standards for parking lots located behind buildings are applicable.

BIMC 18.15.010.F.2:

(d.) Requirements for Parking Lots Located Behind Buildings and Not Adjacent to Public Rights-of-Way.

- i. One tree for every eight parking stalls; and
- ii. One hundred percent of the trees may be deciduous; and
- iii. Deciduous trees minimum two-inch caliper, evergreen trees minimum four feet height at the time of planting; and
- iv. Evergreen ground cover and/or shrubs planted and spaced to achieve total coverage within two years; and
- v. A landscaped area at the end of aisles.

(e.) Standards.

- i. Maintain shrubs at a maximum three feet height within parking lots so views between vehicles and pedestrians will not be blocked.
- ii. Landscape in planting islands or strips shall have an area of at least 100 square feet and with a narrow dimension of not less than five feet if wheel stops are provided to prevent vehicle overhang. A narrow dimension of not less than eight feet may be provided if the vehicle overhang area is included in the planting area.
- iii. Provide permanent curbs or wheel stops to protect the plantings from vehicle overhang.
- iv. Significant trees and tree stands may be used in lieu of new landscape requirements if they are in addition to the significant tree and tree stand retention requirements.
- v. Clustering of new plant material within parking lots may be approved or required by the director if the intent of this section is met.
- vi. Refer to the suggested landscape materials matrix in the administrative manual for tree species appropriate for parking lots.

Total Site Tree Unit Requirements:

BIMC 18.15.010.G4.a.ii: In the MUTC Ericksen Avenue district the development parcel shall have at least 40 tree units per acre following the proposed development or redevelopment.

OR

BIMC 18.15.010.G4.a.iii: The development parcel will contain at least the same number of tree units after the proposed development or redevelopment as it had before that development or redevelopment.

Planting Requirements

BIMC 18.15.010.H.2:

Areas not devoted to landscape, parking, structures and other site improvements are encouraged to be planted or remain in existing vegetation.

New tree plantings shall be a minimum of two inches in caliper if deciduous or six feet in height if evergreen.

Irrigation

BIMC 18.15.010.I: Applies to new planting areas that do not have high soil moisture conditions.

Maintenance

BIMC 18.15.010.J: All new landscape plantings and significant trees and tree stands to be retained shall be maintained to preserve the Island’s forested character.

BIMC 18.15.020 Parking and Loading

Table 18.15.00-2:

Residential Uses require 1 space per primary dwelling unit that is a studio or 1 bedroom unit, and 2 spaces for all other primary dwelling units.

The director may require guest parking in excess of the required parking spaces, whether or not the required parking is reduced pursuant to BIMC [18.15.020](#).B.12, up to a maximum additional 0.5 stall per dwelling unit, if there is inadequate guest parking on the subject property.

The project proposes 14 1-bedroom units and 8 2-bedroom units.

14 1-bedroom x 1 parking spaces= 14 spaces required*

8 2-bedroom x 2 spacing spaces= 16 spaces required*

*The number of required residential parking spaces may be reduced by 50% for dwelling units located within a one-half mile radius of the ferry terminal providing scheduled service to Seattle. This provision may not be used in conjunction with senior housing or other parking reduction arrangements, and the required number of parking spaces shall not be reduced below one space per parking unit. This provision does not preclude the authority of the director to require guest parking.

Total parking spaces required: 22 parking spaces

General Requirements:

Unless approved by the director, only a single access to public right-of-way is allowed for an individual lot. More than one access may be allowed by the director if the director determines, based on drawings or other information submitted by the applicant, that (a) the proposed site access includes measures that mitigate any identified negative impacts or effects that would result from the additional access point(s); and (b) the additional access point(s) will improve on-site or off-site traffic flow or is necessary for, or will help facilitate, compliance with other requirements of this chapter.

Location of Spaces:

Parking in the Mixed-Use Town Center shall be located behind, to the side of or under buildings. Parking shall not be located between a building and the front lot line, unless an applicant can demonstrate that locating parking between a building and the front lot line is the only feasible location.

All parking spaces and driving aisles serving adjacent parking spaces shall not be located within required front, rear or side setbacks.

BIMC 18.15.030 Mobility and Access

BIMC 18.15.030.B. Bicycle Facilities. The following requirements apply to multifamily and nonresidential developments.

All parking facilities shall contain bicycle parking facilities that allow secure locking of both the frame and wheels of a bicycle. One bicycle space shall be provided for every five parking spaces with a minimum of four spaces provided for each parking lot.

BIMC 18.15.040 Outdoor Lighting

BIMC 18.15.040.D: All outdoor lighting fixtures and accent lighting shall be designed installed, located and maintained such that there is no light trespass. Outdoor fixtures and accent lighting must be shielded and aimed downward.

BIMC 18.18.030– Design Standards and Guidelines

All development subject to design review shall comply with the requirements of the Bainbridge Island design review standards and guidelines, “Design for Bainbridge.” In the event of a conflict between two or more design standards or regulations, the Bainbridge Island design review standards and guidelines, “Design for Bainbridge,” shall apply.

BIMC 20.04 – City Fire Code

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



Department/Agency Comments
Development Engineer Comment:
Paul Nylund has provided the attached comments and can be reached at (206)780-3783 or pnylund@bainbridgewa.gov .
Survey Comment:
Rob Grant has provided the attached comments and can be reached at (206)780-3742 or rgrant@bainbridgewa.gov . <ul style="list-style-type: none"> • Detailed topo survey of the site, including full street along Ericksen and existing improvements to building fronts north of the project. • Submit separate base map with survey data and surveyor’s stamp. • Plans using the survey base map will reference the source of the survey data. • 10’ right-of-way dedication will be required along the north boundary. • There may be permits associated with opening or improving that section of unopened ROW.
Building Department Comment:
Blake Holmes has provided the following comment and be reached at (206)780-3715 or bholmes@bainbridgewa.gov . The City of Bainbridge Island Building Department is currently reviewing projects under the 2018 International Codes and the 2018 Washington State Energy Code. Your project is subject to meeting these code requirements if the proposed work involves the building department.
Bainbridge Island Fire District Comment:
Deputy Fire Marshal, Jackie Purviance, provided the attached comment and can be reached at (206) 451-2033 or jpurviance@bifd.org .
Kitsap Public Health District Comment:
Richard Bazzell can be reached at (360) 728-2308 or richard.bazzell@kitsappublichealth.org .

The fee for a Site Plan Review (major) is \$8586.00, due at time of submittal. The Health District also requires \$145.00 for review, due at time of submittal.

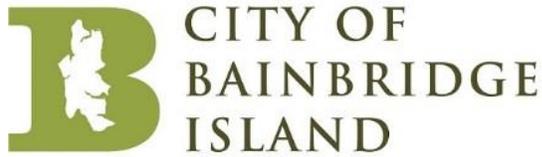
Please review the City’s Administrative Manual (<https://www.bainbridgewa.gov/DocumentCenter/View/12244/Administrative-Manual-Rev-Dec-2019?bidId=>) for all submittal requirements.

Once you are ready to submit an application, please follow the procedures outlined on the City website: [Submitting a Building or Land Use Permit Application](#).

If you have any questions, please contact me at (206) 780-3767 or efairleigh@bainbridgewa.gov.

Sincerely,

280 Madison Avenue North
 Bainbridge Island, Washington 98110-1812
www.bainbridgewa.gov
 206.842.7633



A handwritten signature in blue ink that reads 'E. Fairleigh'.

Ellen Fairleigh
Associate Planner

Please note that information provided at the pre-application conference and in this letter reflects existing codes and standards, currently available information about the site and environs, and the level of detail provided in the pre-application conference submittal. Comments provided pursuant to pre-application review shall not be construed to relieve the applicant of conformance with all applicable fees, codes, policies, and standards in effect at the time of complete land use permit application. The comments on this proposal do not represent or guarantee approval of any project or permit. While we have attempted to cover as many of the Planning, Engineering, Building and Fire related aspects of your proposal as possible during this preliminary review, subsequent review of your land use permit application may reveal issues not identified during the initial review. If the city's pre-application review indicates that the City intends to recommend or impose one or more conditions of permit approval, and if the applicant objects to any of said conditions, the applicant is hereby requested and advised to provide written notice to the City of which conditions the applicant objects to and the reasons for the applicant's objections.



Department of Public Works - Engineering

Memorandum

Date: March 18, 2022
To: Ellen Fairleigh, Planner, Planning and Community Development
From: Paul Nylund, P.E., Engineering Manager 
Subject: PLN52178 PRE PW-DE Comments - HRB Apartments Ericksen (SPR)

Background:

Following the Pre-Application conference held on 1 March 2022 (via Video teleconference), COBI Development Engineering has completed a review of the subject project materials and submits the following comments to be included or attached to the pre-application summary letter generated by Planning and Community Development.

Brief Project Description:

Project proposes to construct a 22-unit apartment building on a single undeveloped, irregularly shaped lot (TPN 262502-2-066-2002) located between Ericksen Ave NE and SR305.

Comments:

1. A traffic study sufficient for the City engineer to perform a concurrency test shall be required per Chapter 15.40 of the Bainbridge Island Municipal Code (BIMC) prior to Land Use review. Based on single-family residential developments in the Institute of Traffic Engineers (ITE) Trip Generation Manual, 7th Edition, projected trip generation will be above the threshold of 50 average daily trips (ADT) or 5 or more AM or PM peak-hour trips. [BIMC §15.40.060]
 - a. Applicant shall select a consultant to perform the traffic impact analysis (TIA) and submit the scope of work for review by COBI engineering prior to executing the actual analysis. Traffic data for the analysis shall be collected during the regular school year/work week. Alternatively, a scaling factor may be applied to data collected outside those time frames. Traffic Engineer to provide detailed methodology and justification in this case.
 - b. All traffic analysis shall address access, parking, vehicular and pedestrian on site circulation in addition to the concurrency review.
2. Project will be subject to evaluation for applicability of Transportation Impact Fees (TIFs) [BIMC 15.30]. TIFs due (if any) shall be payable at the time of building permit issuance. Applicant shall

submit a completed TIF worksheet with land use application for evaluation by COBI Public Works. Any evaluation of trip generation numbers resulting from existing uses combined with proposed trip generation numbers for the purpose of reducing traffic impact analysis requirements shall be completed by a professional traffic engineer licensed to practice in Washington State.

3. 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 the COBI Design and Construction Standards and Specifications, “the Standards”, as a street right-of-way (ROW) [BIMC 12.30.010].
 - a. Project is fronted to the west by Ericksen Ave NE, which is classified as an urban collector roadway with an existing right-of-way (ROW) width of 50 feet along the frontage, which meets the minimum standard requirement of 50 feet. No ROW dedication along Ericksen is required.
 - b. The project is fronted to the north by unopened ROW which is presumably an extension of Knechtel Way NE ROW and is a remnant of the ROW grid prior to the construction SR305 as a limited access state route. This ROW is 20’ wide and terminates at western edge of WSDOT ROW for SR305 (which also forms the eastern boundary of the subject lot). Twenty feet of ROW width is substandard for a local residential access road. Applicant is requesting to open this ROW and use it as the primary access from the project out to Ericksen Avenue. COBI standards allow that when a project fronts more than one public ROW, primary access shall normally be made to the ROW with the least impact on traffic flow. Opening an unopened ROW may be achieved via the procedures found in BIMC 12.32. An access road that deviates from the standard urban residential access road would be considered for approval due to the dead-end nature of the ROW.
4. Decision criteria considered to recommend project approval include evaluation/consideration for developer provided public improvements where project fronts public ROW. Ericksen Avenue frontage is currently compliant with the Island-Wide Transportation plan as adopted in 2017 with a bike lane facility on the east side of Ericksen. Additional frontage improvements may be proposed at applicant discretion and shall comply with City of Bainbridge Island Design and Construction Standards. Deviations may be considered for approval by COBI engineering.
 - a. Frontage improvements along the unopened ROW would be determined by the proposed plan to open and provide access(es) to the project. Multiple approaches (2) have been proposed to allow for ADA accessibility requirements that are likely approvable.
 - b. The unopened ROW access to Ericksen will likely need to meet COBI standards for a commercial access point.
5. Pre-application documentation indicates new plus replaced impervious surface for the project exceeds 5,000 square feet. The land use application submittal shall demonstrate how the project complies with BIMC Chapter 15.20, Surface and Stormwater Management. Minimum requirements 1 through 9 of the adopted stormwater management manual, shall apply.
 - a. Consistent with BIMC §15.20.060(H), an off-site analysis shall be performed to assess the potential impacts to the storm conveyance downstream from the development to determine if there are concerns with capacity, erosion, water quality threats, localized flooding, etc.

- b. An evaluation of Minimum Requirement #5, On Site Stormwater Management, to the extent feasible shall be required for compliance with Low Impact Design principles.
 - c. This memo satisfies Site Assessment Review requirements. Any additional Low Impact Development review shall be conducted during Land Use/Building permit review.
- 6. The site is located within the COBI water and sanitary sewer service areas. Any utility expansion or improvements shall conform with the COBI Design and Construction Standards and Specifications or other applicable standards.
 - a. One separate and independent side sewer from a public main extension to all building sites shall be provided for each multi-unit building.
 - b. A downstream capacity analysis for conveyance of effluent created because of this project shall be conducted by applicant's civil engineer of record and submitted with the required land use application. Developer provided upgrades or repairs may be required to mitigate for the load increase.
 - c. A lift station may be required to allow for sanitary sewer connection to the gravity main in Ericksen Ave. This would be classified as a domestic sewage facility and per WAC 173-240-104 may not be approved unless ownership and maintenance responsibility are by a public entity (COBI).
 - d. A non-binding water/sewer availability letter for the proposal shall be provided prior to approval of the Site Plan Review. A water/sewer availability worksheet application may be obtained from COBI Public Works and submitted with the preliminary subdivision application. The final WSA letter is independently reviewed and generated separate from the land use review and approval.
- 7. All public improvements required as conditions of a land use approval must be completed prior to any follow-on construction final inspections and issuance of any certificate of occupancy.
- 8. No construction on or to the site may take place until the civil improvement plans have been reviewed/approved/issued by the City as part of a plat utility permit or associated construction permit.
- 9. If necessary, Developer Extension Agreements (DEA) pursuant to BIMC §13.32 shall be executed prior to or in conjunction with the land use application. Separate agreements are required for the road and utility (water/storm) extensions and will include a fee consisting of 3% estimated cost of improvement. Any potential latecomer agreement as desired by the applicant shall be applied for at the time of DEA application.



CITY OF
BAINBRIDGE ISLAND

Planning Commission Special Meeting Agenda Bill

MEETING DATE: May 26, 2022

ESTIMATED TIME: 90 Minutes

AGENDA ITEM: (7:05PM) Planning Commission Consideration of Public Comments, Deliberation & Recommendation on Ravenwood Preliminary Subdivision and Site Plan and Design Review (City File No. PLN51711A SUB/SPR)

AGENDA CATEGORY: Review and Recommendation

PROPOSED BY: Kelly Tayara

PREVIOUS PLANNING COMMISSION

REVIEW DATE(S): Public Participation Meeting October 14, 2021 (The project was then known as KBA Subdivision)

PREVIOUS COUCIL REVIEW DATE(S): N/A

RECOMMENDED MOTION:

Accept public comment, deliberate and make a recommendation to the Director of Planning and Community Development.

SUMMARY:

Planning Commission review of the consolidated land use application is required prior to decision by the Hearing Examiner.

BACKGROUND: Planning Commission Review and Recommendation for the proposed Ravenwood Subdivision project. The applicant requests Preliminary Subdivision approval to divide one lot into five lots. Five townhomes are proposed, and solely because two units are attached, Site Plan and Design Review approval is also required.

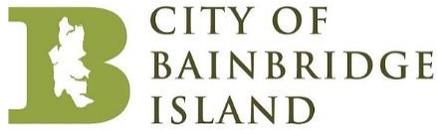
The staff report and other exhibits in this packet, along with additional land use application documents, can be found by copying the link below into a search engine:

https://ci-bainbridgeisland-wa.smartgovcommunity.com/PermittingPublic/PermitLandingPagePublic/Index/0e47980e-246e-4e85-a690-adf201252028?_conv=1 .

The pre-application Design for Bainbridge checklist can be found by copying the link below into a search engine:

https://ci-bainbridgeisland-wa.smartgovcommunity.com/PermittingPublic/PermitLandingPagePublic/Index/f1ab4237-eebf-4d57-a1b6-ae30014897fa?_conv=1

ATTACHMENTS:



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STAFF REPORT

Date: May 18, 2022
To: Planning Commission
From: Kelly Tayara, Senior Planner
Project: Ravenwood Subdivision
File Number: PLN51711A SUB / SPR

Summary of Request

The applicant requests Preliminary Subdivision approval to divide one lot into five lots. Five townhomes are proposed, and solely because two units are attached, Site Plan and Design Review approval is also required.

Staff Recommendation

Approval of the request as conditioned

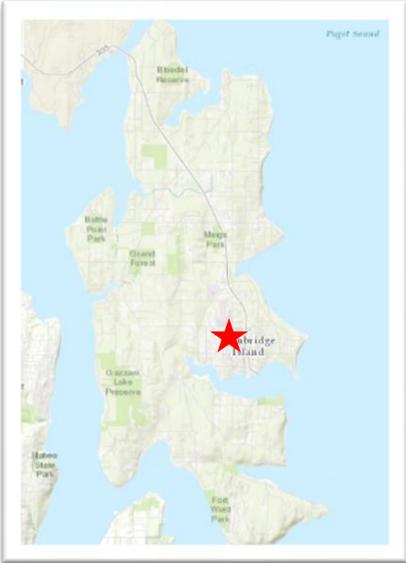
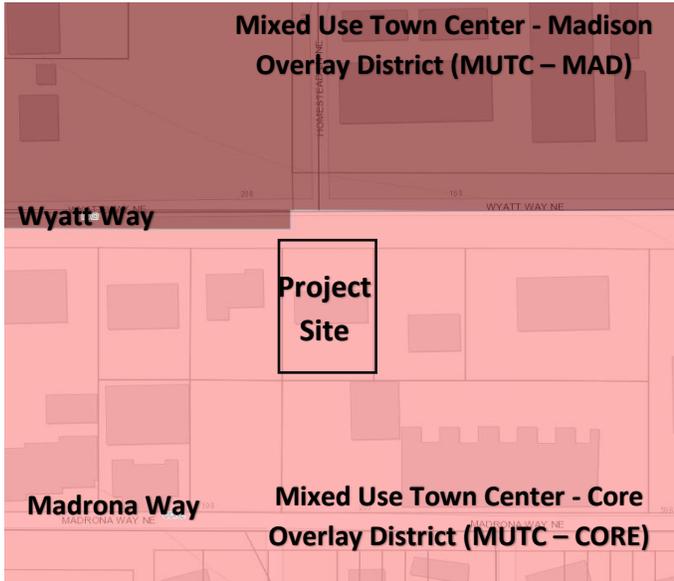
Environmental Review

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

Part I: Land Use Process / Application History

Date:	Action:
March 20, 2020	Design Review Board Conceptual Review meeting waived: The applicant participated in conceptual review of a short plat proposal, and subsequently revised the proposal to a long subdivision.
July 19, 2021	Design Review Board Design Guidance meeting held
September 21, 2021	Preapplication conference held
October 14, 2021	Public Participation meeting held
January 10, 2022	Application submitted
February 3, 2022	Notice of Incomplete Application issued
February 7, 2022	Design Review Board Final Review and Recommendation meeting held
February-March 2022	Additional / revised application materials submitted
March 2, 2022	Notice of Complete Application issued
April 2, 2021	Notice of Application / SEPA Comment Period published

Part II: General Information and Site Characteristics

Assessor's Record Information:			
Tax lot number	4110-000-005-0004		
Owner of record	Kelly Samson		
Site size	7,647 square feet (.175 acre)		
Use:			
The lot contains a single-family residence with attached garage that will be demolished.			
Zoning and Comprehensive Plan Designation:			
Mixed Use Town Center / CORE Overlay District (MUTC / CORE)			
Terrain / Soils:			
The site slopes slightly (0 – 6%) down from northeast to southwest. Kapowsin gravelly ashy loam			
Access:			
Existing access is from Wyatt Way. Vehicular access is proposed via access easement from Madrona Way. Pedestrian access is proposed from Wyatt Way.			
Public Services:			
Police	City of Bainbridge Island Police Department		
Fire	Bainbridge Island Fire District		
Schools	Bainbridge Island School District		
Water / Sewer	City of Bainbridge Island		
Surrounding Properties - Use, Zoning, and Comprehensive Plan Designation:			
	Use	Zoning District	Comprehensive Plan Designation
North	Multi-family	MUTC – MAD	MUTC - MAD
East	Single-family	MUTC - CORE	MUTC - CORE
South	Multi-family	MUTC – CORE	MUTC - CORE
West	Commercial (Personal Service)	MUTC - CORE	MUTC - CORE
Vicinity Map		Zoning District	
			



Part III: Public and Agency Comment

One public comment was received. The commenter expressed concern that this project, in concert with the Wyatt & Madison Apartment project (City File No. PLN 51796 SPR), is detrimental because it increases density, congestion, and alters the balance and character of the neighborhood and community at large. The commenter expressed concern about additional traffic congestion, parking, and noise.

The Fire Marshal recommends approval subject to the following conditions:

- Any future development shall comply with all applicable provisions of the adopted Fire Code.
- Fire apparatus access roads shall not be less than 20 feet wide drivable surface with 13.5 feet overhead clearance. Dead ends greater than 150 feet require approved turnarounds. Grade of access road shall be in accordance with the Public Works Street Standard.
- Fire flow of 500 gpm for 30 minutes from a hydrant within 1000 feet as measured along an approved access roadway from the structure is required for future development.
- A fully automatic fire sprinkler system design, installed and tested pursuant to the current adopted edition of NFPA 13, NFPA 13R, or NFPA 13D, as determined by the Fire Marshal, shall be installed in all new buildings in excess of 3,600 square feet total floor area.

Part IV: Comprehensive Plan Analysis

The Comprehensive Plan designation for the site is Mixed Use Town Center – CORE Overlay District (MUTC – CORE). The district is a “designated center” in the Comprehensive Plan and within an area commonly referred to as Winslow. The Comprehensive Plan guiding principles, goals, and policies, along with implementing regulations in the Municipal Code, are used to evaluate the proposal and weigh project impacts. While the Comprehensive Plan establishes the overall framework for the City, including Winslow, the Winslow Master Plan refines the goals and policies of the Comprehensive Plan as they relate to Winslow. The following guiding principles, goals and policies apply to the proposal:

1. Land Use Element

A. Goal LU 5: Focus urban development in designated centers.

- 1) Policy LU 5.1: Winslow is the urban core of the Island while neighborhood centers are smaller-scale mixed-use centers. In order to achieve the goals of the Growth Management Act 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
- 2) Policy LU 5.3: Encourage residential uses in a variety of forms and densities as part of the use mix in Winslow and neighborhood centers
- 3) Policy LU 5.4: Sustainable development and redevelopment will be focused in the designated centers through a combination of intergovernmental and public-private partnerships, affordable housing programs, “green” capital projects and low impact development standards.

B. Goal LU-6: Ensure a development pattern that is true to the vision for Bainbridge Island by reducing the conversion of undeveloped land into sprawling development. Encourage improvement of aging or underutilized developments over development of previously undeveloped property.

- 1) Policy LU 6.2: Promote dense residential and commercial development and encourage human activity within Winslow, the heart of Bainbridge Island. In order to create a vibrant City center direct growth where infrastructure exists, reduce reliance on the automobile, provide opportunities for affordable housing and absorb growth that would otherwise be scattered in outlying areas. Plan for adequate parking in Winslow to accommodate residents and visitors who drive downtown for shopping, participation in local government, attendance at cultural events and centers, and to use other resources in Winslow.

C. Goal LU-7: The Winslow mixed use and commercial districts are designed to strengthen the vitality of downtown Winslow as a place for people to live, shop and work. The Winslow Mixed Use Town Center (MUTC) is intended to have a strong residential component to encourage a lively community during the day and at night. The high residential density of Winslow requires the Central Core Overlay District to provide services and products that meet the needs of residents as well as visitors.

- 1) Policy LU 7.1 The Island’s major center for new commercial development is the MUTC and the other commercial districts in Winslow. Development within the MUTC and High School Road Districts shall be consistent with the Winslow Master Plan. The level of development is determined using Floor Area Ratio (FAR) rather than dwelling units per acre. The use of FAR may result in an increase in the base level of development (density) over the existing zoning, but will provide greater flexibility in type and size of housing units that will further the goals of this Plan.
- 2) Policy LU 7.3 The Central Core is the most densely developed district within the Mixed Use Town Center. Within this Overlay District, residential uses are encouraged, but exclusive office and/or retail uses are permitted. Mixed-use development within the Central Core Overlay District that includes a residential component may be exempt from requirements to provide off-street parking for the residential component of the project.

2. Housing Element

- A. Goal HO-3: Promote and maintain a variety of housing types to meet the needs of present and future Bainbridge Island residents at all economic segments in a way that is compatible with the character of the Island and encourages more socio-economic diversity. Partner with community non-profit organizations and local and regional private and public entities in carrying out the following policies.
 - 1) Policy HO 3.1: Encourage innovative zoning regulations that increase the variety of housing types and choices suitable to a range of household sizes and incomes in a way that is compatible with the character of existing neighborhoods. Examples of innovative approaches are cottage housing development, conservation villages, stacked or common-wall housing, tiny houses and accessory dwelling units.
 - 2) Policy HO 3.4: Partner with non-profit housing organizations, churches, the development community, local lending institutions, elected officials and the community at large to assist in meeting affordable housing goals and implementing strategies.
 - 3) Policy HO 3.5: Support the efforts of community non-profit housing organizations and local and regional public and private entities in developing and managing affordable housing on Bainbridge Island.

3. Transportation Element

- A. Goal TR-2: Provide a non-motorized transportation system that is a planned and coordinated network of shoulders, sidewalks, trails, footpaths, bikeways and multi- purpose trails that connect neighborhoods with parks, schools, the shoreline, the ferry terminal and commercial areas.
 - 1) Policy TR 2.11: Secure easements and other land dedication for non-motorized facilities through development and redevelopment mitigation and conditions, donation, tax incentives, and direct acquisition. Coordinate these efforts with the Park District when parkland and recreational trails are involved.

Comprehensive Plan Consistency Analysis

The Comprehensive Plan encourages residential use within this district. The development is within an area served by public facilities and services and is within walking distance to public amenities including a park, library and schools, as well as banks, grocery stores, restaurants, personal and professional services, and the ferry terminal. Preservation of the Islander Mobile Home Park as an existing park site for manufactured homes is encouraged through affordable housing bonus density provisions in the Municipal Code.

The Island-wide Transportation Plan (IWTP) is adopted by reference in the Comprehensive Plan (Appendix C). The IWTP is a functional plan, technical rather than policy in nature, and provides the primary means for carrying out the policy direction of the Transportation Element. The subject property lies within a Trail Connection Zone (Chapter 6 Non-Motorized Systems / Non-motorized Transportation Plan Map D). As proposed, the redevelopment provides common (private) vehicular access from Madrona Way via a non-exclusive ingress / egress easement agreement over the property to the south, and common (private) pedestrian access from Wyatt Way. Additional discussion about compliance with the IWTP and related regulations is found under the following section of this report.

This redevelopment project provides growth where infrastructure exists, and provides for growth that would otherwise be scattered in outlying areas. The project provides affordable housing through preservation of the Islander Mobile Home Park. The project reduces reliance on automobiles due to proximity to surrounding commercial development, public transit including buses and the ferry, and access to a public trail system which connects to a local park, downtown and the ferry terminal.

Part V: Land Use Code Analysis

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

1. BIMC 16.20 Critical Areas

Standard	Requirement	Compliance Annotation
Aquifer Recharge Area BIMC 16.20.100	Preserve recharge volume and protect from groundwater contamination	The City Development Engineer finds that as conditioned, the site plan conforms to regulations concerning drainage in BIMC 15.20 and 15.21. Residential use is not identified as a use that has the potential to generate a pollutant identified as a potential source of drinking water contamination (BIMC 16.20.100.B.3.b). The project meets critical area regulations.

2. BIMC 17.12 Subdivision Standards

The City adopted a four-step approach to planning for subdivisions. The design process begins by analyzing on-site resources and the site’s relationship to surrounding properties in order to identify resources most worthy of preservation and what areas can best accommodate development. This design process is required for all residential subdivisions. The process is further defined in BIMC [2.16.125.D](#); it consists of four steps: (A) delineate natural area; (B) locate homesites and community space; (C) define access; and (D) draw lot lines.

“Natural area” is defined as the undeveloped portion of a subdivision that contains natural resources features, such as critical areas, significant tree stands and native vegetation, and may be designated for the private use and enjoyment of property owners within the subdivision, or designated for public use or enjoyment. “Community space” is designated for the common use and enjoyment of property owners within the subdivision. Subdivisions are subject to the design standards in the City’s design review manual [Design for Bainbridge](#), as well as general residential subdivision standards.

A. BIMC [17.12.060](#) Homesite Clustering and [17.12.070](#) General Residential Subdivision Standards

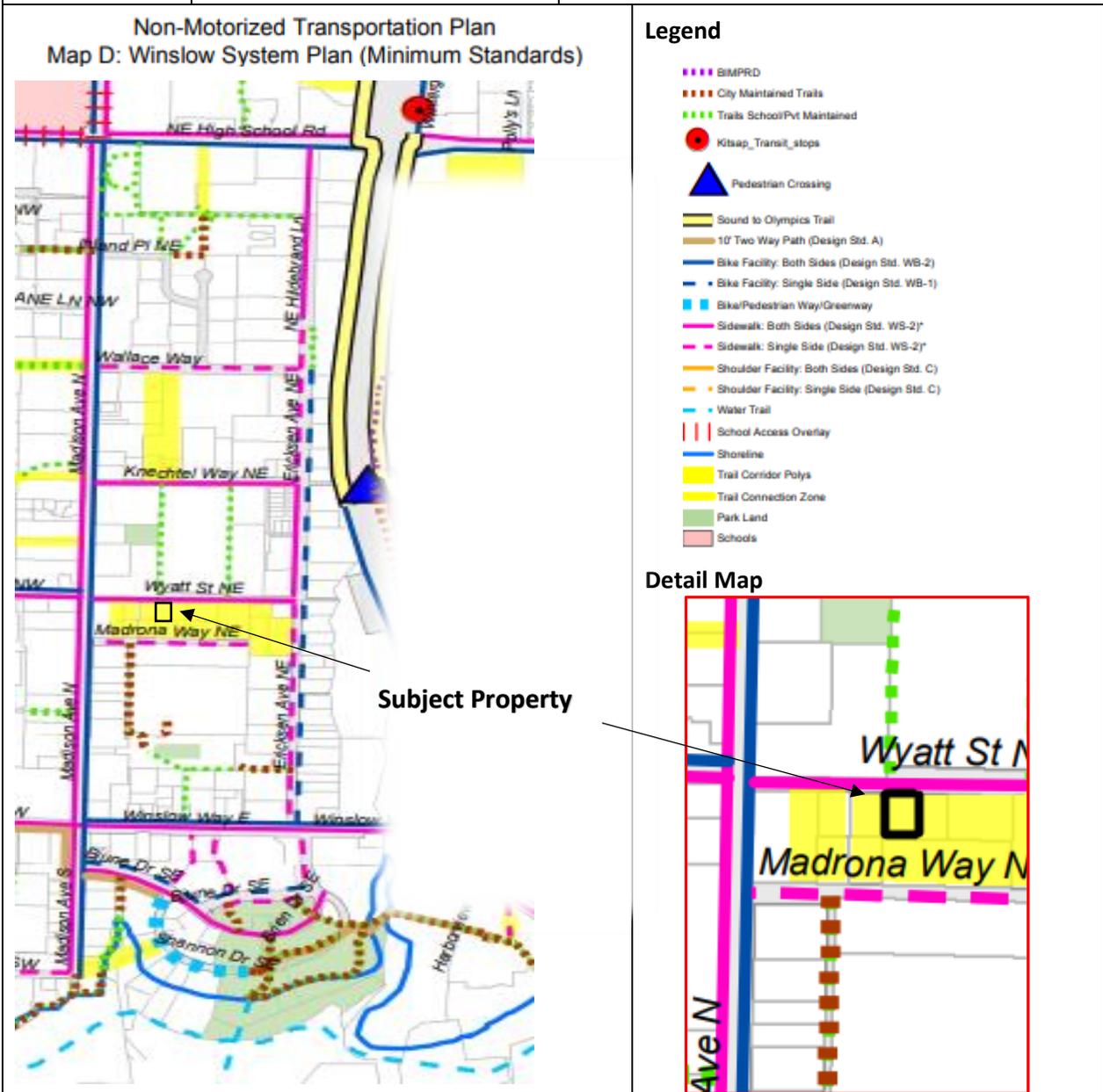
Standard	Requirement	Compliance Annotation
Homesite Separation	25 feet maximum	The homesites are separated by not more than 12 feet and therefore meet this standard.
Fencing	Sight-obscuring fencing is prohibited at the exterior boundary of a subdivision.	Recommended conditions include this requirement.
Perimeter (Landscape) Buffers	Perimeter buffers shall be established at the exterior boundary of all subdivisions with a gross area of one acre or greater.	The property is less than one acre in size and therefore a perimeter buffer does not apply.
Roadside (Landscape) Buffers	Roadside buffers are required for all subdivisions along collector or arterial roads in the R-0.4, R-1 and R-2 districts.	Roadside buffers are not applicable in the MUTC district.
Streets and Vehicle Access	Subdivisions shall comply with all applicable standards of the "City of Bainbridge Island Design and Construction Standards and Specifications," and Island-Wide Transportation Plan (IWTP).	In accordance with the Design and Construction Standards, required frontage improvements include a public sidewalk, curb and gutter along Wyatt Way which is classified as an Urban Collector roadway (Drawing 7-030). As proposed, the civil plan contains the required elements. The subject property lies within a Trail Connection Zone (IWTP Chapter 6 / Non-motorized Transportation Plan Map D), as discussed directly below under Circulation and Access.
Circulation and Access	All subdivisions shall include a circulation and access system of walkways, paths, or trails that interconnect lots, commonly owned natural area, community space, and adjacent access facilities. Trails that provide connection to streets, public areas or other trails through the subdivision boundaries shall provide public access. Multimodal facilities shall be consistent with "City of Bainbridge Island Design and Construction Standards and Specifications."	The proposed access system connects Wyatt Way to Madrona Way. The system interconnects lots, commonly owned natural area, community space and adjacent access facilities. Pedestrian access for the private use and enjoyment of property owners within the subdivision is proposed from Wyatt Way. Extension of the existing public sidewalk along Wyatt Way is a recommended frontage improvement (discussed above in Streets and Vehicle Access). Directly across Wyatt Way from the subject property, an existing public pedestrian easement / trail connects to the Madison Tot Lot and beyond to Knechtel Way. Pedestrian and vehicular access for the private use and enjoyment of property owners within the subdivision is proposed from Madrona Way via a

Subdivisions may be required to provide dedicated access easements if one or more “trail connection zones” are located on the site as shown on Maps C and D (nonmotorized system plan) of the Island-Wide Transportation Plan, as amended.

Pursuant to RCW [58.17.110\(1\)](#), sidewalks or other planning features shall be provided to assure safe walking conditions to and from school.

non-exclusive ingress and egress access agreement. This easement encumbers the property to the south of the subject property. Across Madrona Way and slightly offset to the west, a public trail commonly known the “City Hall trail” connects to a myriad of public trails serving the downtown waterfront.

The subject property lies within a Trail Connection Zone, as identified in the Island-Wide Transportation Plan (IWTP) Chapter 6, Map D (below).



B. BIMC Table [17.12.070-1](#) Subdivision Dimensional Standards

Standard	Requirement	Compliance Annotation
Natural Area	5 %	The proposed natural area is 469 square feet or 6.1 % of the lot area (469 / 7,647 = .0613). The natural area contains two retained significant trees, provides protection for groundwater recharge, and helps provide a scenic view from Wyatt Way. The natural area complies with this standard.
Community Space	10 %	The proposed community space is 1,017 square feet or 13.3 % of the lot area (1,017 / 7,647 = .1329). The community space contains common garden elements and a protected, traffic-free environment. The community space complies with this standard
Homesite (Size)	2,250 square feet maximum	Lots are less than 1,785 square feet in size and comply with this standard.
Home Size	1,600 square feet maximum	This standard is listed on the preliminary plat and the project complies with the standard.
Shared garage maximum size	60 feet long or 1,440 square feet maximum	The shared garages are less than 40 feet long and 1,100 square feet in size in compliance with the standard.
Setbacks		
Building to homesite boundary, building 1,600 sf or less	Minimum 3 feet Total 10 feet	This standard is listed on the preliminary plat and the project complies with the standard.
Building outside homesite to exterior plat boundary	Minimum 5 feet	This standard is listed on the preliminary plat and the project complies with the standard.
Homesite to exterior plat boundary	Minimum 0 feet	This standard is listed on the preliminary plat and the project complies with the standard.
Building outside homesite to edge of collector right-of-way	Minimum 10 feet	This standard is listed on the preliminary plat and the project complies with the standard.
Building (except shared garage) to subdivision access	Minimum 5 feet	This standard is listed on the preliminary plat and the project complies with the standard.
Shared garage to subdivision access road	0 feet	This standard is listed on the preliminary plat and the project complies with the standard.
Between shared garages	Minimum 10 feet	This standard is listed on the preliminary plat and the project complies with the standard.

3. BIMC Table [18.12.020-3](#) Dimensional Standards for the Mixed Use Town Center (MUTC); BIMC [18.15](#) Development Standards and Guidelines; BIMC [18.18](#) Design Guidelines

Standard	Requirement	Compliance Annotation
Base Floor Area Ratio (FAR)	Maximum .4 (40 % of lot area)	Base FAR is 40% (3,059 square feet) in compliance with this standard ($7,6447 \times .4 = 3,059$).
Floor Area Bonus BIMC 18.12.030.E	Maximum 1.0 (100 % of lot area) Bonus density must be dedicated to affordable housing. The Islander Mobile Home Park may transfer unused FAR to another parcel within the MUTC.	The total proposed FAR is 7,000 square feet and bonus FAR is 3,941 ($7,000 - 3,059 = 3,941$). Proposed bonus FAR of 3,941 square feet is 51.5% of the total FAR ($3,941 / 7,647 = .515$). The total base plus bonus FAR of 91.5% complies with this standard [$(3,059 + 3,941) / 7,647 = .9154$]. The applicant proposes transfer of unused FAR from the Islander Mobile Home Park in compliance with affordable housing provisions.
Lot Coverage	100 % maximum	The maximum lot coverage (the area covered by buildings) is 7,647 square feet. Proposed lot coverage is approximately 5,400 square feet in compliance with this standard.
Building Height Table 18.12.020-3	35 feet (45 feet with under-building parking)	The proposed height is 45 feet for Lots 1 and 2; both include under-building parking. The proposed height for Lots 3 – 5 is 35 feet. Proposed building heights comply with this standard, and compliance is ensured during building permit review.
Perimeter Landscape Buffer BIMC 18.15.010.D	Perimeter buffers for subdivisions are pursuant to BIMC 17.12.070.O	The property is less than one acre in size and therefore a perimeter buffer does not apply.
Roadside Landscape Buffer BIMC 18.15.010.D	Roadside buffers for subdivisions are pursuant to BIMC 17.12.070.P	Roadside buffers do not apply to a subdivision in the MUTC district.
Total Site Tree Unit Requirements BIMC 18.15.010.G	30 tree units per acre or the same number pre- and post-development, at the applicant's option. Fractions	The project proposes 30 tree units per acre. Five tree units are required to meet tree unit requirements ($.175 \times 30 = 5.25$). Two fir trees are retained, equivalent to five tree units (1.2 and 3.8 units). The project

	are rounded to the nearest whole number.	meets tree unit requirements.
Parking Spaces BIMC Table 18.15.020	One space per studio or one-bedroom unit, two spaces for all other units. This requirement may be reduced by 50 % for units located within one-half mile of the ferry terminal and shall not be reduced below one per unit.	The minimum required parking to serve the development is five spaces, as provided through the ferry terminal proximity reduction. Five two- and three-bedroom units are proposed. The standard parking space requirement is 10 spaces (5 x 2 = 10) Proximity to the ferry terminal provides for reduction to five (10 x .5 = 5) The project provides a total of six on-site spaces in compliance with this standard, as modified by the parking space reduction provision for proximity to the ferry terminal.
Mobility and Access BIMC 18.15.030	Driveways shall provide well-defined, safe and efficient circulation for motor vehicles, bicycles and pedestrians. Entrances shall be defined by landscaped areas. Walkways shall meet accessibility requirements.	The City Development Engineer finds that as conditioned, the site plan conforms to the City of Bainbridge Island Design and Construction Standards and Specifications. The project is conditioned to submit final civil plans with plat utility permit application. As conditioned, circulation and walkways meet this standard.
Design Standards BIMC 18.18 / “ Design for Bainbridge ”	Attached single-family residential development shall comply with Chapters 1, 2, 3, 4 and 5. Detached single-family residential subdivision development shall comply with Chapters 1, 2, 3 and 5, and 6.	The Design Review Board reviewed the project for compliance with the design standards and unanimously recommends approval of the project as proposed.

4. Land Use Permit Review and Decision Criteria

A. BIMC [2.16.170](#) Consolidated Project Review

A consolidated project review process which encompasses any combination of land use applications is available at the applicant's option when a proposed development requires multiple approvals listed in BIMC [2.16.010](#). A consolidated project permit application shall follow the application and notice procedure listed below that results in the most extensive review and decision process. For purposes of consolidated project review, the ranking of review and approval procedures, in order from least to most extensive, is: Administrative review; Planning Commission review; Hearing Examiner review.

B. BIMC [2.16.040](#).F Site Plan and Design Review and BIMC [2.16.125](#).F Preliminary Long Subdivision Decision Criteria

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

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

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

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

Site redevelopment was discussed during the three public meetings with the Design Review Board (DRB) prior to complete application of this land use permit. The DRB reviewed the project for compliance with the City's design standards, including a context analysis which incorporated building and structure locations, natural areas and community space, and landscaping, and recommended approval of the project as proposed.

- 3) The site plan and design is consistent with applicable design guidelines in BIMC Title [18](#) and The applicable subdivision design guidelines and development standards of BIMC Titles [17](#) and [18](#) are satisfied.

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

- 4) The preliminary long subdivision has been prepared consistent with the requirements of the four-step design process and the preliminary subdivision design is compatible with the physical characteristics of the proposed subdivision site.

The application materials document the four-step design process, which is: 1) delineate natural area 2) locate homesites and community space 3) define access 4) draw lot lines. The preliminary subdivision was prepared consistent with the four-step design process in BIMC [17.12.030](#) to ensure the preliminary subdivision design is compatible with the physical characteristics of the site, and the applicable design standards in Design for Bainbridge, the City's design review regulations, are documented in the application materials.

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

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

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

The project relies on City water and sewer facilities. After reviewing the preliminary utility plan, the City Development Engineer finds that there is adequate capacity in the water and sewer system, and that those services can be made available at the site as conditioned in the binding water/sewer limited commitment letter issued on November 15, 2021 (City File No. PW22 0006).

The Kitsap Public Health District verifies compliance with water and sewage disposal at the building permit stage of the project.

- 7) The preliminary long subdivision makes appropriate provisions for the public health, safety and general and public use and interest, including those items listed in RCW [58.17.110](#). No harmful or unhealthful conditions are likely to result from the proposed site plan.

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

- 8) The streets and nonmotorized facilities, as proposed, are adequate to accommodate anticipated traffic.

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

- 9) The City Engineer determined that the site plan and design and preliminary subdivision meet the following criteria:

- a. The site plan and design conforms to regulations concerning drainage in BIMC [15.20](#) and [15.21](#); 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
- g. The long subdivision meets the requirements of BIMC [17.12](#) related to streets and pedestrian access, and water, stormwater, and septic facilities; and
- h. The proposal complies with all applicable provisions of this code; Chapters [36.70A](#) and [58.17](#) RCW; and all other applicable provisions of state and federal laws and regulations; and

The City Development Engineer makes the following findings:

- **As conditioned below, the streets and pedestrian ways as proposed are adequate to accommodate anticipated traffic. Based on projected trip generation methodologies found in the Institute of Transportation Engineers Trip Generation Manual (7th Edition), the project did not reach the thresholds for either Average Daily Trips (ADT) or peak PM hour trips generated. Pursuant to BIMC 15.32, no traffic impact analysis was required.**
 - **A preliminary stormwater site plan and utility report was submitted and reviewed. The proposed land use and civil improvements conform to regulations concerning drainage in BIMC 15.19, 15.20 and 15.21;**
 - **The preliminary long subdivision and associated site plan review, as conditioned, will not cause an undue burden on the drainage basin or water quality and will not unreasonably interfere with the use and enjoyment of properties downstream.**
 - **The site will rely on City water and sewer services. A preliminary utility plan was provided for review. There is adequate capacity in the water and sewer system and those services can be made available at the site as conditioned by the non-binding water / sewer commitment letter issued March 2, 2022 (City File No. PW22 0006).**
 - **The preliminary long subdivision and site plan review conforms to the City of Bainbridge Island Design and Construction Standards and Specifications (Standards), except where noted or where deviations are approved by the City Engineer.**
- 10) The site plan and design is consistent with the Comprehensive Plan and other applicable adopted community plans.

Applicable Comprehensive Plan goals and policies are listed on pages 4 - 5 of this report. The development is within an area served by public facilities and services and is within walking distance to public amenities and businesses. The project is served by public sidewalks and transit.

The project provides growth where infrastructure exists and provides for growth that would otherwise be scattered in outlying areas. The project provides affordable housing through preservation of the Islander Mobile Home Park.

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

- 11) If the subject property contains a critical area or buffer, as defined in BIMC 16.20 the project conforms to critical area requirements.

The City of Bainbridge Island is a designated Aquifer Recharge Protection Area. The City Development Engineer finds that residential use is not identified as a use that has the potential to generate a pollutant identified as a potential source of drinking water contamination (BIMC 16.20.100.B.3.b). The project conforms to critical area regulations.

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

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

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

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

The proposal followed the preapplication review process for site plan and design review and preliminary subdivision identified in BIMC 2.16.040.D and 2.16.125.D, respectively, and thus far the application process in accordance with the site plan and design review, preliminary subdivision, and consolidated project review provisions of BIMC 2.16.040.E, 2.16.125.E, and 2.16.170, respectively.

Part VI – CONCLUSIONS

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

The application is properly before the Planning Commission for review and recommendation. The Commission shall consider the application at a public meeting where public comments will be taken. The Commission shall recommend approval, approval with conditions or denial of an application. A Planning Commission recommendation is not a final decision and therefore there is no appeal of the recommendation.

Staff recommends approval 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 Site Plan and Design Review permit.

2. Plans submitted for construction shall substantially comply with the plans approved through this land use permit.
3. 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.
4. If any historical or archaeological artifacts are uncovered during excavation or construction, work shall immediately stop and the Department of Planning and Community Development and the Washington State Office of Archaeology and Historic Preservation shall be immediately notified. Construction shall only continue thereafter in compliance with the applicable provisions of law.
5. Sight-obscuring fencing is prohibited at the subdivision exterior boundary.
6. Floor Area Ratio bonus density shall comply with the bonus density provisions of BIMC 18.12.030.E.
6. The project shall comply with the following conditions to the satisfaction of the Fire Marshal:
 - A. Any future development shall comply with all applicable provisions of the adopted Fire Code.
 - B. Fire apparatus access roads shall not be less than 20 feet wide drivable surface with 13.5 feet overhead clearance. Dead ends greater than 150 feet require approved turnarounds. Grade of access road shall be in accordance with the Public Works Street Standard.
 - C. Fire flow of 500 gpm for 30 minutes from a hydrant within 1000 feet as measured along an approved access roadway from the structure is required for future development.
 - D. A fully automatic fire sprinkler system design, installed and tested pursuant to the current adopted edition of NFPA 13, NFPA 13R, or NFPA 13D, as determined by the Fire Marshal, shall be installed in all new buildings in excess of 3,600 square feet total floor area.
7. All activities shall comply with Puget Sound Clean Air Agency (PSCAA) regulations.
8. Prior to any site activity, the applicant shall submit to the City for approval a dust control plan which is in conformance with PSCAA regulations [Article 9 Emission Standards Regulation I-9](#) and Department of Ecology guidelines [Dust Control Methods Publication 96-433](#).
9. The project shall comply with the following conditions to the satisfaction of the City Engineer:
 - A. Every lot corner shall be staked by a three-quarter-inch galvanized iron pipe or equivalent approved by the City, driven into the ground and marked or tagged with the certificate number of the surveyor setting said monument. The position and type of every permanent monument shall be noted on the plat. Perimeter and public street monuments (if required) shall be twenty-four inches long, set in concrete, or shall be constructed of an equivalent approved by the City.
 - B. Civil improvement plans, reports, and computations prepared by a civil engineer registered in the State of Washington shall be submitted with the application to the City for a plat utility review and any associated commercial grade / fill, building, or right-of-way (ROW) use permits. Plans and reports required to construct all necessary infrastructure to serve the divided lots will be reviewed and approved by the City Engineer prior to issuance of any construction permit. Infrastructure to be reviewed includes but is not limited to, final site drainage, construction erosion control, grading, parking, signage, frontage improvements, vehicular / pedestrian access, and final City utility connections.
 - C. On-site water and sanitary sewer main extensions necessary to serve the resultant lots of the long subdivision shall be publicly owned and maintained. Water and sanitary sewer main extensions shall be in 15-foot-wide easements and shall be accessible by maintenance vehicles to the satisfaction of the City Engineer.

- D. Pursuant to Washington Administrative Code 173-240-104 WAC, ownership and responsibility for operation and maintenance of domestic sewage facilities (pumped sewer systems) must be by a public entity.
- E. Pumped sewer systems (individual grinder pump stations) shall only be approved where gravity systems are not technically or economically feasible and shall require COBI approval of a design prepared by a licensed Civil Engineer using City-approved components. Required pumped sewer systems must be located within an easement granted to the City with adequate maintenance access (typically 15 feet wide or as approved by the Development Engineer).
- F. The existing private easement granted to the property to the east (4110-000-006-0003, 201 Wyatt Way NE) shall be revised to reflect the proposed rerouting of the private sanitary sewer line.
- G. Applicant shall provide documentation of permission for any construction proposed outside of the applicant-owned property lines or easements for which applicant is a beneficiary (i.e. sanitary sewer line to the east, storm work proposed outside of easement to the west).
- H. The final utility report / plans shall reflect any conditions on utility service imposed under the non-binding Water / Sewer Availability commitment letter issued March 2, 2022 (City File No. PW22 0006).
- I. 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) as required by 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). Additional offsite improvements to the storm conveyance may be required.
- J. Frontage improvements (sidewalk/curb/gutter) shall be required along Wyatt Way NE as shown in the preliminary civil utility plans. Improvements to be designed and constructed in accordance with City of Bainbridge Island Design and Construction Standards and Specifications for a street classified as an urban collector unless deviations are approved by the COBI Development Engineer. These frontage improvements shall conform to Americans with Disability Act (ADA) requirements where applicable.
- K. Site Plan indicates that less than one acre of land will be disturbed during construction. No coverage under the Construction General Stormwater Permit (CGSP) from Department of Ecology is required for the duration of the project.
- L. The Construction Stormwater Pollution Prevention Plan (SWPPP) is required prior to construction activities resulting from the plat utility review approval, including clearing, grading, or civil improvements
- M. The primary walkways throughout the development shall meet accessibility requirements as required and be surfaced with nonskid hard surfaces, providing a minimum of five feet of unobstructed width.
- N. The face of the plat shall indicate that all on-site stormwater facilities serving the resultant lots shall remain privately owned and operated/maintained. The owner shall be responsible for maintenance of the stormwater facilities following construction per BIMC 15.21 to include annual inspection and maintenance reports provided to the COBI Stormwater Management Program Coordinator.

- O. A Declaration of Covenant for Maintenance and Operation of Storm Drainage facilities shall be recorded prior to issuance of any certificate of occupancy unless waived by the Development Engineer. Required text for the Declaration of Covenant is found in BIMC 15.21, Exhibit A.
- P. Resultant lots will be subject to Transportation Impact Fees (TIF) per BIMC 15.30 and in accordance with the TIF Rate Schedule (or the optional independent calculation method) in effect at the time of permit issuance. TIFs shall be due in full at the time of building permit issuance.
- Q. An ROW construction use permit is required prior to construction activities within COBI ROW. The ROW use permit will be subject to separate conditions, fees, and bonding requirements.
- R. Installation of improvements and creation of as-built engineered plans must be completed prior to approval of final plat. In lieu of completion of those improvements and as-builts consistent with the conditions of a preliminary long subdivision approval, the City Engineer may accept an assurance device, in an amount and in a form determined by the City, but not to exceed 125 percent of the established cost of completing the infrastructure that secures and provides for the actual construction and installation of the improvements or the performance of the conditions within one year, or such additional time as the City Engineer determines is appropriate, after final subdivision approval.

KBA LONG PLAT

WENZLAU ARCHITECTS
 490M ADISONA VE N, SUITE 105
 BAINBRIDGE ISLAND, WA 98110
 WWW.WENZLAUARCHITECTS.COM
 T. 206.780.6886



PROJECT DIRECTORY

OWNER: KELLY SAMSON
 167 WYATT WAY NE
 BAINBRIDGE ISLAND, WA 98110
 EMAIL: KELLYSAMSON60@GMAIL.COM

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

CIVIL ENGINEER: BROWNE WHEELER ENGINEERS, INC.
 ADAM WHEELER
 241 ERICKSEN AVE NE
 BAINBRIDGE ISLAND, WA 98110
 TEL: (206) 842.0605
 EMAIL: ADAM@BROWNEWHEELER.COM

LAND SURVEYOR: AGO LAND SURVEYING, LLC
 CANDY KORSMO
 1015 NE HOSTMARK SUITE 103
 POULSBO, WA 98370
 EMAIL: CANDY@AGOLS.COM
 TEL: (360) 779.4299

TRAFFIC IMPACT: HEATH ASSOCIATES
 GREG HEATH
 1011 E MAIN ST. STE 453
 PUYALLUP, WA
 TEL: (253) 770.1401
 EMAIL: GHEATH@HEATHTRAFFIC.COM

ARBORIST: KATY BIGALOW ISA
 TEL: (206) 351.1375
 EMAIL: ARBORISTKATY@GMAIL.COM

PROJECT INFORMATION

TAX PARCEL: 4110-000-005-0004

ADDRESS: 167 WYATT WAY NE
 BAINBRIDGE ISLAND, WA

LOT AREA: 7,647 SF (0.175 AC)

ZONING: MUTC/CORE DISTRICT

SURROUNDING ZONING: EAST: MUTC-CORE: SFR
 WEST: MUTC-CORE: COMMERCIAL
 NORTH: MUTC-MADISON: MULTI-FAMILY
 SOUTH: MUTC-CORE: MULTI-FAMILY

PROPOSED USES: 5 SINGLE FAMILY UNITS

ALLOWABLE FAR:	RESIDENTIAL (1600 SF MAX/UNIT)	BASE FAR 3,059 SF	MAX W/ BONUS 7,647 SF (1.0)
PROGRAM:	3 UNITS @ 1600 SF	4,800 SF	
	2 UNITS @ 1100 SF	2,200 SF	
		7,000 SF	

PARKING: RESIDENTIAL: 2BD UNIT @ 5 UNITS
 50% FERRY REDUCTION (.45 MILES TO FERRY) 10 SPACES
 5 SPACES REQ/ 1/UNIT MIN.
 6 PROVIDED

HEIGHT LIMIT: 35' (45' W/ UNDERBUILDING PARKING)

SETBACKS: 0' HOMESITE TO PLAT BOUNDARY. 0' BLDG TO HOMESITE BOUNDARY
 (ZERO LOT LINE ALLOWED), 10' HOMESITE TO COLLECTOR

LOT AREA: NO MINIMUM

NATURAL AREA: 5% (382 SF) SNA (MATURE TREES)

COMMUNITY SPACE: 10% (763 SF)

HOMESITE: 2,250 SF MAX.

DESIGN DIVERSITY: 2 PLAN TYPES REQ.

LANDSCAPE: ROADSIDE BUFFER: N/A
 PERIMETER LANDSCAPE: N/A
 PARKING LOT LANDSCAPING: N/A
 TREE RETENTION: 40 TREE UNITS/AC X .18 AC = 7.2 TREE UNITS
 PLANTING REQUIREMENTS: N/A

STREET TYPE: NEIGHBORHOOD MIXED-USE, 10' LANDSCAPE SETBACK

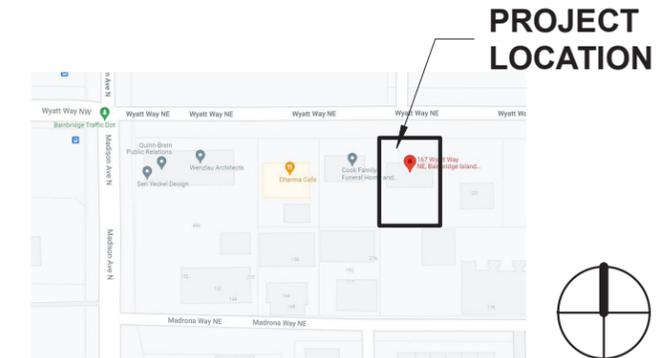
DRAWING INDEX

- A 0 COVER SHEET
- A 1 AERIAL VIEW
- A 2 STREET VIEWS
- A 3 4 STEP DESIGN PROCESS
- A 4 LOT PLAN PER 4 STEP DESIGN PROCESS
- A 5 PRELIM. ELEVATION
- A 6 PRELIMINARY SECTIONS
- A 8 CONCEPT LANDSCAPE PLAN - LIGHTING PLAN
- X.X SURVEY
- C1 BASIC SITE-UTILITY PLAN
- C2 PROFILE
- LS1 DECLARATION AND APPROVALS
- LS2 PROPERTY DETAILS
- LS3 MAINTENANCE PLANS
- LS4 SECTION SUBDIVISION
- LS5 EXISTING CONDITIONS
- LS6 LOT DETAILS

LEGAL DESCRIPTION

LARS LONE'S PARK ADDITION TO WINSLOW LOT 5, LARS LONE'S PARK ADDITION TO WINSLOW, AS RECORDED IN VOLUME 7 OF PLATS, PAGE 74, RECORDS OF KITSAP COUNTY, WASHINGTON.

VICINITY MAP



KBA LONG PLAT
 167 WYATT WAY NE
 BAINBRIDGE ISLAND, WA 98110
 OWNER: KELLY SAMSON

SITE PLAN REVIEW/ SUBDIVISION

PROJECT 1919
 DATE 12/01/21

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COVER SHEET

A 0

60

11/30/2021 10:18:22 PM (DRAWING SCALED FOR 11" X 17" PAPER SIZE)



PROJECT LOCATION



PROJECT LOCATION

KBA LONG PLAT
167 WYATT WAY NE
BAINBRIDGE ISLAND, WA 98110
OWNER: KELLY SAMSON

**SITE PLAN REVIEW/
SUBDIVISION**

PROJECT	1919
DATE	12/01/21

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WYATT WAY NE - LOOKING EAST



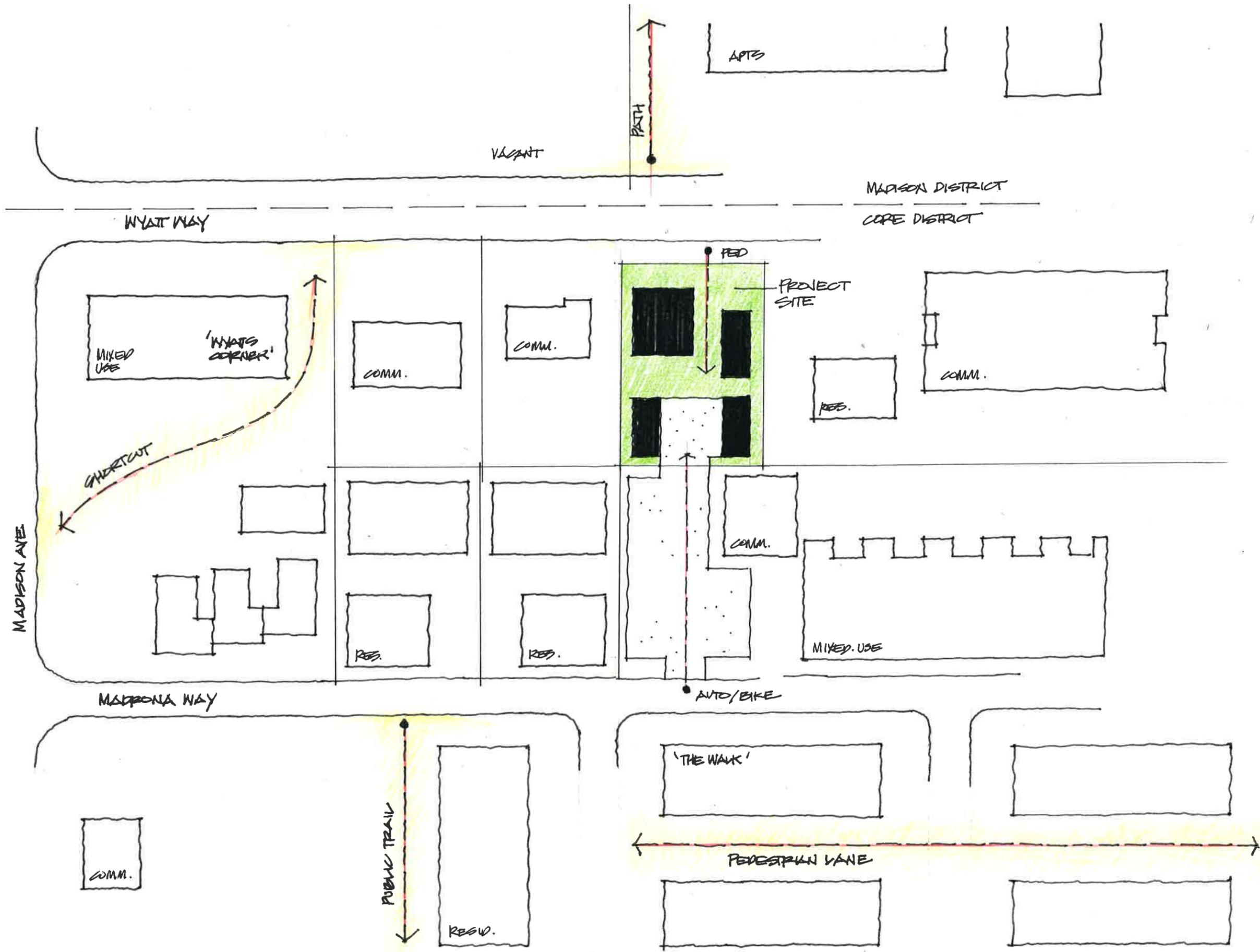
WYATT WAY NE - LOOKING WEST

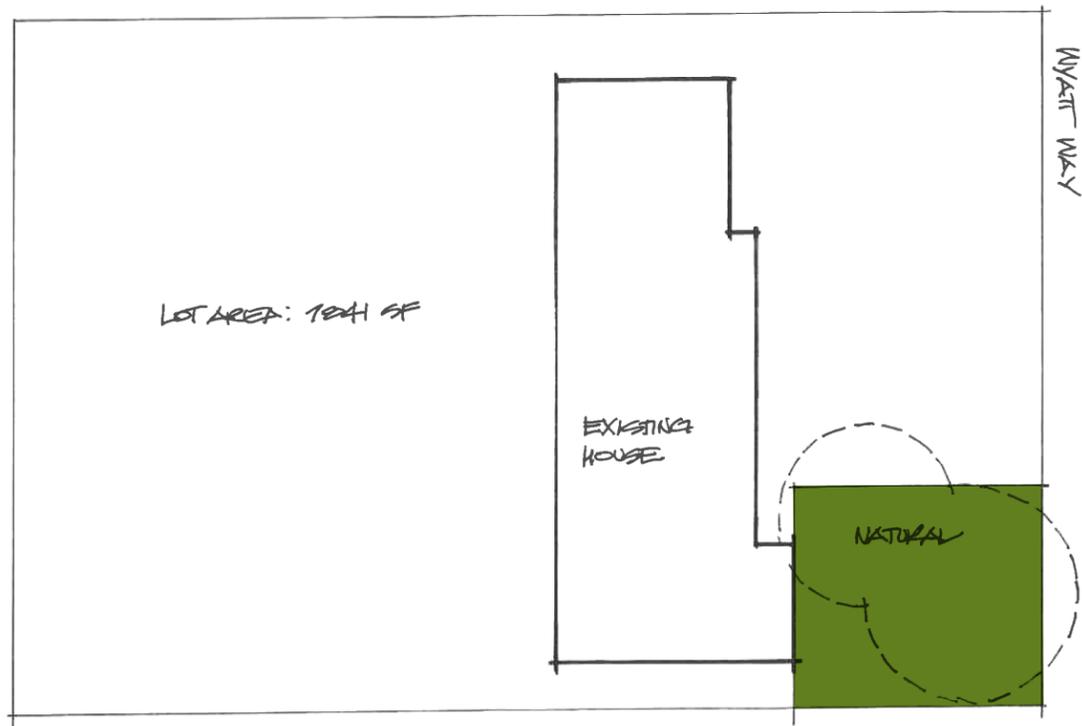


MADRONA WAY NE - LOOKING EAST

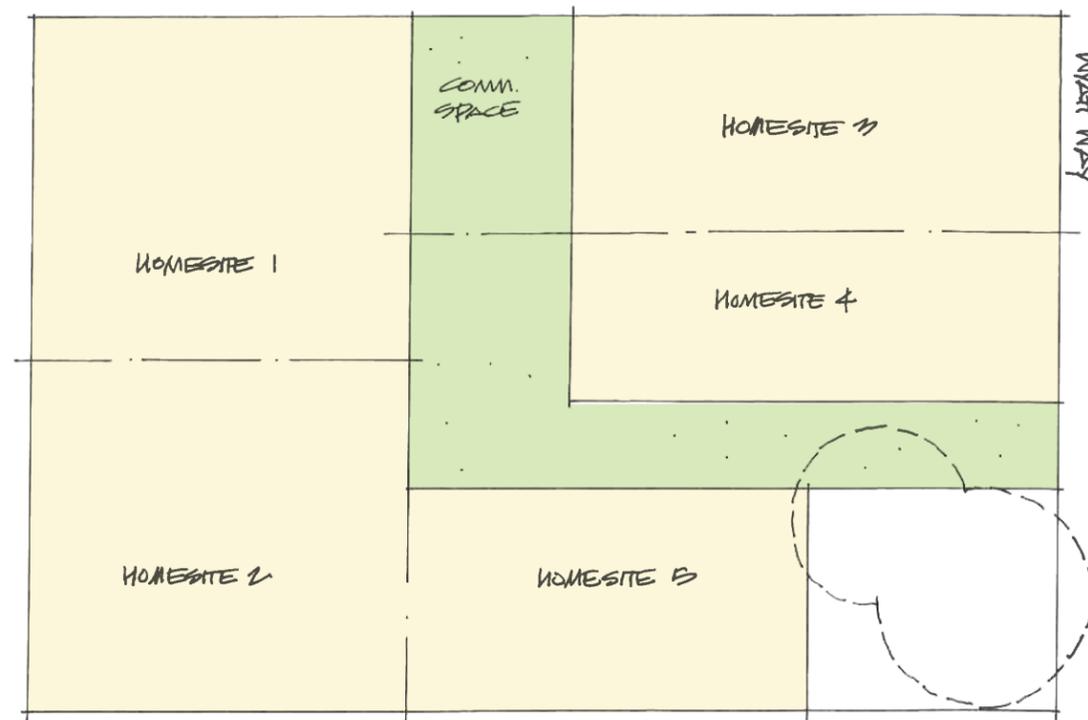


MADRONA WAY NE - LOOKING WEST

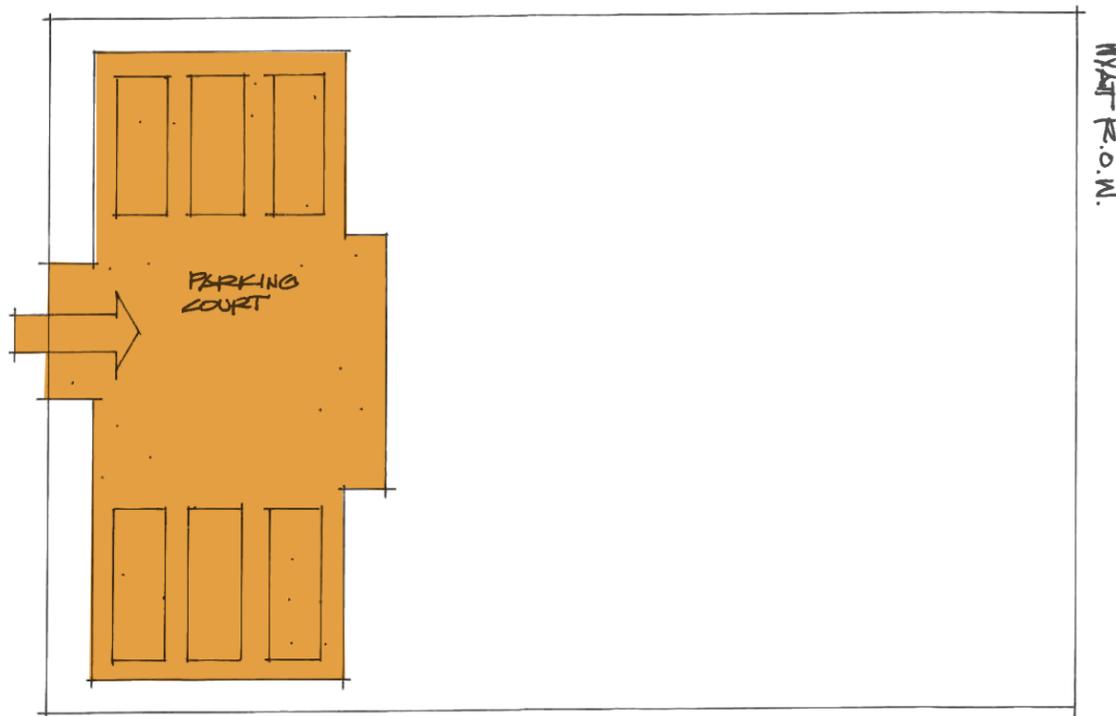




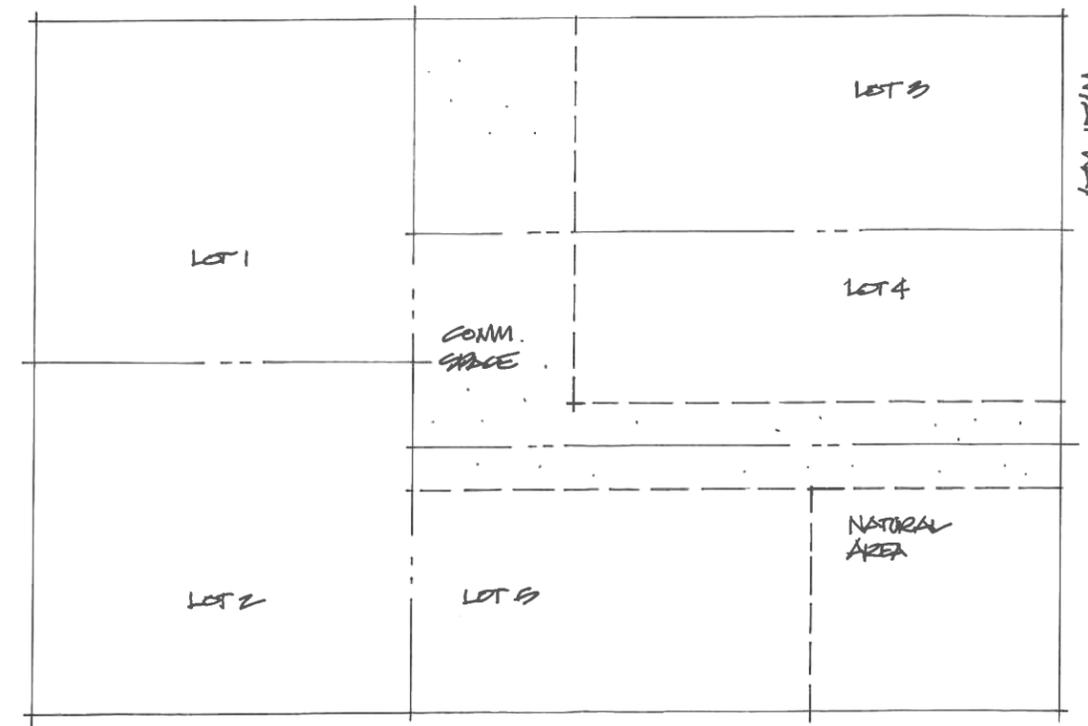
STEP 1: DELINEATE NATURAL



STEP 2: LOCATE HOMESITES & COMMUNITY SPACE



STEP 3: DEFINE ACCESS

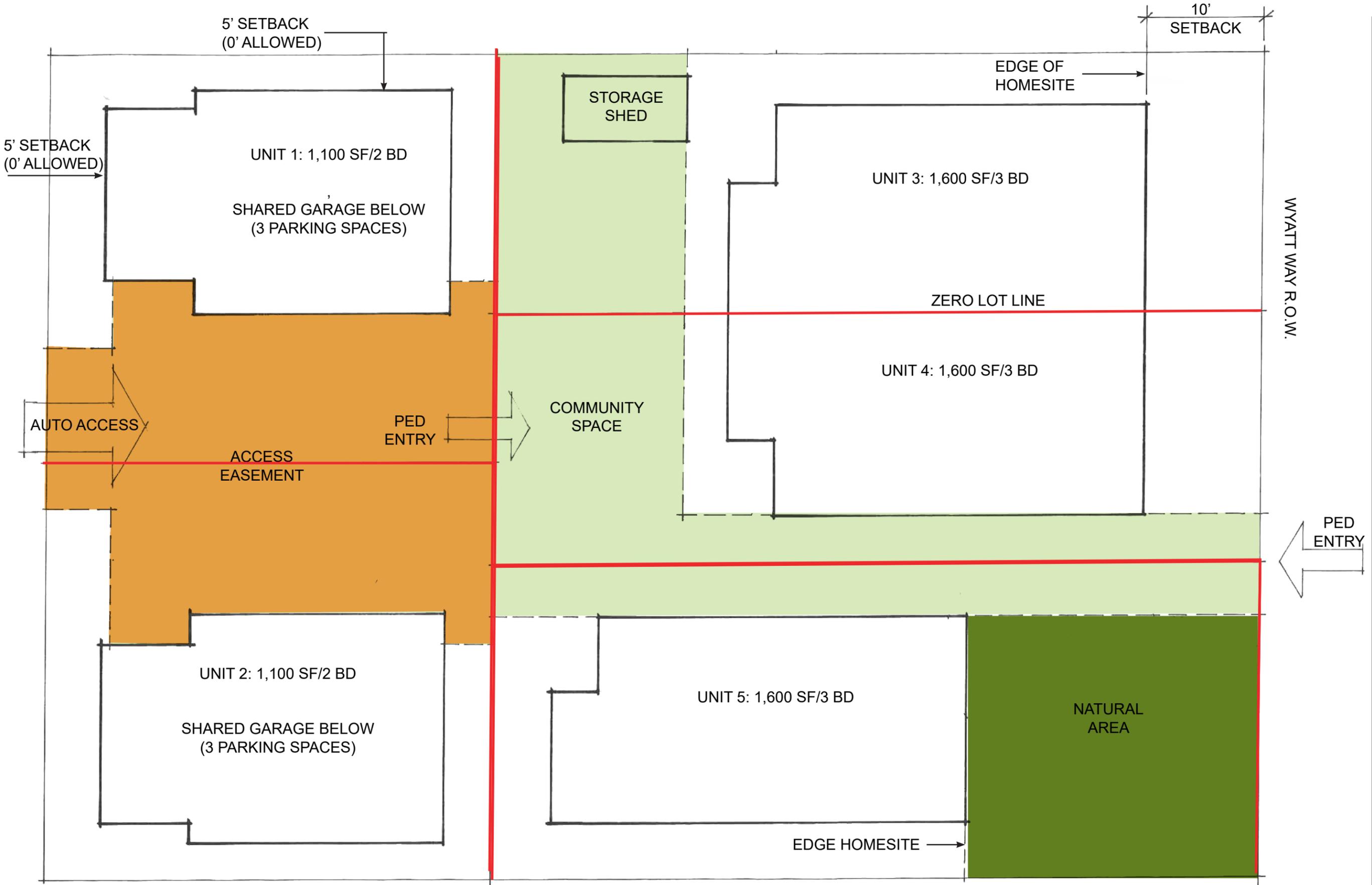


STEP 4: DRAW LOT LINES

4 STEP DESIGN PROCESS (PER PRE-APP SUBMITTAL)

NOT TO SCALE

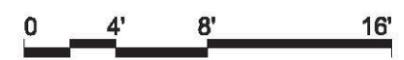




**LOT PLAN PER 4 STEP DESIGN PROCESS
(PER PRE-APP SUBMITTAL)**



LOT COVERAGE: 100% ALLOWED
 TOTAL LOT AREA: 7,841 SF
 PARCEL #: 4110-000-005-0004
 MAX. HOMESITE = 2,250 SF



SCALE: 1/18" = 1'

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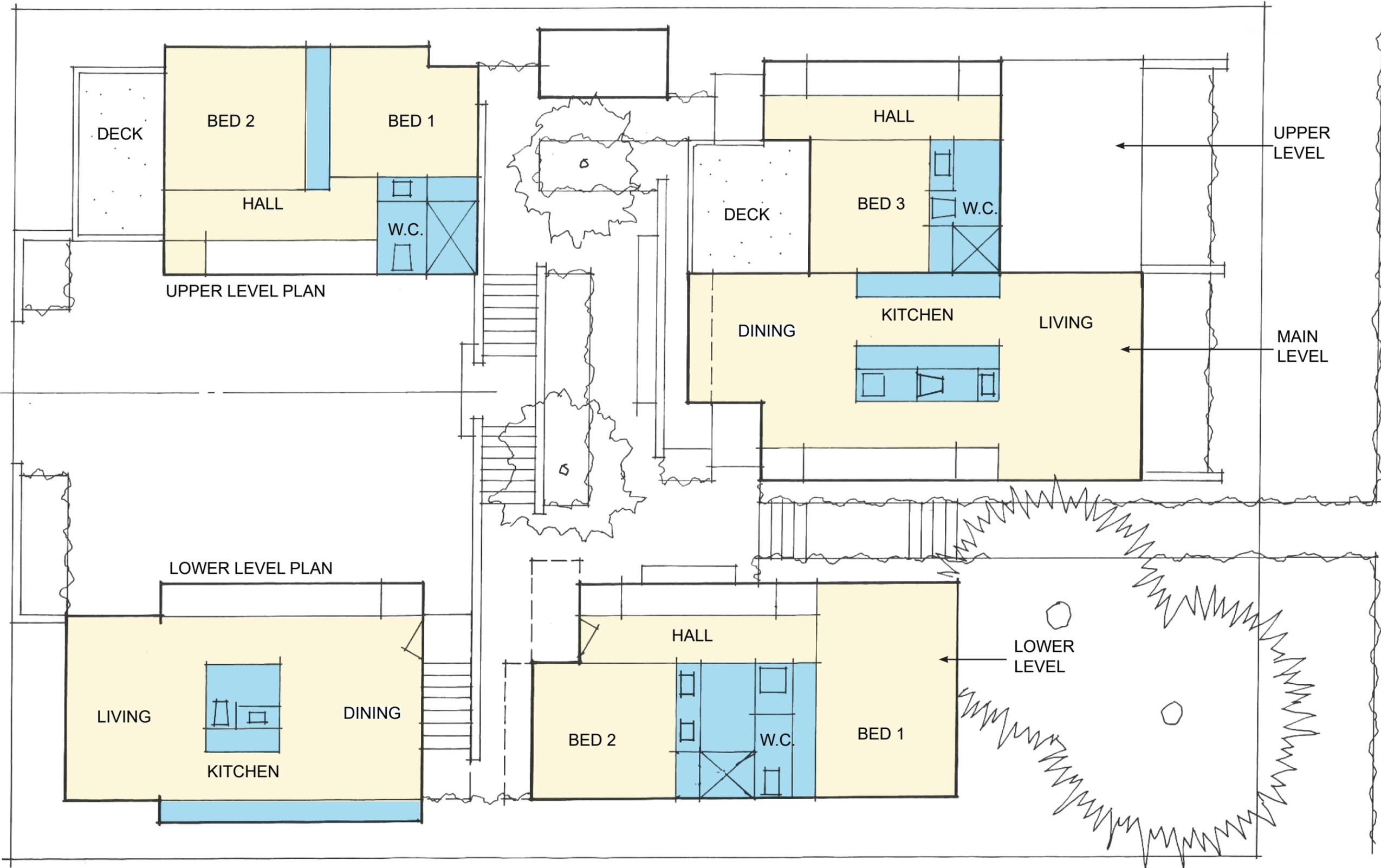
KBA LONG PLAT
 167 WYATT WAY NE
 BAINBRIDGE ISLAND, WA 98110
 OWNER: KELLY SAMSON

**SITE PLAN REVIEW/
 SUBDIVISION**
 PROJECT 1919
 DATE 12/01/21

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**LOT PLAN PER 4 STEP
 DESIGN PROCESS**

A 4



FLOOR PLANS
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KBA LONG PLAT

**167 WYATT WAY NE
BAINBRIDGE ISLAND, WA 98110**

OWNER: KELLY SAMSON

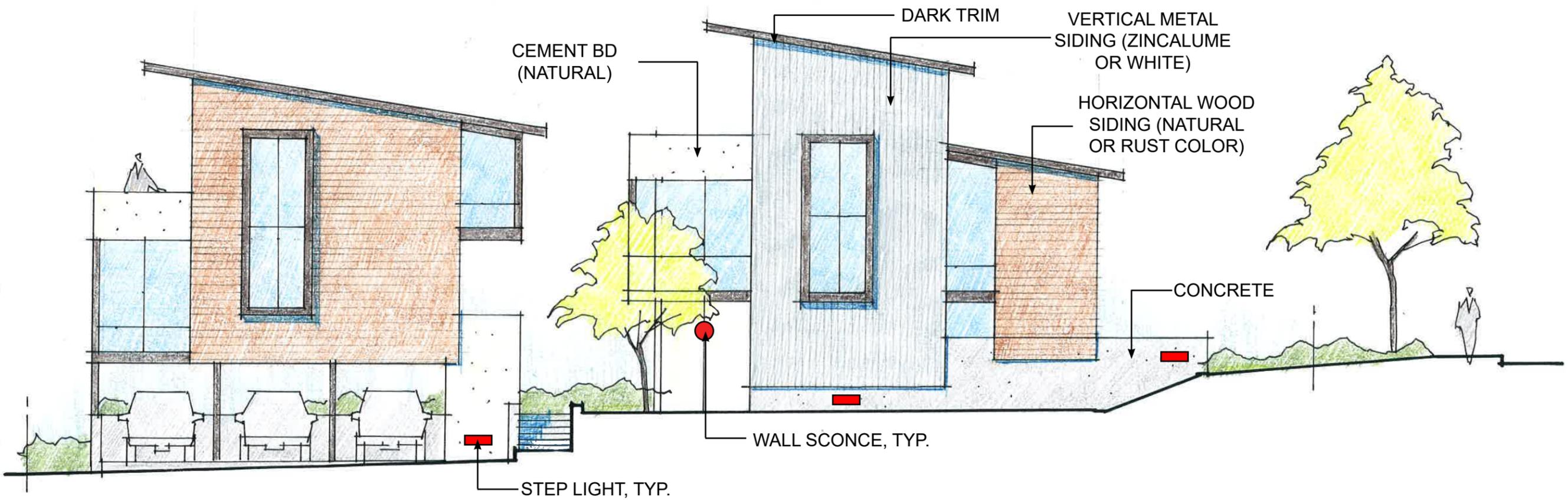
**SITE PLAN REVIEW/
SUBDIVISION**

PROJECT 1919
DATE 12/01/21

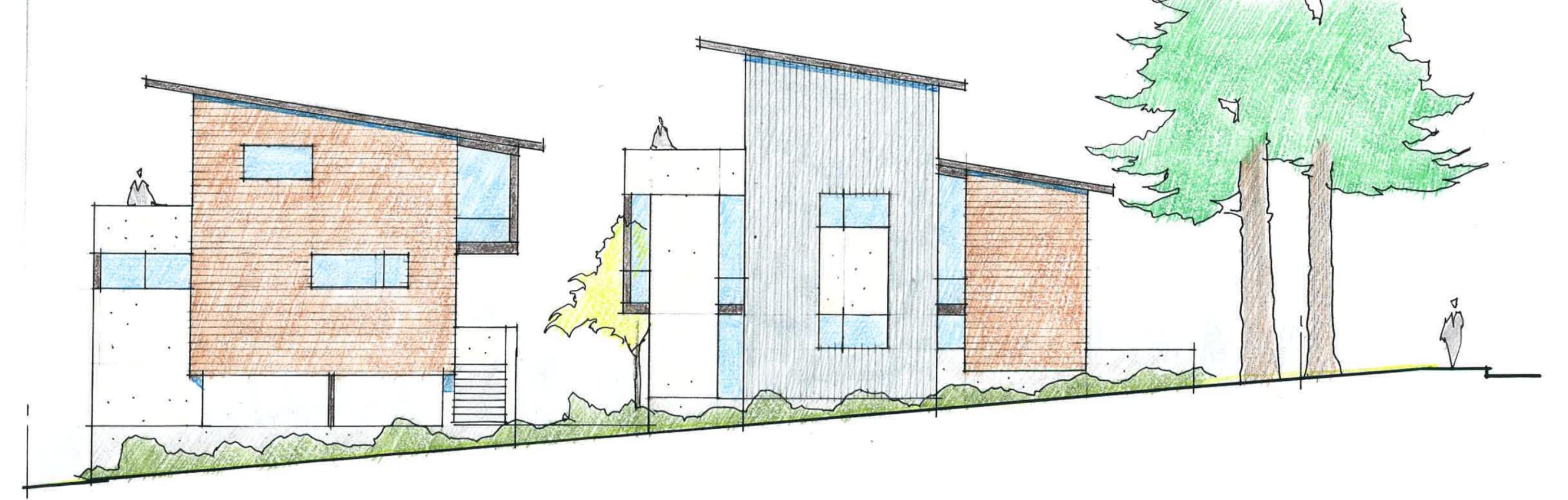
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FLOOR PLANS

A 5



PRELIMINARY ELEVATIONS - EAST @ PED PASSAGE



PRELIMINARY ELEVATIONS - EAST

NOT TO SCALE

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KBA LONG PLAT
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SITE PLAN REVIEW/
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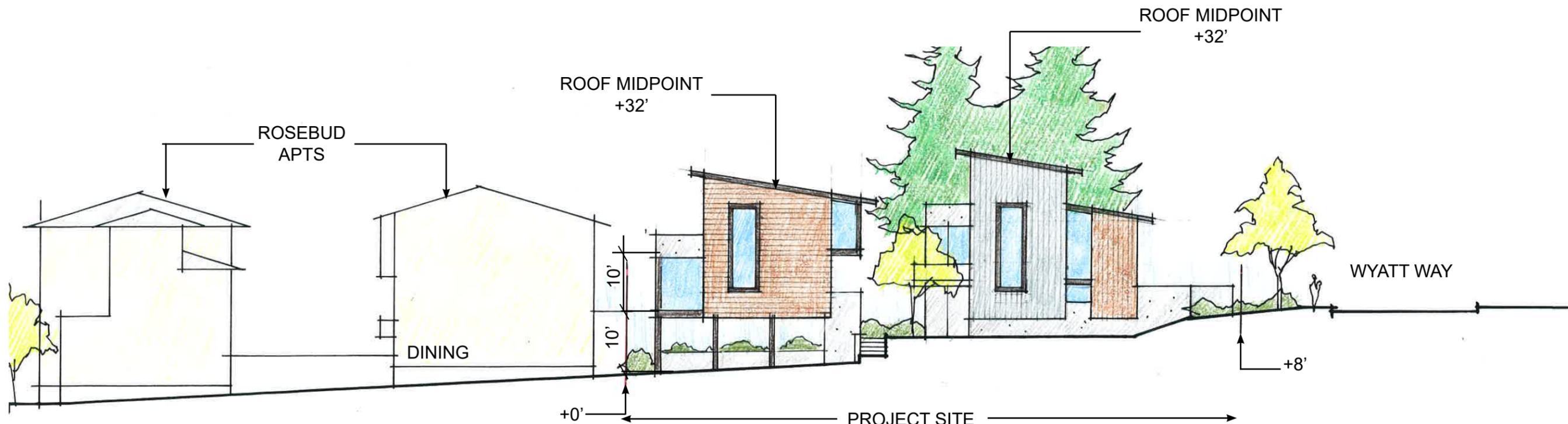
**PRELIM. ELEVATIONS-
 EAST @ PED PASSAGE**

A 6



VIEW ALONG WYATT WAY

PROJECT SITE



VIEW LOOKING WEST

PROJECT SITE

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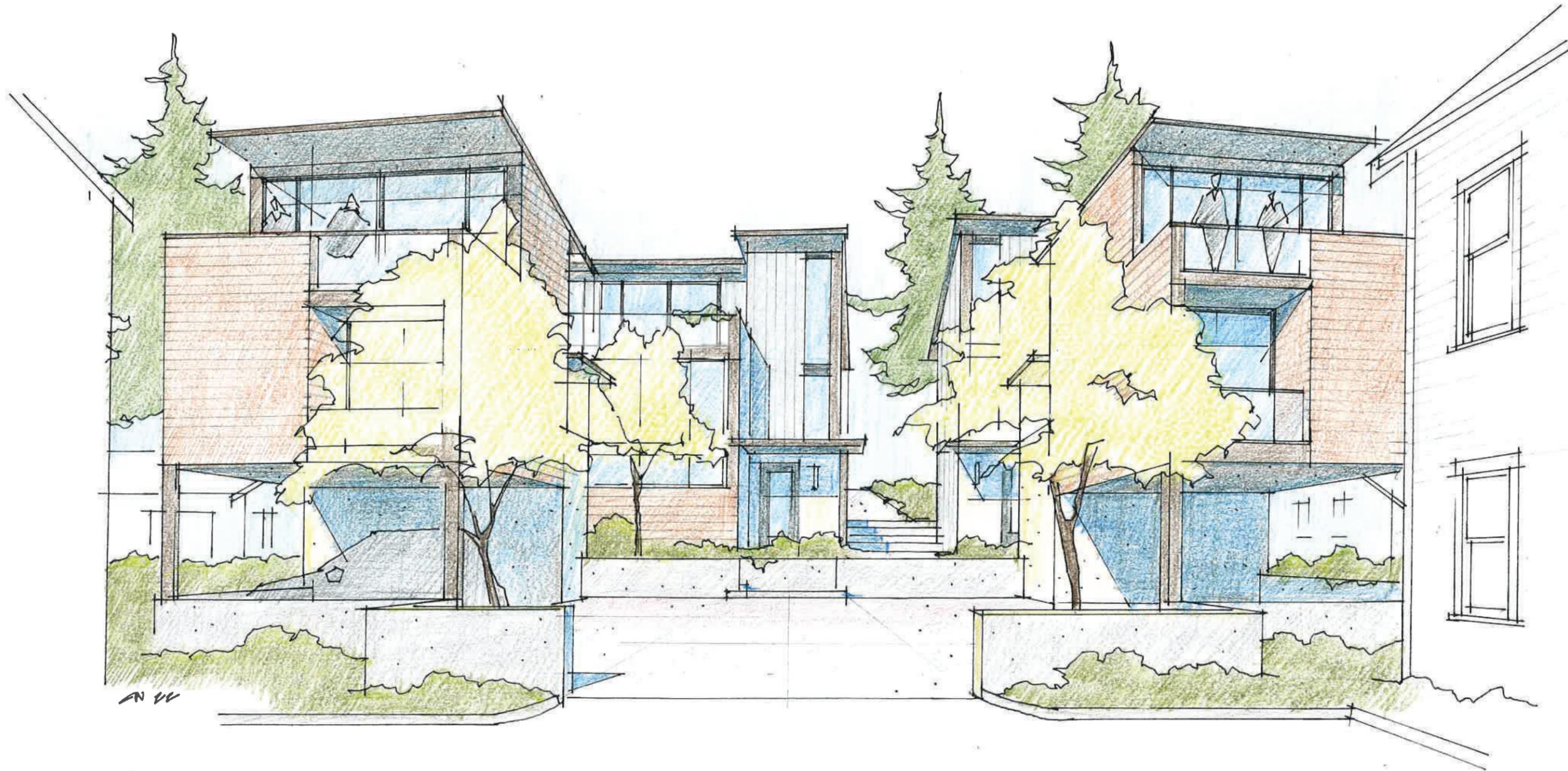


KBA LONG PLAT
 167 WYATT WAY NE
 BAINBRIDGE ISLAND, WA 98110
 OWNER: KELLY SAMSON

SITE PLAN REVIEW/
 SUBDIVISION
 PROJECT 1919
 DATE 12/01/21

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PRELIMINARY SECTIONS
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RENDERING FROM MADRONE LANE

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KBA LONG PLAT
 167 WYATT WAY NE
 BAINBRIDGE ISLAND, WA 98110
 OWNER: KELLY SAMSON

SITE PLAN REVIEW/
 SUBDIVISION

PROJECT 1919
 DATE 01/15/22

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RENDERING

A 8



RENDERING FROM WYATT WAY

KBA LONG PLAT
167 WYATT WAY NE
BAINBRIDGE ISLAND, WA 98110
OWNER: KELLY SAMSON

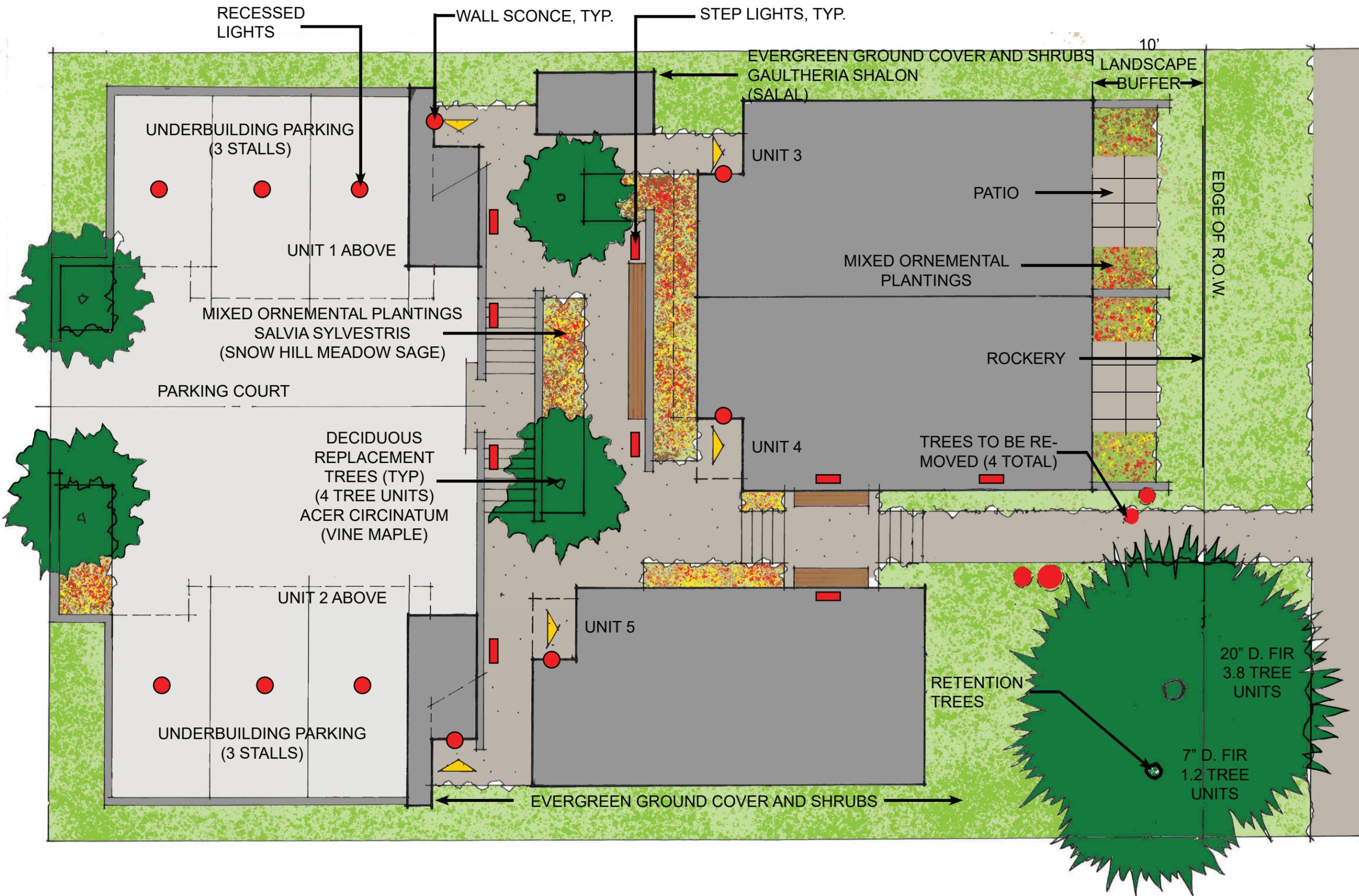
**SITE PLAN REVIEW/
SUBDIVISION**

PROJECT 1919
 DATE 01/15/22

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RENDERING

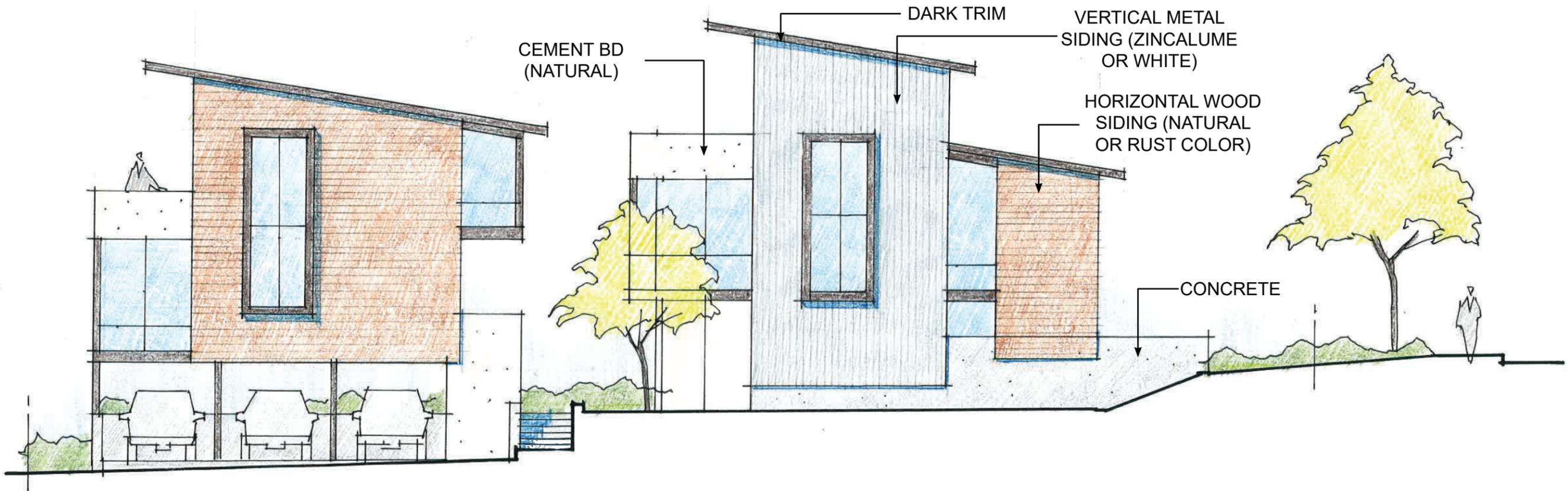
A 9



CONCEPTUAL LANDSCAPE PLAN - LIGHTING PLAN

NOT TO SCALE





VERTICAL METAL SIDING



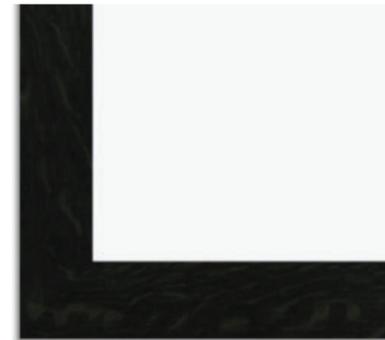
VERTICAL WOOD SIDING



CONCRETE



PAINTED CEMENT BOARD



DARK FRAME WINDOWS



METAL ROOF

PRELIMINARY ELEVATIONS - EAST @ PED PASSAGE

NOT TO SCALE



KBA LONG PLAT
 167 WYATT WAY NE
 BAINBRIDGE ISLAND, WA 98110
 OWNER: KELLY SAMSON

SITE PLAN REVIEW/
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DATE 01/18/22

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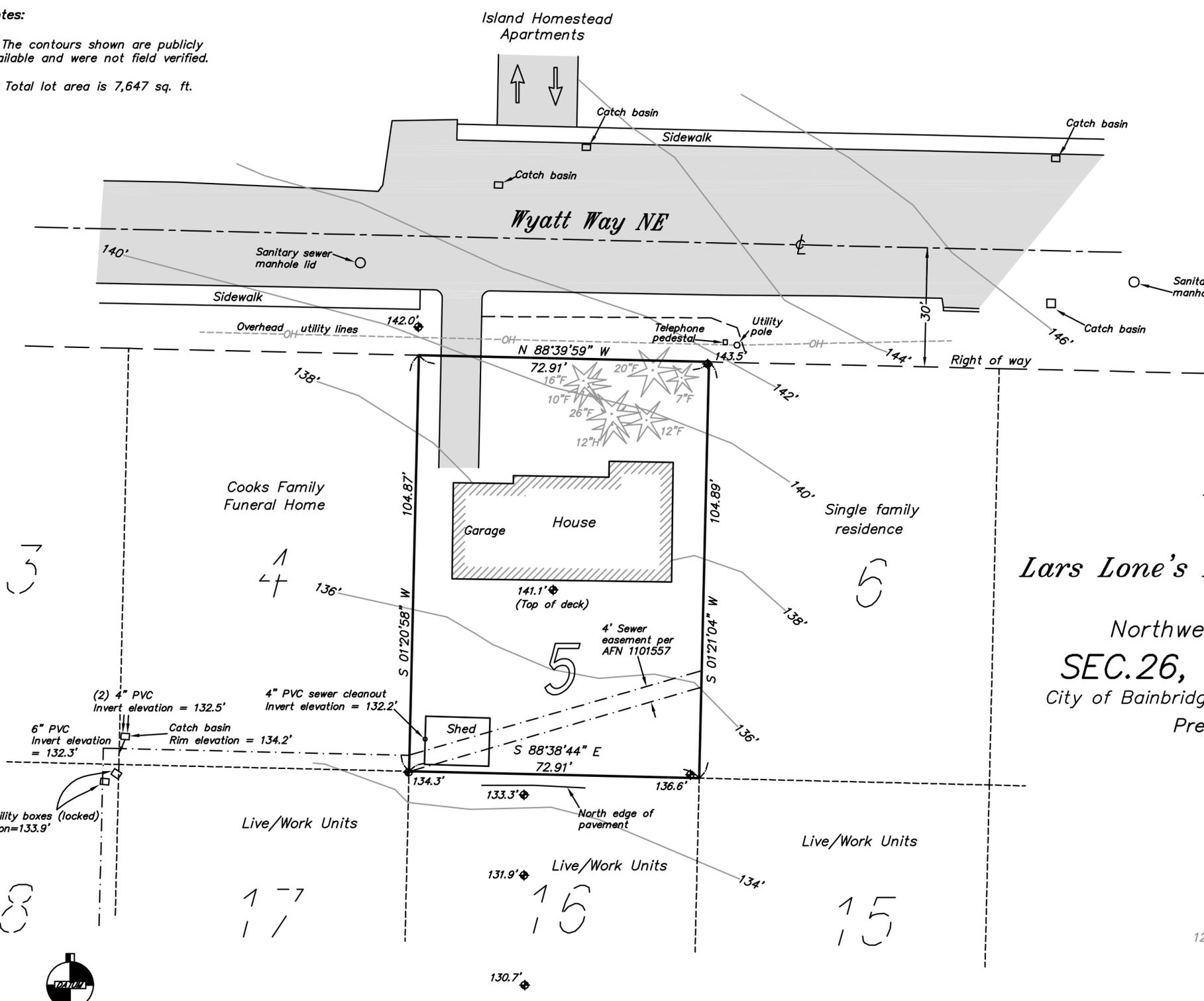
FINAL MATERIALS &
 COLORS

A 11

Notes:

- 1) The contours shown are publicly available and were not field verified.
- 2) Total lot area is 7,647 sq. ft.

Scale: 1" = 20'
Assumed



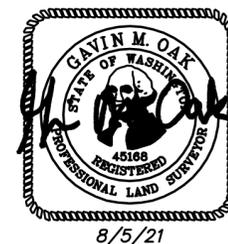
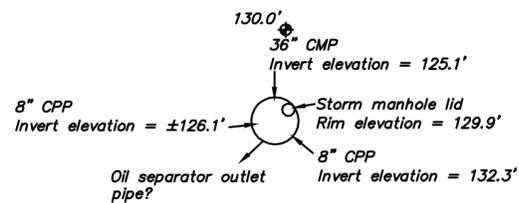
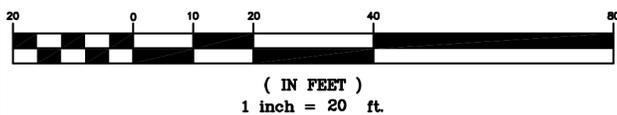
Base Map
Lot 5
Lars Lone's Park Addition to Winslow
 Volume 7, Page 74
 Northwest 1/4, Southwest 1/4,
SEC.26, T.25N., R.2E., W.M.
 City of Bainbridge Island, Kitsap County, Washington
 Prepared for: Kelly Samson

Legend

- 100.0' ♦ = Spot elevation
- 12"F ⬠ = Coniferous tree with diameter and type (F = Fir; H = Hemlock)

The Elevation datum for this project is
 City of Bainbridge Vertical Control Network
 (NAVD 88)

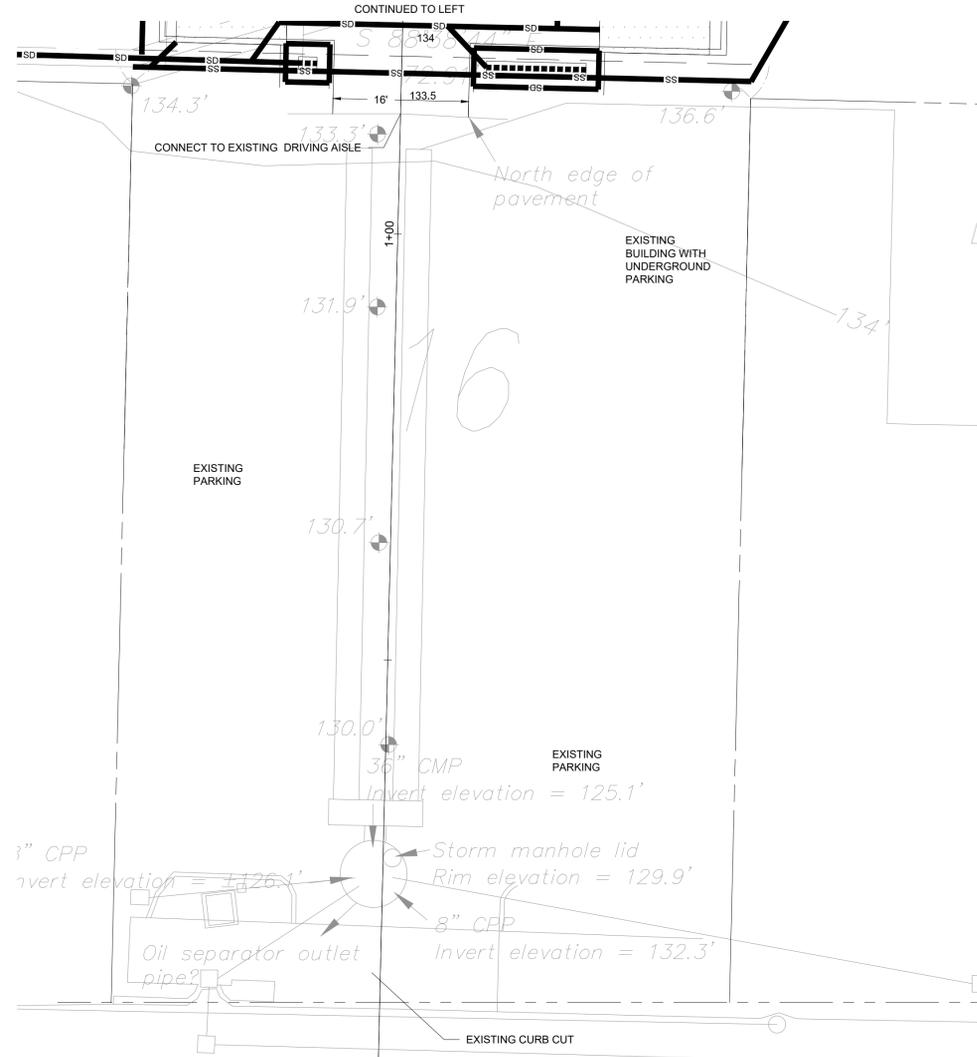
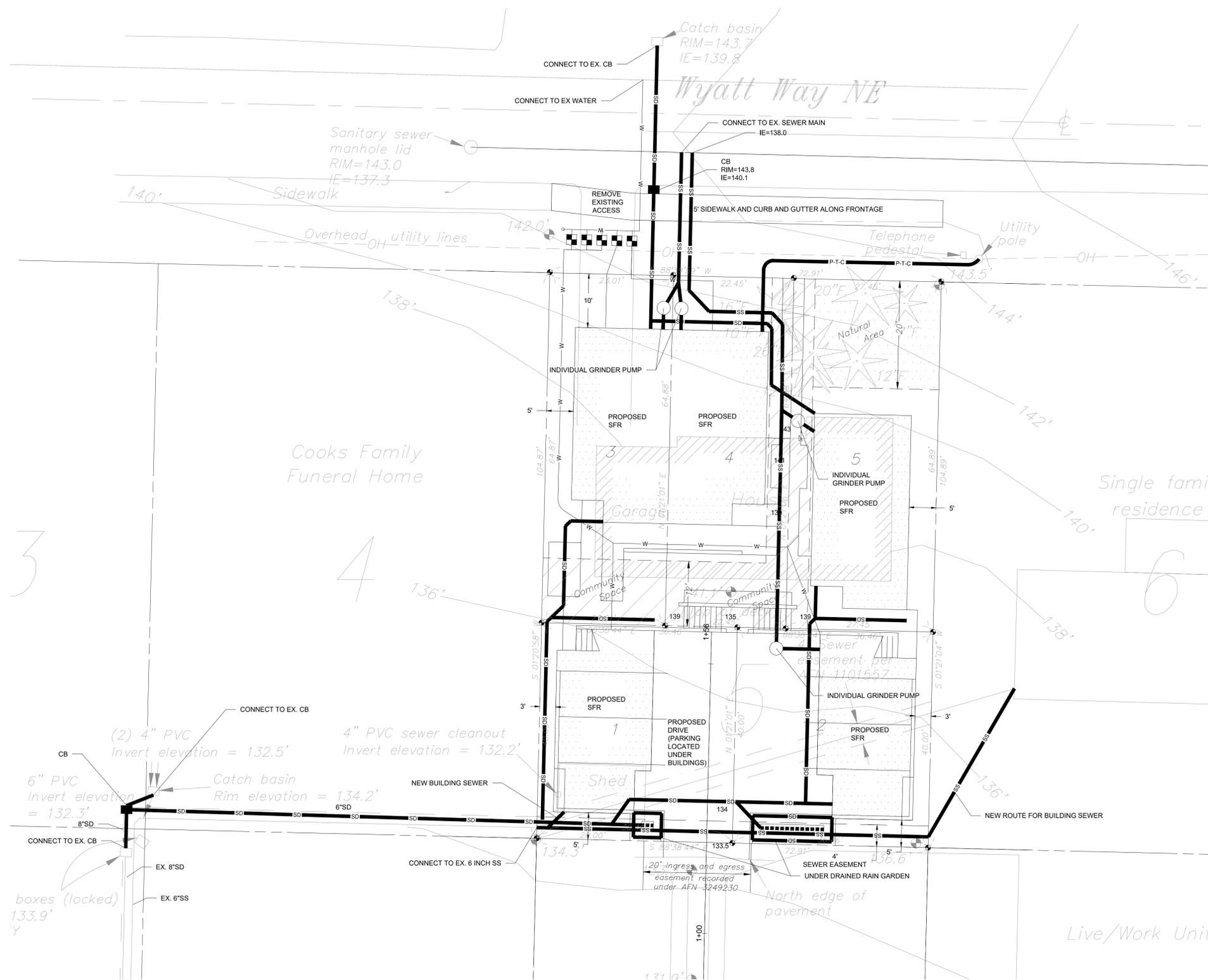
GRAPHIC SCALE



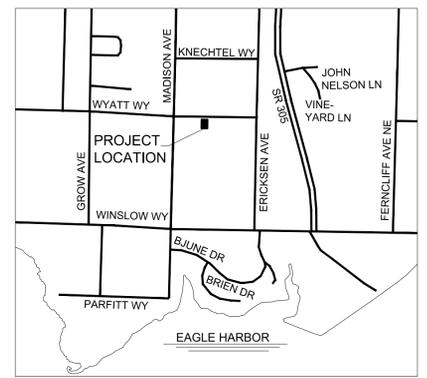
ADAM • GOLDSWORTHY • OAK
 A G O LAND SURVEYING, LLC

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

DATE 8/5/21 FIELD BOOK --
 DRAWING 7507M SHEET 1/1



PLAN
SCALE: 1"=10'



VICINITY MAP
SCALE: 1" = 1000'
PARCEL 4110-000-005-0004
SECTION 16, TOWNSHIP 25, RANGE 2E (SW QUARTER)
167 WYATT WAY NE
BAINBRIDGE ISLAND WA 98110
ZONING / COMPREHENSIVE PLAN DESIGNATION: CORE

PLAN
SCALE: 1"=10'

TOPOGRAPHY BASED ON PUBLICLY AVAILABLE LIDAR TOPOGRAPHY AND AGO LS DRAWING DATED 8/5/21
FEATURES BASED ON AGO LS DRAWING DATED 8/5/21.

LEGEND

- EXISTING HOUSE/DRIVEWAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPERTY LINE
- PROPERTY CORNER/STAKE
- SS PROPOSED SANITARY SEWER
- W PROPOSED WATER
- SD PROPOSED STORM DRAIN
- PROPOSED DITCH
- PROPOSED BUILDING

LOT SIZE 7841 SF	
EXISTING IMPERVIOUS AREA	320 SF
DRIVEWAY	1479 SF
HOUSE	196 SF
SHED	196 SF
TOTAL	1995 SF
EXISTING PERVIOUS AREA	862 SF
WOODS	4984 SF
LANDSCAPING	
PROPOSED IMPERVIOUS AREA	1185 SF
DRIVEWAY	3048 SF
PROPOSED BUILDINGS	1065 SF
HARDSCAPING	1065 SF
TOTAL	5255 SF
PROPOSED PERVIOUS AREA	634 SF
WOODS	1909 SF
LANDSCAPING	
PROPOSED DISTURBED AREA = 7207SF	
PROPOSED NATURAL AREA 469 SF (6%)	
PROPOSED COMMUNITY AREA 1017 SF (13%)	

STORMWATER

THE STORMWATER FROM THE NORTHERN TWO BUILDINGS WILL BE ROUTED TO THE EXISTING STORMWATER SYSTEM IN WYATT WAY. THE STORMWATER FROM THE SOUTHERN TWO BUILDINGS WILL BE ROUTED WEST THROUGH AN EASEMENT TO THE EXISTING SYSTEM IN THE ROSEBUD DEVELOPMENT. RUNOFF FROM THE DRIVEWAY WILL BE ROUTED TO TWO UNDERDRAINED RAIN GARDEN AND THEN TO THE STORM DRAIN SYSTEM WITH THE SOUTHERN BUILDINGS.

THE STORMWATER SYSTEM WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

WATER

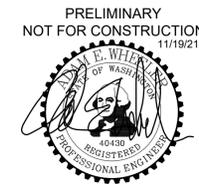
WATER WILL BE PROVIDED BY THE CITY OF BAINBRIDGE ISLAND. THE PROJECT WILL CONNECT TO THE EXISTING SYSTEM IN WYATT WAY. CURRENTLY THE PARCEL IS SERVED BY ONE WATER METER CONNECTION. FIRE PROTECTION WILL BE PROVIDED BY A FIRE HYDRANT ON WYATT WAY THAT IS 120 FEET NORTH-EAST FROM THE NORTHEAST PROPERTY CORNER. A FIRE HYDRANT ON MADRONA WAY THAT IS 170 FEET SOUTHWEST FROM THE SOUTHWEST PROPERTY CORNER AND A FIRE HYDRANT ON MADRONA WAY THAT IS 155 FEET SOUTHEAST OF THE SOUTHEAST PROPERTY CORNER. FIRE ACCESS WILL BE PROVIDED FROM THE WYATT WAY FRONTAGE AND THE PROPOSED ACCESS OFF OF MADRONA WAY.

SEWER

SEWER WILL BE PROVIDED BY THE CITY OF BAINBRIDGE ISLAND. FOUR RESIDENCES WILL DISCHARGE TO INDIVIDUAL GRINDER PUMP STATIONS AND CONNECT TO TWO NEW SIDE SEWERS. THE SOUTHWEST RESIDENCE WILL CONNECT TO THE RELOCATED BUILDING SERVICE THAT DISCHARGES TO THE EXISTING PRIVATE SEWER THAT CROSSES THE SOUTHERN PORTION OF THE PROPERTY. THIS SYSTEM CONTINUES TO MADRONA WAY THROUGH THE ROSEBUD PROJECT. CURRENTLY THE SUBJECT PARCEL IS SERVED BY ONE SEWER CONNECTION FROM THE PRIVATE SEWER.

FRONTAGE

WYATT WAY IS CLASSIFIED AS A COLLECTOR. THE CITY'S ROAD STANDARD FOR A COLLECTOR IN AN URBAN AREA IS FOUND IN DRAWING 7-030. PER THE ISLAND WIDE TRANSPORTATION PLAN SIDEWALKS ARE REQUIRED ON BOTH SIDES OF THE ROAD. A BICYCLE LANE IS NOT REQUIRED. WE ARE PROPOSING TO CONSTRUCT A 5 FOOT SIDEWALK ALONG OUR FRONTAGE.



PRELIMINARY NOT FOR CONSTRUCTION 11/19/21

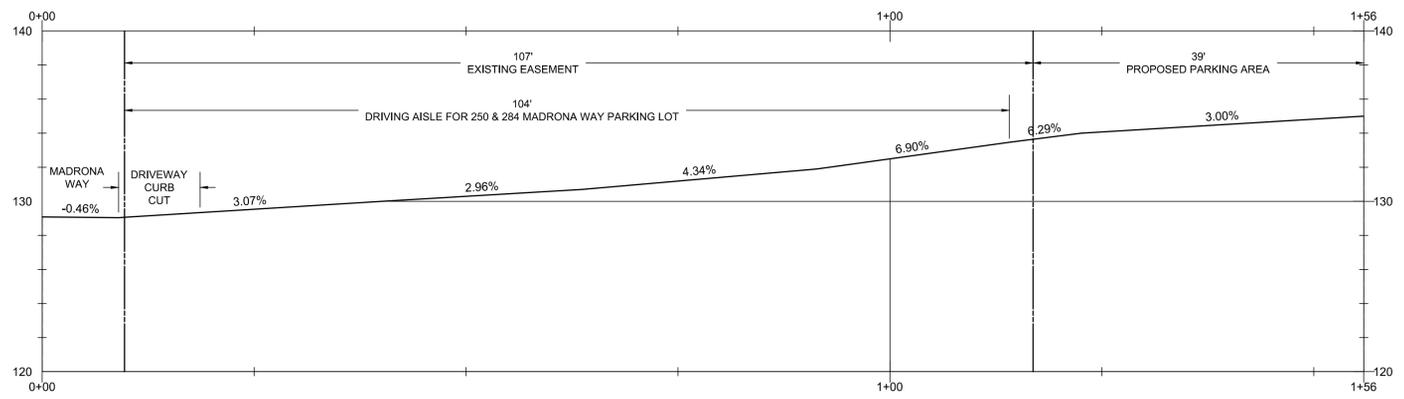
BASIC SITE PLAN - UTILITY PLAN
KBA LONG PLAT
PRELIMINARY PLAT

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

KELLY SAMSON
167 WYATT WAY
BAINBRIDGE ISLAND, WA 98110

DATE 11/19/21
DESIGNED AEW
DRAWN NDW
CHECKED AEW
PROJECT # SA04-016

C1
1 OF 2



ACCESS PROFILE

SCALE: 1" = 10' H
1" = 5' V



PRELIMINARY
NOT FOR CONSTRUCTION
11/19/21

PROFILE KBA LONG PLAT PRELIMINARY PLAT	
BROWNE • WHEELER ENGINEERS, INC. 241 ERICKSEN AVENUE NE BAINBRIDGE ISLAND, WA 98110 P 206.842.0605 INFO@BrowneWheeler.COM	DATE 11/19/21 DESIGNED <u>AEW</u> DRAWN <u>NDW</u> CHECKED <u>AEW</u> PROJECT # <u>SA04-016</u>
KELLY SAMSON 167 WYATT WAY BAINBRIDGE ISLAND, WA 98110	C2 2 OF 2

Preliminary Plat of Ravenwood
A Plat Community
NW 1/4 SW 1/4
Sec.26, T.25N., R.2E., W.M.
City of Bainbridge Island, Kitsap County, Washington

Approvals

Declarant Declaration

The undersigned owner or owners of the interest in the real estate described herein hereby declare this map and dedicate the same for a common interest community named Plat of Ravenwood, a Plat Community, as that term is defined in the Washington Uniform Common Interest Ownership Act, solely to meet the requirements of the Washington Uniform Common Interest Ownership Act and not for any public purpose. This map and any portion thereof is restricted by law and the Declaration for Plat of Ravenwood, a Plat Community, recorded under Kitsap County Auditor's File No. _____

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

Kelly A. Samson

Acknowledgment

State of Washington
County of Kitsap

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

Dated: _____

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

Surveyors Certificate

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of Kelly Samson in October, 2021. I hereby certify that this map for the Plat of Ravenwood, A Plat Community is based upon an actual survey of the property herein described; that the bearings and distances are correctly shown; that all information required by the Washington Uniform Common Interest Ownership Act is supplied herein; and that all horizontal and vertical boundaries of the units, to the extent such boundaries are not defined by physical monuments, such boundaries are shown on the map.

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

Acknowledgment

State of Washington
County of Kitsap

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

Dated: _____

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

Engineer

Approved by the City Engineer this _____ day of _____, 2021.

Peter Corelis, PE

Health District

Examined and approved by the Bremerton-Kitsap County Health District this _____ day of _____, 2021.

Yolonda Fong, RN, MN, APHN-BC
Director, Environmental Health

Planning and Community Development

Approved by the Director of Planning and Community Development this _____ day of _____, 2021.

By _____
Director Planning and Community Development
City of Bainbridge Island

City Council

Approved by the City Council of Bainbridge Island this _____ day of _____, 2021.

Rasham Nassar
Mayor of City of Bainbridge Island

Treasurer's Certificate

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

Meredith Green
Kitsap County Treasurer

Recording Certificate

Filed for record at the request of _____, on this _____ day of _____, 2021 recorded in Volume _____ of plats, Pages _____ records of Kitsap County, Washington.

Paul Andrews
Kitsap County Auditor

Attest: _____
Deputy



ADAM • GOLDSWORTHY • OAK
A G O LAND SURVEYING, LLC

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

DATE 11/30/21 FIELD BOOK --
DRAWING 7507PP1 SHEET 1/6

**Preliminary Plat of Ravenwood
A Plat Community**
NW 1/4 SW 1/4, Sec.26, T.25N., R.2E., W.M.
City of Bainbridge Island, Kitsap County, Washington

Owner: Kelly A. Samson 167 Wyatt Way NE Bainbridge Island, WA. 98110 206-941-4741 kellysamson60@gmail.com
Current use: Single family residential
Proposed water service: City of Bainbridge Island
Proposed sewer service: City of Bainbridge Island
Assessor's Account No. 4110-000-005-0004
Zoning: MUTC
Comprehensive Plan: CORE
Compliance with the fire flow requirements of BIMC 20.04 will be by fire hydrants located on Madrona Way NE with fire flow from the City water system.
Application File No. PLN51711

Notes

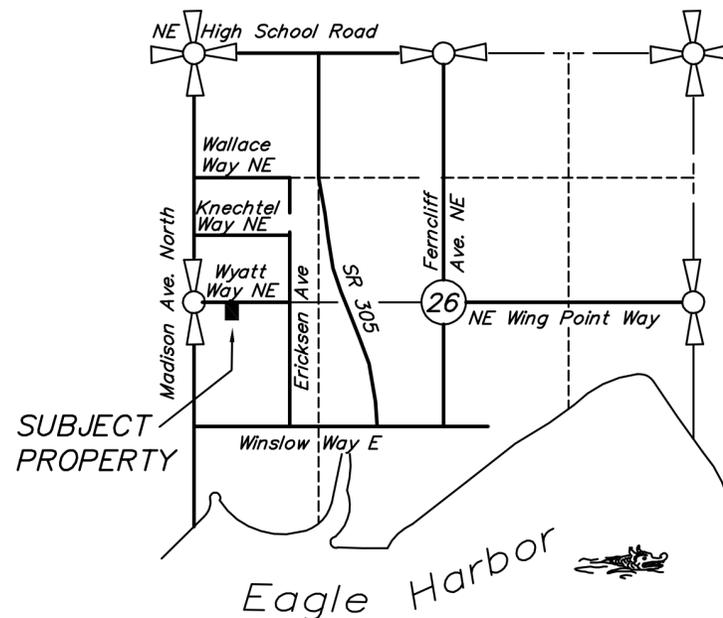
- 1) This survey was accomplished by field traverse with a three second total station.
- 2) This survey conforms to the minimum field traverse standards for land boundary surveys as listed in WAC 332-130-090.
- 3) This property is subject to the Covenants, Conditions, Restrictions, Reservations, Easements or other servitudes as disclosed by the recorded plat of Lars Lone's Park Addition to Winslow, recorded under Auditor's File No. 554934.
- 4) Refer to the survey recorded in Volume 75, Page 182 of surveys, records of Kitsap County, Washington.

Legal Description

Lot 5, Lars Lone's Park Addition to Winslow recorded in Volume 7, Page 74 of Plats, records of Kitsap County, and situate in the Northwest quarter of the Southwest quarter, Section 26, Township 25 North, Range 2 East, W.M., City of Bainbridge Island, Kitsap County, Washington.

**National Flood Insurance
Program Designation**

Zone X
Flood Insurance Rate Map 53035C0244F
Effective Date: February 3, 2017



VICINITY MAP
SEC.26, T.25N., R.2E., W.M.



11/30/21

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DATE 11/30/21 FIELD BOOK --
DRAWING 7507PP2 SHEET 2 / 6

*Preliminary Plat of Ravenwood
A Plat Community
NW 1/4 SW 1/4, Sec.26, T.25N., R.2E., W.M.
City of Bainbridge Island, Kitsap County, Washington*

NATURAL AREA MANAGEMENT PLAN

NATURAL AREA OWNERSHIP AND MANAGEMENT ENTITY:

The natural area will be privately owned and managed by the Homeowners Association. Natural area access is restricted to the lot owners of the plat and their invited guests. The Homeowners Association shall be responsible for the maintenance of the natural area in accordance with the Natural Area Management Plan.

APPROVED USES WITHIN NATURAL AREA

1. *Passive recreation, including pervious trails.*
2. *Agricultural uses and fencing necessary for animal control, excepting those agricultural uses that require permanent buildings.*
3. *Potable water wells and well houses.*
4. *Low impact fencing or signs marking the open space boundary.*
5. *On-site sewage treatment system use approved by the Director (Consistent with BIMC 17.12.050.A.9.e).*
6. *Storm drainage system use approved by the Director (Consistent with BIMC 17.12.050.A.9.f).*
7. *Playgrounds and tot lots, picnic shelters and benches, community gardens, bus shelters, community art, or fountains may be allowed within a designated natural area, provided the proposed use will not adversely affect the function or characteristics of the specific natural area.*
8. *Solar panels, small wind energy generators, composting bins, rainwater harvesting barrels, cisterns, and rain gardens/swales, as defined in BIMC 18.36, may be allowed within a designated natural area, provided the proposed feature will not result in the damage or removal of significant trees.*
9. *Planting of native vegetation.*
10. *Planting of non-invasive, non-native vegetation.*
11. *Removal of invasive vegetation.*

NATURAL AREA MANAGEMENT PLAN

LIMITATIONS

1. *Buildings are not permitted within any natural areas (except well houses and picnic shelters).*
2. *Existing vegetation shall be retained and maintained except for City-approved driveways, utility corridors, and trails. No cutting or clearing or other removal of existing and/or native vegetation shall be allowed in the designated open space in order to provide lawns, gardens, patios, decks, recreation facilities or other built features.*
3. *All trees within the natural area are required to be retained in perpetuity. Hazard tree removal may be allowed only with city approval and appropriate replanting provisions in BIMC 18.15.010.C. If trees required to be retained are not retained or if protection measures are not fully implemented, requirements for unauthorized removal provided in BIMC 18.15.010.C shall apply.*
4. *No construction activities or staging shall be permitted in the natural area. Prior to construction, temporary chain link fencing, orange construction fencing, or other construction fencing satisfactory to the Director, shall be placed around all of the natural space. Hazard trees within the natural area can and should be removed with the approval of the Director during the clearing and grading phase of construction.*

NATURAL AREA MAINTENANCE PLAN

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

COMMUNITY SPACE MAINTENANCE PLAN

COMMUNITY SPACE OWNERSHIP AND MAINTENANCE

The Community Space shall be owned by the lot upon which it lies. Maintenance of the Community Space shall be by the Ravenwood Homeowners Association. The scope and scheduling of the maintenance activities, as listed in BIMC 17.12.05 B, will be adopted in the Ravenwood CC&R's.

In the event that the Community Space is not maintained consistent with the Community Space Maintenance Plan, the City shall have the right to enter the property for necessary maintenance, with the cost of such maintenance assessed against the landowner, in the case of a homeowners' association, the owners of the properties within the subdivision, and shall, if unpaid, become a tax lien on such property or properties.

APPROVED USES

Approved uses within the Community Space area include access to a bike shed, walkways and planter areas. It includes gathering areas and community walkways accessing condominium units, the Natural Area, Wyatt Way NE and Madrona Way NE.

CONDITIONS



11/30/21

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POULSBORO, WA 98370 (206)842-9598

DATE 11/30/21 FIELD BOOK --
DRAWING 7507PP3 SHEET 3 / 6

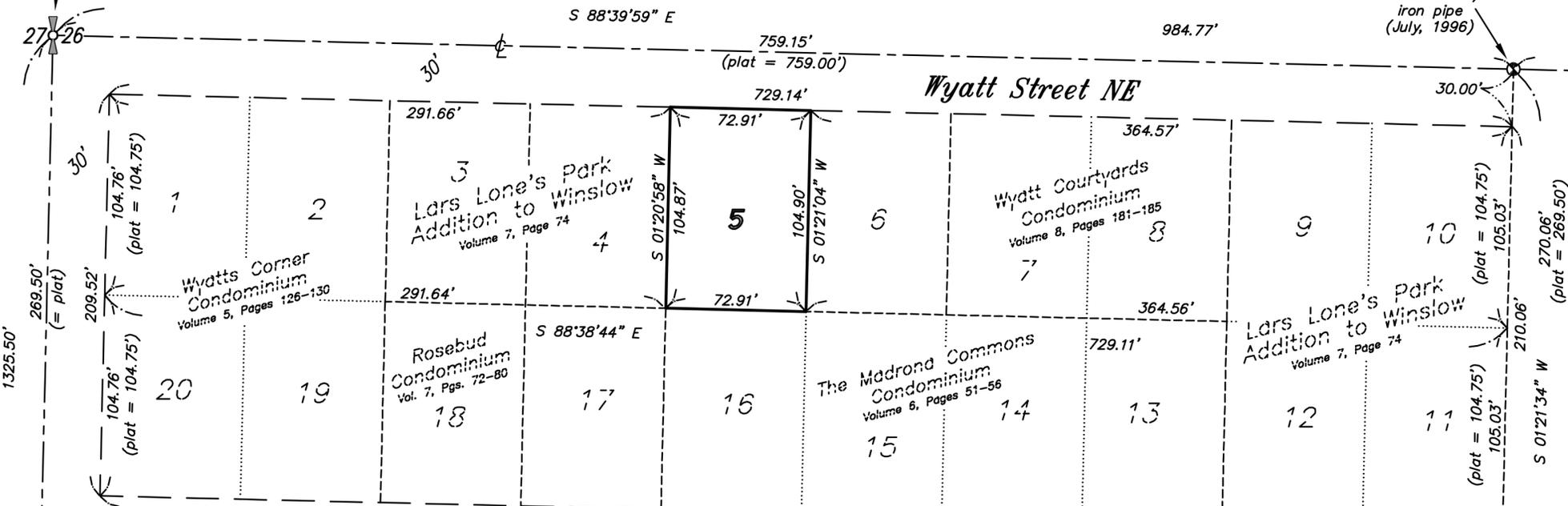
Preliminary Plat of Ravenwood
A Plat Community
 NW 1/4 SW 1/4, Sec.26, T.25N., R.2E., W.M.
 City of Bainbridge Island, Kitsap County, Washington

Scale: 1"=50'
 Assumed

Computed position is based on Kitsap County Section subdivision

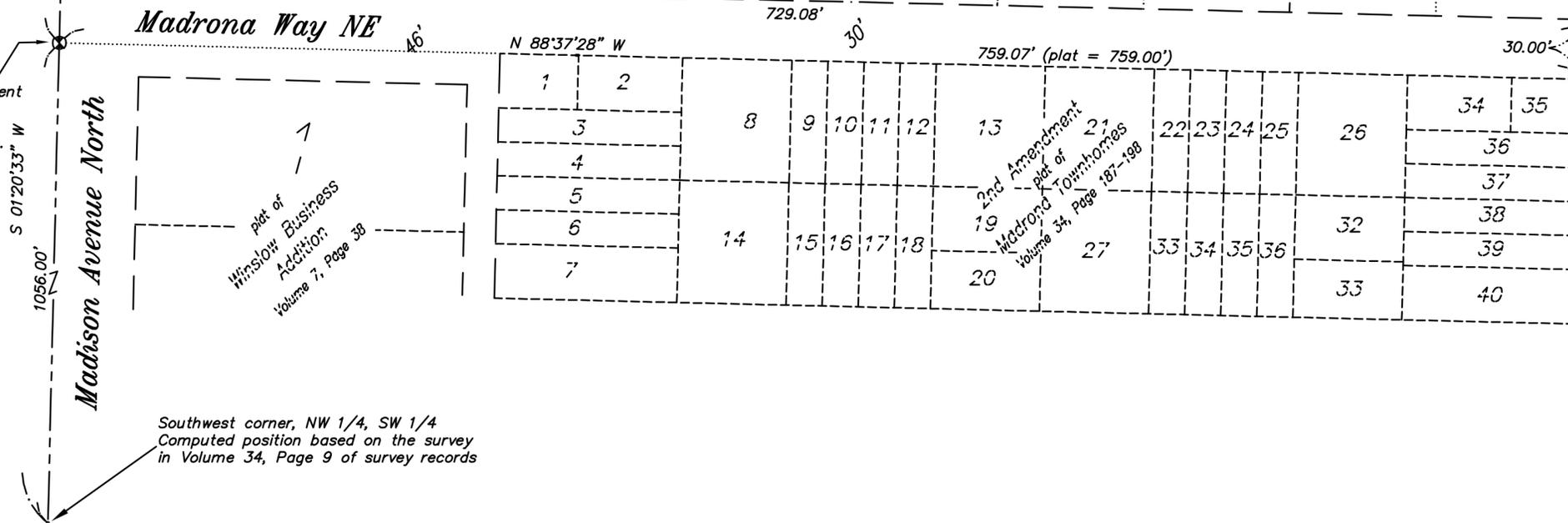
Monument in case found in August, 1995 was disturbed. Position is based on the survey in Volume 36, Page 82.

Found 1 1/2" iron pipe (July, 1996)



Found concrete monument with brass disc in case S 76°02'57" E 1.12' from computed position.

Found 1 1/2" iron pipe (July, 1996) Replaced with a 2" brass disk in concrete for the Plat of Madrona Townhomes 0.07' West of original found position.



Southwest corner, NW 1/4, SW 1/4 Computed position based on the survey in Volume 34, Page 9 of survey records

GRAPHIC SCALE



(IN FEET)
 1 inch = 50 ft.



11/30/21

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DATE 11/30/21

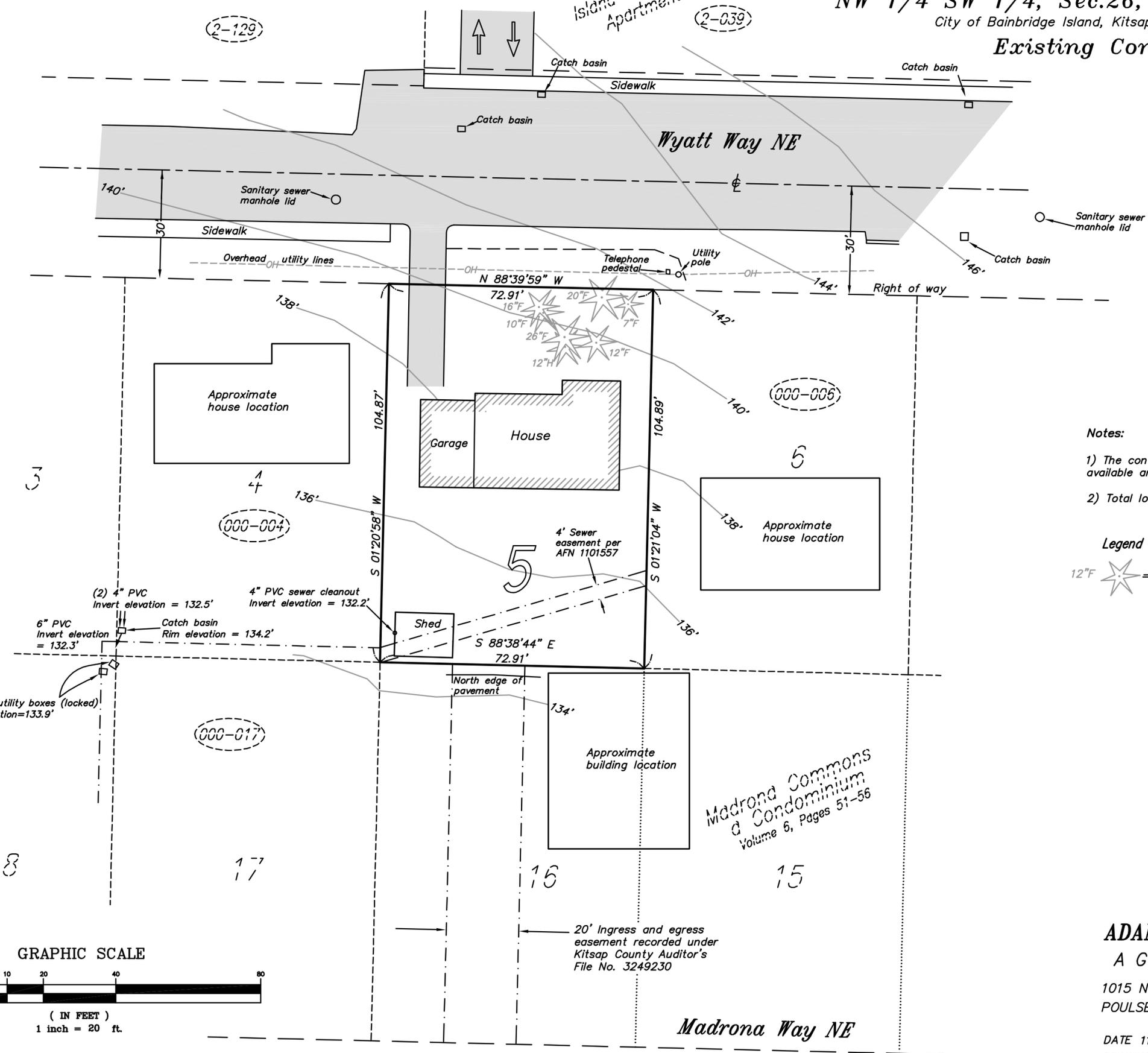
FIELD BOOK --

DRAWING 7507PP4

SHEET 4/6

**Preliminary Plat of Ravenwood
A Plat Community
NW 1/4 SW 1/4, Sec.26, T.25N., R.2E., W.M.
City of Bainbridge Island, Kitsap County, Washington
Existing Conditions**

Island Homestead
Apartments



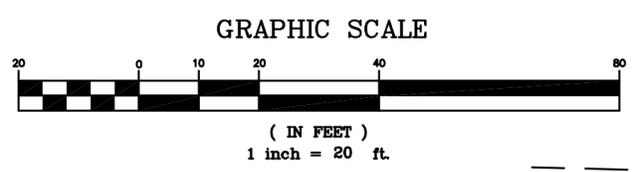
Notes:

- The contours shown are publicly available and were not field verified.
- Total lot area is 7,647 sq. ft.

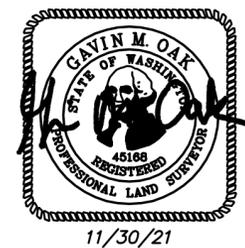
Legend

$12'' F$ = Coniferous tree with diameter and type (F = Fir; H = Hemlock)

Scale: 1" = 20'
Assumed



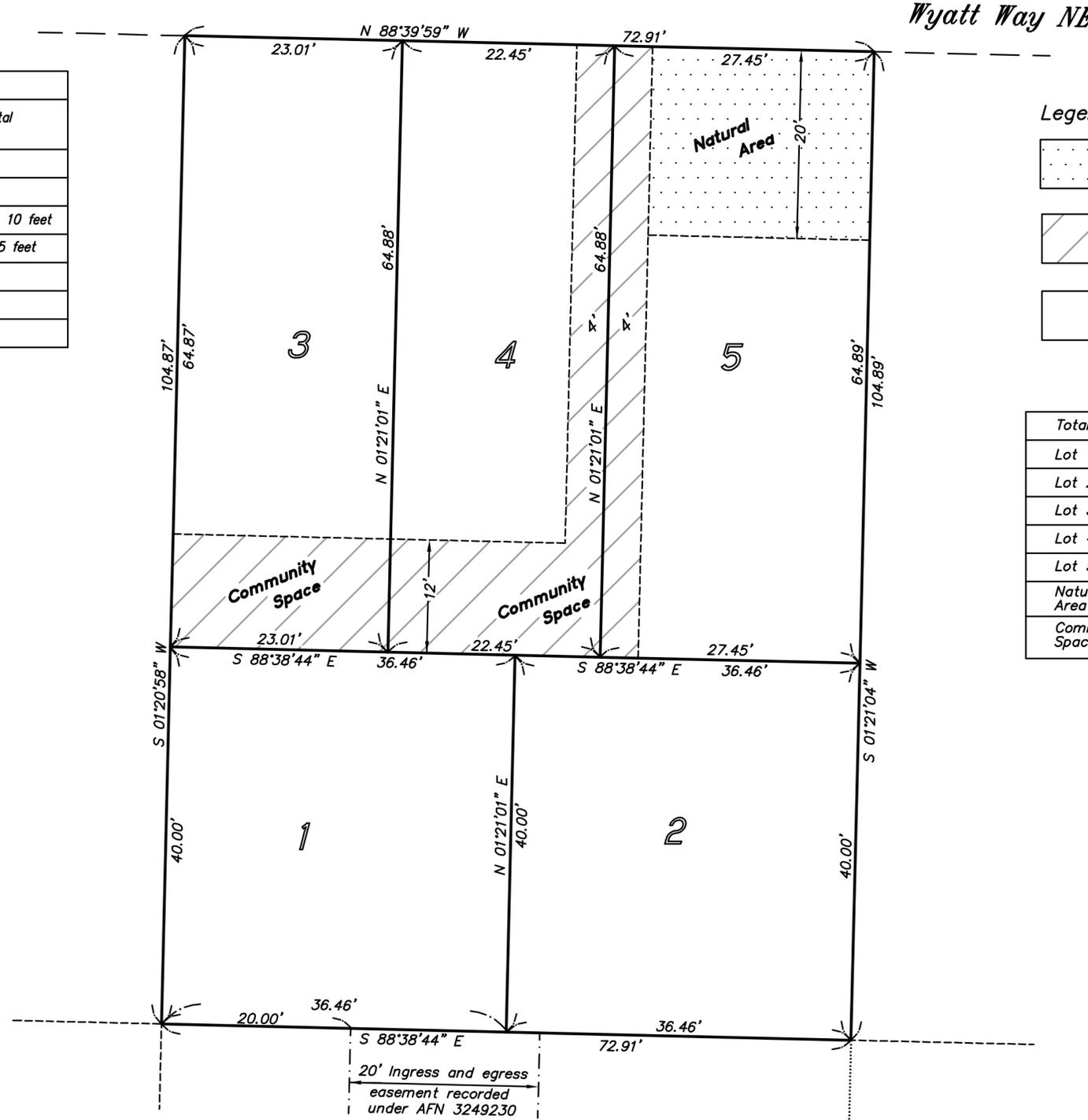
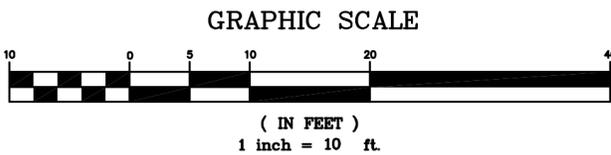
Madrona Commons
& Condominium
Volume 6, Pages 51-56



ADAM • GOLDSWORTHY • OAK
A G O LAND SURVEYING, LLC
1015 NE HOSTMARK ST. (360)779-4299
POULSBO, WA 98370 (206)842-9598
DATE 11/30/21 FIELD BOOK --
DRAWING 7507PP5 SHEET 5/6

Preliminary Plat of Ravenwood
A Plat Community
NW 1/4 SW 1/4, Sec.26, T.25N., R.2E., W.M.
 City of Bainbridge Island, Kitsap County, Washington
Lot Details

Building Setbacks	
Building to homesite boundary:	3 feet minimum, 10 feet total (Building 1,600 sf or less)
Building outside homesite to exterior boundary line:	5 feet
Homesite to exterior plat boundary line:	0 feet
Building outside homesite to edge of collector right-of-way:	10 feet
Building, (other than shared garage) to subdivision access:	5 feet
Shared garage to subdivision access road:	0 feet
Between shared garages:	10 feet
Homesite:	2,250 sq. ft.



Legend

	= Natural Area
	= Community Space
	= Homesite Area

Areas

Total	7,647 sq. ft.	0.175 acres
Lot 1	1,458 sq. ft.	0.033 acres
Lot 2	1,458 sq. ft.	0.033 acres
Lot 3	1,493 sq. ft.	0.033 acres
Lot 4	1,457 sq. ft.	0.033 acres
Lot 5	1,781 sq. ft.	0.041 acres
Natural Area	469 sq. ft.	(6%)
Community Space	1,017 sq. ft.	(13%)



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DATE 11/30/21 FIELD BOOK --
 DRAWING 7507PP6 SHEET 6/6

ZONING SUMMARY_SAMSON KBA SUBDIVISION

November 8, 2021

Site Address:	167 Wyatt Way NE, Bainbridge Island, WA #4110-000-005-0004		
Lot Area:	7,647SF (0.175AC)		
Zoning:	MUTC / CORE District		
Land Use Process:	Long Subdivision Application DRB Review		
Surrounding Uses:	East: MUTC-Core: SFR West: MUTC-Core: Commercial North: MUTC-Madison: Multi-family South: MUTC-Core: Multi-family		
Existing Use:	Single Family Residence (1,100SF)		
Proposed Uses:	5 Units		
Lot Coverage:	100% allowable		
Allowable FAR:	Residential (1600sf max/unit)	BASE FAR 3,059SF (0.4)	MAX W/ BONUS 7,647SF (1.0)
Program:	3 units @ 1600SF 2 units @ 1100SF	4,800SF <u>2,200SF</u> 7,000SF	
FAR:	3,941SF Bonus FAR with FAR transfer		
Parking:	Residential: 2bd unit @ 5units 50% Ferry Reduction (.45 miles to ferry)	10 spaces 5 spaces required, 1/unit min. 6 Provided	
Height Limit:	35' (45' with underbuilding parking)		
Setbacks:	0' Homesite to plat boundary, 0' Bldg to homesite boundary (zero lot line allowed), 10' Homesite to collector		
Lot Area:	No minimum		
Natural Area:	5% (382SF) SNA (mature trees)		
Community Space:	10% (763SF)		
Homesite:	2,250SF max.		
Design Diversity:	2 plan types are required		
Landscape:	Roadside Buffers: N/A Perimeter Landscape: N/A Parking Lot Landscaping: N/A Tree Retention: 40 tree units/acre x .18AC = 's 7.2 tree units Planting Requirements: N/A		
Street Type:	Neighborhood Mixed-use, 10' landscape setback		

Attn: Planning and Community Development
From: Charles Wenzlau, Wenzlau Architects
Date: November 8, 2021
RE: SAMSON KBA Subdivision – PROJECT NARRATIVE

The project has used the working title Samson KBA during the approval process. The preliminary subdivision plans have been updated to use the final name RAVENWOOD.

INTENDED USE OF THE LAND: proposal is to remove (1) single family residence (circa 1969) and construct (5) single family homes within long new subdivision.

PHASING: No phasing is proposed.

SEQUENCE AND TIMING: Project will begin as soon as building permits are approved.

PROPOSED LAND OWNERSHIP: All homes will be fee simple ownership.

COMMERCIAL AND RESIDENTIAL COMPONENTS OF THE PROJECT: The project is 100% residential.

DECISION CRITERIA (BIMC 2.16.040 E):

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

RESPONSE: The project is consistent with all applicable codes and guidelines.

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

RESPONSE: The project is designed to reflect recent development patterns in the neighborhood, enhances pedestrian movement and is consistent with Design for Bainbridge.

3. The Kitsap public health district has determined that the site plan and design meets the following decision criteria:

- a. The proposal conforms to current standards regarding domestic water supply and sewage disposal; or if the proposal is not to be served by public sewers, then the lot has

sufficient area and soil, topographic and drainage characteristics to permit an on-site sewage disposal system; and

b. If the health district recommends approval of the application with respect to those items in subsection F.3.a of this section, the health district shall so advise the director; and

c. If the health district recommends disapproval of the application, it shall provide a written explanation to the director; and

RESPONSE: Project has received approval from district.

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

RESPONSE: The project has been reviewed by engineer staff for traffic and non-motorized improvements.

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

a. The site plan and design conforms to regulations concerning drainage in Chapters [15.20](#) and [15.21](#) BIMC; and

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

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

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

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

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

RESPONSE: The project has been reviewed by engineer staff for consistency with above criteria.

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

RESPONSE: no harmful conditions are known to be caused by the project.

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

RESPONSE: The project does not contain any 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; and

RESPONSE: The project is not within the shoreline buffer.

9. If the applicant is providing privately owned open space and is requesting credit against dedications for park and recreation facilities required by BIMC [17.20.020.C](#), the requirements of BIMC [17.20.020.D](#) have been met; and

RESPONSE: The applicant is not requesting credit for open space dedication.

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

RESPONSE: The project complies with all requirements from BIFD.

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

RESPONSE: The project has been prepared consistent with purpose and review procedures.

CONCURRENT REVIEW: The proposed project is being submitted as a concurrent review; Site Plan Review and Long Subdivision.

COMMUNITY PARTICIPATION MEETING: See COBI audio for meeting comments.

BONUS FAR: The project will utilize bonus FAR obtained by applicant from the sale of the Mobile Home Park. The City attorney has processed the transfer of the FAR to the project site.

TRAFFIC: There is no traffic impact analysis required for the project since it is below the 50 peak VMT threshold. This determination is based upon attached preliminary analysis by Heath Associates; *Townhouses generate 8 trips per day per unit so the 50 trip threshold isn't exceeded. $5 \times 8 = 40$ – 10 existing = 30 trips new is the estimate.*

DESIGN REVIEW: The project has not requested any departures. No departures have been identified by DRB or staff.

EXISTING & PROPOSED TERMS: The property has an access easement through the adjoining property to the south of the subject property.

LANDSCAPE: The project does not have any landscape submittal requirements per BIMC 18.15.010, other than tree retention requirements which are indicated on the site plan.

SAR: The City will accept the submitted SAR application and the subsequent reviews as fulfilling the LID review requirements for the SAR.

August 18, 2021

Kelly Samson
167 Wyatt Way NE
Bainbridge Island, WA 98110

Re: Samson KBA Subdivision
Site Plan and Design Review Submittal

Dear Kelly,

This letter presents the access and utility design for inclusion in the Site Plan and Design Review submittal.

Project Description

The project site is located on the south side of Wyatt Way about 320 feet east of the intersection of Wyatt Way and Madison Avenue on Bainbridge Island. The project site consists of one parcel that is approximately 0.18 acres in size. There is a single family residence currently developed on the site. The site is currently accessed off Wyatt Way, but there is an access easement to the south of the property that connects to Madrona Lane.

The proposed project is to subdivide the property into five single family lots. To support this development parking facilities, water and sewer service, and stormwater mitigation will be constructed in accordance with City of Bainbridge Island requirements.

Storm Drainage

Existing Conditions

The site currently is developed with a driveway, house, shed and landscaping. There is a small cluster of trees located in the northeast corner of the property. The existing landcover areas on the site are as follows:

House	1,479 square feet,
Shed	196 square feet,
Driveway/Parking area	320 square feet,
Landscaping	4,984 square feet and
Woods	862 square feet.

The site slopes gently to the south. There is a grade change along the north boundary of the property and one along the south boundary. Both grade changes are less than 2 feet in height. The USDA maps the soils on the site as Kapowsin gravelly ashy loam. Based on our field investigations the permeable soil on the site is approximately 1 foot deep before reaching hard pan. Based on our findings the soils on site do not meet the requirements for infiltration BMPs.

The site receives dispersed runoff from the south half of the Wyatt Way pavement, north of the property (see Existing Conditions). Runoff generated on the site currently sheet flows across the site following grade until it reaches the property to the south. There were no indication of concentrated flow along the south property line.

Downstream Description

Once runoff leaves the property to the south it is collected in the drainage system that is located in the parking lot. This system routes the water to a detention tank that discharges to Madrona Way drainage system. The Madrona Way drainage system routes the water west to Madison Avenue. At the connection point, the City's system heading south is 36 inches in diameter. This system continues south through the Winslow Way intersection until reaching Bjune Drive SE. The system then flows to

the southeast past 109 Bjune Drive. The system then heads directly south and discharges into Eagle Harbor.

The Madrona Way drainage system is currently experiencing capacity issues. This has been caused by the shallow slope of the system when it was originally installed. There is a communications duct that runs along the east side of Madison Avenue that the drainage system had to avoid. Because of this, the system was laid at a shallow depth of cover and a flat slope. This limited the capacity of the system. Projects along Madrona Way have installed detention systems to reduce the peak flow to not exacerbate the issue.

Proposed Improvements

As discussed above the project will subdivide the land into 5 single family lots. The proposal also includes sidewalks, parking areas and landscaping to support the lots. The proposed improvements include the following land cover areas (see Proposed Areas):

Buildings	3,048 square feet,
Hardscape	1,065 square feet,
Driveway	1,185 square feet,
Landscaping	1,909 square feet and
Woods	634 square feet.

Stormwater Management

The proposed improvements were evaluated using the guidelines for new development in the Washington State Department of Ecology *Stormwater Management Manual for Western Washington* 2014 edition. The Manual evaluates the required Minimum Requirements for the development based on new or replaced hard surfaces and/or converted native vegetation. The site has less than 35% of existing impervious coverage, so the project is new development. The proposed project will create a total of 5,298-square feet of new and replaced impervious area onsite. The proposed converted pervious areas is 228-square feet. The project will disturb 7,207-square feet of the site.

The project is required to meet Minimum Requirements 1-9 for the new and replaced hard surface. Table 1 illustrates how each of the minimum requirements are met.

To meet Minimum Requirement 5 Onsite Stormwater Management the project will implement the following BMPs:

- Landscape areas will meet BMP T5.13 Post-Construction Soil Quality and Depth
- Some trees will be retained within the requirements of BMP T5.16 Tree Retention and Tree Planting.
- The building roofs will be routed to perforated stub-out connections in accordance with BMP T5.12C Perforated Stub-out Connections.

Because the pollution generating hard surface is less than 5,000-square feet, runoff treatment is not required, only onsite BMPs are required. We are proposing to route the runoff from the driveway to two small under drained rain gardens. The rain gardens are under drained because the permeable soil on the site is too shallow to meet the required separations found in code. The under drained rain garden is designed to provide over 91% filtration of the modelled runoff that they receive. These rain gardens will discharge to a drainage system that will route the runoff to a connection with the existing drainage system on the adjacent parcels to the west.

As mentioned in the downstream analysis, the drainage system in Madrona Way has limited capacity. To not worsen the situation, we are proposing to route a portion of the runoff from the project to the north and into the Wyatt Way drainage system. The Wyatt Way drainage system was recently upgraded to provide additional capacity by the City. We are proposing to route the runoff from the north three buildings to Wyatt Way. This reduced the runoff from the project to the Madrona Way system to below the level that currently occurs with the existing development.

Erosion Control

The Contractor will be responsible for maintaining erosion control facilities on the site during construction and for ensuring that sediment does not leave the site. The general principles of construction pollution prevention are:

- Retain native vegetation
- Prevent erosion rather than treat sediment laden water
- Employ site specific best management practices (BMPs)
- Divert upslope runoff around disturbed areas
- Phase construction operations to reduce total amount of disturbance at one time
- Amend soils before seeding
- Minimize the slope length and steepness of disturbed areas
- Reduce runoff velocities
- Prevent the tracking of sediment off site
- Employ BMPs that address not only erosion but also other potential pollutants.

A detailed erosion control plan will be developed during the final design.

Operation and Maintenance

In order to maintain long-term effectiveness of the drainage system, maintenance of the system will be required. An Operation and Maintenance Manual will be prepared during final design.

Water

Existing

The City has an 8 inch water main along the Wyatt Way frontage. There is currently one existing meter on the site.

Proposed

We are proposing to construct four additional water meters to serve the new lots from Wyatt Way. No other improvements to the water system are proposed.

Sewer

Existing

An 8-inch sewer main is located along the Wyatt Way and one in Madrona Way. The residence on the site is currently served by a private sewer that provides service to three other parcels. The existing sewer serves the property to the east. It then crosses the project site and continues through the next two properties to the west. The sewer line then heads south through the Rosebud project and connects to the sewer main in Madrona Way.

Proposed

We are proposing to pump four of the buildings to the sewer main in Wyatt Way. The private sewer serving the parcel to the east will need to be relocated to allow for the construction of the project. The fifth building on the project site will connect to the relocated private main to utilize the existing connection on the site. Based on this there will be no change to the use or load on the existing private sewer.

Site Access

Existing

The site is currently accessed from Wyatt Way. The property also has an easement through the property to the south to Madrona Way.

Proposed

The proposed project will remove the access to Wyatt Way and will connect to the parking lot on the parcel to the south within the limits of the existing easement.

Frontage Improvements

Existing

There is currently no sidewalk or curb and gutter along the Wyatt Way frontage.

Proposed

As part of the project a sidewalk and curb and gutter will be constructed along the Wyatt Way frontage.

We will be pleased to provide any additional information to you or to the City.

Very truly yours
Browne Wheeler Engineers, Inc.



11/17/21

Table 1
Summary of Stormwater Minimum Requirements

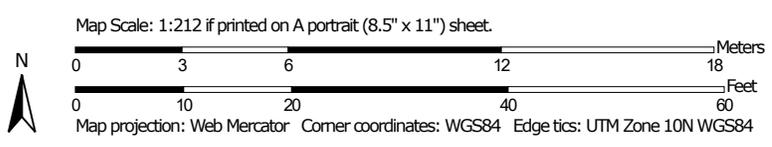
<u>Minimum Requirement</u>	<u>Comment</u>
1. Stormwater site plan	A stormwater site plan is presented.
2. Construction stormwater pollution prevention	A detailed erosion and sedimentation control plan will be submitted with the utility construction plans.
3. Source control of pollutants	Not applicable.
4. Preservation of natural drainage systems and outfalls	All stormwater will continue to discharge to Eagle Harbor through the City's storm drainage system.
5. On-site stormwater management	The runoff generated on the site will be retained to the maximum extent feasible. We will retain native vegetation to reduce the amount of runoff generated on the project and improve the disturbed soil to increase the amount of water held by the soil on site. Because of existing shallow soils infiltration best management practices are not feasible. We are proposing to use multiple underdrained rain gardens on the site to give runoff an opportunity to infiltrate into the existing soil while protecting the proposed improvements.
6. Runoff treatment	The project does not propose to construct over 5,000 square feet of PGHS therefore it is exempt from providing structural BMPs. We are proposing to use rain gardens to provide treatment of over 91% of the runoff that is collected.
7. Flow control	The project is exempt from flow control since it discharges to a man made drainage system that discharges directly to the salt water.
8. Wetlands protection	The project does not discharge to a wetland. N/A.
9. Operation and Maintenance	An O&M manual will be submitted with the project record drawings.

ENGINEERING CALCULATIONS

Soil Map—Kitsap County Area, Washington
(Samson KBA Sub)



Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Kitsap County Area, Washington
Survey Area Data: Version 17, Aug 31, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 9, 2018—May 23, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
22	Kapowsin gravelly ashy loam, 0 to 6 percent slopes	0.2	100.0%
Totals for Area of Interest		0.2	100.0%

KBA Long Plat

Lot Size 7841 sf 0.1800 ac

Existing Conditions

Impervious

House	1479 sf	0.0340 ac	19%
Driveway	320 sf	0.0073 ac	4%
Shed	196 sf	0.0045 ac	2%
Total	1995 sf	0.0458 ac	25%

Pervious

Woods	862 sf	0.0198 ac	11%
Landscaping	4984 sf	0.1144 ac	64%
Total	5846 sf	0.1342 ac	75%

Proposed

Impervious

Roof	3048 sf	0.0700 ac	39%
Driving Area	1185 sf	0.0272 ac	15%
Hardscape	1065 sf	0.0244 ac	14%
Total	5298 sf	0.1216 ac	68%

Pervious

Woods	634 sf	0.0146 ac	8%
Landscaping	1909 sf	0.0438 ac	24%
Total	2543 sf	0.0584 ac	32%

Theshold Areas

New/Replaced	5298 sf	0.1216 ac	68%
Converted Forest	228 sf	0.0052 ac	3%
Land Disturbance	7207 sf	0.1654 ac	92%

KBA Long Plat

North Basin (To Wyatt Way)

Impervious		
Roof	1404 sf	0.032 ac
Driving Area	0 sf	0.000 ac
Hardscape	0 sf	0.000 ac
Total	1404 sf	0.032 ac

South Basin (To Madrona Way)

Impervious		
Roof	1644 sf	0.0377 ac
Driving Area	1185 sf	0.0272 ac
Hardscape	1065 sf	0.0244 ac
Total	3894 sf	0.0894 ac

Pervious

Woods	634 sf	0.0146 ac
Planters	333 sf	0.0076 ac
Landscaping	1576 sf	0.0362 ac
Total	2543 sf	0.0584 ac

Offsite Driveway	46 sf	0.0011 ac
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Vicinity Map

WWHM2012 Wyatt Subdivision - [Kitsap2012]

File Edit View Help Summary Report

Map Help

Kitsap2012

The map displays a grid of streets in the Wyatt Subdivision. A red crosshair is positioned at the intersection of Wyatt and Madrona streets. Other labeled streets include Finch, Weaver, Lovell, Gideon, Knechtel, Government, Madison, Erickson, Winslow, Parfitt, Stetson, Wood, Finch, Blue, Brien, Shannon, Kiko, Shepard, Micholson, Mendowmark, Meadmark, Gage, and Gilmore. Water bodies shown include Eagle Harbor, Rainier Harbor, and Harbor Creek.

Site Information

Site Name:

Address:

City:

Gage:

Precip Factor:

Use WS-DOT data

Map Controls

English ENGL MULTI 11/17/2021 11:47 AM

Existing Conditions (Drains to Madrona Way)

WWHM2012 Wyatt Subdivision

File Edit View Help Summary Report

Basin Help

Schematic

SCENARIOS

Predeveloped

Mitigated

Run Scenario

Basic Elements

Pro Elements

LID Toolbox

Commercial Toolbox

Move Elements

Save x,y Load x,y

X 10 Y 0

Wed 11:45a - Wyatt Subdivision - Finish Mitigated

Existing Conditions Predeveloped

Subbasin Name: Existing Conditions

Flows To : Surface Interflow Groundwater

Area in Basin

Show Only Selected

Available Pervious		Acres	Available Impervious		Acres
<input type="checkbox"/> A/B, Forest, Flat		0	<input checked="" type="checkbox"/> ROADS/FLAT		0
<input type="checkbox"/> A/B, Forest, Mod		0	<input checked="" type="checkbox"/> ROADS/MOD		.0073
<input type="checkbox"/> A/B, Forest, Steep		0	<input type="checkbox"/> ROADS/STEEP		0
<input type="checkbox"/> A/B, Pasture, Flat		0	<input checked="" type="checkbox"/> ROOF TOPS/FLAT		.0385
<input type="checkbox"/> A/B, Pasture, Mod		0	<input type="checkbox"/> DRIVEWAYS/FLAT		0
<input type="checkbox"/> A/B, Pasture, Steep		0	<input type="checkbox"/> DRIVEWAYS/MOD		0
<input type="checkbox"/> A/B, Lawn, Flat		0	<input type="checkbox"/> DRIVEWAYS/STEEP		0
<input type="checkbox"/> A/B, Lawn, Mod		0	<input checked="" type="checkbox"/> SIDEWALKS/FLAT		0
<input type="checkbox"/> A/B, Lawn, Steep		0	<input checked="" type="checkbox"/> SIDEWALKS/MOD		0
<input type="checkbox"/> C, Forest, Flat		0	<input type="checkbox"/> SIDEWALKS/STEEP		0
<input checked="" type="checkbox"/> C, Forest, Mod		.0198	<input type="checkbox"/> PARKING/FLAT		0
<input type="checkbox"/> C, Forest, Steep		0	<input type="checkbox"/> PARKING/MOD		0
<input checked="" type="checkbox"/> C, Pasture, Flat		0	<input type="checkbox"/> PARKING/STEEP		0
<input checked="" type="checkbox"/> C, Pasture, Mod		0	<input type="checkbox"/> POND		0
<input type="checkbox"/> C, Pasture, Steep		0	<input type="checkbox"/> Porous Pavement		0
<input type="checkbox"/> C, Lawn, Flat		0			
<input checked="" type="checkbox"/> C, Lawn, Mod		.1144			
<input type="checkbox"/> C, Lawn, Steep		0			
<input type="checkbox"/> SAT, Forest, Flat		0			
<input type="checkbox"/> SAT, Forest, Mod		0			
<input type="checkbox"/> SAT, Forest, Steep		0			

Pervious Total 0.1342 Acres

Impervious Total 0.0458 Acres

Basin Total 0.18 Acres

Precipitation Gage 2 - <UNK> | Quilcene Auto Assign Gages

Deselect Zero Select By: GO

English ENGL MULTI 11/17/2021 11:48 AM

Proposed Basin to Madrona Way

WWHM2012 Wyatt Subdivision

File Edit View Help Summary Report

Basin Help

Schematic

SCENARIOS

Predeveloped

Mitigated

Run Scenario

Basic Elements

Pro Elements

LID Toolbox

Commercial Toolbox

Move Elements

Save x,y Load x,y

X 0 Y 0

Wed 11:45a - Wyatt Subdivision - Finish Mitigated

Basin 1 Mitigated

Subbasin Name: To Madrona Designate as Bypass for POC:

Flows To : Surface Interflow Groundwater

Area in Basin

Show Only Selected

Available Pervious		Available Impervious	
	Acres		Acres
<input type="checkbox"/> A/B, Forest, Flat	0	<input checked="" type="checkbox"/> ROADS/FLAT	.0272
<input type="checkbox"/> A/B, Forest, Mod	0	<input checked="" type="checkbox"/> ROADS/MOD	0
<input type="checkbox"/> A/B, Forest, Steep	0	<input type="checkbox"/> ROADS/STEEP	0
<input type="checkbox"/> A/B, Pasture, Flat	0	<input checked="" type="checkbox"/> ROOF TOPS/FLAT	.0377
<input type="checkbox"/> A/B, Pasture, Mod	0	<input type="checkbox"/> DRIVEWAYS/FLAT	0
<input type="checkbox"/> A/B, Pasture, Steep	0	<input type="checkbox"/> DRIVEWAYS/MOD	0
<input type="checkbox"/> A/B, Lawn, Flat	0	<input type="checkbox"/> DRIVEWAYS/STEEP	0
<input type="checkbox"/> A/B, Lawn, Mod	0	<input checked="" type="checkbox"/> SIDEWALKS/FLAT	.0244
<input type="checkbox"/> A/B, Lawn, Steep	0	<input checked="" type="checkbox"/> SIDEWALKS/MOD	0
<input type="checkbox"/> C, Forest, Flat	0	<input type="checkbox"/> SIDEWALKS/STEEP	0
<input checked="" type="checkbox"/> C, Forest, Mod	.0146	<input type="checkbox"/> PARKING/FLAT	0
<input type="checkbox"/> C, Forest, Steep	0	<input type="checkbox"/> PARKING/MOD	0
<input checked="" type="checkbox"/> C, Pasture, Flat	.0076	<input type="checkbox"/> PARKING/STEEP	0
<input checked="" type="checkbox"/> C, Pasture, Mod	.0362	<input type="checkbox"/> POND	0
<input type="checkbox"/> C, Pasture, Steep	0	<input type="checkbox"/> Porous Pavement	0
<input type="checkbox"/> C, Lawn, Flat	0		
<input checked="" type="checkbox"/> C, Lawn, Mod	0		
<input type="checkbox"/> C, Lawn, Steep	0		
<input type="checkbox"/> SAT, Forest, Flat	0		
<input type="checkbox"/> SAT, Forest, Mod	0		
<input type="checkbox"/> SAT, Forest, Steep	0		

Pervious Total 0.0584 Acres

Impervious Total 0.0893 Acres

Basin Total 0.1477 Acres

Precipitation Gage 2 - <UNK> | Quilcene Auto Assign Gages

Deselect Zero Select By: GO

English ENGL MULTI 11/17/2021 11:49 AM

Proposed Basin To Wyatt Way

WWHM2012 Wyatt Subdivision

File Edit View Help Summary Report

Basin Help

Schematic

SCENARIOS

Predeveloped

Mitigated

Run Scenario

Basic Elements

Pro Elements

LID Toolbox

Commercial Toolbox

Move Elements

Save x,y Load x,y

X 20 Y 0

Wed 11:45a - Wyatt Subdivision - Finish Mitigated

Basin 2 Mitigated

Subbasin Name: To Wyatt Designate as Bypass for POC:

Flows To : Surface Interflow Groundwater

Area in Basin

Show Only Selected

Available Pervious		Available Impervious	
	Acres		Acres
<input type="checkbox"/> A/B, Forest, Flat	0	<input checked="" type="checkbox"/> ROADS/FLAT	0
<input type="checkbox"/> A/B, Forest, Mod	0	<input checked="" type="checkbox"/> ROADS/MOD	0
<input type="checkbox"/> A/B, Forest, Steep	0	<input type="checkbox"/> ROADS/STEEP	0
<input type="checkbox"/> A/B, Pasture, Flat	0	<input checked="" type="checkbox"/> ROOF TOPS/FLAT	0.032
<input type="checkbox"/> A/B, Pasture, Mod	0	<input type="checkbox"/> DRIVEWAYS/FLAT	0
<input type="checkbox"/> A/B, Pasture, Steep	0	<input type="checkbox"/> DRIVEWAYS/MOD	0
<input type="checkbox"/> A/B, Lawn, Flat	0	<input type="checkbox"/> DRIVEWAYS/STEEP	0
<input type="checkbox"/> A/B, Lawn, Mod	0	<input checked="" type="checkbox"/> SIDEWALKS/FLAT	0
<input type="checkbox"/> A/B, Lawn, Steep	0	<input checked="" type="checkbox"/> SIDEWALKS/MOD	0
<input type="checkbox"/> C, Forest, Flat	0	<input type="checkbox"/> SIDEWALKS/STEEP	0
<input checked="" type="checkbox"/> C, Forest, Mod	0	<input type="checkbox"/> PARKING/FLAT	0
<input type="checkbox"/> C, Forest, Steep	0	<input type="checkbox"/> PARKING/MOD	0
<input checked="" type="checkbox"/> C, Pasture, Flat	0	<input type="checkbox"/> PARKING/STEEP	0
<input checked="" type="checkbox"/> C, Pasture, Mod	0	<input type="checkbox"/> POND	0
<input type="checkbox"/> C, Pasture, Steep	0	<input type="checkbox"/> Porous Pavement	0
<input type="checkbox"/> C, Lawn, Flat	0		
<input checked="" type="checkbox"/> C, Lawn, Mod	0		
<input type="checkbox"/> C, Lawn, Steep	0		
<input type="checkbox"/> SAT, Forest, Flat	0		
<input type="checkbox"/> SAT, Forest, Mod	0		
<input type="checkbox"/> SAT, Forest, Steep	0		

Pervious Total 0 Acres

Impervious Total 0.032 Acres

Basin Total 0.032 Acres

Deselect Zero Select By: GO

English ENGL MULTI 11/17/2021 11:49 AM

Parking Area to Rain Gardens

WWHM2012 Wyatt Subdivision

File Edit View Help Summary Report

Basin Help

Schematic

SCENARIOS

Predeveloped

Mitigated

Run Scenario

Basic Elements

Pro Elements

LID Toolbox

Commercial Toolbox

Move Elements

Save x,y Load x,y

X 40 Y 0

Wed 11:45a - Wyatt Subdivision - Finish Mitigated

Basin 3 Mitigated

Subbasin Name: To RG Designate as Bypass for POC:

Flows To: Surface Swale 1 Surface Swale 1

Area in Basin

Show Only Selected

Available Pervious		Available Impervious	
	Acres		Acres
<input type="checkbox"/> A/B, Forest, Flat	0	<input checked="" type="checkbox"/> ROADS/FLAT	0.0272
<input type="checkbox"/> A/B, Forest, Mod	0	<input checked="" type="checkbox"/> ROADS/MOD	0
<input type="checkbox"/> A/B, Forest, Steep	0	<input type="checkbox"/> ROADS/STEEP	0
<input type="checkbox"/> A/B, Pasture, Flat	0	<input checked="" type="checkbox"/> ROOF TOPS/FLAT	0
<input type="checkbox"/> A/B, Pasture, Mod	0	<input type="checkbox"/> DRIVEWAYS/FLAT	0
<input type="checkbox"/> A/B, Pasture, Steep	0	<input type="checkbox"/> DRIVEWAYS/MOD	0
<input type="checkbox"/> A/B, Lawn, Flat	0	<input type="checkbox"/> DRIVEWAYS/STEEP	0
<input type="checkbox"/> A/B, Lawn, Mod	0	<input checked="" type="checkbox"/> SIDEWALKS/FLAT	0
<input type="checkbox"/> A/B, Lawn, Steep	0	<input checked="" type="checkbox"/> SIDEWALKS/MOD	0
<input type="checkbox"/> C, Forest, Flat	0	<input type="checkbox"/> SIDEWALKS/STEEP	0
<input checked="" type="checkbox"/> C, Forest, Mod	0	<input type="checkbox"/> PARKING/FLAT	0
<input type="checkbox"/> C, Forest, Steep	0	<input type="checkbox"/> PARKING/MOD	0
<input checked="" type="checkbox"/> C, Pasture, Flat	0	<input type="checkbox"/> PARKING/STEEP	0
<input checked="" type="checkbox"/> C, Pasture, Mod	0	<input type="checkbox"/> POND	0
<input type="checkbox"/> C, Pasture, Steep	0	<input type="checkbox"/> Porous Pavement	0
<input type="checkbox"/> C, Lawn, Flat	0		
<input checked="" type="checkbox"/> C, Lawn, Mod	0		
<input type="checkbox"/> C, Lawn, Steep	0		
<input type="checkbox"/> SAT, Forest, Flat	0		
<input type="checkbox"/> SAT, Forest, Mod	0		
<input type="checkbox"/> SAT, Forest, Steep	0		

Pervious Total 0 Acres

Impervious Total 0.0272 Acres

Basin Total 0.0272 Acres

Deselect Zero Select By: GO

English ENGL MULTI 11/17/2021 11:50 AM

Rain Garden Dimension and Performance

WWHM2012 Wyatt Subdivision

File Edit View Help Summary Report

Bioswale Help

Schematic

SCENARIOS

Predeveloped

Mitigated

Run Scenario

Basic Elements

Pro Elements

LID Toolbox

Commercial Toolbox

Move Elements

Save x,y Load x,y

X 40 Y 12

Wed 12:40p - Wyatt Subdivision - Finish Mitigated

Bioretention 1 Mitigated

Facility Name Bioretention 1

Outlet 1 Outlet 2 Outlet 3

Downstream Connection 0 0 0

Use simple Bioretention Quick Swale Size Water Quality Size Facility

Underdrain Used Underdrain Diameter(ft) 0.5 Offset(in)

Orifice Diameter(in) 6

Bioretention Bottom Elevator 0

Flow Through Underdrain (ac-ft) 5.833

Total Outflow (ac-ft) 5.833

Percent Through Underdrain 100

WQ Percent Filtered 100

Bioretention Dimensions

Bioretention Length (ft) 20.000

Bioretention Bottom Width (ft) 4.000

Freeboard (ft) 0.500

Over-road Flooding (ft) 0.000

Effective Total Depth (ft) 4.15

Bottom slope of bioretention,(0-1) 0.000

Sidewall Invert Location.

Front and Back side slope (H/V) 0.000

Left Side Slope (H/V) 0.000

Right Side Slope (H/V) 0.000

Material Layers for

	Layer 1	Layer 2	Layer 3
Depth (ft)	0.250	1.500	1.400
Soil Layer 1	ASTM 100		
Soil Layer 2	SMMwW 12 in/hr		
Soil Layer 3	GRAVEL		

Edit Soil Types

KSat Safety Factor

None 2 4

Facility Dimension Diagram

Riser Outlet Structure

Outlet Structure Data

Riser Height Above bioretention surface (ft) 0.5

Riser Diameter (in) 6

Riser Type Flat

Orifice Number	Diameter (in)	Height (ft)
1	0	0
2	0	0
3	0	0

Bioretention Volume at Riser Head (ac-ft) .004

Show Bioretention Open Table

Native Infiltration NO

Total Inflow ac-ft	6.018	Precipitation on Facility (acre-ft)	0.405
		Evaporation from Facility (acre-ft)	0.185

English ENGL MULTI 11/17/2021 12:42 PM

Flow to Madrona Way Ex. Vs Proposed

WWHM2012 Wyatt Subdivision

File Edit View Help Summary Report

Analysis Help

Flow Frequency

Flow (cfs)	Predeveloped	Mitigated
2 Year	0.0559	0.0537
5 Year	0.0807	0.0721
10 Year	0.0998	0.0859
25 Year	0.1270	0.1055
50 Year	0.1498	0.1216
100 Year	0.1748	0.1392

Annual Peaks

Year	Predeveloped	Mitigated
1949	0.1059	0.0890
1950	0.0421	0.0475
1951	0.0791	0.0686
1952	0.0544	0.0538
1953	0.0473	0.0438
1954	0.0926	0.0787
1955	0.1012	0.0860
1956	0.2541	0.2043
1957	0.0784	0.0674
1958	0.0977	0.0796
1959	0.0724	0.0612
1960	0.0413	0.0380
1961	0.1084	0.0864
1962	0.0379	0.0417
1963	0.0596	0.0559
1964	0.0449	0.0445
1965	0.0229	0.0285
1966	0.1132	0.0896
1967	0.0638	0.0580
1968	0.0667	0.0597
1969	0.0499	0.0476
1970	0.0702	0.0623
1971	0.0731	0.0630
1972	0.0655	0.0564
1973	0.0411	0.0404
1974	0.0573	0.0508
1975	0.0536	0.0502
1976	0.0698	0.0592

Outlet 3

Quality: [] Size Facility: []

ft) [0.5] Offset(in) [6]

5.833

5.833

100

100

Dimension Diagram

surface (ft) [0.5]

height

ad (ac-ft) .004

pen Table []

Analyze datasets Compact WDM Delete Selected Monthly FF

501 POC 1 Predeveloped flow
801 POC 1 Mitigated flow

Evap POC 1 POC 2
All Datasets Flow Stage Precip

Flood Frequency Method
 Log Pearson Type III 17B
 Weibull
 Cunnane
 Gringorten

Total Inflow ac-ft 6.018
 Precipitation on Facility (acre-ft) 0.405
 Evaporation from Facility (acre-ft) 0.185

Wed 12:40p - Wyatt Subdivision - Finish Mitigated

English ENGL MULTI 11/17/2021 12:43 PM

Flow to Wyatt Way Proposed

WWHM2012 Wyatt Subdivision

File Edit View Help Summary Report

Analysis Help

Flow Frequency

Flow(cfs)	0802	15m
2 Year	=	0.0174
5 Year	=	0.0225
10 Year	=	0.0263
25 Year	=	0.0313
50 Year	=	0.0354
100 Year	=	0.0396

Annual Peaks

1949	0.0268
1950	0.0164
1951	0.0215
1952	0.0176
1953	0.0141
1954	0.0235
1955	0.0261
1956	0.0543
1957	0.0206
1958	0.0230
1959	0.0182
1960	0.0122
1961	0.0243
1962	0.0136
1963	0.0179
1964	0.0146
1965	0.0098
1966	0.0263
1967	0.0177
1968	0.0180
1969	0.0156
1970	0.0197
1971	0.0189
1972	0.0174
1973	0.0127
1974	0.0161
1975	0.0164
1976	0.0181

Outlet 3

Quality: [] Size Facility: []

ft) [0.5] Offset(in) [6]

5.833

5.833

100

100

Dimension Diagram

surface (ft) [0.5]

height

ad (ac-ft) .004

pen Table []

Analyze datasets Compact WDM Delete Selected Monthly FF

- 501 POC 1 Predeveloped flow
- 801 POC 1 Mitigated flow
- 802 POC 2 Mitigated flow
- 1000 Bioretention 1 ALL OUTLETS Mitigated
- 1003 Surface retention 1 OUTLET 1 Mitigated

All Datasets Flow Stage Precip

Evap POC 1 POC 2

Flood Frequency Method

- Log Pearson Type III 17B
- Weibull
- Cunnane
- Gringorten

Total Inflow ac-ft 6.018

Precipitation on Facility (acre-ft) 0.405

Evaporation from Facility (acre-ft) 0.185

Wed 12:40p - Wyatt Subdivision - Finish Mitigated

English ENGL MULTI 11/17/2021 12:45 PM

Max. Water Surface in Rain Gardens

WWHM2012 Wyatt Subdivision

File Edit View Help Summary Report

Analysis Help

Cumulative Probability

Flow (cfs)

0.01

0.001

0 0.5 1 2 5 10 20 30 50 70 80 90 95 98 99 99.5 100

+ 1003

Stream Protection Duration LID Duration Flow Frequency Water Quality Hydrograph

Wetland Input Volumes LID Report Recharge Duration Recharge Predeveloped Recharge Mitigated

Analyze datasets Compact WDM Delete Selected Monthly FF

501 POC 1 Predeveloped flow
801 POC 1 Mitigated flow
802 POC 2 Mitigated flow
1000 Bioretention 1 ALL OUTLETS Mitigated
1003 Surface retention 1 OUTLET 1 Mitigated

All Datasets Flow Stage Precip

Evap POC 1 POC 2

Flood Frequency Method

Log Pearson Type III 17B

Weibull

Cunnane

Gringorten

Year	Flow (cfs)
10 Year	0.0000
25 Year	0.0000
50 Year	0.0000
100 Year	0.0000
1949	0.0000
1950	0.0000
1951	0.0000
1952	0.0000
1953	0.0000
1954	0.0000
1955	0.0000
1956	0.0018
1957	0.0000
1958	0.0000
1959	0.0000
1960	0.0000
1961	0.0000
1962	0.0000
1963	0.0000
1964	0.0000
1965	0.0000
1966	0.0000
1967	0.0000
1968	0.0000
1969	0.0000
1970	0.0000
1971	0.0000
1972	0.0000
1973	0.0000
1974	0.0000
1975	0.0000
1976	0.0000
1977	0.0000
1978	0.0000
1979	0.0000
1980	0.0000

Outlet 3

Quality Size Facility

ft) 0.5 Offset(in)

6 0

5.833

5.833

100

100

Dimension Diagram

surface (ft) 0.5

height

ad (ac-ft) .004

pen Table

Total Inflow ac-ft 6.018

Precipitation on Facility (acre-ft) 0.405

Evaporation from Facility (acre-ft) 0.185

English ENGL MULTI 11/17/2021 12:46 PM



Katy Bigelow
206.351.1375
arboristkaty@gmail.com

Kelly Samson
Samson long plat, Wyatt Way NE
Bainbridge Island, WA 98110

Dear Mr. Samson:

Thank you for asking me to provide the valuation for two trees being retained on the Wyatt Way, Samson long plat development project. I completed a Level 2 assessment of these trees on November 10, 2021. All levels of tree assessment are detailed in an attachment to this memo.

Methodology

To assess the trees addressed in this report 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). The tools I use to make an assessment are limited to a compass, mallet and diameter tape unless otherwise noted. 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.

Appraisal Methodology and Discussion

To determine the value of the trees I utilized the protocol of the Council of Tree and Landscape Appraisers in *The Guide for Plant Appraisal*, 10th edition, by the Council of Tree and Landscape Appraisers.

The most notable changes to the Trunk Formula Technique from the 9th edition of the Guide are the changing of the depreciation rating classifications. The ratings of species, location, and condition from the 9th edition of the Guide were replaced with ratings of condition, functional limitations, and external limitations in the 10th edition of the Guide to align with the Uniform Standards of Professional Appraisal Practice (USPAP).

The appraisal process includes factors that contribute to the value of plants such as size, species, condition, and location. Three methods and three techniques can be used to develop a basic cost. Methods include:

Repair Cost – primarily used when there is damage to a plant or other landscape feature and the assignment focuses on correcting damage(s) or mitigating further losses,

- I did not choose this method as the assignment was to provide a cost estimate based on a value of how they stand today undamaged.

Reproduction Cost – Commonly used where a landscape item has been destroyed, removed or significantly damaged. This is widely used for tree inventories, preconstruction bonding and some insurance claims.

- I chose to use this method as the assignment was based on finding a value presuming 100% loss and subsequent replacement of the two trees I assessed.

Functional Replacement Cost – This is the cost of substitute items that provide equivalent utility, benefits or functions rather than the cost to produce an exact replica. This method is used in many of the same situations in which the reproduction cost method is used but provides a valuation where the emphasis is on restoring benefits as opposed to duplicating a landscape feature.

- Although this method could have been used I rejected it as the assignment was to issue a value of replicating the exact trees I assessed. Superadequacy is addressed by using depreciation methods discussed below.

Techniques for Estimating Cost include the direct cost technique (DCT), trunk formula technique (TFT) and cost compounding technique (CCT). The DCT estimates actual costs to install or repair a landscape item. The TFT and CCT are extrapolation techniques that take the cost of a nursery plant and proportionally increase it to infer the cost of a larger plant.

Sometimes it may be necessary to account for sub optimum characteristics. Deduction or depreciation considers physical deterioration, functional limitations and external limitations. In this case, I used the TFT method with depreciation to account for superadequacy in planting and to account for individual trees having minor defects.

Basic or depreciated costs may need to be further adjusted to account for costs associated with removal, clean-up, planting and other future maintenance tasks. In this case, my appraisal assignment did not include finding a cost for these tasks though based on the property location could be a significant “extra” cost to this project if undertaken.

Finally, the income and market approaches were rejected because,

- It would be very difficult to find comparable properties with similar value influenced solely by the presence or absence of the subject trees,
- Ecological benefits as represented by a calculator such as iTree Eco do not fully illustrate the benefits provided by the intended function of the hedge in the landscape and,
- In my opinion the diminution of this property’s real estate market value is not relevant to this case.

Trunk Formula Method

The theory of the Trunk Formula Method is to scale up the costs of the largest available tree relative to the total cross sectional area of the tree trunks. The unit cost per square inch of

nursery stock is calculated for the largest commonly available transplantable nursery stock, and it is multiplied by the cross sectional area of the subject plant being appraised to arrive at the basic cost of the tree.

The CTLA recommends extrapolating the cost of purchasing the largest commonly available nursery tree because that cost is tangible and relatable to larger trees. In the Pacific Northwest, Douglas-fir trees are found commonly but normally in smaller sizes at local nurseries. I averaged the cost of purchasing a five gallon specimen from three local nurseries to average costs.

Trunk Formula Method with depreciation: Depreciation is the monetary expression of suboptimum factors. Trunk Formula Method with depreciation is one of the most commonly utilized methods of tree appraisal.

Depreciation Factors

There are three depreciation ratings: Condition, Functional Limitations, and External Limitations. The appraised cost of the tree is the product of the basic cost and these three depreciation ratings.

The Condition rating reflects defects in health, structure, and form. The Condition rating is a subjective rating between 0% and 100% as determined by the appraising arborist.

Condition has three subcomponents: health, structure, and form. The Health subcomponent encompasses the attributes that limit the ability of the tree to undergo the processes of photosynthesis, including attributes of the vascular system, leaf density, wound closure, insect infestation, and abiotic disorders. Structure is the ability of the tree to support itself from falling or breaking apart. Form describes the tree's habit, shape, or silhouette as it develops from the interaction between the tree's genetics, site, and management. Health, Structure, and Form are subjectively rated on a scale of 0% to 100% by the appraising arborist according to Table 4.1 in the Guide for Plant Appraisal (CTLA, p. 44).

- The health of the trees was fair.
- The structure of the trees were fair but not great to withstand wind loading.
- The form of the trees were good.

Functional Limitations and External Limitations

Functional Limitations reflect the features of the tree/site interaction that restrict or constrain growth or function due to poor placement or size. External Limitations reflect restrictions to the trees outside control of the legal owner including easements, water restrictions, fatal pests and others. Functional Limitations and External Limitations are also subjective ratings ranging between 0% and 100% as determined by the appraising arborist.

Functional Limitations reflect the restriction on tree growth or intended use in the landscape based on the interaction of site and species.

- From a functional benefits perspective, the trees are in a fair placement on the lot and are slightly joined with other off property trees of the same species.

External Limitations are the restrictions on tree growth or intended use with respect to attributes outside the control of the property owner. Known fatal pests, drought restrictions, invasive species status, and utility easement conflict are all examples of external limitations.

- There are no major external limitations limiting either trees growth or reasons to retain.

Reconciliation

I was not asked to perform reconciliation as part of this assignment and the reasons for not choosing other methods of appraisal techniques are explained above.

Summary Results

Summary Results - Samson short plat 11-21		
Tree #	Species	Appraised Value
1	Douglas-fir (<i>Pseudotsuga menziesii</i>)	\$ 3,144.00
2	Douglas-fir (<i>Pseudotsuga menziesii</i>)	\$ 198.00

The detailed spreadsheet showing my calculations can be provided upon request.

Thank you very much for calling me for your arboricultural concerns.



Katy Bigelow
Board Master Certified Arborist
PNW ISA member # PN-6039B
PNW ISA Tree Risk Assessment Qualified
ASCA Registered Consulting Arborist® # 490

Levels of Tree Assessment

LEVEL 1: The Level 1 assessment is a visual assessment from a specified perspective of an individual tree or a population of trees near specified targets to identify obvious defects or specified conditions. A limited visual assessment typically focuses on identifying trees with an imminent and/or probable likelihood of failure.

Limited visual assessments are the fastest but least thorough means of assessment and are intended primarily for large populations of trees.

LEVEL 2: This is a basic assessment completing a detailed visual inspection of a tree and surrounding site, and a synthesis of the information collected. This assessment requires that a tree risk assessor walk completely around the tree—looking at the site, buttress roots, trunk, and branches.

A basic assessment may include the use of simple tools to gain additional information about the tree or defects. Basic is the standard assessment that is performed by arborists in response to a client's request for tree risk assessment. Simple tools may be used for measuring the tree and acquiring more information about the tree or defects. However, the use of these tools is not mandatory unless specified in the Scope of Work.

LEVEL 3: Advanced assessments are performed to provide detailed information about specific tree parts, defects, targets, or site conditions. They are usually conducted in conjunction with or after a basic assessment if the tree risk assessor needs additional information and the client approves the additional service. Specialized equipment, data collection and analysis, and/or expertise are usually required for advanced assessments. These assessments are therefore generally more time intensive and more expensive.

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.

I further certify that I am a member in good standing of the American Society of Consulting Arborists (ASCA) and the International Society of Arboriculture (ISA). I have been employed full time in the field of arboriculture for more than ten years.



Katy Bigelow
Board Master Certified Arborist
PNW ISA member # PN-6039B
PNW ISA Tree Risk Assessment Qualified
ASCA Registered Consulting Arborist® # 490



PLEASE READ THE FOLLOWING CAREFULLY BEFORE FILLING OUT THE CHECKLIST

Purpose of checklist:

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

Instructions for applicants: [\[help\]](#)

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals: [\[help\]](#)

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

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

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A. background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Samson KBA Subdivision

2. Name of applicant: [\[help\]](#)

Charles Wenzlau – Wenzlau Architects

3. Address and phone number of applicant and contact person: [\[help\]](#)

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

Contact: Charles Wenzlau or Jane Chung

4. Date checklist prepared: [\[help\]](#)

October 5, 2021

5. Agency requesting checklist: [\[help\]](#)

City of Bainbridge Island

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

Construction completion around Spring/Summer of 2023

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

NO

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

None known

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

None known

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

Long Subdivision, Site Plan Review, Building Permit

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

Project consists of a new 5-lot subdivision with
6 new parking stalls

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

LARS LONE'S PARK ADDITION TO WINSLOW
LOT 5, LARS LONE'S PARK ADDITION TO WINSLOW, AS RECORDED IN VOLUME 7 OF PLATS,
PAGE 74, RECORDS OF KITSAP COUNTY, WASHINGTON.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

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

Other: gently sloping

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ENVIRONMENTAL (SEPA) CHECKLIST**

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

Site is gently sloping (approx. 10' in height from north to south).

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

Site contains glacial till.

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

None

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

Excavation is limited to foundation installation.

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

Yes, erosion could occur as a result of clearing and construction, but not use, as the site will be stabilized prior to use. Best Management Practices will be designed and implemented during construction to minimize the risk of turbid water and sediments leaving the site.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

The site will have the following impervious surface types and sizes (% of total site area): Rooftops = 3048 sf (38.9%), Sidewalks/hardscapes = 1065 sf (13.6%), Parking = 1185 sf (15.1%); Total impervious area = 5298 sf (67.6%).

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CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST
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- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

A detailed erosion control plan will be developed during design and implemented during construction. The plan will include best management practices to provide a stabilized construction access, stabilization of disturbed soils, prevent offsite movement of sediment by trapping and perimeter fencing, and schedule construction to minimize erosion potential.

2. Air

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

Emissions from construction equipment in unknown quantities.
Some additional dust prior to stabilization of soil on site.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

None

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

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

3. Water

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

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

None

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2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

No

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

None

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

No

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

No

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

No

**CITY OF BAINBRIDGE ISLAND
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b. Ground Water:

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

No

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

None. All waste will be discharged into City sewer system.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

Runoff will be generated on the site from the driveways, roofs and landscape areas. The runoff will be collected in a storm drainage system on the site. The system is divided into two basins. The north portion of the site will drain to the City's drainage system in Wyatt Way. The south portion of the site will drain to the existing private drainage system to the west of the site. The runoff from the driveway will be routed to a rain garden that will provide water quality treatment before discharging to the existing drainage system to the west of the project.

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

Runoff from surfaces subject to vehicular traffic will be routed to water quality treatment facilities on the site to remove pollutants before the water leaves the site. These facilities will be designed in accordance with the City's stormwater code.

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

No

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

Raingardens and soil improvement will be utilized to control the water on the site. Onsite BMPS will be implemented to the maximum extent practical.

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

a. Check the types of vegetation found on the site: [\[help\]](#)

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

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

Due to small site area, most non-native vegetation will be removed. Several existing Fir trees in NE corner will be protected within proposed Natural Area.

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

None known

**CITY OF BAINBRIDGE ISLAND
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- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

New plantings will include native species and regionally adapted ornamental species. The former will be planted to supplement more natural areas and provide screening along the site perimeter. The landscape requirements for this site Street Frontage Landscaping.

In each of these categories native vegetation, drought resistant plant material, and adapted ornamentals will be specified to promote plant establishment, increase the likelihood of long-term planting success, reduce water consumption, and promote habitat.

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

None known

5. Animals

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

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

mammals: bear, elk, beaver, other:

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

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

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None known

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Not known

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

Use of native plantings.

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

None known

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

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6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Electric, solar

- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe. [\[help\]](#)

No

- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

Building envelope will be built to exceed code minimums combined with other energy conservation strategies, including LED lighting, low use water fixtures and energy efficient appliances. Site will include an electric vehicle charging station and bicycle parking.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. [\[help\]](#)

None

- 1) Describe any known or possible contamination at the site from present or past uses.

None

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

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FOR STAFF USE

vicinity.

None

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None

- 4) Describe special emergency services that might be required.

None

- 5) Proposed measures to reduce or control environmental health hazards, if any:

None

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

Traffic, neighboring business operations

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

Traffic, Equipment operation, construction

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Construction noise (operation hours to be limited) would occur as a short-term noise issue. Long-term noise types would include auto traffic & landscape maintenance.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

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Proposed project area is occupied by a single-family home used as a residence. Adjacent property uses are as follows: west (commercial), north (multi-family), east (single family residential), south mixed-use). Project will not affect current land uses other than normal activities such as vehicle and pedestrian movement.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

No.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

c. Describe any structures on the site. [\[help\]](#)

There is an existing single-family home.

d. Will any structures be demolished? If so, what? [\[help\]](#)

Yes

e. What is the current zoning classification of the site? [\[help\]](#)

Mixed-Use Town Center, Core District

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Mixed-Use Town Center, Core District

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

N/A

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h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

No

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

6-7 people (1.25 per unit)

j. Approximately how many people would the completed project displace? [\[help\]](#)

1-2 people

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

Comply with existing land use regulations and design guidelines.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

5 middle income

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

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One (middle income)

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

Increase number of housing units in downtown

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

35ft.

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

No views would be obstructed.

c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

Project is designed to comply with COBI design guidelines. A variety of building forms and materials will help add variety and break up project scale.

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Illumination from project site will occur at night due to interior lighting, site signage and outdoor lighting.

b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No

c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

Lights from adjacent street lights, buildings, etc.

d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

All exterior lighting will comply with city's dark sky guidelines to minimize light spill off-site and upward to sky.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Small pocket park

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

Building was built in 1969 and is not listed on historic register.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

None known

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- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

None

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None proposed

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

Wyatt Way and Madrone Lane

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

Yes. Nearby transit is available along Madison Avenue.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

6 New spaces

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

Yes. A new sidewalk will be installed along Wyatt Way.

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e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

Not known

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Site will have bicycle parking and is close to several transit routes, including Seattle ferry.

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

No.

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None

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16. Utilities

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer,
septic system, other _____
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

Electric, Water, Telephone, internet, Sewer Connection

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

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

Signature: _____

Name of signee _____

Position and Agency/Organization _____

Date Submitted: _____

CHECKLIST REVIEWED BY:

Project Manager, Department of Planning and Community Development

**CITY OF BAINBRIDGE ISLAND
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D. supplemental sheet for nonproject actions [\[help\]](#)

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

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

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

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

This project will not discharge toxic or hazardous substances. Production of noise will increase due to construction of buildings and noise associated with normal uses.

Proposed measures to avoid or reduce such increases are:

Water quality treatment, storm water facilities.

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

No affect known

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

Project will meet all required water quality requirements.
Landscape planting will rely primarily on drought tolerant native plantings.

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

Buildings will use a variety of energy sources, including propane, electricity and water.

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

Proposed measures to protect or conserve energy and natural resources are:
Energy consumption will be reduced due to compliance with state energy codes. Water consumption will be reduced due to use of drought tolerant plants and water conserving fixtures.

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

No use proposed. No affect known.

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

No measures proposed.

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

No use proposed. No affect known.

**CITY OF BAINBRIDGE ISLAND
ENVIRONMENTAL (SEPA) CHECKLIST**

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

No measures proposed.

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

Yes, due to commuting, health services, services associated with residential living.

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

Site is served by Kitsap Transit and will have bicycle parking facilities.

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

No conflicts known.

DRAFT

After recordation, please return to:

David A. Richdale
Treece Richdale Malone, P.S.
1718 Northwest 56th Street
Seattle, Washington WA 98107



3249230
Page: 1 of 6
04/18/2000 03:05P
Kitsap Co, WA

EXCISE TAX EXEMPT APR 18 2000

E.W.

EASEMENT AGREEMENT

This Agreement dated this ___ day of April, 2000 is entered into by and between Bainbridge Investment, L.L.C., a Washington limited liability company (Bainbridge Investment), owner of Parcel A, and Wyatt Lofts, L.L.C., a Washington limited liability company (Wyatt Lofts) owner of Parcel B. Wyatt Lofts desires to purchase and Bainbridge Investment desires to sell a non-exclusive easement for ingress and egress across the easement area referred to below located in Kitsap County, State of Washington, to-wit:

The properties encompassed by this Agreement, as depicted on the attached Exhibit "A" which is incorporated herein by reference, are described as follows:

Parcel A:

LOT 16, LARS LONE'S ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE(S) 74, RECORDS OF KITSAP COUNTY, WASHINGTON.

Parcel B:

LOT 5, LARS LONE'S ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE(S) 74, RECORDS OF KITSAP COUNTY, WASHINGTON.

Easement Area for vehicular and pedestrian roadway access:

A twenty (20) foot wide easement which begins twenty (20) feet distant from the west property line of Parcel A and is bordered on the North by Parcel B and bordered on the South by Madrona Way N.E.

[END OF EASEMENT AREA]

LAND TITLE COMPANY
has placed this document of
record as a customer courtesy
and accepts no liability for the
accuracy or validity of the
document.

EASEMENT AGREEMENT - 1
Ver 6.0

Unofficial Copy

The Parties agree as follows:

1. **Easement.** The owner of Parcel A hereby grants to the owner of Parcel B a permanent non-exclusive easement for vehicular and pedestrian roadway access for ingress and egress across the Easement Area specified herein.
2. **Consideration.** The owner of Parcel B has paid consideration in the amount of Twenty Five Thousand Dollars (\$25,000) to the owner of Parcel A. Should Wyatt Lofts at any time disturb the Easement Area, it shall promptly restore the Easement Area to its prior condition.
3. **Road Maintenance Agreement:** Wyatt Lofts hereby agrees to bear twenty percent (20%) of the reasonable costs for the surface maintenance of the Easement Area on Parcel A. This shall include, but not be limited to, cleaning, painting, patching, repairs, and resurfacing. Any demand for such by Bainbridge Investment shall be supported by invoices and payable by Wyatt Lofts within fifteen (15) days of demand.
4. **Runs With the Land:** This Agreement shall run with the land as affecting and burdening the property and shall be binding upon and inure to the parties hereto and their heirs, assigns, successors, and personal representatives of the owner of any Parcel and any new parcels within the property subdivided after the date of this Agreement.
5. **Arbitration of Disputes:** If any dispute arises under this Agreement, the parties agree to first arbitrate the dispute under the Mandatory Arbitration Rules of Kitsap County Superior Court, without regard to the amount in controversy or the nature of the relief sought. By agreeing to arbitrate any dispute, neither party waives their right to a trial *de novo* following arbitration.
6. **Attorneys' Fees:** If any legal action is brought to enforce any part of this Agreement, the prevailing party shall be entitled to reimbursement for reasonable attorneys' fees and costs incurred. This shall also include costs and fees incurred on any appeal of such action.
7. **Amendment and Termination:** This Agreement shall not be modified, amended, or terminated except by written instrument signed by the record owners of the parcels.
8. **No Merger:** This Agreement shall not be extinguished by operation of law in the event title to any or all of the Parcels of this Agreement are vested in the same party(ies).



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Kitsap Co, WA

EASEMENT AGREEMENT - 2

Ver 6.0

9. Venue: Any case or controversy in regard to the interpretation or enforcement of this agreement shall be decided by the Superior Court of Kitsap County, Washington.

IN WITNESS WHEREOF, this Agreement was executed effective on the date first above written.

WYATT LOFTS, L.L.C.
a Washington limited liability company

By: *Kelly*
Its: *Kelly Samen*

Date *7/13/00*

BAINBRIDGE INVESTMENT, L.L.C.
a Washington limited liability company

Sohee Smith
SOHEE SMITH, Manager

Date *4/13/00*

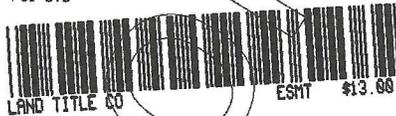
[NOTARY BLOCKS ON FOLLOWING PAGE]

Acknowledged and agreed to by
AMERICAN MARINE BANK

J. Arthur
J. ARTHUR

Date *April 17, 2000*

EASEMENT AGREEMENT - 3
Ver 6.0



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Page: 3 of 6
04/18/2000 03:05P
Kitsap Co, WA



STATE OF Washington

SS.

COUNTY OF Kitsap

(rep)

I hereby certify that I know or have satisfactory evidence that James Arthur

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument, on oath stated that he is is/are authorized to execute the instrument and acknowledged it as the Vice President of American Marine Bank to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

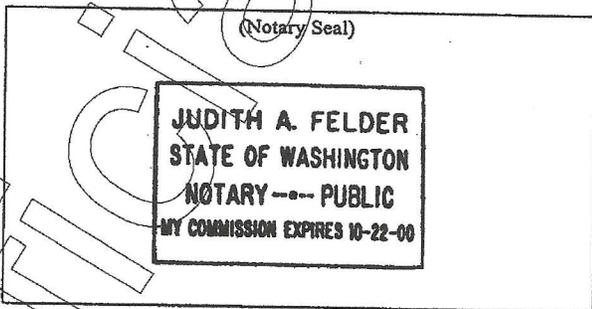
DATED: April, 2000

Judith A. Felder
NOTARY PUBLIC IN AND FOR THE STATE OF Washington

Judith A. Felder
PRINTED NAME OF NOTARY

RESIDING AT: 210 Shire RD - Port Ludlow WA 98365

MY APPOINTMENT EXPIRES: 10-22-00



LAND TITLE CO

ESMT \$13.80

3249230
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04/18/2000 03:05P
Kitsap Co, WA

Unofficial

STATE OF WASHINGTON)
) ss.
COUNTY OF Kitsap)

On this 13th day of April, 2000, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Kelli Samson to me known to be the Manager of Wyatt Lofts, L.L.C., the Washington limited liability company that executed the foregoing instrument and acknowledged the said instrument to be free and voluntary act and deed of said Company for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument.



WITNESS my hand and official seal hereto affixed the day and year first above written.

Diane S. Culp

Print name: Diane S. Culp

NOTARY PUBLIC in and for the state of

Washington, residing at: Bainbridge Island

My commission expires: 7-9-02

Office use only: _____

STATE OF WASHINGTON)
) ss.
COUNTY OF Kitsap)

On this 13th day of April, 2000, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Sohee Smith, to me known to be the Manger of Bainbridge Investment, L.L.C., the Washington limited liability company that executed the foregoing instrument and acknowledged the said instrument to be free and voluntary act and deed of said Company for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.



Diane S. Culp

Print name: Diane S. Culp

NOTARY PUBLIC in and for the state of

Washington, residing at: Bainbridge Island

My commission expires: 7-9-02

Office use only: _____



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Page: 5 of 6
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Kitsap Co, WA

Unnotified

Marlene Schubert

From: Winston Albert <winston@180com.com>
Sent: Thursday, March 24, 2022 3:24 PM
To: PCD
Cc: Kelly Tayara
Subject: Permit #PLN51711A SUB/SPR, Ravenwood Subdivision • Permit # PLN52173PRE , Hyla High School

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

Re:
Permit #PLN51711A SUB/SPR, Ravenwood Subdivision, 167 Wyatt Way NE Permit #PLN52173PRE, Hyla High School, 355/365/375/385 Ericksen Avenue

March 24, 2022

Hello Bainbridge Island City Planning.

I am writing to voice our concerns with and object to the Ravenwood Subdivision and Hyla High School plans, which would directly impact us as homeowners at 284 Madrona Way NE.

We believe that the proposed building projects would go one step further in increasing the density and congestion in our immediate neighborhood to deleterious levels. In combination with the 80-unit Wyatt & Madison Apartments project, you are looking at overrunning and totally altering the balance and character of our neighborhood – and of the greater community too.

We are concerned that the Ravenwood project will add to real traffic congestion and parking issues and also noise issues, reducing the quality of life for current property owners in the immediate neighborhood.

With the Hyla High School project, we are very concerned about the more obvious traffic congestion and parking issues, but also potential foot traffic, noise, and trash issues on Madrona Way NE as parents and students find shortcuts to making drop-offs and getting to and from the school. The school's website talks about the new campus as if it is a done deal. We'd like to hear what the plans and proposed policies are for tangibly protecting the ambiance of our neighborhood and the property of the neighborhood's residents.

We don't want Madrona Way NE or our building's parking areas to become the unofficial "overflow lot", "drop-off zone", or "cut-through" for drivers and pedestrians visiting the Ravenwood buildings or Hyla High School campus. Can you please tell us what specific, substantive measures you are taking to mitigate and avoid these situations? We would like a response from you.

Moreover, as I have written to your offices before, the explosive number of approved building projects on Bainbridge Island is quickly and exponentially saturating and overcrowding the existing infrastructure and services capacity of the island in general. Everything from roads to parking to utilities to physicians and healthcare services to cultural events and venues to social and entertainment amenities to the public library to restaurants and grocery stores to recreational facilities and everything in between – these finite resources simply can't keep up with the volume and scale of residential units you are considering and authorizing. The building boom is squashing the small-town feel and "island lifestyle" that have defined Bainbridge for decades and more.

The serious density problems being created will not be felt more keenly or disproportionately than in our immediate neighborhood and in the downtown Winslow area. Short-sighted planning policies endanger what makes Bainbridge special. The community needs leadership and planning officials to take the longer view right now.

Please confirm receipt of this email, if possible.

Respectfully,
Winston Albert

—

Winston Albert
284 Madrona Way NE, #224
Bainbridge Island, WA 98110
415.994.0903
winston@180com.com