



CITY OF
BAINBRIDGE ISLAND

**PLANNING COMMISSION SPECIAL MEETING
THURSDAY, AUGUST 12, 2021**

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

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AGENDA

1. **CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW - 6:00 PM**
We would like to begin by acknowledging that the land on which we gather is within the aboriginal 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 **Review and approve meeting minutes for June 24, July 8, July 22, and July 29, 2021.** 10 Minutes
[Planning Commission Meeting Minutes DRAFT 062421.pdf](#)
[Planning Commission Meeting Minutes DRAFT 070821.pdf](#)
[Planning Commission Meeting Minutes DRAFT 072221.pdf](#)
[Planning Commission Meeting Minutes DRAFT 072921.pdf](#)
3. **PUBLIC COMMENT - 6:15 PM**
Public comment on off-agenda items.
4. **UNFINISHED BUSINESS - 6:25 PM**

- 4.a **(6:25 PM) - Review and consider proposed amendment to BIMC Chapter 16.18. Tree Removal, Forest Stewardship and Vegetation Maintenance re: an exemption from a permit for defensible space (Ordinance No. 2021-07)**
20 Minutes
Ordinance No. 2021-07 Wildfire Mitigation Aug 12 PC
Ex A Ordinance 2021-07

5. **NEW BUSINESS - 6:45 PM**

- 5.a **(6:45 PM) - Buxton Center for Bainbridge Performing Arts Major Adjustment to a Site Plan Review Permit (PLN51828 SPRA)** 45 Minutes
SPRA PC staff report Buxton for BPA .pdf
DESIGN REVIEW BOARD MEETING MINUTES 05032021 (3).pdf
K. Narrative_Updated Decision Criteria Statement (1).pdf
A. Site Plan_Update 2 (3).pdf
51828 SPRA O. Architectural Drawings (5).pdf
51828 SPRA D. Landscape Plans (6).pdf
51828 SPRA S. Site Lighting Plan.pdf
51828 SPRA B. Civil Site and Utilities Plans.pdf
SEPA Checklist - Bainbridge Performing Arts - 2021-03-25_Signed (3).pdf

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

7. **FOR THE GOOD OF THE ORDER - 7:35 PM**

8. **ADJOURNMENT - 7:40 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: August 12, 2021

ESTIMATED TIME: 10 Minutes

AGENDA ITEM: Review and approve meeting minutes for June 24, July 8, July 22, and July 29, 2021.

AGENDA CATEGORY: Minutes

PROPOSED BY: Jane Rasely

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

PREVIOUS COUCIL REVIEW DATE(S):

RECOMMENDED MOTION:

I move to approve the minutes as distributed.

SUMMARY:

BACKGROUND:

ATTACHMENTS:



CITY OF
BAINBRIDGE ISLAND

Planning Commission Special Meeting June 24, 2021

Meeting Minutes

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

Chair Kimberly McCormick Osmond called the meeting to order at 5:58 PM. Commissioners in attendance were William Chester, Jon Quitslund, Lisa Macchio, Sarah Blossom and Ashley Mathews. Vice-chair Joe Paar was absent and excused. City Staff present were Planning & Community Development Director Heather Wright, Planning Manager David Greetham and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The Land Acknowledgement was read. There were not any conflicts disclosed.

2) **PLANNING COMMISSION MEETING MINUTES**

2.a Review and Approve Meeting Minutes

Cover Page

[Planning Commission Meeting Minutes DRAFT 052721.pdf](#)

[Planning Commission Meeting Minutes DRAFT 061021.pdf](#)

Motion: I move approval of the minutes as distributed for the Planning Commission meeting on May 27, 2021 and June 10, 2021.

Quitslund/Mathews: Passed Unanimously

3) **PUBLIC COMMENT**

None.

4) **UNFINISHED BUSINESS**

4.a Discussion on draft Ordinance No. 2021-07, BIMC Chapter 16.32, Protection of Landmark Trees

Cover Page

[Ordinance No.2021-07 - No Mark Up](#)

[Exhibit A to ORD 2021-07 - Chapter 16.32 BIMC \(Protection of Landmark Trees\)](#)

[Ordinance 2021-07 Comments CM Carr \(Chapter 16.32 ONLY\)](#)

Planning & Community Development Director Heather Wright facilitated discussion.

5) **NEW BUSINESS**

5.a PSE (Potelco) Noise Variance Valley RD Pole Replacement - Planning and Community Development,

Cover Page

Potelco Noise Variance Application - Revised.pdf

Potelco Noise Variance Aerial Photo Vicinity Map.pdf

Potelco Noise Variance Vicinity Map and Equipment Details.pdf

Potelco Noise Variance Temporary Traffic Control Plan.pdf

Planning Manager David Greetham introduced Andy Swayne from Puget Sound Energy who presented the project application.

Motion: I move to approve the Potelco Inc., request for a noise variance to conduct nighttime power pole replacement at 10568 NE Valley Road between the hours of 7:00 PM July 15, 2021, and 5:00 AM July 16, 2021.

McCormick Osmond/Blossom: Passed Unanimously

5.b PSE Noise Variance Bucklin Hill RD Pole Replacement - Planning and Community Development, Cover Page

Bucklin Hill RD Noise Variance Master-Land-Use-Application.pdf

Bucklin Hill RD Noise Variance Aerial.pdf

Bucklin Hill RD Noise Variance Map.pdf

Bucklin Hill Pole Replacements Parcels Within 500 Feet.pdf

David Greetham introduced this project with Andy Swayne from PSE providing project details.

Motion: I move to approve PSE's request for a noise variance to allow nighttime work for pole replacement on Bucklin Hill Rd for six nights on July 1, 2, 6, 7 8 and 9 between the hours of 7:30 PM and 5:00 AM.

Mathews/Blossom (amended by McCormick Osmond): Passed Unanimously

6) **PLANNING DIRECTOR'S REPORT**

Planning & Community Development Director Heather Wright provided updates on items of interest to the Planning Commission which included City Hall re-opening plans for the Planning & Community Development Department.

7) **FOR THE GOOD OF THE ORDER**

8) **ADJOURNMENT**

The meeting was adjourned at 7:54.

Kimberly McCormick Osmond, Chair

Jane Rasely, Administrative Specialist



CITY OF
BAINBRIDGE ISLAND

Planning Commission Special Meeting July 8, 2021

Meeting Minutes

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

Chair Kimberly McCormick Osmond called the meeting to order at 6:00 PM. Commissioners in attendance were William Chester, Lisa Macchio, Sarah Blossom, Ashley Mathews and Yesh Subramanian. Joe Paar was absent and excused. City Staff present were Planning & Community Development Director Heather Wright, Planning Manager David Greetham, Senior Planner Jennifer Sutton and Administrative Specialist Marlene Schubert who monitored recording.

The agenda was reviewed, and the Land Acknowledgement read. There were not any conflicts disclosed.

2) **PUBLIC COMMENT**

None.

3) **UNFINISHED BUSINESS**

3.a **Public Hearing Draft Ordinance No. 2021-12 & Resolution 2021-07: Phase 2 Triage Code Changes Related to Improving the Pre-application Phase.**

Cover Page

Ordinance No. 2021-12

Exhibit A Phase Two Triage Code Changes - DforB revisions

Exhibit B - Project Review Flow Chart

RESOLUTION_NO_2021-07

The public hearing was opened at 6:11 PM.

There was not any public comment.

The public hearing was closed at 6:11 PM

Motion: I move to recommend approval of Ordinance 2021-12 and Resolution 2021-07 Phase 2 Triage Code Changes related to improving the Pre-application Phase to the City Council.

Blossom/Mathews: Passed Unanimously

3.b BIMC Chapter 16.18. Tree Removal, Forest Stewardship and Vegetation Maintenance re: an exemption from a permit for defensible space

Cover Page

December 17, 2020 - Public Hearing Draft ORD 2020-28 Exhibit A Chapter 16.18 BIMC Tree Removal Forest Stewardship and Vegetation Maintenance

Motion: I would like to make a motion that we include the defensible space language in our tree ordinance which is in BIMC C16.18. This was with the draft Ordinance 2020-28, Exhibit A, Chapter 16.18 BIMC and it would include hyperlinks for information that individuals wanting to create the defensible space around their homes could link to.
Chester/Subramanian: Passed (5 ayes/1 nay)

See also recorded motion.

4) NEW BUSINESS

4.a Discuss Draft Island Center Subarea Plan: Focus on Introduction, History, Existing Conditions, Vision and Goals Sections (Plan pages 1-18)

Cover Page

20210708 PC Memo

Steering Committee Recommended DRAFT Island Center Subarea Plan
ISLAND CENTER COMMITTEE - MINORITY REPORT

Senior Planner Jennifer Sutton led discussion.

Public Comment

Lisa Neal – Stated the majority of island residents are concerned about the retaining/preserving the rural nature of the island and that it was undisputed that Bainbridge Island zoning will accommodate population growth through the year 2050.

Christina Tibbals – Stated she was a new resident of the Island Center area and that the draft Island Center Subarea Plan was a surprise to her neighbors.

5) PLANNING DIRECTOR'S REPORT

Director Heather Wright provided an overview of upcoming items of interest to the Planning Commission.

6) FOR THE GOOD OF THE ORDER

7) ADJOURNMENT

The meeting adjourned at 8:35 PM.

Kimberly McCormick Osmond, Chair

Jane Rasely, Administrative Specialist



Planning Commission Recorded Motion

Planning Commission Meeting Date:	July 8, 2021
Project Proposal Name and Number:	Triage Phase 2 Changes related to Improving the Pre-application Phase - Ordinance No. 2021-12 & Resolution No. 2021-07
Decision Maker:	City Council

Purpose: The purpose of the Planning Commission’s review and recommendation is to determine if a proposed ordinance is consistent with the comprehensive plan.

Consideration: The Planning Commission shall consider the ordinance at a public meeting where public comment will be taken. The Planning Commission shall recommend approval, or approval as amended, of the ordinance.

The Planning Commission will adopt written findings of facts and conclusions and determine if the ordinance is consistent with Bainbridge Island Municipal Code and the comprehensive plan. This motion will be included in the staff report transmitted to the City Council.

Findings of Fact and Reasons for Action

The ordinance, as amended, is:

- 1) Consistent with the municipal code and comprehensive plan by providing project applicants with comprehensive plan information and including the Planning Commission and the Design Review Board early in the review process.

Recommendation:

The Planning Commission recommends the City Council:

- Approve the ordinance as recommended.
- Approve the ordinance with the following changes:
 - a.
 - b.
 - c.



Planning Commission Recorded Motion

Recorded motion on July 8, 2021:

Planning Commission Record of Vote:

Commissioner	Support	Oppose	Absent	Abstain
Chester	x			
McCormick Osmond	x			
Subramanian	x			
Macchio	x			
Paar			x	
Blossom	x			
Matthews	x			
Total	6		1	

CITY OF BAINBRIDGE ISLAND PLANNING COMMISSION

Kimberly Melonick Osmond
Chair

Date: 7-8-2021

Marlene Schubert

Administrative Specialist, Planning and Community Development

Date: 7-8-2021



Planning Commission Special Meeting July 22, 2021

Meeting Minutes

1) CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW

Vice-chair Joe Paar called the meeting to order at 6:01 PM. Commissioners in attendance were William Chester, Sarah Blossom, Ashley Mathews and Yesh Subramanian. Kimberly McCormick Osmond and Lisa Macchio were absent and excused. City Staff present were Planning & Community Development Director Heather Wright, Planning Manager David Greetham, Senior Planners Jennifer Sutton and Kelly Tayara and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed, and the Land Acknowledgement read. There were not any conflicts disclosed.

2) PUBLIC COMMENT

Lisa Neal - Spoke about comments by two of the Planning Commissioners made at the last Planning Commission meeting and reminded the Commission that the public are muted before and after their public comment is made and they are not able to ask questions or respond to comments made by the Commissioners. She asked for a clarification on Commissioner Mathews' comment about Ms. Neal's comments at the last meeting.

3) UNFINISHED BUSINESS

3.a **Ordinance 2021-10 (formerly 2020-16) Amending Bonus Floor Area Ratio (FAR) Options, BIMC 18.12.030.E.**

Cover Page

20210722 PC Staff Memo.docx

DRAFT Ordinance No. 2021-10 formerly 2020-16.docx

Exhibit_A Ord. 2021-10.docx

MUTC and HS Rd Zoning Districts Map.pdf

Nov 19 20 PC Mtg Minutes.pdf

20201008 PC Cover Letter to CC on Bonus FAR.pdf

Senior Planner Jennifer Sutton provided a review of the draft ordinance and facilitated discussion.

4) NEW BUSINESS

4.a **Public Hearing - WSDOT Noise Variance for Ferry Terminal Overhead Walkway Replacement - Planning and Community Development,**

Cover Page

51970 WSDOT Noise Variance - Master Land Use Application.pdf

51970 WSDOT Noise Variance - Project Narrative.pdf

51970 WSDOT Noise Variance - Weekend Nighttime Work Schedule.xlsx

51970 WSDOT Noise Variance - Plan Set.pdf

Planning Manager David Greetham provided a brief overview of the project and introduced Washington State Department of Transportation Staff who presented the project parameters.

The public hearing was opened at 6:57 PM.
There were not any public comments.
The public hearing was closed at 6:58 PM.

Motion: I move that we approve the noise variance for the six weekend evening times that have been requested. I would add to that request that the communications for complaints be addressed per the Commissioners' comment so we can have some evaluation of what the noise might accomplish. Other than that, I would recommend approval of this work.

Chester/Subramanian: Passed Unanimously

4.b [Messenger House Major Site Plan Review and Major Adjustment to a Conditional Use Permit \(PLN51717 SPR/CUPA\)](#)

[Cover Page](#)

[Messenger House SPR_CUPA Staff Report_to_PC.pdf](#)

[DESIGN REVIEW BOARD MEETING MINUTES.pdf](#)

[Plan Set.pdf](#)

[Site Plan \(Revised\).pdf](#)

[Existing vegetation canopy.pdf](#)

[SEPA checklist.pdf](#)

[Messenger House_Applicant Project Narrative.pdf](#)

[Minor CUP Staff Report for lot coverage waiver.pdf](#)

Senior Planner Kelly Tayara introduced the project and Architect Charlie Wenzlau presented the project overview.

Public Comment

Hoyt Corbett - Thanked Development Engineer Paul Nylund and Charlie Wenzlau for being open to moving the walking trail away from his home in the south corner of the property.

See recorded motion for recommendation.

5) PLANNING DIRECTOR'S REPORT

Planning & Community Development Director Heather Wright provide an overview of items of interest to the Planning Commission.

6) FOR THE GOOD OF THE ORDER

7) ADJOURNMENT

Meeting adjourned at 8:00 PM.

Kimberly McCormick Osmond, Chair

Jane Rasely, Administrative Specialist



PLANNING COMMISSION RECORDED MOTION

Planning Commission Meeting Date:	July 22, 2021
Project Proposal Name and Number:	Messenger House/PLN51717 SPR/CUPA
Documents available at:	Online Permit Portal
Decision Maker:	Hearing Examiner

Purpose: The purpose of the Planning Commission’s review and recommendation is to determine if a proposed project is consistent with the comprehensive plan and applicable design guidelines, BIMC Titles 17 and 18.

Consideration: The Planning Commission shall consider the project application at a public meeting where public comment will be taken. The Planning Commission shall recommend approval, approval with conditions, or denial of the proposed project.

The Planning Commission will adopt written findings of facts and conclusions and determine if the project is consistent with Bainbridge Island Municipal Code and the comprehensive plan. This motion will be included in the staff report transmitted to the reviewing bodies and decision maker.

Findings of Fact and Reasons for Action

1. The project, as conditioned, is found to meet all the applicable decision criteria.
2. The project, as conditioned, is found to be compliant and consistent with the comprehensive plan.
3. The project, as conditioned, is found to meet all other applicable laws.
4. The project is either :

 X Found to meet the recommendations by the Design Review Board; **OR**

 Recommended for deviation from the Design Review Board’s recommendation for the following reasons:

- a.
- b.
- c.



PLANNING COMMISSION RECORDED MOTION

Recommendation:

The Planning Commission recommends the Hearing Examiner:

- Approve the proposal as recommended.
- Approve the proposal with the following changes:
 - a. Provide affordable beds through SEPA or the Comprehensive Plan.**
 - b.
 - c.
- Deny the proposal for the following reasons:
 - a.
 - b.
 - c.

Recorded motion on July 22, 2021:

I move to add the following condition if supported through SEPA or the Comprehensive Plan, that affordable beds be provided.
 Blossom/Chester

Planning Commission Record of Vote:

Commissioner	Support	Oppose	Absent	Abstain
McCormick Osmond			X	
Paar	X			
Chester	X			
Macchio			X	
Blossom	X			
Mathews	X			
Subramanian	X			
Total	5		2	

CITY OF BAINBRIDGE ISLAND PLANNING COMMISSION


 Vice-Chair

Date: 7/24/21


 Administrative Specialist, Planning and Community Development

Date: 7-24-21



CITY OF
BAINBRIDGE ISLAND

Planning Commission Special Meeting July 29, 2021

Meeting Minutes

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

Chair McCormick Osmond called the meeting to order at 6:02 PM. Commissioners in attendance were Vice-chair Joe Paar, William Chester, Lisa Macchio, Sarah Blossom, Ashley Mathews and Yesh Subramanian. City Staff present were Planning & Community Development Director Heather Wright, Planning Manager David Greetham, Senior Planners Jennifer Sutton and Peter Best and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed, and the Land Acknowledgement read. Vice-chair Paar acknowledged that he owned shoreline property.

2) **PUBLIC COMMENT**

None.

3) **PUBLIC HEARING**

3.a **Public Hearing on Ordinance 2021-10 (formerly 2020-16) Amending Bonus Floor Area Ratio (FAR) Options, BIMC 18.12.030.E.**

[Cover Page](#)

[PC Staff Memo](#)

[Ordinance No. 2021-10 formerly 2020-16](#)

[Exhibit_A Ord. 2021-10.docx](#)

[MUTC and HS Rd Zoning Districts Map.pdf](#)

Senior Planner Jennifer Sutton provided an overview of the draft ordinance.

The public hearing was opened at 6:20 PM.

John Tawresey - Read a statement he had written and e-mailed to the Planning Commission and asked them to review the Winslow Master Plan saying if they passed the proposed ordinance, it would destroy the Ferry Terminal District as described in the Winslow Master Plan.

The public hearing was closed at 6:27 PM.

See recorded motion for recommendation.

4) UNFINISHED BUSINESS

4.a Shoreline Management Program - Periodic Review

Cover Page

SMP Staff Memo to PC

Memo Attachment 1 - Project Log

Memo Attachment 2 - Ecology Periodic Review Rule Summary

Memo Attachment 3 - Public Participation Plan & Work Plan 5/4/2021

Memo Attachment 4 - Planning Commission Review Process 7/29/2021

Memo Attachment 5 - Ecology Checklist Draft (v1) 7/29/2021

Ordinance 2022-01 - Department Draft 7/29/2021

Ordinance Exhibit 1 - Baseline SMP (Ch.1-3) Department Draft 7/29/2021

Ordinance Exhibit 1 - Baseline SMP (App.A) Department Draft 7/29/2021

Ordinance Exhibit 3 - Map Amendments - Department Draft 7/29/2021

Ordinance Exhibit 6 - BIMC 12.40.060 - Department Draft 7/29/2021

Ordinance Exhibit 7 - BIMC Title 17 Department Draft 7/29/2021

Ordinance Exhibit 8 - BIMC Title 18 Department Draft 7/29/2021

SMP Ord-2 Change Matrix - DRAFTv1 2021-07-29.pdf

Senior Planner Peter Best facilitated discussion. William Chester, Sarah Blossom, and Ashley Mathews were nominated to form the Planning Commission SMP Subcommittee. Planning Commission voted unanimously to perform targeted outreach to Island shoreline property owners and residents.

Public Comment

Cheryl Coon - Thanked the Commissioners for their time and work. She wanted to keep in mind that most waterfront property owners were good stewards but not all of them were and that was why regulations were necessary.

Jon Quitslund - Asked if the phrase "no net loss" was still relevant in light of sea level rise.

4.b Schedule Revision to PSE Noise Variance for Bucklin Hill RD Pole Replacement - Planning and Community Development,

Cover Page

Bucklin Hill RD Noise Variance Master-Land-Use-Application.pdf

Bucklin Hill RD Noise Variance Aerial.pdf

Bucklin Hill RD Noise Variance Map.pdf

Bucklin Hill Pole Replacements Parcels Within 500 Feet.pdf

Planning Manager David Greetham presented the project revision request and introduced Andy Swayne from Puget Sound Energy who spoke about the high temperatures changing the schedule of their work.

Motion: I move to approve PSE's request for a revised project schedule for the previously approved noise variance for pole replacement on Bucklin Hill RD. The revised schedule includes nighttime and early morning work between August 6 and August 14 (weekend evenings excepted).

Blossom/Mathews: Passed Unanimously

5) PLANNING DIRECTOR'S REPORT

Director Heather Wright provided an overview of recent items of interest to the Planning Commission.

6) FOR THE GOOD OF THE ORDER

7) ADJOURNMENT

The meeting adjourned at 8:22 PM.

Kimberly McCormick Osmond, Chair

Jane Rasely, Administrative Specialist

DRAFT



CITY OF
BAINBRIDGE ISLAND

Planning Commission Special Meeting Agenda Bill

MEETING DATE: August 12, 2021

ESTIMATED TIME: 20 Minutes

AGENDA ITEM: (6:25 PM) - Review and consider proposed amendment to BIMC Chapter 16.18. Tree Removal, Forest Stewardship and Vegetation Maintenance re: an exemption from a permit for defensible space (Ordinance No. 2021-07)

AGENDA CATEGORY: Ordinance

PROPOSED BY: David Greetham

PREVIOUS PLANNING COMMISSION

REVIEW DATE(S): July 8, 2021

PREVIOUS COUCIL REVIEW DATE(S): July 20, 2021

August 10, 2021

RECOMMENDED MOTION:

Hold a public hearing on proposed Ordinance No. 2021-07 at the next available Planning Commission meeting (tentatively September 9, 2021).

SUMMARY:

The Planning Department has partnered with the Fire Department to add specificity to the tree and vegetation activities that bring a property up to the minimum standards of Firewise USA within a 30-foot defensible space around primary structures.

BACKGROUND: On July 8, 2021, the Planning Commission made a recommendation to consider on an emergency basis an exemption from certain permitting requirements set forth in Chapter 16.18 BIMC to allow for a defensible space related to wildfire mitigation activities. On July 20, 2021, the City Council discussed this request from the Planning Commission and directed the City Manager to work with the City Attorney to proceed with drafting an ordinance for the July 27, 2021 Council meeting.

On August 10, 2021, the City Council considered Resolution No. 2021-13. Resolution No. 2021-13 directs the City Manager to work with the City Attorney and other City staff to develop specific regulations for the Council to consider that would revise the Bainbridge Island Municipal Code to include provisions that will result in enhanced fire safety measures and wildfire mitigation activities on Bainbridge Island, and for the City Manager to work with City staff to bring a proposed ordinance to the Council in the future for the Council's consideration in that regard.

ATTACHMENTS:

ORDINANCE NO. 2021-07

AN ORDINANCE of the City Council of Bainbridge Island, Washington, relating to fire safety measures and wildfire mitigation activities for residents of Bainbridge Island.

WHEREAS, on May 7, 2019, the City Council instructed City staff to draft a new ordinance to revise the City’s tree and vegetation regulations; and

WHEREAS, on February 25, 2020, the City Council endorsed the continuing work by City staff and the City Arborist to draft an ordinance that would include changes to Chapter 16.18 of the Bainbridge Island Municipal Code (“BIMC”) (Tree Removal, Forest Stewardship, and Vegetation Maintenance), Chapter 16.32 BIMC (Protection of Landmark Trees), and BIMC 18.15.010 (Development Standards and Guidelines); and

WHEREAS, at public meetings of the Planning Commission, City staff provided information and materials to the Planning Commission and the Planning Commission considered draft regulations related to draft Ordinance No. 2020-28 (which was renumbered in 2021 to Ordinance No. 2021-07) on August 13, September 10, October 29, November 11, and December 10, 2020; and

WHEREAS, on December 17, 2020, the Planning Commission held a public hearing to consider draft Ordinance No. 2020-28, including Exhibits A – E, received public input, and after closing the public hearing, made a recommendation of approval of draft Ordinance No. 2020-28 to the City Council; and

WHEREAS, included in the draft ordinance was an exemption from permitting requirements related to applicable properties with a primary structure to perform work within a 30-foot defensible space pursuant to minimum standards of Firewise USA®, the Bainbridge Island Community Wildfire Protection Plan, or as recommended by the Bainbridge Island Fire Department; and

WHEREAS, the City notified the Department of Commerce on January 21, 2021 of its intent to revise its development regulations relating to tree removals and vegetation management practices; and

WHEREAS, the City issued a State Environmental Policy Act (“SEPA”) Determination of Non-Significance for Ordinance No. 2021-07 (formerly Ordinance No. 2020-28) on January 29, 2021; and

WHEREAS, on April 27, 2021 at a regular business meeting, the City Council considered Ordinance No. 2021-07, took no action on the ordinance, and the Council expressed a collective interest in further considering the ordinance at a future meeting; and

WHEREAS, on May 13 and 27, 2021, City staff returned to the Planning Commission to discuss additional revisions to draft Ordinance No. 2021-07 based on City Council comments; and

WHEREAS, Kitsap County Fire District No. 2, which is commonly known as the Bainbridge Island Fire Department (“Fire Department”), has identified the need for reasonable provisions for wildfire mitigation and forest stewardship that support responsible wildfire mitigation and provide a pathway for wider forest stewardship planning; and

WHEREAS, at a public meeting on July 8, 2021, the Planning Commission discussed and requested that the City Council take immediate action on an amendment to Chapter 16.18 BIMC, Tree Removal, Forest Stewardship and Vegetation Maintenance, to adopt the recommended exemption from permitting requirements related to allowing certain fire safety activities within a 30’ defensible space; and

WHEREAS, on July 6, 2021, Governor Inslee signed an emergency order declaring a wildfire state of emergency for Washington State; and

WHEREAS, on July 14, 2021, the Washington State Department of Ecology issued a drought advisory for numerous counties in Washington State; and

WHEREAS, on July 20, 2021 at a regular meeting, the City Council discussed the recommendation of the Planning Commission and directed the City Manager to work with the City Attorney to prepare for the Council’s consideration at its July 27, 2021 meeting an ordinance to adopt the recommendation of the Planning Commission; and

WHEREAS, the revisions to the Bainbridge Island Municipal Code recommended by the Planning Commission required additional legal review to ensure that the intended regulations were clear for the public and City staff to understand and for City staff to enforce, as applicable; and

WHEREAS, on August 10, 2020 the City Council adopted Resolution No. 2021-13 to direct the City Manager to work with City staff to work and coordinate with the Fire Department, on a high-priority basis, to provide information and outreach to the Bainbridge Island community regarding the importance of fire safety measures and wildfire mitigation activities, including specific actions residents can take to help protect their property and the community from fires, including vegetation and structure fires; and

WHEREAS, pursuant to Resolution No. 2021-13, City staff coordinated with the Fire Department to outline the tree and vegetation activities allowed within 30’ of the primary residence without a permit that reflect the best practices recommended by Firewise USA®, the Bainbridge Island Community Wildfire Protection Plan; and

WHEREAS, on August 12, 2020 at a regular business meeting, the Planning Commission considered Ordinance No. 2021-07, Exhibit A and recommended moving the draft forward for a public hearing; and

WHEREAS, on September 9, 2021 at a regular business meeting, the Planning Commission held a public hearing on Ordinance No. 2021-07, Exhibit A and made a recommendation of approval to the City Council; and

WHEREAS, on September X, at a regular business meeting, the City Council considered Ordinance No. 2021-07, and recommended that it be forwarded to consent agenda on X; and

WHEREAS, on X, at a regular business meeting, the City Council adopted Ordinance No. 2021-07 and Exhibit A on the consent agenda; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BAINBRIDGE ISLAND DOES RESOLVE AS FOLLOWS:

Section 1. Findings of Fact. The recitals set forth above are hereby adopted as findings of fact in support of this ordinance, as well as supplemental findings of fact to the related ordinances that preceded this ordinance regarding the interim official control regulating Landmark Trees as described herein.

Section 2. Chapter 16.18 of the Bainbridge Island Municipal Code is hereby amended and revised as set forth in the attached Exhibit A, which is incorporated by reference as if fully set forth herein.

Section 3. Interpretive Authority. The City of Bainbridge Island Director of Planning and Community Development, or designee, is hereby authorized to issue official interpretations arising under or otherwise necessitated by this ordinance.

Section 4. Severability. Should any section, paragraph, sentence, clause, or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

PASSED by the City Council this ____ day of _____, 2021.

APPROVED by the Mayor this ____ day of _____, 2021.

Rasham Nassar, Mayor

ATTEST/AUTHENTICATE:

By: _____

Christine Brown, CMC, City Clerk

FILED WITH THE CITY CLERK: _____, 2021
PASSED BY THE CITY COUNCIL: _____, 2021
ORDINANCE NO. 2021-07

Exhibit A:

EXHIBIT A

Chapter 16.18
TREE REMOVAL, FOREST STEWARDSHIP, AND VEGETATION MAINTENANCE

Sections:

- 16.18.010 Overview.**
- 16.18.020 Findings.**
- 16.18.025 Purposes.**
- 16.18.030 Applicability.**
- 16.18.040 Activities allowed without a permit.**
- 16.18.050 Activities requiring a permit.**
- 16.18.060 General regulations and standards.**
- 16.18.070 Tree removal/vegetation maintenance permit administration and review process.**
- 16.18.080 After-the-fact tree removal/vegetation maintenance permit.**
- 16.18.090 Mitigation and restoration.**
- 16.18.100 Performance assurance.**
- 16.18.110 Appeals.**
- 16.18.120 Violations, restoration and enforcement.**
- 16.18.130 Definitions.**

16.18.010 Overview.

A. The policies presented in this chapter rest on an assumption that in, the care of trees and vegetation on their property, citizens will be guided by common sense and best practices, responsive to the purposes stated in BIMC [16.18.025](#). Sanctions shall be applied to activities that are found by the planning director to be reckless and destructive, and to any action or negligence that adversely affects a neighboring property, pursuant to the provisions of BIMC [16.18.120](#) and other applicable provisions of the code.

B. To a large extent, work carried out in landscaped yards and forested areas does not require a permit (see BIMC [16.18.040](#)). However, property owners who are considering major changes to the landscape and trees on their property should seek advice and professional services from a licensed arborist who is certified by the American Society of Consulting Arborists or the International Society of Arboriculture, or a landscape professional who is certified by the city.

C. This chapter is one of several in the municipal code that pertain to the care of trees, vegetation, and forested areas on Bainbridge Island. Its policies and nonregulatory provisions pertain especially to the plans and ongoing activities of island residents, outside of their homes or places of business but on their

own property, when the use and enjoyment of the property involves stewardship and maintenance of trees and vegetation. (Ord. 2018-19 § 1 (Exh. A), 2018)

16.18.020 Findings.

A. Forested areas and trees on individual lots are integral parts of Bainbridge Island's character; they enhance the city's appearance and livability, as well as providing significant environmental benefits and natural resource values.

B. Conserving and managing the island's forested areas and native vegetation is a central goal of the Bainbridge Island Comprehensive Plan: see Guiding Principles 1 and 5 and related Policies; Goals LU-6, 12 and 13; EN-3, 4, 5, 18 and 19; WR-3 and 4; and Policies LU 4.10 and EN 15.3.

C. Trees are valued by homeowners and, when well cared for, enhance property values.

D. Removal of trees and understory vegetation, combined with extensive disturbance of soils, cause loss of habitat and wildlife, runoff and soil erosion, degradation of surface water and aquifer recharge, and adverse impacts on air quality, as well as loss of aesthetic appeal.

E. The community forest resources of the island are best understood as a mosaic, with some large and many small pieces, on publicly owned and private properties. When clearing for development further fragments the mosaic, both individual and community interests are affected.

F. On Bainbridge Island and elsewhere, examples exist to demonstrate that development for residential and other uses can be compatible with careful conservation of forest conditions and other natural features; and that such development can be cost-effective, attractive, energy-efficient, and well adapted to our climate. (Ord. 2018-19 § 1 (Exh. A), 2018)

16.18.025 Purposes.

This chapter is adopted for the following purposes:

A. To promote the public health, safety, and general welfare of Bainbridge Island citizens without preventing the reasonable use of private property.

B. To preserve and enhance the city's physical and aesthetic character, to promote the healthy functioning of our island's natural systems, and to provide economic benefits to the community, for the sake of present and future generations.

C. To implement the purposes of the State Growth Management Act relating to conservation of natural resources, pursuant to Chapter [36.70A](#) RCW.

D. To implement goals and policies in the current comprehensive plan, the Community Forest Management Plan (2006), the Bainbridge Island Open Space Study (October 2008), and the Bainbridge Island Community Wildfire Protection Plan (2010), or subsequent updated versions.

E. To promote forest stewardship practices and carefully planned development that results in minimal disturbance to the prior conditions of a property and neighboring properties.

F. To implement a long-range policy of maintaining the island's forest canopy cover while taking measures to prevent wildfires and protect structures in accordance with recommendations of the Bainbridge Island fire department.

G. To allow limited tree and vegetation removal to provide for solar access, agriculture and gardens.

H. To promote infiltration of stormwater and aquifer recharge; to minimize erosion and prevent pollution; to prevent landslides; to protect the waters of Puget Sound and the quality and quantity of water in wells.

I. To maintain in a healthy state significant trees, clusters of trees, and forested areas, allowing for thinning, pruning, removal of invasive and undesirable vegetation, selective harvest and replanting, developing and maintaining trails, and removal of dead or dangerous trees. (Ord. 2018-19 § 1 (Exh. A), 2018)

16.18.030 Applicability.

Provisions of this chapter apply citywide to all properties where trees and naturally occurring vegetation are found, except where the following chapters of the municipal code apply:

A. This chapter does not apply to any portion of a parcel that is identified as a critical area pursuant to Chapter [16.20](#) BIMC, Critical Areas, including designated aquifer recharge protection areas (ARPAs) or prescribed critical area buffers or setbacks. Chapter [16.20](#) BIMC applies to critical areas, designated ARPAs, and buffer zones, and critical area setbacks.

B. This chapter does not apply to the portion(s) of a shoreline property within 200 feet landward of an ordinary high water mark, where the regulations of Chapter [16.12](#) BIMC (the Shoreline Master Program) apply. (Ord. 2018-19 § 1 (Exh. A), 2018)

16.18.040 Activities allowed without a permit.

The following activities are allowed without a tree removal/vegetation maintenance permit, subject to any other applicable city regulations:

A. Routine landscaping and maintenance of vegetation, such as pruning and planting, removal of invasive/exotic species, management of brush and seedling trees. Pruning should comply with ANSI A300 (Part 1 – 2017), Tree, Shrub and Other Woody Plant Management – Standard Practices, to maintain long term health. This includes maintenance of trees and vegetation required to be retained or planted through a land use permit such as a subdivision, site plan review, or conditional use permit.

B. Outside of the Mixed Use Town Center and High School Road zoning districts, removal of some healthy significant trees (see BIMC [16.18.130](#), Definitions) is allowed without a permit, except for trees required to meet any tree retention provisions of this chapter, BIMC [18.15.010](#) (Landscaping, screening, and tree retention, protection and replacement), Chapter [17.12](#) BIMC (Subdivision Design Standards) or other applicable provisions of the code.

1. On a lot that is larger than one acre, a property owner may remove up to six significant trees in any 36-month period without a permit.

2. On a lot one acre or less in size, a property owner may remove up to three significant trees in any 36-month period without a permit.

3. After the tree removal limits of this section have been reached, see BIMC [16.18.050](#), [16.18.060](#), and [16.18.070](#) related to obtaining a tree removal/vegetation maintenance permit.

C. Removal of trees and ground cover in emergency situations involving immediate danger to life or structure or substantial fire hazards. If this activity would ordinarily require a tree removal/vegetation maintenance permit, it shall be obtained as soon as possible after the emergency situation is stabilized.

D. Removal of dead or fallen trees. The city encourages property owners to leave dead trees in place for ecological benefit such as wildlife snags or nurse logs where possible. If a standing dead tree poses a hazard, creating a shorter wildlife snag is recommended.

E. Routine maintenance activities in rights-of-way and required roadside buffers, including removal of hazard trees and invasive/exotic species, trimming of overgrown hedges, thinning and planting to replace removed vegetation to control vegetation on road and utility rights-of-way (see Chapter [12.04](#) BIMC).

F. The installation and maintenance of fire hydrants, water meters, and pumping stations, and street furniture by the city or utility companies or their contractors.

G. Pruning and limbing of significant trees that are required to be retained, to remove dead or hazardous branches, and to improve the tree's form and long-term vitality, provided that such work is done by an ISA certified arborist. (Ord. 2018-19 § 1 (Exh. A), 2018)

H. Wildfire mitigation activities, other than tree removals requiring a permit in [BIMC 16.18.050](#), or [BIMC 16.32 Protection of Landmark Trees](#) or vegetation clearing under [16.18.050.A](#), within a 30-foot defensible space (also known as the Immediate and Intermediate Zone, in [Firewise USA®](#)) including the following:

- 1) Vegetation removal underneath a propane tank;
- 2) Pruning of trees up to six to ten feet from the ground; for shorter trees do not exceed 1/3 of the overall tree height (4th bullet of intermediate zone) to remove ladder fuels;
- 3) Removal of trees to provide space of 18 feet between crowns with the distance increasing with the percentage of slope;
- 4) Removal of trees within 5' of the of the furthest attached exterior point of the residence.

16.18.050 Activities requiring a permit.

The following activities require an applicant to obtain a tree removal/vegetation maintenance permit prior to commencing:

A. A permit is required for any tree removal or vegetation maintenance in an area required to be retained or planted, pursuant to [BIMC 18.15.010](#), through a land use permit such as a subdivision, a site plan review, or a conditional use permit. Tree retention requirements for the R-2.9, R-3.5 and R-4.3 single-family residential zones (subsection E of this section) also apply (see below).

B. For developed properties located within the Mixed Use Town Center and High School Road zoning districts, a tree removal/vegetation maintenance permit is required for removing any tree eight inches in diameter or greater, measured four and one-half feet above grade. The applicant must demonstrate that the requested removal meets one of the following criteria:

1. The tree is dead, or determined to be hazardous, as certified by an International Society of Arboriculture (ISA) Tree Risk Assessment Qualified (TRAQ) arborist; or
2. The removal is necessary to allow reasonable use or enable permitted construction, and no alternative is feasible; or
3. The removal is necessary to maintain utilities, provide access, or fulfill the terms of an easement or covenant recorded prior to the adoption of the ordinance codified in this chapter.

C. For undeveloped properties within the Mixed Use Town Center and High School Road zoning districts, a tree removal/vegetation maintenance permit is required to remove any tree except trees that are hazardous, dead, fallen, or contributing to an emergency. The tree removal permit will be reviewed for consistency with any applicable provisions of [BIMC 18.15.010](#) that would apply to future development permits.

D. For properties located outside of the Mixed Use Town Center and High School Road zoning districts, a tree removal/vegetation maintenance permit is required for removing more than the number of significant trees allowed without a permit, pursuant to BIMC [16.18.040](#).B. A permit is required:

1. On a lot that is larger than one acre, a property owner needs an approved permit to remove seven or more significant trees in any 36-month period, up to any retention requirements of subsection E of this section (if applicable).

2. On a lot one acre or less in size, a property owner needs an approved permit to remove four or more significant trees in any 36-month period, up to any retention requirements of subsection E of this section (if applicable).

E. In the R-4.3, R-3.5 and R-2.9 zoning districts, existing single-family residential development, developing single-family residences and vacant parcels shall retain at least 30 tree units per acre, or at least as many tree units as the property had on October 31, 2018, pursuant to BIMC [18.15.010](#).G. Replanting may be required as described in BIMC [18.15.010](#).G. (Ord. 2018-19 § 1 (Exh. A), 2018)

16.18.060 General regulations and standards.

A. While nonnative and invasive species should be kept under control and eradicated if possible, native understory vegetation shall be maintained and land disturbing activity shall be kept to a minimum. Stump pulling and use of heavy equipment is only allowed if the activity will not affect the health of adjacent trees.

B. An applicant shall protect any trees or landscaped area that must be retained during approved tree removal or vegetation maintenance work, pursuant to the protection provisions of BIMC [18.15.010](#).C.4.

C. Once a portion of a property is cleared, the property owner shall ensure that invasive species do not reestablish or expand into cleared areas.

D. Any tree or vegetation removal or maintenance undertaken without a permit pursuant to this section shall be done to ensure long-term health of the trees or vegetation. A property owner shall follow the ANSI A300 (Part 1 – 2017), Tree, Shrub and Other Woody Plant Management – Standard Practices (Pruning), or 60 percent live-crown ratio, whichever standard is more appropriate for the species.

E. A forest practice permit from the State Department of Natural Resources may be required pursuant to Chapter [76.09](#) RCW. Failure to obtain a forest practice permit when applicable shall be grounds for denial of all applications for permits or approvals, including building permits and subdivision approvals, relating

to nonforestry uses of the land for a period of six years, in accordance with RCW [76.09.060](#). (Ord. 2018-19 § 1 (Exh. A), 2018)

16.18.070 Tree removal/vegetation maintenance permit administration and review process.

A. For activities requiring a permit, the process begins with submission of a complete permit application, usually after discussion of the proposed activity with a member of the planning staff.

B. Tree removal and vegetation maintenance activities shall comply with this chapter's provisions for permits and related regulations. Permits for tree removal/vegetation maintenance may require the planting of replacement trees and/or other city permits such as a site assessment review (Chapter [15.19](#) BIMC).

C. The planning director shall grant a tree removal/vegetation maintenance permit if the application meets the requirements of this chapter and is consistent with other relevant city codes, including but not limited to Chapters [15.19](#), [15.20](#), [16.12](#), [16.20](#) and [17.12](#) BIMC and BIMC [18.15.010](#). If the tree removal permit application is denied, the decision may be appealed pursuant to BIMC [16.18.110](#).

D. No work authorized by a tree removal/vegetation maintenance permit shall commence until a permit notice has been posted by the applicant at a conspicuous location on the subject property. The notice shall describe specific plans for tree removal and land disturbing activity and shall remain posted in said location until the authorized tree removal has been completed.

E. Any tree removal/vegetation maintenance permit granted under this chapter shall expire one year from the date of issuance. Upon a showing of good cause, the permit may be extended for six months by the planning director. Approved tree removal permits shall not be amended without authorization of the planning director.

F. A tree removal/vegetation maintenance permit may be suspended or revoked by the planning director because of incorrect information supplied or any violation of the provisions of this chapter. (Ord. 2018-19 § 1 (Exh. A), 2018)

16.18.080 After-the-fact tree removal/vegetation maintenance permit. 

A. In response to a report that one or more trees have been removed improperly or vegetation maintenance activity did not comply with requirements of this code, the city's code enforcement officer shall investigate. If in fact the reported activity was legitimate without a permit, no action will be taken. If the reported activity would have been allowed if a permit had been applied for, an after-the-fact tree removal/vegetation maintenance permit shall be issued. The person or persons responsible for unauthorized tree removal shall be made aware of all the conditions for approval and any applicable

regulations and remedies. The fee for an after-the-fact permit shall be established by a resolution of the city council.

B. If the reported activity would not have been permitted, entirely or in some particulars, the code enforcement officer, in consultation with the planning director or the city attorney, shall follow the procedures for enforcement and penalty in BIMC [16.18.120](#). (Ord. 2018-19 § 1 (Exh. A), 2018)

16.18.090 Mitigation and restoration. 

A. For alterations to or removal of significant trees or vegetation that require a permit under this chapter, the following minimum performance standards for mitigation shall be met when replanting or other mitigation is required; provided, that if the applicant can demonstrate that greater functions or values can be obtained through the application of different standards, these standards may be modified:

1. Historic structural and functional values shall be restored, including water quality and habitat functions;
2. Historic soil types and configuration shall be replicated;
3. The disturbed area shall be replanted with vegetation that replicates the vegetation historically found on the site in species types, sizes, and densities. The historic functions and values should be replicated at the location of the alteration;
4. Any applicable tree retention or replanting requirements shall be met through restoration, if required.

B. Information demonstrating compliance with the requirements of this section shall be submitted to the director. (Ord. 2018-19 § 1 (Exh. A), 2018)

16.18.100 Performance assurance.

A. The planning director may require, as a condition for the granting of a permit, that the applicant furnish a performance assurance in a form approved by the planning director, in order to obligate the applicant, after the approved tree removal has been accomplished, to complete all required replanting, erosion control, and cleanup on the property. The surety device shall be in an amount equal to the estimated cost of such services, with surety and conditions satisfactory to the planning director.

B. In order to stay enforcement, the director may choose to enter into a voluntary correction agreement (VCA). This is a civil contract entered between the city and the applicant. The VCA will outline several performance items that will be required within an agreed-upon time frame. (Ord. 2018-19 § 1 (Exh. A), 2018)

16.18.110 Appeals.

Appeals of the planning director's decision on a tree removal/vegetation maintenance permit application shall be in accordance with the administrative decision procedures established in Chapter [2.16](#) BIMC. (Ord. 2018-19 § 1 (Exh. A), 2018)

16.18.120 Violations, restoration and enforcement.

A. It is a violation of this chapter for any person to fail to comply with a requirement of this chapter. It is also a violation of this chapter for any person to:

1. Initiate or maintain, or cause to be initiated or maintained, the removal of significant tree(s) or native vegetation within the city without first obtaining permits or authorizations required by this chapter, or in a manner that violates the terms or conditions of such permits or authorizations or this chapter;
2. Misrepresent any material fact in any application, plans or other information submitted to obtain permits or authorizations under this chapter; or
3. Remove or deface any sign, notice, complaint, or order required by or posted in accordance with this chapter.

B. When a significant tree or vegetation has been removed or altered in violation of this chapter, all ongoing development work shall stop, and the significant tree or vegetation shall be restored or replaced. The city shall have the authority to issue a stop work order to cease all ongoing development work, and order restoration, rehabilitation, or replacement measures at the owner's or other responsible party's expense to compensate for violation of provisions of this chapter.

C. Restoration Plan Required. All development work shall remain stopped until a restoration plan is prepared and approved by the director. Such a plan shall be prepared by a qualified professional using the best available science and shall describe how the actions proposed meet the minimum requirements described in BIMC [16.18.090](#). The director shall, at the violator's expense, seek expert advice in determining the adequacy of the plan. Inadequate plans shall be returned to the applicant or violator for revision and resubmittal.

D. Site Investigations. The director is authorized to make site inspections and take such actions as are necessary to enforce this chapter. The director shall present proper credentials and make a reasonable effort to contact any property owner before entering onto private property.

E. Penalties. Any development or activity carried out contrary to the provisions of this chapter shall constitute a public nuisance and may be enjoined as provided by the statutes of the state of Washington. Enforcement of this chapter and the imposition of penalties for violations of this chapter shall be as provided for in Chapter [1.26](#) BIMC; provided, that in addition to the civil penalties provided for in BIMC [1.26.090](#), an additional penalty shall be imposed on any person, party, firm, corporation, property owner, or other legal entity who fails to complete a required restoration plan, who conducts any disturbance (including cutting or removing trees or vegetation) in violation of this chapter, or who is otherwise in violation of this chapter.

For such violations, the additional penalty shall be in the amount equal to 200 percent of the cost of restoration as approved under a restoration plan pursuant to subsections B and C of this section for a minor violation. For a major violation, the additional penalty shall be in the amount equal to 200 percent of the cost of restoration as approved under a restoration plan pursuant to subsections B and C of this section, or \$2,500, whichever is greater. The director shall determine whether the disturbance is a minor or major violation. Any person, party, firm, corporation, or other legal entity who knowingly and willfully refuses to complete a required restoration pursuant to subsections C and D of this section shall be guilty of a misdemeanor punishable by not more than 30 days in jail and/or not more than a \$1,000 fine. (Ord. 2018-19 § 1 (Exh. A), 2018)

16.18.130 Definitions. 

“Applicant” means a person, corporation, or organization that files an application for a land use or development permit with the city: either the owner of the land in question, or the authorized agent of such a person.

“Aquifer recharge protection area (ARPA)” means a portion of a development site comprised of native or equivalent vegetation in which existing vegetation, topography and supporting soils are free of development, uses or activities detrimental to the aquifer recharge of the total site area.

“Arborist” means an individual engaged in the profession of arboriculture who, through experience, education, and related training, possesses the competence to provide for or supervise the management of trees and other woody plants. Must be concurrently an International Society of Arboriculture (ISA) Certified Arborist to perform any role required of a Certified Arborist.

“Arborist, ISA Certified” means an arborist holding a current International Society of Arboriculture (ISA) Certified Arborist credential.

“Arborist, Tree Risk Assessment Qualified (TRAQ)” means an arborist who has successfully completed the International Society of Arboriculture (ISA) TRAQ training course and assessment and holds a valid ISA TRAQ credential.

“Clearing” means the destruction and removal of vegetation by manual, mechanical, or chemical methods.

“Defensible space” means an area either natural or manmade where material capable of causing a fire to spread has been treated, cleared, reduced, or changed to act as a barrier between an advancing wildfire and the loss to life, property, or resources. In practice, “defensible space” is defined as an area a minimum of 30 feet around a structure that is cleared of flammable brush or vegetation.

“Invasive/exotic species” means opportunistic plant species (either native or non-native) that colonize disturbed ecosystems and may come to dominate the plant community in ways that are seen by us as reducing the values provided by the previous plant community.

“Ladder fuels” means fuels which provide vertical continuity between strata, thereby allowing fire to carry from surface fuels into the crowns of trees or shrubs with relative ease. They help initiate and assure the continuation of crowning.

“Land disturbing activity” means any activity that results in a change in the existing soil cover (both vegetative and nonvegetative) and/or the existing soil topography. Land disturbing activities include, but are not limited to, clearing, grading, filling and excavation. Compaction that is associated with stabilization of structures and road construction shall also be considered a land disturbing activity. Vegetation maintenance practices are not considered land disturbing activity. Stormwater facility maintenance is not considered land disturbing activity if conducted according to established standards and procedures.

“Low impact development (LID)” means a stormwater and land use management strategy that strives to mimic predisturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration by emphasizing conservation, use of on-site natural features, site planning, and distributed stormwater management practices that are integrated into a project design.

“Low impact development best management practices (LID BMPs)” means distributed stormwater management practices, integrated into a project design, that emphasize predisturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration. LID BMPs include, but are not limited to: bioretention, rain gardens, permeable pavements, roof downspout controls, dispersion, improvements to soil quality and depth, minimal excavation foundations, vegetated roofs, and water reuse.

“Significant tree” means a: (1) a live evergreen tree 10 inches in diameter or greater, measured four and one-half feet above existing grade; or (2) a live deciduous tree 12 inches in diameter or greater, measured four and one-half feet above existing grade; or (3) in the Mixed Use Town Center and High School Road zoning districts, any live tree eight inches in diameter or greater, measured four and one-half feet above existing grade; or (4) any live trees located within a required critical area or critical area buffer as defined in Chapter [16.20](#) BIMC.

“Vegetation” means plant matter, including trees, shrubs and ground cover. (Ord. 2018-19 § 1 (Exh. A), 2018)



CITY OF
BAINBRIDGE ISLAND

Planning Commission Special Meeting Agenda Bill

MEETING DATE: August 12, 2021

ESTIMATED TIME: 45 Minutes

AGENDA ITEM: (6:45 PM) - Buxton Center for Bainbridge Performing Arts Major Adjustment to a Site Plan Review Permit (PLN51828 SPRA)

AGENDA CATEGORY: Review and Recommendation

PROPOSED BY: Kelly Tayara

PREVIOUS PLANNING COMMISSION

REVIEW DATE(S): December 10, 2020 Public Participation Meeting

PREVIOUS COUCIL REVIEW DATE(S): N/A

RECOMMENDED MOTION:

Review and recommendation to the Director of Planning and Community Development, in accordance with the provisions of BIMC 2.16.030.D.3; BIMC 2.16.040.D.

SUMMARY:

Planning Commission review of the consolidated land use application is required prior to decision by the Director of Planning and Community Development.

BACKGROUND: Planning Commission Review and Recommendation for the proposed Buxton Center for Bainbridge Performing Arts project.

The Staff Report, exhibits in this packet, and additional submitted documents can be found by copying the below link into a search engine and scrolling down to the Notes section:

https://ci-bainbridgeisland-wa.smartgovcommunity.com/PermittingPublic/PermitDetailPublic/Index/79d2edc1-37ff-41d4-bb55-acd60170303c?_conv=1

ATTACHMENTS:



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STAFF REPORT

Date: July 22, 2021
To: Planning Commission
From: Kelly Tayara, Senior Planner
Project: Buxton Center for Bainbridge Performing Arts
File Number: PLN51828 SPRA

Planning Commission Review

Planning Commission review and recommendation of this application is governed under the provisions of BIMC 2.16.030.D and 2.16.040.E.5.

The purpose of Planning Commission review and recommendation is to review a proposed project for consistency with applicable design standards and the Comprehensive Plan. The Commission shall consider the application at a public meeting where public comments will be taken. The Commission shall recommend approval, approval with conditions or denial of an application. In making a recommendation, the Commission shall consider the applicable decision criteria, all other applicable law, and the recommendation of the Design Review Board (DRB). The DRB recommendation shall hold substantial weight in the consideration of the application by the Commission. Any deviation from the recommendation shall be documented in their written findings of facts and conclusions.

If the applicable criteria are not met, the Planning Commission shall recommend the proposal be modified or denied. The Commission will forward its written findings of facts and conclusions, their determination of the project’s consistency with the Comprehensive Plan, and their recommendation, including any conditions attached by the Commission and DRB, to the staff planner for inclusion in the staff report transmitted to the Director of Planning and Community Development. The Commission’s recommendation shall be given substantial weight by the director in making a decision. A Planning Commission recommendation is not a final decision and therefore there is no appeal of the recommendation.

Summary of Request

The applicant requests approval of an amendment (major adjustment) to an existing Site Plan and Design Review permit to remodel the existing Bainbridge Performing Arts building and construct a 5,000 square foot two-story addition, and to allow two prefabricated classroom buildings which were approved on a temporary basis in 2004 to be permanently approved.

Staff Recommendation

Approval of the request as conditioned

Background

Bainbridge Performing Arts (BPA) began in 1956 as a community organization to combine theatre, dance and music on the Island. In 1991 the City entered into a ground lease with BPA that covers the easterly portion of the subject property. The ground lease required BPA to construct a performing arts facility and associated development, including a 56-space parking lot. The 30-year lease agreement provides for two 30-year extensions, provided that BPA continues to operate as a performing arts theatre.

In 1992, construction of the existing BPA building was approved through Site Plan and Design Review (City File No. SP12-20-91-1). In 2004, BPA received approval to install two temporary prefabricated buildings to be used as classrooms, along with a temporary storage unit (City File No SPR13081). The classroom buildings were to remain for five years with provision for an extension of that timeline by authority of the Planning Director. Neither staff nor the applicant can find evidence that the extension was granted, and therefore this application was amended to include the portable classrooms.

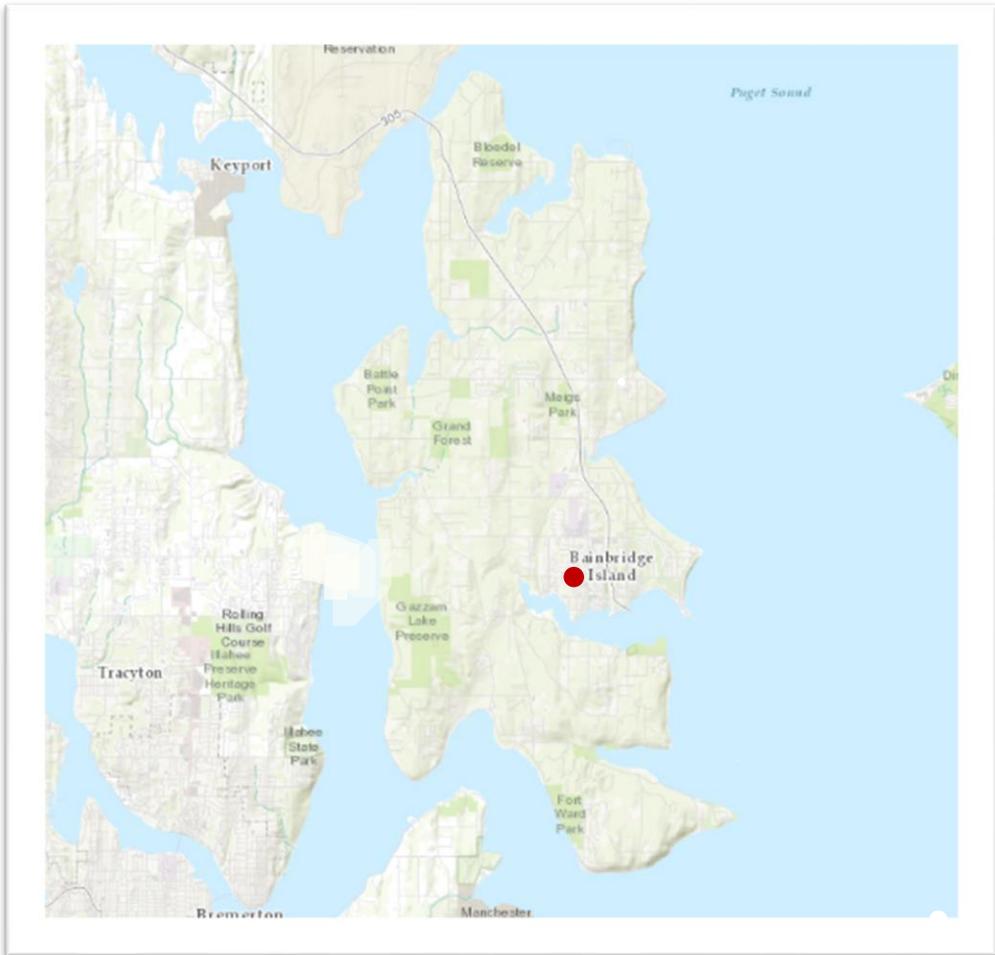
Part I: Land Use Process / Application History

Date:	Action:
November 2, 2020	Preapplication Conceptual Proposal Review meeting held
November 16, 2020	Preapplication Design Guidance Review meeting held
December 10, 2020	Preapplication Public Participation meeting held
January 12, 2021	Preapplication conference held
February 19, 2021	Land Use Application submitted
March 10, 2021	Notice of Incomplete Application issued
April, 2021	Additional / revised application materials submitted
April 8, 2021	Notice of Complete Application issued
April 16, 2021	Notice of Application / SEPA Comment Period published

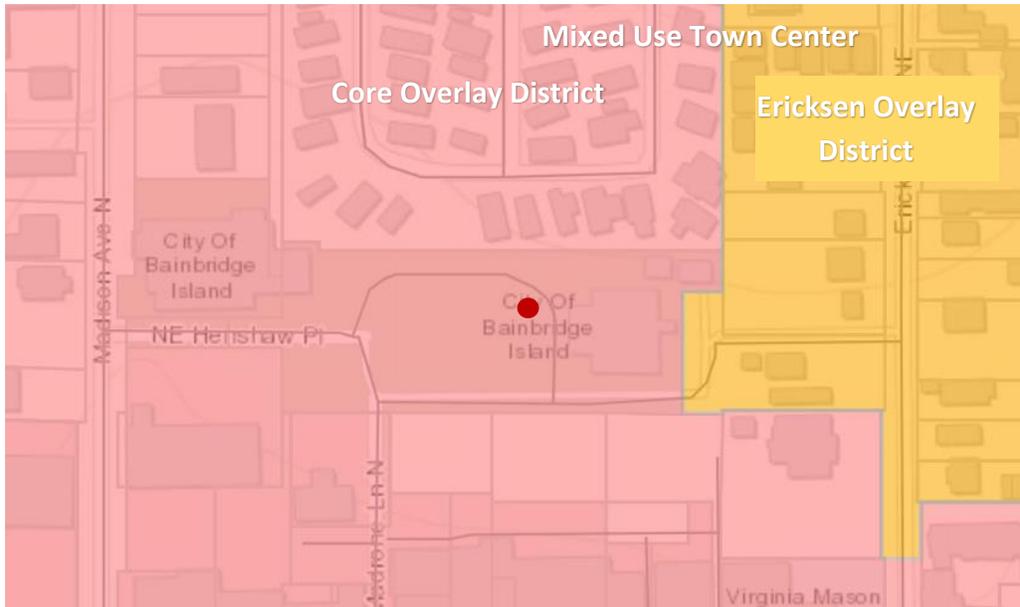
Part II: General Information and Site Characteristics

Assessor's Record Information:	
Tax lot numbers	262502-3-143-2007
Site Address	200 Madison Avenue N.
Owner of record	City of Bainbridge Island
Site size	2.37 acres (Ground lease area is 1.66 acres)
Use / Existing Development:	
The existing use is classified as an entertainment facility in the Municipal Code, a permitted use in the district. The Bainbridge Performing Arts development is comprised of the existing theatre building, two portable classroom buildings and a small storage building, all located in the easterly third of the lot. A large lawn area surrounded by driving lanes and parking spaces occupy the remainder of the lot, with the exception of a small portion of City Hall which crosses the northwest boundary.	
Zoning and Comprehensive Plan Designation:	
Mixed Use Town Center Central Core overlay zoning district / CORE Comprehensive Plan designation	
Terrain:	
The northeast corner of the lot contains 15-to-39 percent slopes which are less than ten feet in height and therefore do not meet the definition of a critical area. The remainder of the lot is flat.	
Soils:	
Kapowsin	

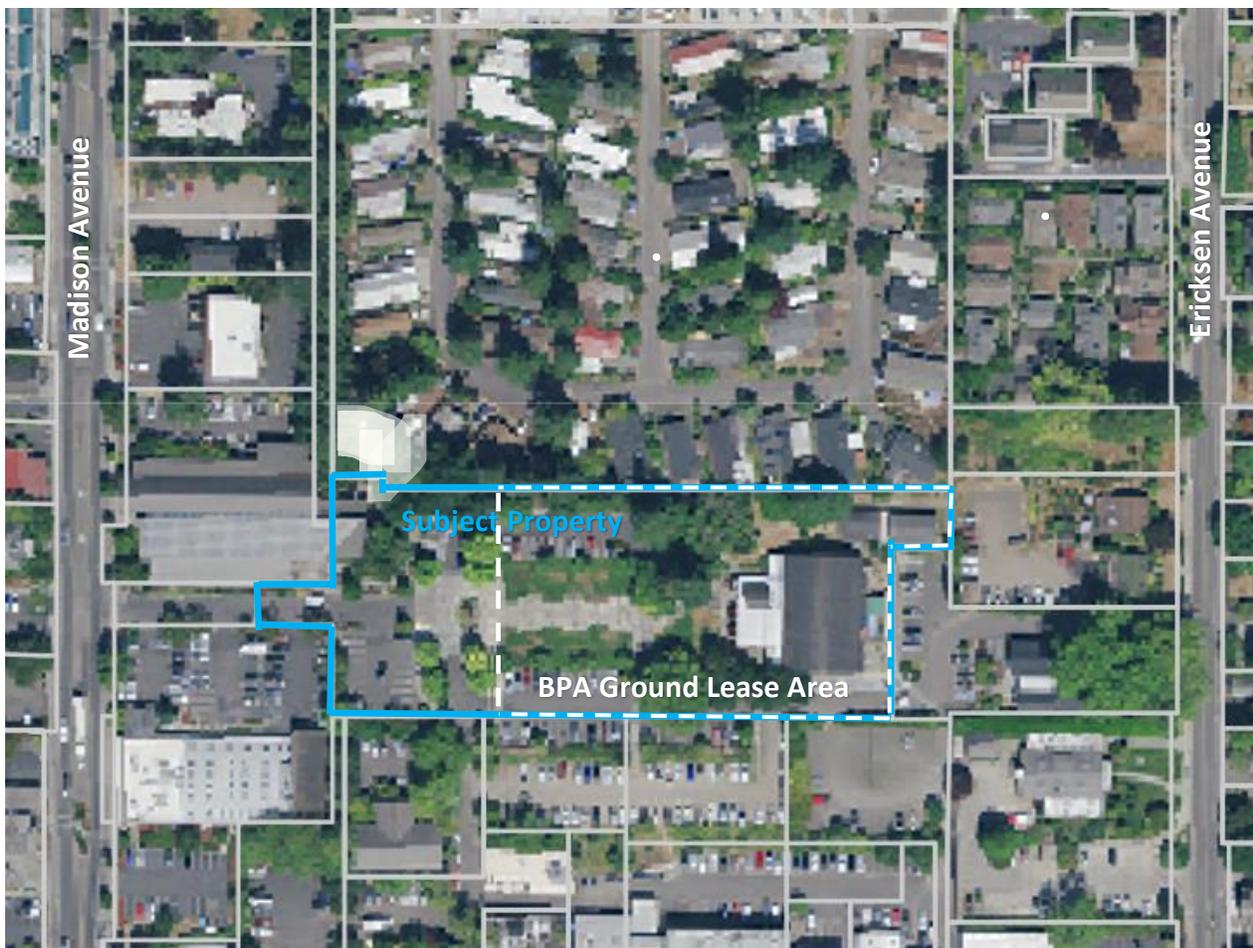
Access:	
Primary access is Madison Avenue via Henshaw Lane.	
Public Services:	
Police	City of Bainbridge Island Police Department
Fire	Bainbridge Island Fire District
Schools	Bainbridge Island School District
Water	City of Bainbridge Island
Sewer	City of Bainbridge Island
Surrounding Properties - Use, Zoning, and Comprehensive Plan Designation:	
<p>The property to the north contains the Islander Mobile Home Park. One property to the east contains a private office building and parking lot, and one houses the Bainbridge Island Historical Museum. Three properties to the south are parking lots, and one contains a private office building and parking lot. One property to the west is developed with a fitness gym and one is the location of City Hall. Surrounding properties are also within the Mixed Use Town Center Central Core overlay district / CORE Comprehensive Plan designation, with the exception of the properties to the east which are in the Ericksen Avenue Overlay District and Ericksen Avenue Comprehensive Plan designation.</p>	



Vicinity Map



Zoning Map



Aerial Image

Part III: Agency and Public Comment

1. Agency Comment

- A. The State of Washington Department of Ecology (Ecology) commented that the property is within proximity of two sites listed on the Model Toxics Control Act Confirmed and Suspected Contaminated Sites List:
- 1) A Clean Center Site (CSID 11944) is located on Madison Avenue approximately 500 feet northwest of the Bainbridge Performing Arts Center (BPA) and dry-cleaning solvents have been confirmed in soil and groundwater at the Clean Center Site. Ecology commented that while the possibility of groundwater impacts to BPA cannot be eliminated, the likelihood appears to be relatively low, and that should groundwater be encountered during the project, Ecology should be notified and appropriate precautions taken.
 - 2) Clean Center Site (CSID 894) is located at the corner of Winslow Way and Madison Avenue approximately 700 feet southwest of BPA and petroleum hydrocarbons, solvents and metals are confirmed or suspected in soil and groundwater. Ecology commented that since the site is hydraulically cross-to-down gradient from the subject property, impacts to BPA are considered unlikely.
- B. The Fire Marshal recommends approval subject to the following conditions:
- The project shall comply with all applicable provisions of the adopted Fire Code.
 - Fire sprinklers and alarms will be required for the project. Fire sprinkler shall meet the requirements of NFPA 13; Fire alarm shall meet the requirements of IFC 907 and NFPA 72. A-1 occupancies with an occupant load over 1,000 requires a voice evacuation fire alarm system.
 - Fire flow is met through existing hydrants. No additional fire hydrants are required at this time. To determine existing fire flow to the site, the applicant is advised to contact City of Bainbridge Island Public Works.

2. Public Comment

One public comment was received. The commenter expressed concern that the existing heat pumps on the north side of the building are very loud and particularly bothersome during summer. The commenter states that the building addition potentially results in the heat pumps relocating closer to the residents of the Islander Mobile Home Park. The commenter suggests moving the heat pumps to the southwest side of the building and noise abatement.

3. Design Review Board Recommendation

The DRB found that the proposed redevelopment is context-sensitive in design. The DRB recommends approval of the proposal with the following comment: In support of the portable classrooms and the averaging of the buffers.

Staff response: Staff-recommended conditions include Ecology and Fire Marshal recommended conditions, and additionally address noise and buffer averaging.

Part IV: Comprehensive Plan Analysis

*Comprehensive Plan goals and policies are presented in normal font, and **staff consistency analysis in bold:***

The Comprehensive Plan designation for the site is Core. The subject property is within the Mixed-Use Town Center zoning district, which 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-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.
- B. 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 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.
- C. Goal WMP 2-2: Ensure the Compatibility of New Development in the Mixed-Use Town Center and High School Road Districts

2. Economic Element

- A. Goal EC-4 Encourage a broad range of civic activities and organizations. Non-profit organizations are a source of employment and other economic benefits for Islanders and utilize many local commercial and service providers. Volunteers also provide significant contributions to the local economy and provide valuable human resources to the community.
 - 1) Policy EC 4.2 Encourage and recognize individuals, organizations, and businesses that volunteer time and skills to the community.
 - 2) Policy EC 4.3 Encourage local business groups, educational institutions, and other entities to provide continuing education and skills development.
- B. GOAL EC-6 As the City’s designated centers evolve, balance their functions as places of commerce and employment with their roles helping to meet housing needs and provide focal points for civic engagement and cultural enrichment.
- C. Goal EC-7 Partner with local businesses and business associations on programs and projects to diversify and grow the City’s economic make-up, reduce sales leakage, attract spending by visitors, enhance local employment, and increase municipal tax revenues to support local services.

- 1) Policy EC 7.3 Support and enhance social, cultural, artistic, nature based recreational and other learning activities for residents, workers, and visitors.
 - 2) Policy EC 7.4 Integrate programs and activities related to economic prosperity with objectives related to environmental sustainability, social and political equity, climate change adaptation and cultural engagement.
 - 3) Policy EC 7.5 Continue to support and enhance the arts/culture sector and the visitors that arts and cultural events attract.
- D. Goal EC-11 Tourism is a key sector of the Island’s economy and needs to be supported. Bainbridge Island provides unique opportunities for visitors to experience internationally recognized gardens, cultural centers, parks, and recreational events.
- 1) Policy EC 11.2 The predominant focus of downtown Winslow is to serve the commercial and social needs of Island residents. A lively, pedestrian-oriented town center that provides a mix of commercial and residential uses creates a potential tourist destination.
- E. Goal EC-12 Continue to promote the arts as a significant component of the Bainbridge Island economy.
- 1) Policy EC 12.1 Encourage and support the creative and economic contribution of the arts by implementing the goals and policies of the Cultural Element.
 - 2) Policy EC 12.2 Promote the arts community within the region as an economic asset of the Island.
3. Cultural Element
- A. Goal CUL-1 Support, protect and enhance the value of the arts and humanities as essential to education, quality of life, economic vitality, broadening of mind and as treasure in trust for our descendants.

Staff Comprehensive Plan consistency analysis:

The mission of Bainbridge Performing Arts (BPA) is to promote appreciation of and participation in the performing arts to build, educate and inspire our vibrant, creative community. BPA is a not-for-profit charitable 501(c)(3) organization. Non-profit organizations are a source of employment and other economic benefits for Islanders and utilize many local commercial and service providers.

BPA hosts live performances including plays, comedy improvisation, poetry readings, and concerts, and offers year-round classes and camps for students of all ages to build skills to perform on stage. Through donor contributions, BPA provides need-based scholarships for the Theatre School. In addition to community-wide free events, BPA has partnered with Helpline House to provide the “Open Doors” program: The program provides free or reduced-cost tickets to most events to community members in need. Comprehensive Plan goals encourage individuals and organizations to provide education and skills development, and encourage recognition of individuals and organizations that volunteer time and skill to the community.

BPA is located within Winslow, an area intended to provide cultural amenities, employment and housing opportunities, and where public services, utilities and infrastructure are efficiently provided. Use as a performing arts theatre provides cultural events which contribute to a lively community both day and night in Winslow. BPA specifically provides a focal point for cultural enrichment within the Winslow Core district and therefore within reach of residents and visitors alike.

The redevelopment proposal enhances cultural and artistic learning activities for residents and visitors alike, and arts and humanities, as the Comprehensive Plan states, is “essential to education, quality of life, economic vitality, broadening of mind and as treasure in trust for our descendants”.

Part V: Land Use Code Analysis

*Municipal Code regulations are presented in normal font, and **staff discussion in bold.***

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

1. BIMC 16.20.100 Aquifer Recharge Areas

The City of Bainbridge Island is a designated Aquifer Recharge Area. Proposals for any development, use or activity not associated with residential use that has the potential to generate a pollutant identified as a potential source of drinking water contamination (either in Appendix A of the Washington State Critical Aquifer Recharge Area Guidance Document or on the North American Industry Classification System as used by the City’s Department of Public Works) or known to be deleterious to the environment or human health shall require submittal of a hydrogeologic assessment, as set forth in BIMC [16.20.180.A](#).

The application materials demonstrate sufficiently that the proposed development does not have the potential to generate a pollutant identified as a potential source of drinking water contamination.

2. BIMC Title 18 Zoning

A. BIMC 18.09.020 Permitted Uses

Entertainment facilities are a permitted use in the Mixed Use Town Center Central Core overlay zoning district.

B. BIMC Table 18.12.020-3 Standard Lot Dimensional Standards for Residential Zone Districts

Dimensional Standard	Requirement	Proposed / Compliance Evaluation
Floor Area	.6 base maximum (60 % of the lot area)	The lot area is 104,108 square feet. Removal of an existing 320 square foot storage building is proposed. With the 5,000 square foot building addition, the aggregate floor area is 18,598 square feet, or 17.8 percent, in compliance with this standard.
Lot Coverage	100% maximum	In compliance with this standard lot coverage (the area covered by buildings), is a total of 15,913 square feet or 15.3 percent.
Setback – Side Lot Line	5 feet minimum from Ericksen Avenue Overlay District; otherwise 0 feet	Within the ground lease area, both existing and proposed development comply with the standard; the new addition is over 20 feet from the nearest lot line, and the portable buildings are more than eight feet from the nearest lot lines.
Building Height	35 feet base maximum	Both the existing building and the building addition are less than 30 feet to the rooftop and meet this standard. Compliance is verified during building permit review.

C. BIMC 18.15.010 Landscaping, Screening, and Tree Retention, Protection, Replacement

Non-residential development within this district is subject to landscaping, screening and tree retention requirements identified in BIMC Table 18.15.010-1.

1) Tree Retention, Protection and Replacement

- a. Trees and tree stands located in the perimeter areas require landscaping pursuant to BIMC 18.15.010.D, Perimeter Buffering and Screening.

A 20-foot width full screen buffer is required from residential development in accordance with Ordinance 2017-02. Perimeter landscape widths to provide adequate screening may be approved. The landscape perimeter can be averaged only if the total required perimeter dimension square footage is achieved. Landscape perimeter averaging may be allowed if the following criteria are met: (i) plant material is being clustered to more effectively screen parking areas and structures; (ii) the quality of the perimeter landscape is not diminished; and (iii) significant trees are being retained.

- b. Full Screen Standards BIMC 18.15.010.D.4

- Trees: At least 70 percent evergreen trees ranging in height from four-to-six feet at planting with at least 50 percent being six feet and deciduous trees of at least two-inch caliper at the time of planting. At least 50 percent of the trees shall be native species or drought resistant. The number of trees required is the greater of the perimeter buffer area divided by 250 square feet or one tree for every 10 feet of buffer length.
- Shrubs: At least 70 percent evergreen shrubs which are at least 21 inches in height at planting, to achieve minimum six feet height at maturity. The number of shrubs required is the greater of the perimeter buffer area divided by 50 square feet or one shrub for every 20 feet of buffer length.
- Ground cover: Living ground cover planted and spaced to achieve total coverage within five years.

The Islander Mobile Home Park is on the adjacent property to the north. The 1992 project approval included the following condition: “Vegetative buffers shall be used liberally on the north and east property lines to accomplish the following: a) sound buffering; b) visual buffering between the residential and non-residential uses; c) protection from headlights and parking lot lamp lights.” Under current regulations, a 20-foot width full-screen buffer is required. BPA only has control of the easterly 400 feet of the subject property’s north boundary frontage (the ground lease area).

The western 150 feet of the ground lease area contains a parking lot and provides a 15-foot width buffer with mature vegetation. The area directly north of the new building addition provides a 20-foot width buffer area. While there are some existing trees in this buffer area and a large rhododendron, the understory is mostly weedy.

The area north of the portable classrooms is nonconforming to this standard: The westerly classroom is located 12 feet from the north property line, and the east classroom 18 feet. Additionally, a retaining wall was constructed approximately nine feet from the north property line; the wall wraps around the portable buildings on the east and west sides. The area between the classrooms and the north property line is absent any vegetation, except for weeds.

It appears infeasible to locate trees in this area, due to the difference in grade

between the wall and the property boundary as well as the small planting area. As 'portable' buildings, one would think they might easily be moved slightly; however, the buildings were recently refurbished and moving them is impracticable. Improvements include weatherization and new siding, new decking and ADA ramp, new doors and wiring for security, HVAC replacement, and new roofing.

The Municipal Code provides that landscape perimeter averaging may be allowed if the following criteria are met: (i) plant material is being clustered to more effectively screen parking areas and structures; (ii) the quality of the perimeter landscape is not diminished; and (iii) significant trees are being retained.

The landscape plan submitted with this application does not depict the entire ground lease area, but covers only what is referred to in the plan as the "site area", and encompasses only the immediate area surrounding the building addition.

Recommended conditions include a landscape plan incorporating the entire north boundary buffer within the ground lease area. The area available for planting directly behind the portable buildings and rock wall is approximately 75 feet in length and nine feet in width, a total of 675 square feet. A conforming buffer in this area would be 1,500 square feet in size (75 x 20 feet). The Municipal Code provides that the difference of 825 square feet between the available planting area and a conforming buffer can be averaged to provide a greater buffer width elsewhere. There is sufficient area to average the buffer, and staff recommends providing a greater buffer depth along the east and west sides of the portable buildings and contiguous with the reduced buffer area.

c. Total Site Tree Unit Requirements BIMC 18.15.010.G / BIMC Table 18.15.010-5

The development parcel shall have at least 30 tree units per acre following the redevelopment (BIMC 18.15.040.G.4), or at least as many tree units after the redevelopment as before. The applicant may choose to retain trees or to plant new trees to meet this requirement.

The total tree unit requirement for the ground lease area is 50 tree units (1.66 x 30). The landscape plan calculation is based on what is described as a "site area", though it demonstrates that over 50 tree units are retained, meeting this requirement. Recommended conditions include revision of the tree unit calculation to incorporate the entire ground lease area.

D. BIMC 18.15.020 Parking Spaces Required

The number of parking spaces required is identified in BIMC Table 18.15.020-1. For places of assembly, including theatres, required parking is ten 10 spaces for each 1,000 square feet of floor area or one space for each five fixed seats.

The 1991 ground lease required BPA to construct a 56-space parking lot. The existing parking facilities serve Bainbridge Performing Arts (BPA), City Hall, and the Bainbridge Island Historical Museum. Nine of the parking spaces are dedicated to exclusive use of BPA. Additional public parking lots and spaces surround BPA.

This proposal reduces the existing theatre seating by approximately five percent. If parking spaces are calculated based on fixed seats, 39 spaces would be required (193 fixed seats / 5). As there is a reduction to the number of fixed seats and no proposed change to parking facilities, staff deem existing vehicular parking adequate to serve the proposed development.

E. BIMC 18.15.030 Mobility and Access

1) Circulation and Walkways for Non-residential Development

Driveways shall provide well-defined, safe and efficient circulation for motor vehicles, bicycles and pedestrians. Entrances from rights-of-way and the circulation pattern shall be defined by landscaped areas with raised curbs. Pedestrian walkways should be provided around buildings to assure safe access. Internal walkways shall be surfaced with nonskid hard surfaces, meet accessibility requirements and provide at least five feet of unobstructed width. Walkways that cross driving lanes shall be constructed of contrasting materials or maintained painted markings. Walkways must be curbed and raised six inches above adjacent vehicular surface grade, except where walkways cross vehicular driving lanes or to meet accessibility standards.

The City Development Engineer finds that the project, subject to recommended conditions, conforms to the City of Bainbridge Island Design and Construction Standards and Specifications. Recommended conditions include a requirement to submit final civil plans with construction permit application.

2) Bicycle facilities

The development must provide one bicycle space for every five vehicle parking spaces, with a minimum of four spaces provided for each parking lot.

Recommended conditions include bicycle facilities for a minimum of one bicycle space for every 25 fixed theatre seats that are under cover and in proximity to the visitor entrance (eight spaces), and indoor or outdoor bicycle storage for employees at a ratio of one bicycle space per five employees.

F. BIMC Chapter 18.18 Design Guidelines

The project is subject to the City's design manual, 'Design for Bainbridge'.

Site redevelopment was discussed during several public meetings with the Design Review Board (DRB). The DRB recommends approval of the proposal with the following comment: In support of the portable classrooms and the averaging of the buffers.

d. BIMC 2.16.040 Site Plan and Design Review Decision Criteria

A major adjustment to an approved Site Plan and Design Review permit are those that change the basic design, intensity, density, or character of the use. Major adjustments require a new or amended application as determined by the Director of Planning and Community Development. The Planning Commission and the Director shall base their respective recommendations or decisions on site plan and design review applications on the criteria that follows.

The major adjustment to the existing Site Plan and Design Review permit is processed as a new application, as determined by the Director.

A. The site plan and design is consistent with all applicable provisions of the BIMC; and

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

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

Site redevelopment was discussed during several public meetings with the Design Review Board (DRB). The DRB found that the proposed redevelopment is context-sensitive in design. The DRB recommends approval of the proposal with the following comment: In support of the portable classrooms and the averaging of the buffers. Recommended staff conditions include landscape planting around the portable classroom buildings.

- C. The Kitsap Public Health District has determined that the proposal conforms to current standards regarding domestic water supply and sewage disposal; and

The Kitsap Public Health District has no comment on the proposal.

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

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

- E. The City Engineer has determined that the site plan and design meets the following criteria:

- 1) The site plan and design conforms to regulations concerning drainage in BIMC [15.20](#) and [15.21](#) and 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
- 3) 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
- 4) 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
- 5) 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
- 6) The site plan and design conforms to the “City of Bainbridge Island Engineering Design and Construction Standards and Specifications,” unless the City Engineer has approved a deviation from the standards; and

The City Development Engineer makes the following findings:

- **The site plan as conditioned conforms to regulations concerning drainage in BIMC 15.20 and 15.21.**
- **The site plan will not cause an undue burden on the drainage basin or water quality and will not unreasonably interfere with the use and enjoyment of properties downstream.**
- **The streets and pedestrian ways as conditioned are adequate to accommodate anticipated traffic. Trip generation calculation methods per the Institute of Traffic Engineers (ITE) Trip Generation Manual are based on theater seating. A traffic study sufficient for the City engineer to perform a concurrency test was not required per BIMC 15.40 because the proposed reduction in theater seating capacity indicates that trip generation will be less than the required threshold of 50 average daily trips (ADT), or 5 or more AM or PM peak-hour trips added as a result of this project.**
- **Existing water and sewer service will continue to serve the development**

- The site plan conforms to the City of Bainbridge Island Design and Construction Standards and Specifications Manual, as conditioned, and any proposed deviation from the standards shall be approved by City Development Engineering prior to construction.
 - The site plan and the associated design is in conformance with the applicable portions of the Comprehensive Plan pertaining to streets, roads, and utilities.
- F. The site plan and design is consistent with applicable design guidelines in BIMC Title [18](#); and
The Design Review Board finds the conditional use is consistent with applicable design standards and recommends approval with the following comment: In support of the portable classrooms and the averaging of the buffers.
- G. No harmful or unhealthful conditions are likely to result from the proposed site plan; and
Staff recommends conditions to provide for public health, safety and welfare, and public use and interest. Staff recommends conditions to provide adequately for transportation and access, including pedestrian and emergency services access, in addition to water, sanitation, and stormwater facilities.
- H. The site plan and design is consistent with the Comprehensive Plan and other applicable adopted community plans; and
The proposal is redevelopment of an existing building, which is encouraged over new development. The theatre has been on the site since 1993.
BPA is a not-for-profit organization that provides education, skills development, and volunteer opportunities that enrich the community. BPA contributes to a lively downtown and the redevelopment proposal enhances cultural activities for residents and visitors alike.
- I. If the subject property contains a critical area or buffer, as defined in BIMC Chapter [16.20](#), the site plan and design review permit conforms to all requirements of that chapter; and
Bainbridge Island is a designated Aquifer Recharge Protection Area. The application materials demonstrate sufficiently that the proposed development does not have the potential to generate a pollutant identified as a potential source of drinking water contamination.
- J. The Bainbridge Island Fire District has reviewed the application and determined that the site plan has been properly designed to ensure fire protection; and
The Fire Marshal recommends approval subject to the recommended conditions.
- K. The site plan and design has been prepared consistent with the purpose and review procedures of this chapter.
The purpose of Site Plan and Design Review 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 is to minimize land alteration, provide greater site development flexibility, and consequently to 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 as stated in BIMC 18.06. Thus far, the project has followed the preapplication and land use application process in accordance with the provisions of BIMC 2.16.040.D and BIMC 2.16.040.E, respectively.

Part VI – CONCLUSIONS

In making this recommendation, City Staff considered public comment, agency comment, the recommendation of the Design Review Board, the character of the area in which the property is located, the applicable decision criteria of the Municipal Code, all other applicable law, and the necessary documents and approvals. The application is properly before the Planning Commission for review and recommendation. A Planning Commission recommendation is not a final decision and therefore there is no appeal of the recommendation.

Staff recommends approval subject to the following conditions:

SEPA Conditions

1. To mitigate adverse impact from potential environmental health hazards, should groundwater be encountered during the project, the applicant shall take appropriate precautions and notify the Washington State Department of Ecology Toxics Cleanup Program at (425) 649 - 7000.
2. To mitigate adverse impact from potential environmental health hazards, all existing and new heating, ventilation, and air conditioning (HVAC) units shall incorporate soundproofing barriers, including but not limited to soundproof panels and/or barriers. The soundproofing shall be designed to reduce, to the extent feasible, noise levels to within 55 dBa for the Islander Mobile Home Park as receiving property.

Project Conditions

2. The authorization for construction activities automatically expires and is void if the applicant fails to file for construction permit or other necessary development permit within three years of the effective date of the Site Plan and Design Review permit.
3. Plans submitted for construction shall substantially comply with the plans approved through this consolidated land use permit, as modified by these conditions of approval.
4. Prior to any construction, the applicant shall obtain the appropriate permits from the City of Bainbridge Island, including but not limited to clearing, grading, and/or building permits.
5. If any historical or archaeological artifacts are uncovered during excavation or construction, work shall immediately stop and the Department of Planning and Community Development and the Washington State Office of Archaeology and Historic Preservation shall be immediately notified. Construction shall only continue thereafter in compliance with the applicable provisions of law.
6. A final landscape plan meeting full screen requirements shall be submitted with building permit application. The landscape plan must incorporate the entire north boundary buffer for the ground lease area, including the area around the portable buildings.
 - A. The difference in area between a conforming 20-foot buffer and the available space north of the retaining wall which surrounds the portable classrooms (approximately 825 square feet) shall be averaged to provide a contiguous buffer along the east and west sides of the portable buildings.
 - B. The tree unit calculation submitted with construction permit must be revised to incorporate the entire ground lease area.
7. All plantings shall be installed or installation financially assured in accordance with BIMC 18.15.010.H. prior to occupancy of any of the new buildings. After installation approval by the Department, maintenance financial assurance shall be required in accordance with BIMC 18.15.010.H.
8. Perimeter buffers shall be maintained to full-screen standards for the life of the project.

9. The development must provide, at a minimum: Bicycle facilities for a minimum of one bicycle space for every 25 fixed theatre seats that are under cover and in proximity to the visitor entrance, and indoor or covered outdoor bicycle facilities for employees at a ratio of one bicycle space per five employees.
10. The project shall comply with the following conditions to the satisfaction of the Fire Marshal:
 - A. The project shall comply with all applicable provisions of the adopted Fire Code.
 - B. Fire sprinklers and alarms will be required for the project. Fire sprinkler shall meet the requirements of NFPA 13; fire alarms shall meet the requirements of IFC 907 and NFPA 72. A-1 occupancies with an occupant load over 1,000 requires a voice evacuation fire alarm system.
11. The project shall comply with the following conditions to the satisfaction of the City Engineer:
 - A. 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 construction permits to construct all necessary infrastructure including site drainage, grading and utilities serving the site. Certificate of Occupancy will not be issued for any building until all civil improvements have been completed and accepted through the final inspection process.
 - B. Changes in water meter size, number and/or location shall comply with City of Bainbridge Island Design and Construction Standards and Specifications Manual (“Standards Manual”) unless otherwise approved during the building permit review/construction process.
 - C. Changes in Drainage Fixture Units and associated sanitary sewer connections and appurtenances shall be calculated, designed, installed and inspected per the Standards Manual and any other Federal, State or Local regulatory standards.
 - 1) The applicant must provide a video inspection of the side sewer connection prior to reconnection/reactivation.
 - D. Cross connection control requirements as established by Washington Administrative Code and implemented by the City as the local water service provider shall be satisfied during the building permit review / construction process.
 - E. A Construction Stormwater Pollution Prevention Plan (SWPPP) prepared by a civil engineer licensed in the State of Washington is a required submittal for permitting any construction activities including clearing or grading or other civil improvements for all phases of the project.
 - F. A final stormwater report shall be submitted with the building permit application detailing compliance with minimum requirements 1 – 5 of the Department of Ecology’s Stormwater Management Manual of Western Washington as adopted by BIMC 15.20.
 - G. All on-site stormwater facilities shall remain privately owned and maintained. The owner(s) shall be responsible for maintenance of the storm drainage facilities for this development following construction. Annual inspection and maintenance reports shall be provided to the City. A Declaration of Covenant for stormwater system operation and maintenance will be required to be recorded with the Kitsap County Auditor prior to final building occupancy. The approved language for the Declaration of Covenant is found in BIMC Chapter 15.21, Exhibit A.
 - H. As-built civil construction plans stamped by a civil engineer shall be provided by the applicant prior to final certificate of occupancy.
 - I. Although no right-of-way (ROW) work is anticipated, prior to commencing any construction activities within public ROW, a separate ROW use permit is required and is subject to separate conditions and bonding requirements.

Call to Order (Attendance, Agenda, Ethics)
Review and Approval of Minutes – April 19, 2021
Buxton Center for Performing Arts ([PLN51828 SPRA](#))
Messenger House ([PLN51717 SPR](#))
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Joseph Dunstan called the meeting to order at 2:00 PM. Design Review Board members in attendance were Michael Loverich, Vicki Clayton, Shawn Parks, Bob Russell, and Todd Thiel. Laurel Wilson was absent and excused. Planning Commissioners Jon Quitslund and Ashley Mathews were present. City Council members Leslie Schneider and Michael Pollock were present. City Staff present were Planning Manager David Greetham, Senior Planner Kelly Tayara, and Administrative Specialist Marlene Schubert who monitored recording and prepared minutes.

The agenda was reviewed. No conflicts were disclosed.

Review and Approval of Minutes – April 19, 2021

Motion: I make a motion to approve the minutes

Clayton/ Loverich: Passed Unanimously

Buxton Center for Performing Arts ([PLN51828 SPRA](#))

#3 Final Design Review Meeting

See attached 05-03-2021 FINAL Design for Bainbridge Worksheet-Buxton Center for BPA

Messenger House ([PLN51717 SPR](#))

#3 Final Design Review Meeting

See attached 05-03-2021 FINAL Design for Bainbridge Worksheet-Messenger House

New/Old Business

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

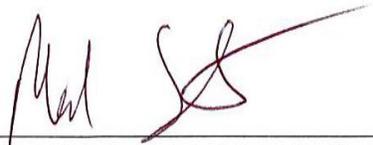
Adjourn

The meeting was adjourned at 5:53 PM.

Approved by:



Joseph Dunstan, Chair



Marlene Schubert, Administrative Specialist

Attendee Report					
Report Generated:	5/13/2021 11:56				
Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registered	Unique Viewers
Design Review Board Regular Meeting	934 5342 5990	5/3/2021 13:51	242	18	17
				Total Users	Max Concurrent Views
				44	0
Host Details					
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	
Marlene Schubert	mschubert@bainbridgewa.gov	5/3/2021 13:51	5/3/2021 17:53	242	
Panelist Details					
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	
Jeff Bouma	jeff.bouma9@gmail.com	5/3/2021 14:55	5/3/2021 17:51	176	
Mark Tumiski	mtumiski@lmnarchitects.com	5/3/2021 14:03	5/3/2021 14:52	49	
Shawn	shawn.parks@cobicommittee.email	5/3/2021 14:02	5/3/2021 17:53	232	
Kelly	ktayara@bainbridgewa.gov	5/3/2021 13:57	5/3/2021 15:36	100	
Kelly	ktayara@bainbridgewa.gov	5/3/2021 15:39	5/3/2021 17:53	134	
Michael	michael.loverich@cobicommittee.email	5/3/2021 13:58	5/3/2021 17:53	236	
Todd	todd.thiel@cobicommittee.email	5/3/2021 14:00	5/3/2021 17:53	233	
Ashley	ashley.mathews@cobicommittee.email	5/3/2021 13:57	5/3/2021 17:08	191	
JUSTIN YOUNKER	justin@cascadiadevelopment.com	5/3/2021 15:01	5/3/2021 17:53	172	
Dominique Cantwell	dcantwell@bainbridgeperformingarts.org	5/3/2021 14:03	5/3/2021 14:52	49	
Vicki	vicki.clayton@cobicommittee.email	5/3/2021 13:54	5/3/2021 17:53	239	
Michael P	mpollock@bainbridgewa.gov	5/3/2021 13:52	5/3/2021 16:59	187	
David	david@carlettiarcitects.com	5/3/2021 14:03	5/3/2021 17:51	228	
Joseph	joseph.dunstan@cobicommittee.email	5/3/2021 13:56	5/3/2021 17:53	238	
charlie	charlie@wenzlauarchitects.com	5/3/2021 14:55	5/3/2021 17:51	176	
Josh Saitelbach - Groundswell	josh@groundswell.studio	5/3/2021 14:03	5/3/2021 14:52	50	
Leslie	lschneider@bainbridgewa.gov	5/3/2021 14:02	5/3/2021 14:35	34	
Bob	bob.russell@cobicommittee.email	5/3/2021 13:54	5/3/2021 17:53	239	
David	dgreetham@bainbridgewa.gov	5/3/2021 15:06	5/3/2021 17:53	167	
Erik Perka	eperka@lmnarchitects.com	5/3/2021 14:03	5/3/2021 14:52	50	
Erik Perka	eperka@lmnarchitects.com	5/3/2021 14:03	5/3/2021 14:52	49	
Wendy Pautz	wpautz@lmnarchitects.com	5/3/2021 14:03	5/3/2021 14:52	50	
Jon Quitslund	jonquitslund@att.net	5/3/2021 14:55	5/3/2021 16:56	121	
Attendee Details					
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	
Jeff Bouma	jeff.bouma9@gmail.com	5/3/2021 14:06	5/3/2021 14:10	5	
Jeff Bouma	jeff.bouma9@gmail.com	5/3/2021 14:39	5/3/2021 14:55	17	
Mark Tumiski	mtumiski@lmnarchitects.com	5/3/2021 14:01	5/3/2021 14:03	3	
William Langemack	langemack@icloud.com	5/3/2021 14:00	5/3/2021 14:52	52	
Steve Powell	spowell@soundpublishing.com	5/3/2021 14:02	5/3/2021 14:54	53	
JUSTIN YOUNKER	justin@cascadiadevelopment.com	5/3/2021 14:01	5/3/2021 15:01	61	
Dominique Cantwell	dcantwell@bainbridgeperformingarts.org	5/3/2021 14:00	5/3/2021 14:03	3	
Matt Longmire	mlongmire@bainbridgeperformingarts.org	5/3/2021 14:37	5/3/2021 14:53	16	
David	david@carlettiarcitects.com	5/3/2021 14:00	5/3/2021 14:03	3	
charlie	charlie@wenzlauarchitects.com	5/3/2021 14:46	5/3/2021 14:55	10	
Josh Saitelbach - Groundswell	josh@groundswell.studio	5/3/2021 14:01	5/3/2021 14:03	3	
Erik Perka	eperka@lmnarchitects.com	5/3/2021 14:00	5/3/2021 14:03	3	

Erik Perka	eperka@lmanarchitects.com	5/3/2021 14:00	5/3/2021 14:03	3
Anne McNamee Corbett	anne@islandfilmworks.com	5/3/2021 14:07	5/3/2021 17:51	225
Wendy Pautz	wpautz@lmanarchitects.com	5/3/2021 14:01	5/3/2021 14:03	3
Joe Dunstan	joseph.dunstan@cobicommitte.email	--	--	--
Jon Quitslund	jonquitslund@att.net	5/3/2021 14:00	5/3/2021 14:55	56
Kim McCormick Osmond	kimberly.mccormick.osmond@cobicommittee.email	5/3/2021 14:36	5/3/2021 14:46	11
kim osmond	kimberly.mccormick.osmond@cobicommittee.email	5/3/2021 14:46	5/3/2021 16:33	107
ralphspilling	ralphspil@aol.com	5/3/2021 14:00	5/3/2021 14:52	52
Mark	markf53@msn.com	5/3/2021 14:00	5/3/2021 17:05	185
Other Attended				
User Name	Join Time	Leave Time	Time in Session (minutes)	
12067180799	5/3/2021 14:43	5/3/2021 14:55	12	
12067180799	5/3/2021 14:55	5/3/2021 17:51	176	



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

INTRODUCTION

Design for Bainbridge (DforB) provides guidance for applicants to successfully navigate the design review process. The design review process, standards, and guidelines are structured to support good design and a deliberate design process from context and site down to design detailing. Design review is an iterative process intended to help applicants apply relevant standards and guidelines and develop designs for the project that fit Bainbridge Island and the unique context of the site. This iterative process contains three touch points with the Design Review Board (DRB). This worksheet is used to capture design information to be presented to the DRB at each step in the iterative process.

#1 Conceptual Proposal Review Meeting

The conceptual proposal review meeting is an informal meeting between the applicant and the Design Review Board to review site-specific conditions and contextual considerations for the design of development on site. This discussion is intended to inform strategies for site planning and massing that respond sensitively to the neighborhood context.

Applicant Submittal Requirements

- See DforB pages 12 & 16

#2 Design Guidance Review Meeting

Design guidance review meetings with the Design Review Board offer guidance to potential applicants during the design process on conceptual alternatives. The purpose of the design guidance review meeting is to review how the proposed alternatives fit the surrounding context with a focus on the development's program, uses, site plan, and massing. The DRB will also consider any requested departures, the rationale for those departures and their consistency with the intent and principles of the guidelines.

Applicant Submittal Requirements

- See DforB page 13
- Initial Design for Bainbridge Worksheet (below)



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

#3 Final Design Review Meeting

At this meeting, the Board will review the application plans for compliance with Design Standards and Design Guidelines and ensure that the project reflects any revisions recommended by the Board at previous meetings. The Board will document its findings and transmit a written recommendation to the Planning Commission. The Board's recommendation may include conditions to ensure compliance with all standards.

Applicant Submittal Requirements

- See DforB page 15
- Final Design for Bainbridge Worksheet (below)

NOTE: Submittal materials should be transmitted as individual pdfs, not as one large file.



**DESIGN for BAINBRIDGE
WORKSHEET
Bainbridge Island, Washington**

PROJECT: Buxton Center for Bainbridge Performing Arts (PLN51828)
PROJECT ADDRESS or PARCEL: 200 Madison Ave N / 26250231432007
DATE: 05/03/2021
PROJECT PLANNER: Kelly Tayara
Design Review Board Meeting Dates: 11/02/2020; 11/16/2020; 05/03/2021

CONTEXT ANALYSIS

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

Context Analysis Complete:

Yes: No:

If no, required additional information:



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

SITE DESIGN STANDARDS

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

Applicant Response:

S1) Vegetation - The new addition has been placed to avoid the two large conifer trees that are directly west of the existing building and maple and birch trees to the southwest. A cluster of smaller hazelnut trees to the north will be removed to make room for the new studio.

Solar Access - The building has good solar exposure and the new addition is being made "solar-ready" with the ability to add photovoltaic panels on the south-facing roof and the existing west-facing roof should BPA be able to find an interested donor.

Wind - Prevailing winds at the site are southwest and northwest. Other than structural bracing to counter it, wind is not a significant issue for the project.

Stormwater - There is an existing storm drainage swale that lies to the southwest of the building and the hope was to enlarge the swale to serve the enlarged building.

However, the geotechnical engineer has assessed the infiltration capacity of the underlying soil and has indicated that the soil has little ability to receive anything more than incidental storm water. The swale will be maintained but the project will need to rely on the piped storm drainage system for the added roof runoff.

Other - Below grade soils are stable and there is no known history of flooding at the site.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

S2) A variety of trees on the site are being preserved and they can serve as habitat for wildlife, primarily including birds, squirrels and insects.

S3) The unique aspect of the project site is its mid-block location with frontage onto an important civic open space ("Town Square"). The project will improve the function of the performing arts center while enhancing its connection to the open space.

S4) The scale, form, and materiality of the new addition will be compatible with the existing BPA building and the neighboring buildings. Its expression, which features an iconic roof shape, large windows connecting the lobby to the exterior, a main entry that is aligned with the adjacent open space, and extensive use of wood in the structure and finishes, will be appropriate to its function as an important civic gathering place.

S5) The project will align the new main entry of the building with the centerline of Town Square, thus strengthening the system of access and movement between the public open spaces and the community spaces inside the building.

S6) By its nature, a performing arts center supports a vibrant public realm, providing numerous opportunities for community gatherings, learning, arts and entertainment. By improving the function of the center and strengthening the connection between the Town Square and BPA, the opportunities for vibrancy will be enhanced.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

DRB Discussion:

S1) The standard has been met.

S2) Landscape using native plants, as warranted. Food for thought, how the big leaf maples will interact with the birch trees over time. The standard has been met.

S3) The standard has been met.

S4) The standard has been met.

S5) The standard has been met on the west side, certainly, and overall.

S6) The standard has been met. Like the benches!

DRB Findings:

This project meets S1-S6 guidelines.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

PUBLIC REALM STANDARDS

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

Applicant Response:

P1) The current safe and comfortable environment for walking and cycling adjacent to the building will be kept intact and improved by the project. To the west, the buildings connection to the pedestrian zone that is part of Town Square will be enhanced by the new entry that is on axis with the centerline of Town Square and a new stair and a new accessible ramp that provide very direct pathways to the public space. To the east, the existing paved pedestrian walk that is adjacent to the south wall of the performing arts center connects to an existing paved walk that runs along the south side of the historical museum; this existing pedestrian walk will not be affected by the project.

P2) The project does not alter the existing drive aisles or parking stalls in the vicinity of the BPA building.

P3) The existing hierarchy of public spaces is respected by the project. The approach to the main building entry features a deliberate sequence as it passes through (1) the open public space of Town Square, (2) a landscaped forecourt in which the paved way is narrowed and supplemented by adjacent planting, (3) a short stairway and ramp to a raised "porch" that provides a sense of arrival, and (4) passage through entry doors into the lobby vestibule.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

P4) The public connection between the performing arts center and the Town Square open space will be strengthened and enhanced by the creation of an axial relationship between Town Square and the building entry that is more obvious and direct than the existing condition. The new walkway will be enhanced with new vegetation and benches.

P5) The block pattern in which the project resides is unique in the city. The mid-block location of the building, highlighted by its relationship to the Town Square open space, helps make the site a special place in the city and emphasizes its importance as a civic facility. The new addition will not alter the nature of the block pattern.

P6) Since the existing building is not located close to any streets, it does not have much of an opportunity to foster interest and activity along commercial streets. The west facade of the expanded building will be visible at a distance from Madison Avenue North and the iconic nature of the new roof will add visual interest.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

DRB Discussion:

- P1) This standard has been met.
- P2) This standard has been met.
- P3) This guideline has been met.
- P4) This guideline has been met.
- P5) This guideline has been met.
- P6) This guideline is not applicable.

DRB Findings:

This project meets P1-P5 standards, P6 standard is not applicable.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

BUILDING DESIGN STANDARDS

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

Applicant Response:

B1) The expansion seeks to create a clear axial connection with Town Square, and the primary building entrance is derived from this alignment. Each piece of program is located to maximize connectivity, patron experience, and visual connection to the woodland landscape. Directly off the entry and flowing north, an appropriately scaled new lobby welcomes patrons, and features a large wall of glazing that allows porosity to the large fir tree and woodland planting just beyond. Bookending the lobby are the remaining program spaces, a multipurpose studio embedded in the hillside to the north, and administrative offices at the south to allow daylight and privacy. A second level connection to the rear of the auditorium sets the high point of the new massing. The studio is also a double-height space, and its roof slopes down toward the lower-scaled residential neighborhood to the north. The offices require less volume, so the lobby roof slopes toward the south to a low point corresponding with existing structure, before lifting in a welcoming gesture to the south. This wave-like form is both iconic and unifying, providing a single fluid connector between the different programs, yet allowing each to satisfy its unique requirements.

B2) Several of the buildings in the immediate context are broken down into multiple volumes and roof forms, creating a more human scale within the civic and cultural campus. The new addition will be lower than the existing gable-roofed auditorium, and retain the hierarchy of the current facility. However, given its prominent siting and orientation toward Town Square, the new massing will benefit from the coherent and unified expression and its own distinct roof form. Expressed wood structure and cedar cladding reference neighboring City Hall and the Historical Museum, while being regenerative and regionally sourced.

The clear glass lobby wall is articulated with glulam wood columns and mullions, and separates the more solid masses of the studio and offices. The roof beams create rhythm and scale in the interior and support a tongue and groove open wood ceiling that connects each of the program



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

spaces. A large cantilevered eave at the west façade provides outdoor cover, shade, and weather protection, bringing the wood ceiling material to the exterior. These materials and their use are representative of Pacific Northwest typologies and surrounding buildings.

B3) The west expansion balances opaqueness and porosity, with the wood-clad volumes holding the perimeter, proud of a transparent, gasket-like lobby showcasing the texture of wood structure. Punched windows in these opaque volumes add scale, rhythm, and depth, with the entry doors creating a glassy portal in the southern mass, and a large picture window bringing daylight and views to the studio. Consistently detailed benches in the lobby and the porch tie the indoor and outdoor spaces together. Along the length of the porch, the wave-like roof form is legible as a continuous wood soffit that adds warmth and frames an outdoor room. Primarily opaque facades are limited to the north and east, based on the theatrical and back of house functions and the site condition of a vegetated slope and parking. Mechanical units are located to the north of the existing building and naturally screened from view.

B4) The project embraces sustainability in preserving much of the existing building, while siting the new addition to preserve prominent trees and the existing stormwater-infiltrating rain garden. The addition will feature deep roof overhangs for shade and rain protection, and a primarily south-facing slope to allow future or near-term installation of solar photovoltaic panels. Operable windows will be provided at offices for user comfort and natural ventilation. The use of renewable materials such as wood for the primary structure and interior detailing connects the project to a regional vocabulary and limits the project's carbon footprint.

B5) The project utilizes a refined material palette that emphasizes the overall design concept with thoughtful details. Expressed glulam wood structure is evident throughout in the open ceiling, which parallels the roof form. The opaque volumes clad in a more finely textured wood siding material bookend the openness of the lobby, which features more metal and glass. A lacey, open metal stair with wood treads and perforated risers appears to float in the lobby, and the metal detailing and colors are carried throughout the window frames, door hardware and concessions area.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

DRB Discussion:

B1) This standard has been met. This is one of the standards that is strongly addressed.

B2) This standard has been met. Appreciate the nice use and mix of older materials blended with modern materials.

B3) This standard has been met.

B4) This standard has been met.

B5) This standard has been met.

DRB Findings:

B1-B5 standards have been met.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

LANDSCAPE STANDARDS

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

Applicant Response:

L1) The proposed landscape concept will respond to and complement the architectural concepts. Taking cues from existing plant palette, additional native and climate adaptive plans will strengthen the architectural concept and better integrate building and site.

L2) The public realm will be respected and improved by maintaining and responding to the existing organization of public spaces. The public connection between the performing arts center and the Town Square open space will be strengthened and enhanced by the creation of an axial relationship between Town Square and the building entry that is more direct than the existing condition. New plantings within the forecourt area will create a more comfortable sense of space for the community to gather and find respite. A small stair and accessible ramp will create an equitable entry experience to the "porch" that provides a stronger sense of arrival.

L3) Refer to L4 and L5 below. Sustainable stormwater strategies were explored to celebrate stormwater conveyance in the landscape, however, as previously noted, the underlying soils are not suitable for stormwater infiltration.

L4) Low Impact Development strategies are being explored to highlight green infrastructure practices.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

L5) The project will incorporate native plants in order to support and improve healthy habitat on site.

L6) The project will better connect the indoor experience with the native woodland landscape on the west side of the building. The visual connection to Town Square will also be enhanced.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

DRB Discussion:

L1) This standard has been met.

L2) This standard has been met.

L3) This standard has been met.

L4) This standard has been met. Doing a good job expanding the rain garden. Appreciative that landscaping is native and using climate-adaptive plants and ultimately will not have to be irrigated.

L5) This standard has been met. They are preserving and saving existing trees on the property.

L6) This standard has been met. Credit for connecting the "civicness" of the site.

DRB Findings:

L1-L6 standards have been met.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

STREET TYPES AND FRONTAGES

Street Types: State Route, Main Street, Neighborhood Main Street, Neighborhood Mixed Use, Mixed Use Arterial, Rural by Design, Green Street Rural Green Street

Applicant Response:

The project does not have any street frontage. It is located mid-block between Madison Avenue North and Erickson Avenue NE. To the west, the building fronts on "Town Square", which is the location of a weekend public market and is a parklike open space with surface parking that serves BPA, City Hall and other adjacent enterprises.

DRB Discussion:

N/A

DRB Findings:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

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

Applicant Response:

As noted above, the project site has no street frontage, so the typologies shown in Design for Bainbridge are not applicable to the project. A 20-foot vegetated buffer is planned for the northern edge of the site, which is adjacent to a single-family residential property that has a series of modular houses that back up to the project site.

DRB Discussion:

N/A

DRB Findings:

N/A



**DESIGN for BAINBRIDGE
WORKSHEET
Bainbridge Island, Washington**

SUBDIVISION GUIDELINES

ISLAND CHARACTER PRESERVE AND MAINTAIN ISLAND CHARACTER

Applicant Response:

Not applicable.

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

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

Applicant Response:

The performing arts center is part of the city's civic complex that includes City Hall to the west, Town Square to the immediate west, and the Bainbridge Historical Museum to the east. The project does not materially alter the center's relationship to the neighboring elements. It uses common gable roof forms and materials to respect the context, while providing a larger presence through tall windows and a strong roof form that convey a sense of civic importance befitting an important community building. The project also includes a 20' planting buffer on the north side of the property to enhance the natural landscape between the single-family residential development.

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

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

Applicant Response:

As previously noted, significant trees will be preserved by the project and the existing storm drainage swale will be retained. One of the project's site goals is to better connect the existing forested landscape with the indoor experience. The project considers the existing 28" fir and 18" pine trees directly west of the building to be a unique site amenity, crucial to creating a rich indoor experience that engages the native forested landscape. Additional native plants will supplement the existing planting area to create a richer and healthier landscape furthering the sites ecological and aesthetic integrity. The remaining site areas, less any proposed lawn areas, will also be restored to a native landscape condition in order to establish beneficial habitat. The 20' plant buffer on the north side of the property will be planted with native plants.

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

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

Applicant Response:

Significant trees and healthy native vegetation will be preserved by the project. Except for the existing vegetation, there are minimal natural site patterns throughout this developed urban site. Stormwater runoff will infiltrate to the largest extent possible. As previously noted, the existing forested landscape will be preserved to create a richer indoor/outdoor experience. Additional native plants will supplement the existing planting areas to create a richer plant community and further the sites ecological and aesthetic integrity. The remaining site areas, less any proposed lawn areas, will also be restored to a native plant community in order to establish beneficial habitat.

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

HISTORIC AND CULTURAL RESOURCES TO PRESERVE IMPORTANT HISTORIC AND CULTURAL RESOURCES

Applicant Response:

The performing arts center is an important cultural resource. This project will improve the function of the center and extend its useful life, which are important ways to ensure the preservation of the resource.

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

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

Applicant Response:

As previously noted, it was hoped that the existing storm drainage swale that lies to the southwest of the building could be enhanced to serve the enlarged building, however, the underlying soils do not have the capacity to accept infiltrated stormwater.

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

SEPTIC SYSTEMS TO MINIMIZE IMPACT OF SEPTIC FACILITIES

Applicant Response:

Not Applicable. The project is connected to the sanitary sewer system.

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

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

Applicant Response:

The major restrooms in the building are being remodeled and enlarged to meet the requirements of the Washington State Building Code. Low flow plumbing fixtures will be employed to conserve water.

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

COMMUNITY SPACE TO PROMOTE A SHARED SENSE OF COMMUNITY

Applicant Response:

The fundamental mission of the Bainbridge Performing Arts (BPA) is to provide a community space for cultural and educational functions. As stated on BPA's website:

"Our mission is to promote appreciation of and participation in the performing arts to build, educate and inspire our vibrant, creative community. We envision an inclusive and connected community in which we spark joy and change lives by creating a 'brave space' for the pursuit of equitable, creative, and educational experiences."

The expansion project will allow BPA to further its mission in a facility that promotes a shared sense of community.

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

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

Applicant Response:

Not Applicable.

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

SOLAR ACCESS TO PROVIDE SOLAR ACCESS FOR WELLBEING AND ENERGY PRODUCTION

Applicant Response:

The building has relatively good solar exposure and the new addition is being made "solar-ready" with the ability to add photovoltaic panels on the south-facing roof and the existing west-facing roof should BPA be able to find an interested donor. Large windows in the new addition will bring daylight to the studio, lobby and offices.

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

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

Applicant Response:

Being in the heart of downtown Winslow, the project site has ready access to buses and ferries. Pedestrian, bicycle, wheelchair and vehicular traffic are accommodated through the existing paved pathways on the City's campus. The project seeks to maintain the existing access and circulation pathways and improve them in the area immediately to the west of the building. A stronger connection to Town Square, including a new stairway and a new ramp to provide universal access from Town Square to the building are included in the project.

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

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

Applicant Response:

Parking and parking access in the vicinity of the performing arts center will not be modified by this project.

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

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

Applicant Response:

Not Applicable.

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

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

Applicant Response:

Not Applicable.

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

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

Applicant Response:

Not Applicable.

DRB Discussion:

N/A

DRB Findings:

N/A



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

LARGER SITES

STANDARD1 DESIGN THE SITE BY CLUSTERING BUILDINGS AND ARRANGING THEM WITH FRONTAGES ON PUBLIC STREETS, PUBLIC SPACES, OR OPEN SPACE.

STANDARD2 DESIGN SITES TO MINIMIZE THE VISUAL IMPACT OF PARKING ON THE PUBLIC REALM.

Applicant Response:

Standard 1)

The project will maintain the performing arts center's frontage on Town Square. It does not have street frontage.

Standard 2)

The project is not altering the existing parking.

DRB Discussion:

Standard 1)

N/A

Standard 2)

N/A

DRB Findings:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

HISTORIC PLACES

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

Applicant Response:

Standard 1)

The adjacent Bainbridge Historical Museum, which lies to the east of the performing arts center, is a historic building. Because the new addition to the performing arts center is on the west side of the existing building, it will not be visible from the museum. The new addition is thought to be compatible with the museum through the use of gable roof forms and similar scale.

Standard 2)

Not Applicable. The performing arts center is 27 years old.

DRB Discussion:

Standard 1)

N/A

Standard 2)

N/A

DRB Findings:

N/A



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

CIVIC USES

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

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

Applicant Response:

Standard 1)

The performing arts center will continue to be located in its current prominent location in downtown Winslow. The building's presence will be enhanced through enlargement of the lobby/entry portion of the building, an iconic roof form, tall windows in the lobby, and a strong connection to Town Square. The enhanced presence will gently signal the importance of the building as a civic gathering place.

Standard 2)

The performing arts center currently serves multiple community functions. With its improvements to the existing main hall, the addition of a studio space, and an enhanced lobby and support facilities, the expansion project will allow the center to serve an even broader range of community events and purposes. Part of the plan for the project is to improve the site area immediately west of the building for outdoor gatherings and educational uses.

DRB Discussion:

Standard 1)

This standard has been met.

Standard 2)

This standard has been met. This is one of the strong pieces of this project.

DRB Findings:

Standard 1 and Standard 2 have been met.



**DESIGN for BAINBRIDGE
WORKSHEET
Bainbridge Island, Washington**

This project is recommended for:

Approval

Approval with the following conditions:

- In support of the portable classrooms and the averaging of the buffers.

Denial with the following deficiencies:

SIGNATURE:



Joseph Dunstan, Chair

DATE: 05-03-2021



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

INTRODUCTION

Design for Bainbridge (DforB) provides guidance for applicants to successfully navigate the design review process. The design review process, standards, and guidelines are structured to support good design and a deliberate design process from context and site down to design detailing. Design review is an iterative process intended to help applicants apply relevant standards and guidelines and develop designs for the project that fit Bainbridge Island and the unique context of the site. This iterative process contains three touch points with the Design Review Board (DRB). This worksheet is used to capture design information to be presented to the DRB at each step in the iterative process.

#1 Conceptual Proposal Review Meeting

The conceptual proposal review meeting is an informal meeting between the applicant and the Design Review Board to review site-specific conditions and contextual considerations for the design of development on site. This discussion is intended to inform strategies for site planning and massing that respond sensitively to the neighborhood context.

Applicant Submittal Requirements

- See DforB pages 12 & 16

#2 Design Guidance Review Meeting

Design guidance review meetings with the Design Review Board offer guidance to potential applicants during the design process on conceptual alternatives. The purpose of the design guidance review meeting is to review how the proposed alternatives fit the surrounding context with a focus on the development's program, uses, site plan, and massing. The DRB will also consider any requested departures, the rationale for those departures and their consistency with the intent and principles of the guidelines.

Applicant Submittal Requirements

- See DforB page 13
- Initial Design for Bainbridge Worksheet (below)



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

#3 Final Design Review Meeting

At this meeting, the Board will review the application plans for compliance with Design Standards and Design Guidelines and ensure that the project reflects any revisions recommended by the Board at previous meetings. The Board will document its findings and transmit a written recommendation to the Planning Commission. The Board's recommendation may include conditions to ensure compliance with all standards.

Applicant Submittal Requirements

- See DforB page 15
- Final Design for Bainbridge Worksheet (below)

NOTE: Submittal materials should be transmitted as individual pdfs, not as one large file.



**DESIGN for BAINBRIDGE
WORKSHEET
Bainbridge Island, Washington**

PROJECT: Messenger House Phase II
PROJECT ADDRESS or PARCEL: 41560020070003
DATE: 05/03/2021
PROJECT PLANNER: Kelly Tayara
Design Review Board Meeting Dates: 06-01-20 (Conceptual); 07-06-2020 & 08-03-20 (Design Guidance); 05-03-2021 (Final)

CONTEXT ANALYSIS

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

Context Analysis Complete:

Yes: No:

If no, required additional information:



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

SITE DESIGN STANDARDS

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

Applicant Response:

S1) The proposed new addition is located largely where the prior building was located. The grade level of the addition is set to match the existing 1917 building. Soil disturbance and impacts to the hydrological functions have been minimized by utilizing portions of the original footprint. Portions of existing paving will be removed (service drive, access lane) and replanted as new gardens. Native plantings will be used to restore wooded portions of the site. New impervious surfaces will be limited to outdoor patios and proposed relocated service access lane.

The project site has developed over the last one hundred years. While there are remnant natural areas, much of the site has been altered from its natural condition. The proposed improvements will however provide some opportunities to enhance the existing conditions. Currently most of the onsite water is discharged directly to Puget Sound. Proposed LID strategies will investigate increased ability to infiltrate on site. One strategy is to enlarge and restore rain garden along the lower east frontage. The site has multiple mature trees, particularly in the main east facing open spaces. We are assessing the health of these trees and if any will be placed at risk from proposed new footprint. The footprint is primarily located to overlap with the wing it is replacing. The building form has multiple orientations to take advantage of views, shape outdoor spaces and break the building into multiple forms. The building will be able to take advantage of solar access, providing for solar gain for residential units and photovoltaic rooftop arrays. The outdoor spaces are located to get solar access depending on time of day (morning, mid-day, afternoon).



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

S2) The site has several large, wooded areas which can be restored with native planting to improve habitat capacity and enhanced infiltration. No new fencing is proposed at project perimeter and none currently exists.

The existing natural areas will be maintained and enhanced with native vegetation.

S3) The site has the look and feel of a large park due to mature trees and expansive lawn and woodland areas. This is one of the defining characteristics of the site and one of its key assets for both neighbors and residents. The site, located on an east facing slope, also enjoys unobstructed views of Puget Sound. The site has a well know history as the Moran School, and still retains the original 1917 School Building, which overlooks the main lawn area. The building will be restored as part of the new project. The open space will be improved as a shared use space for both residents and the neighborhood.

The site has several unique attributes, perhaps most the most significant being its long history. The original school building is existing and will continue to feature prominently on the site. The proposed work will include restoring portions of the exterior, particularly the east facing façade where the existing addition will be removed. Another feature is the dramatic parklike with its views to Puget Sound. The site design will preserve the parklike setting and enhance its accessibility for residents and neighbors.

S4) The new project will continue to sustain the sense of place which has characterized the site for over 100 years. The Old theater, which was recently demolished due to years of neglect, helped define the large open space with its three-story façade. The proposed new addition seeks to recall the scale of the theater and continue its role in shaping the open space, as viewed by the public. The intent is to break the new wing into multiple masses, similar in scale to the original theater. The overall composition will be comprised of multiple building segments appearing as something which has grown over time. Each segment is further broken-down using changes in materials, glazing patterns, and offsets. Perhaps most importantly, the new addition is not meant to compete with original architecture and its role should be a quiet backdrop to the grand open spaces.

The proposed design replaces the existing assisted living wing. The addition will express itself as distinct from the historic 1917 building and will not attempt to copy it. To achieve this delicate fit, the new wing is separated by a glass pavilion, where the visitors will arrive. The residential portions of the new wing, are a new interpretation of the older Mediterranean architecture, expressed with simple solid massing, vertically composed windows, and smooth cement surfaces, to emulate the stucco facades. The building is carefully broken into discrete wings, each with a specific orientation with existing or historic forms. The building materials also express the internal uses



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

(residential vs common). The main common area is positioned to take advantage of views to Seattle skyline and aligns with the orientation of the Old Theater Building. Lastly the overall building shape helps shape a variety of outdoors spaces while breaking up the overall building massing.

S5) The primary access to the facility will be from the west using NE ocean Drive. New entry signage will be added to make the point of access more apparent (there is no signage at present). The new entry to the Assisted
490 Madison Ave. N., Suite 105 ♦ Bainbridge Island, WA 98110 ♦ 206.780.6882 ♦
www.wenzlauarchitects.com

Living wing will be co-located with the existing Memory Care entry and porte-cochere. This will become the main entry for vehicular drop and for visitor/resident parking. Additional outdoor spaces will be placed to overlook the large east facing open space. A smaller more contemplative garden will be on the west side where the service ramp is being removed. A network of accessible pathways will be created around the new wing to encourage walking and interactions. A shared gathering space for residents and neighbors is proposed at the main open space frontage along Manitou Park Blvd. No new parking is proposed.

S6) While the west facing entry is the formal public entry, the true public face is to the east as viewed from the Manitou Park neighborhood. This open space has been a neighborhood asset for decades. A pergola set near the street edge will serve as a meeting place as well as an informal boundary between the public street and semi-private gardens to ensure safety. Where the west entry side is defined by its expansive parking (all existing), the east side is free of vehicles. This open space will be programed to support a variety of activities, ranging from passive (sitting and strolling) to active (yoga, art, etc.). There will be several entries facing the park which would be accessible to residents, adding life to the park areas.

Although the site is not located in town, it still projects a civic quality, primarily due to the large parklike setting residents have enjoyed for decades. As described above, the intent is to maintain and enhance the park and continue the legacy of the site as a public institution. The landscape design along Manitou Park Blvd. is the most prominent public interface for the neighborhood and will be improved to promote opportunities for interaction between neighbors and residents alike.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

DRB Discussion:

S1) This standard has been met. All new lights will conform to city code dark sky standards. If there is any existing lighting, suggestions will be made to conform to dark sky standards. See Landscape section comments.

S2) This standard has been met. See Landscape section comments.

S3) This standard has been met. The building has 4 different contexts: historical, entry & main visitor approach, campus, and residential neighborhood. The building is a huge mass but needs to relate to all of these different contexts. The historical and entry are covered well. The campus context is mixed, good and not so good. The residential context is the weakest portion. The restoration of the park will be an asset to the neighborhood and public. See comments in Building Design section.

S4) This standard has been met. The architect has worked hard with the neighbors to achieve a balance. Preserving east-facing open space is important.

S5) This standard has been met. Appreciate that the owner continues to allow public to use trail around the property. Prioritizing pedestrians is also appreciated.

S6) This standard has been met. The park is part of the public realm. There is a public presence in the lobby. Doing a good job of setting up spaces for people to visit with relatives.

DRB Findings:

S1-S6 standards have been met.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

PUBLIC REALM STANDARDS

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

Applicant Response:

P1) The pedestrian network is established by a series of connected of accessible walking paths. The paths will link from the public street edge (Manitou Park) through the open spaces, linking outdoor spaces at the base of the new addition. The sitting area, set along the street edge, has the potential to serve as an informal public meeting place, where neighbors can meet their new neighbors.

P2) There will be no new parking added to the project. The service access is currently located in a prominent position, highly visible from the current and proposed entry. The service access and related service area will be relocated to minimize its visibility.

P3) The new project will evoke the prior assemblage of buildings which have occupied the hillside over 100 years. The Old theater, which was recently demolished due to years of neglect, helped define the large open space with its three-story façade. The proposed new addition seeks to recall the scale and presence of the theater and continue its role in shaping the open space, as viewed by the public.

P4) While the west facing entry is the formal public entry, the true public face is to the east as viewed from the Manitou Park neighborhood. This open space has been a neighborhood asset for decades. A pergola set near the street edge will serve as a meeting place as well as an informal boundary between the public street and semi-private gardens to ensure safety.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

P5) The new project will evoke the prior assemblage of buildings which have occupied the hillside over 100 years. The Old theater, which was recently demolished due to years of neglect, helped define the large open space with its three-story façade. The proposed new addition seeks to recall the scale and presence of the theater and continue its role in shaping the open space, as viewed by the public. The intent is to break the new wing into multiple masses, similar in scale to the original theater.

P6) The guideline is non-applicable since the project does not contain commercial uses and is not along a commercial street. However, some of the common areas will be located on the lower floors to help activate outdoor spaces. The upper floor common areas will project out to the east and overlook the park spaces and Puget Sound.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

DRB Discussion:

P1) This standard has been met. Project is allowing safe walking, bicycling.

P2) This standard has been met. Looking to the city to put no parking signs on Manitou Beach. The shoulder will also be reduced to discourage parking. With the removal of eastern propane tanks, all service deliveries are focused on the loading dock area on the west. Restrict all deliveries to Ocean View only.

P3) This standard has been met. Different scales and uses of public space have been addressed.

P4) This standard has been met. We support the notion of the pergola as an integral part of the public space.

P5) This standard has been met. The site already had some of the qualities prior to the project and the project is enhancing these.

P6) This standard is not applicable to this project.

DRB Findings:

The project meets standards P1-P5 and P6 is not applicable to this project.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

BUILDING DESIGN STANDARDS

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

Applicant Response:

B1) The site plan has evolved over the decades and transformed itself from a Boys school, to an officer's school to a health care facility. The current site plan is an amalgamation of these uses as they have evolved over time. Presently, the site has two wings which radiate from the last vestige of the original use, the 1917 building. While the proposed addition largely follows the footprint of the current wing, its form is shaped to take advantage of the existing contours and shape outdoor spaces. The architectural concept uses a simple palette of contemporary northwest materials (wood, metal, cement) while emulating the scale and proportions of adjacent buildings on site (three story with parapet). The internal common area uses are positioned in relationship to the site planning/outdoor spaces (site entry, north and south terraces) and are also expressed architecturally with extensive glazing.

B2) While the new building will be reflective of its time, it will take cues from the original 1917 building, and its Mediterranean style. The shared elements include a formal fenestration where window groupings are aligned, and the windows share vertical proportions. The materials will emulate the plaster aesthetic by using coursed cement board. The proposed roof line is flat to match the original buildings. The common areas will be modern in character acting as transparent glazed screens in contrast to more solid portions housing the residences. The entry porte-cochere will be remodeled to be complementary to the newer architecture. See multiple other guidelines for supporting information.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

B3) The facades of the addition are composed to form a balanced composition with the original 1917 building. The façade is broken into discrete segments, forming a pattern of solid (plaster)-void (glass)-solid (plaster). The glazing is expressed in relationship to the internal program, with expansive glass used at common areas, and more discrete openings at individual living units. The formal fenestration will emulate the older building, while the more modern sections open to the view and light. The building materials are related to the building massing to present a coherent graphic when viewed from afar. Detailing will include window fenestration, metal balconies, and expressed structural members at outdoor porches. Mechanical and trash facilities will be screened from public view.

B4) The existing 1917 building and 1996 memory care portions will be re-used/remodeled. The buildings will seek green building certification (BUILT Green or similar) and will be constructed with a high-performance envelope, that will maximize natural lighting, and natural ventilation. Management of direct sunlight (particularly west facing façade) will be mitigated by use of deciduous trees. Specific sustainability strategies have not been established at this time.

B5) The exterior materials will include cement panels, metal windows and curtain walls, and exposed structural elements (wood and steel) at covered outdoor areas. In keeping with the Mediterranean style and its emphasis on simple overall forms, the window openings will be the main feature on facades. The detailing will express the transitions between materials versus relying on trim boards.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

DRB Discussion:

B1) This standard has been met. Within the landscape and building, there is a clear concept. It would be desirable to have the windows align with the corridors and should have a view out.

B2) This standard has been met. The building has 4 different contexts: historical, entry & main visitor approach, campus, and residential neighborhood. The landscape portion is nice. The campus massing looks much larger than it really is, look at using colors and materials to reduce visual massing. On the east façade the terrace seems to have a 4-5' concrete wall. The landscaping can help soften this. On the SE corner, look for an alternate material color.

B3) This standard has been met.

B4) This standard has been met. The volume height has been lowered as per previous meeting discussions. Sheet A3.02 drawing will be revised to show this change.

B5) This standard has been met. The glass railings could be problematic to how they relate to the façade changes. The view through the glass railing could be blocked by equipment. It might be nice to have planters on the terraces.

DRB Findings:

The project has met B1-B5 standards.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

LANDSCAPE STANDARDS

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

Applicant Response:

L1) The east facing park will be the foreground to the redesigned facility. Like an old hotel, the building will have terraces overlooking the park, integrating the building with the landscape. Other garden features, including the pergolas, will provide a shared architectural language, blending the building with the land. The site benefits from multiple mature plantings which have been retained in the new plan.

L2) The landscape plan will provide a network of pathways linking outdoor spaces throughout the site. The most likely public face is to the east where the park meets the existing residential neighborhood. A shared use space with pergola will provide a meeting place encouraging interaction. The open space has historically been visually connected to the street since there is no fence or perimeter screening. We believe this is a quality that is valued and should be maintained.

L3) The site has several wooded areas which will make a good opportunity to enhance the native landscape, infiltrations and habitat restoration. The site plan will limit lawn areas to those which support the historic open space to the east of the facility. Most of the trees are existing, although the restored areas may see additional tree plantings.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

L4) The existing stormwater allows water to be treated and discharged to the Sound. New impervious areas may require on-site infiltration, within a raingarden. No new parking areas are planned. Pervious paving will be used at new paved areas. The site appears to have open sky allowing opportunity for future photovoltaic panels.

L5) The site plan will preserve the existing mature trees and vegetation. Native plantings within wooded areas will enhance infiltration and habitat. Habitat biodiversity will be promoted through the planting of a variety of plants that are attractive to pollinators or have seeds or berries that are a food source for local birds and mammals.

L6) As described above, the buildings are composed to capture the views to Puget Sound. Most of the existing landscaping will remain unchanged. No views will be blocked by the new building.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

DRB Discussion:

L1) This project strongly met this standard.

L2) This project strongly met this standard. Appreciate allowing the public to access the property and walking trail.

L3) This standard has been met. The stormwater design will be guided by civil engineering consultant. We acknowledge that the applicant is retaining the existing landscape grass area (east lawn – is on the local historic register).

L4) This standard has been met.

L5) This standard has been met. On the north and south side, the grass park-like area will transition to shrubs and trees that are predominantly native species which will support the natural area.

L6) This standard has been met. By maintaining the landscape, the project is maintaining and possibly enhancing the view corridor. The landscape plan is sensitive to the historical context.

DRB Findings:

The project has met L1-L6 standards.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

STREET TYPES AND FRONTAGES

Street Types: State Route, Main Street, Neighborhood Main Street, Neighborhood Mixed Use, Mixed Use Arterial, Rural by Design, Green Street Rural Green Street

Applicant Response:

Not applicable

DRB Discussion:

N/A

DRB Findings:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

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

Applicant Response:

Not applicable

DRB Discussion:

N/A

DRB Findings:

N/A



**DESIGN for BAINBRIDGE
WORKSHEET
Bainbridge Island, Washington**

SUBDIVISION GUIDELINES

ISLAND CHARACTER PRESERVE AND MAINTAIN ISLAND CHARACTER

Applicant Response:

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

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

Applicant Response:

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

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

Applicant Response:

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

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

Applicant Response:

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

HISTORIC AND CULTURAL RESOURCES TO PRESERVE IMPORTANT HISTORIC
AND CULTURAL RESOURCES

Applicant Response:

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

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

Applicant Response:

DRB Discussion:

N/A



**DESIGN for BAINBRIDGE
WORKSHEET
Bainbridge Island, Washington**

SEPTIC SYSTEMS TO MINIMIZE IMPACT OF SEPTIC FACILITIES

Applicant Response:

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

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

Applicant Response:

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

COMMUNITY SPACE TO PROMOTE A SHARED SENSE OF COMMUNITY

Applicant Response:

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

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

Applicant Response:

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

SOLAR ACCESS TO PROVIDE SOLAR ACCESS FOR WELLBEING AND ENERGY PRODUCTION

Applicant Response:

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

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

Applicant Response:

DRB Discussion:

N/A



**DESIGN for BAINBRIDGE
WORKSHEET
Bainbridge Island, Washington**

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

Applicant Response:

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

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

Applicant Response:

DRB Discussion:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

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

Applicant Response:

DRB Discussion:

N/A



**DESIGN for BAINBRIDGE
WORKSHEET
Bainbridge Island, Washington**

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

Applicant Response:

DRB Discussion:

N/A

DRB Findings:

N/A



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

LARGER SITES

STANDARD1 DESIGN THE SITE BY CLUSTERING BUILDINGS AND ARRANGING THEM WITH FRONTAGES ON PUBLIC STREETS, PUBLIC SPACES, OR OPEN SPACE.

STANDARD2 DESIGN SITES TO MINIMIZE THE VISUAL IMPACT OF PARKING ON THE PUBLIC REALM.

Applicant Response:

Standard 1)

Proposed new building addition faces onto public street and primary site open spaces.

Standard 2)

Parking is existing and is located behind buildings as viewed from public way.

DRB Discussion:

Standard 1)

N/A

Standard 2)

No parking is being added. By maintaining historic nature of the property and by reducing shoulder and parking on Manitou Beach Blvd NE, they have met this standard. DRB supports standard P2 "MINIMIZE IMPACT OF VEHICLES ON THE PUBLIC REALM". The street is very narrow and is unsafe with cars parked on the shoulder.

DRB Findings:

Larger Site Standard 1 and Standard 2 have been met.



DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

HISTORIC PLACES

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

Applicant Response:

Standard 1)

The new building will complement the existing 1917 building by visually separating the new building with a glass link. The facade of the new building will capture the simple formal language of its predecessor, without copying it. Material choices will be complementary (color and texture) but not identical. The new addition will feature a glass enclosed wing to celebrate the common areas and their connection to the landscape and views. The historic open space and 1917 building will be maintained intact. Limited exterior repair will be made to the historic building consistent with its original design.

Standard 2)

Limited exterior repair will be made to the historic building consistent with its original design.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

DRB Discussion:

Standard 1)

In meeting the Secretary of Interior standards, this project meets this standard.

Standard 2)

By working with the Historic Preservation Commission, the building, east lawn, day hall and caretaker's cottage are on the historic register and therefore this project meets this standard.

DRB Findings:

Project meets Historic Places Standard 1 and Standard 2.



DESIGN for BAINBRIDGE WORKSHEET Bainbridge Island, Washington

CIVIC USES

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

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

Applicant Response:

Standard 1)
Not applicable

Standard 2)
Not applicable

DRB Discussion:

Standard 1)
N/A

Standard 2)
N/A

DRB Findings:

N/A



**DESIGN for BAINBRIDGE
WORKSHEET
Bainbridge Island, Washington**

This project is recommended for:

Approval

Approval with the following condition(s):

- DRB recommends that existing park lot lighting be assessed and made compliant with existing code lighting standards, if needed.
- Provide revised sheet A3.02
- Recommend no parking on Manitou Park Blvd NE
- Require the footpath be separate from the driving surface on Ocean View Dr - a grade-separated path.
- Recommend that no delivery vehicles use Manitou Park Blvd NE or Mountain View Rd, restricted use to Ocean View Dr.

Denial with the following deficiencies:

SIGNATURE:



Joseph Dunstan, Chair

DATE: 05/03/2021

**Buxton Center for Bainbridge Performing Arts
Land Use Permit Application
K. Narrative**

Description of the Project

Buxton Center for Bainbridge Performing Arts will be upgraded to improve the audience experience and increase accessibility and comfort for all. The primary gable roof form of the main auditorium will be preserved, and the building areas west of it will be replaced. The west addition will replace the existing lobby, box office and administrative spaces. The new construction will include relocated administrative space, a new entry vestibule, a two-story expanded lobby space of approximately 1,800 sf, and elevator/stair access into the upper-level rear seating. Additionally, a new multipurpose studio of approximately 1,700 sf will be added adjacent to the lobby, where it can serve as lobby overflow, rehearsal, classroom or performance space.

The expansion seeks to create a clear axial connection with Town Square, and the primary building entrance is derived from this alignment. Each piece of program is located to maximize connectivity, patron experience, and visual connection to the woodland landscape. Directly off the entry and flowing north, an appropriately scaled new lobby will welcome patrons, and will feature a large wall of glazing that allows porosity to the large fir tree and woodland planting just beyond. Bookending the lobby will be the remaining program spaces, a multipurpose studio embedded in the hillside to the north, and administrative offices at the south to allow daylight and privacy. Restrooms will be enlarged and reconfigured to accommodate the shifted auditorium entry and new cross-aisle. The new box office will provide ticket window access into the vestibule, and a will-call window serving the lobby. Concessions is located centrally in the lobby, next to the new elevator. A feature stair against the lobby glazing will bring patrons to the level 2 auditorium entry, new sensory viewing room, and upper level back of house spaces.

Inside the main auditorium, the seating bowl will be reconfigured to improve sightlines, with a curved arrangement and the first three rows will be depressed into the existing crawl space to create separation from the performance area. The performance area will receive minor renovation work. Back of house areas will receive mechanical and electrical upgrades only. The control booth will be relocated to the east storage area on the same level. The orchestra loft will be rebuilt as a permanent building element. ADA access to Level 2 will be provided by the new elevator and an accessible connection through the upper auditorium to previously inaccessible back-of-house spaces.

The project is pursuing a minimum of LEED Silver certification, under LEED 4.1 BD&C.

The approach to the main building entry features a deliberate sequence as it passes through the open public space of Town Square, a landscaped forecourt in which the paved way is narrowed and supplemented by adjacent planting, and a short stairway and ramp to a raised “porch” that provides a sense of arrival. Large specimen trees will be preserved wherever possible, an evergreen vegetated buffer within 20’ of the north property line will be added, and the existing rain garden will be expanded. A new flat lawn will be added to the south of the forecourt/plaza space.

1. Intended Use of the Land

The use of the land will remain unchanged from the previously permitted use. All work described in this narrative will be undertaken within the confines of land owned by the City of Bainbridge Island and leased to the Bainbridge Performing Arts in accord with the “Ground Lease” agreement of June 24, 1991. The proposed alterations are in accord with paragraph 16 “Alterations” of that agreement.

2. Phasing of Improvements

A first phase of work that involves selective renovations of the existing building is currently underway. The renovations include exterior roofing, siding and window replacements as well as some interior remodeling of back-of-house spaces to improve functionality and accessibility.

The project described in this narrative is a second phase of work that is separate from the first phase renovations.

3. Sequence and Timing

Project design is scheduled for completion in May of 2021. BPA intends to submit its application for building permit as soon thereafter as possible. Construction will commence immediately upon building permit issue with duration estimated to be 18 months. Completion of construction is estimated for the spring of 2023.

4. Proposed Land Ownership

The land on which the project resides is owned by the City of Bainbridge Island and leased to the Bainbridge Performing Arts in accord with the "Ground Lease" agreement of June 24, 1991. No change to the ownership status is proposed.

5. Commercial and Residential Components

There are neither commercial nor residential components to the Buxton Center project.

6. Decision Criteria per BIMC 2.16.040

To the best of BPA's knowledge, the proposed project complies with all relevant decision criteria cited in paragraph F of BIMC 2.16.040 as noted below.

This project renovates the existing Bainbridge Performing Arts theater complex with the following primary objectives:

1. Updating building systems relating to fire, energy, ADA, sanitary and structural codes.
2. Improving the audience experience through improved access; fewer but more comfortable seating, expanded support for hearing and mobility restricted patrons; improvements to acoustical, lighting, HVAC and performance support services.
3. Expanding the range of community events that can be supported by expanding the constrained lobby space and adding a multi-purpose studio performance space.
4. Achieving at least a LEED Silver certification as evidence of BPA's commitment to sustainable practices and "good earth stewardship".
5. Enhancing the theater complex interface with the adjacent community spaces through an extensive landscape upgrade that will provide opportunities for outside performance events and community gatherings in an expanded woodland garden environment.

This project does not change the fundamental purpose of the theater and thus ensures it continues to comply with the existing zoning and comprehensive plan requirements. As the focus is upon improving the audience experience rather than increasing capacity (theater seating is reduced approximately 5% to improve comfort and access) this project will not add to the existing demand upon traffic access, parking, or utility supplies.

With regard to traffic:

1. The theater's location central to the core district and within walking distance of the ferry terminal attracts patrons to arrive by foot or bicycle. The project will support this attraction by providing reserved ADA parking, increasing bicycle parking and actively promoting walk-a-board access to its Seattle patrons.
2. The theater location also enhances vehicle access from two separate traffic patterns: East (via Erickson Ave) and West (Madison Ave). This will not change.

With regard to utility services:

1. Installation of low-flow plumbing fixtures throughout is intended to reduce the demand for both water and sewage capacity.
2. Electrical demand will be significantly reduced by replacing the existing HVAC system with a completely redesigned high-efficiency air sourced heat pump system. In addition, all lighting will be replaced by modern low energy LED fixtures.

3. The project will install a solar array of approximately 55,000 watt capacity that, during down times between active performances, will supply power in excess of the building's demand.
4. The project will bring all storm water collection, from roof gutters, foundation drains and surface collection for disposal through an expanded rain garden thus ensuring no undue burden upon the drainage basin or water quality.

The project design team has provided recognized expertise to ensure that the final design is fully compliant with relevant building code requirements, design guidelines, and issues as mandated by COBI municipal codes and regulations.

In summary, this project recycles and refreshes an existing and outdated island treasure, bringing the building systems into accord with current code requirements, design guidelines and accepted standards for even broader service as a performance venue. Our commitment to sustainable practices in the design, construction, and continued operation ensure that the Buxton Center for Bainbridge Performing Arts will shine even brighter as an island treasure in the years ahead.



Buxton Center for Bainbridge Performing Arts

200 Madison Ave N, Bainbridge Island, WA 98110

Submittal

Land Use Permit Application

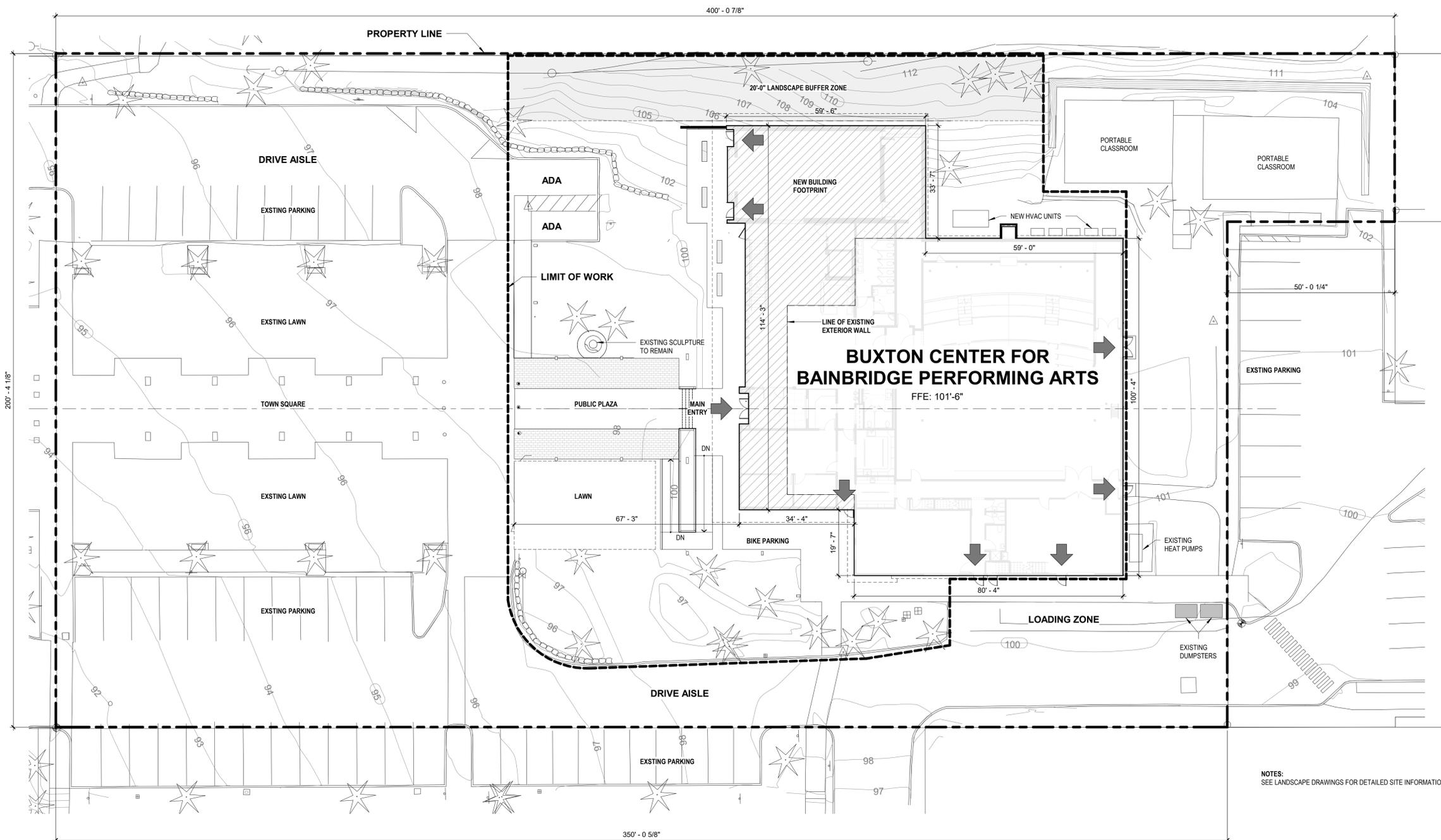
Revisions
No. Date Description

Drawn Author
Checked
LMN Proj No 20012-01
Date 03/26/2021

Sheet Title

Architectural Site Plan

Sheet Number



NOTES:
SEE LANDSCAPE DRAWINGS FOR DETAILED SITE INFORMATION



1 SITE PLAN
A011 1/16" = 1'-0"



**Buxton Center
for Bainbridge
Performing Arts**

200 Madison Ave N, Bainbridge Island, WA 98110

Submittal
NOT FOR CONSTRUCTION

**Land Use Permit
Application**

Revisions
No. Date Description

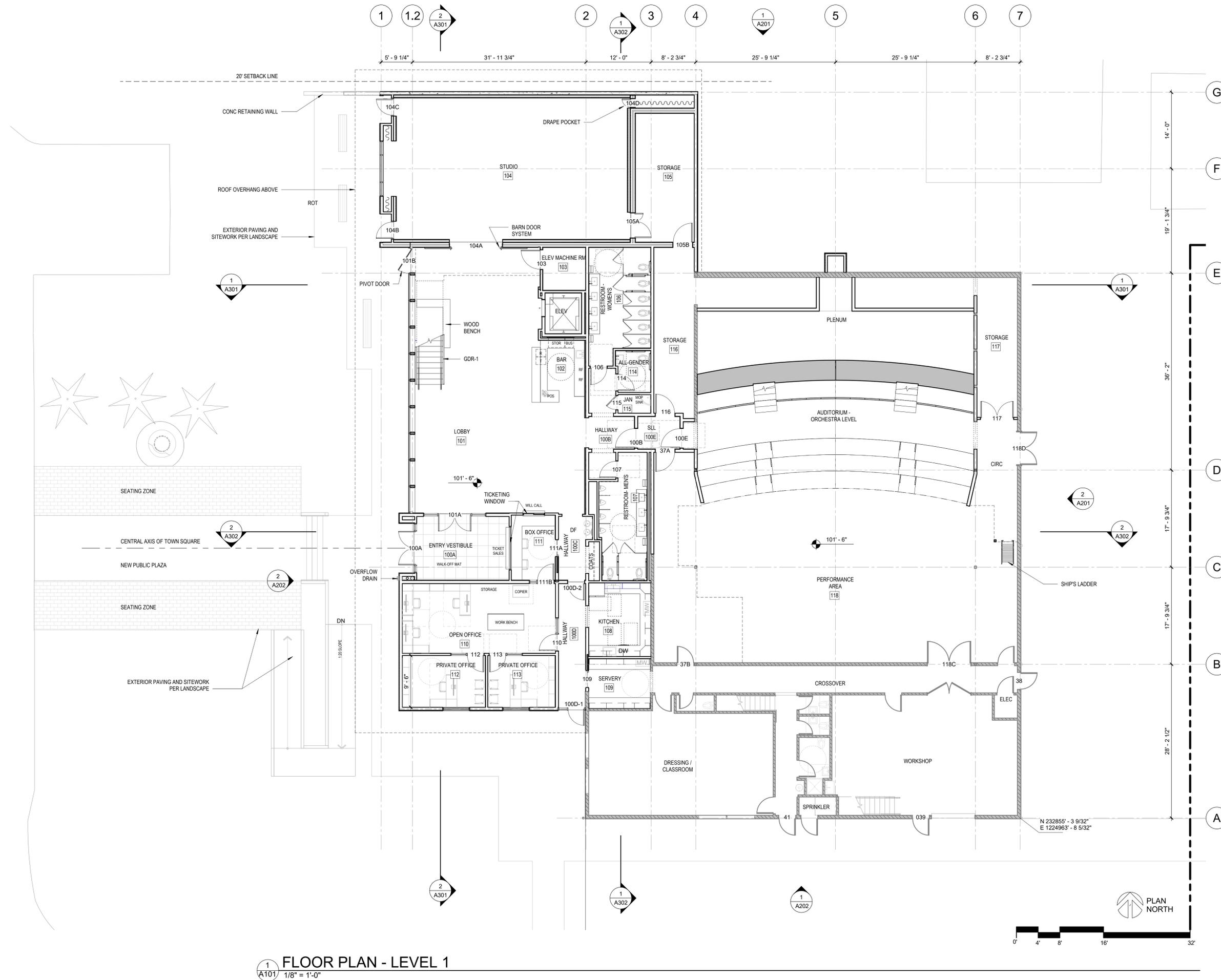
Drawn Author
Checked Checker
LMN Proj No 20012-01
Date 02/12/2021

Sheet Title

Floor Plan - Level 1

Sheet Number

A101



FLOOR PLAN - LEVEL 1
1/8" = 1'-0"

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**Buxton Center
for Bainbridge
Performing Arts**

200 Madison Ave N, Bainbridge Island, WA 98110

Submittal
NOT FOR CONSTRUCTION

**Land Use Permit
Application**

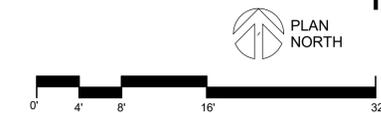
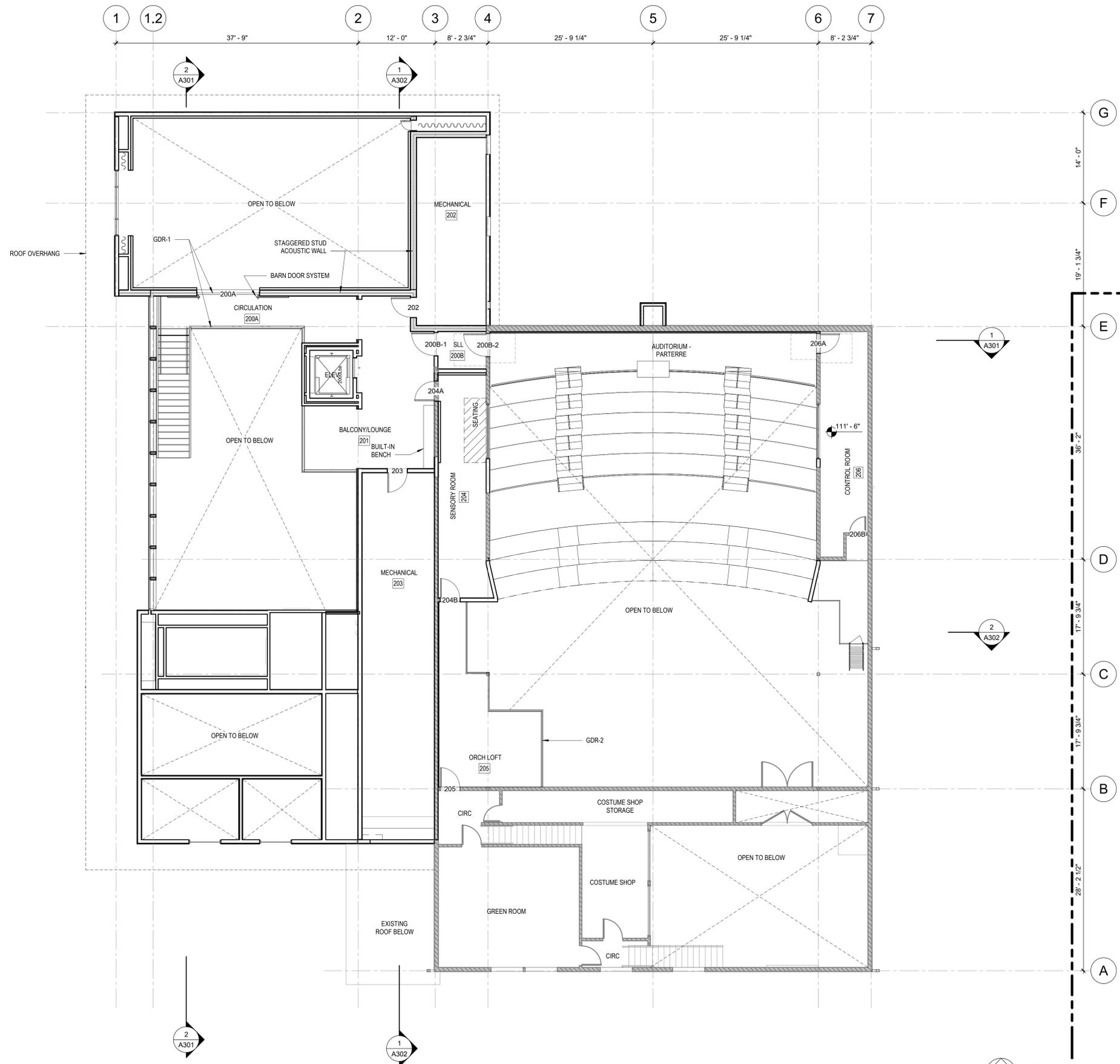
Revisions
No. Date Description

Drawn Author
Checked Checker
LMN Proj No 20012-01
Date 02/12/2021

Sheet Title

Floor Plan - Level 2

Sheet Number



FLOOR PLAN - LEVEL 2
1/8" = 1'-0"

A102



**Buxton Center
for Bainbridge
Performing Arts**

200 Madison Ave N, Bainbridge Island, WA 98110

Submittal

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Revisions

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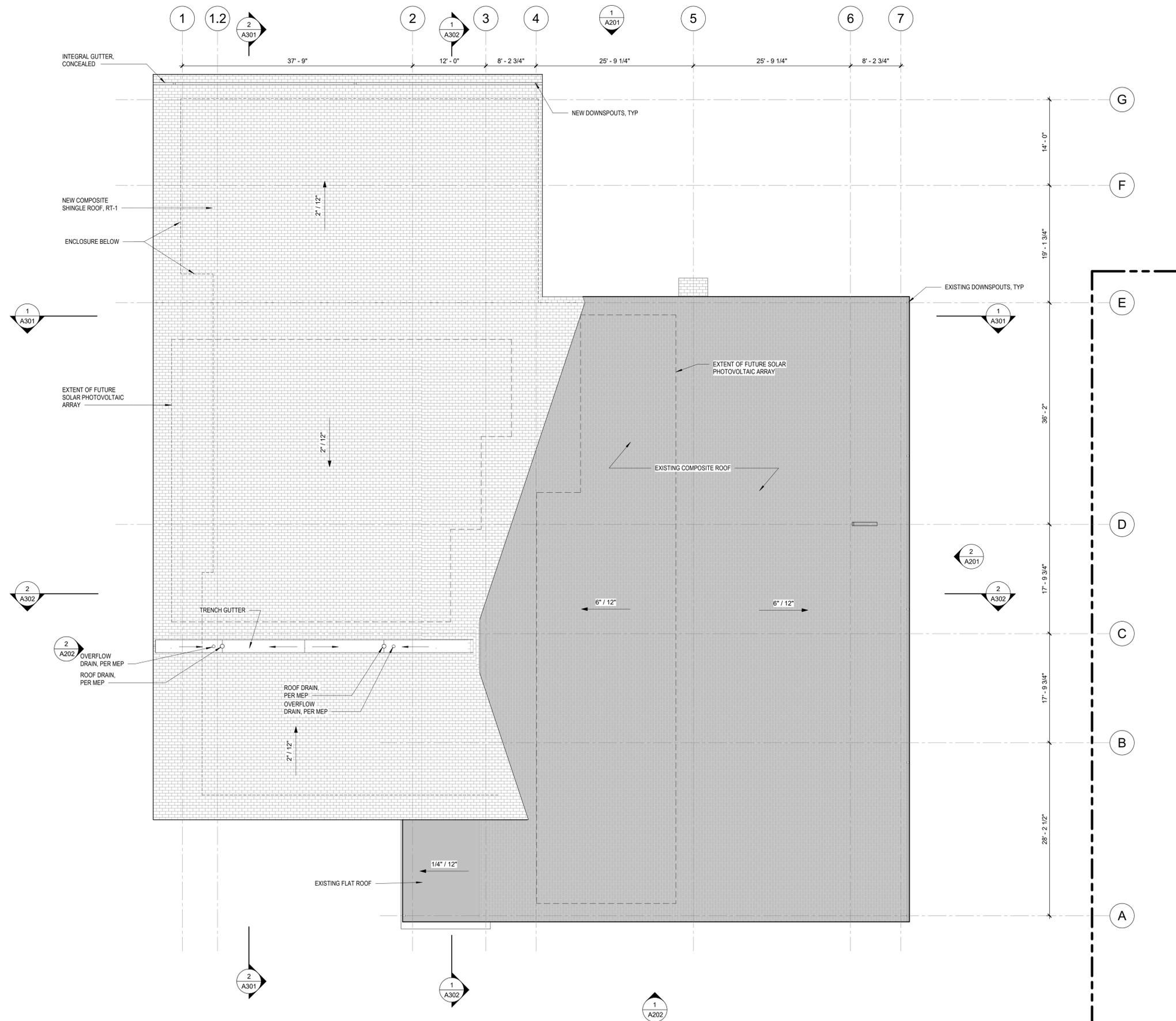
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LMN Proj No	20012-01
Date	02/12/2021

Sheet Title

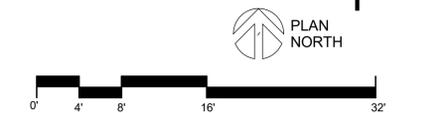
Roof Plan

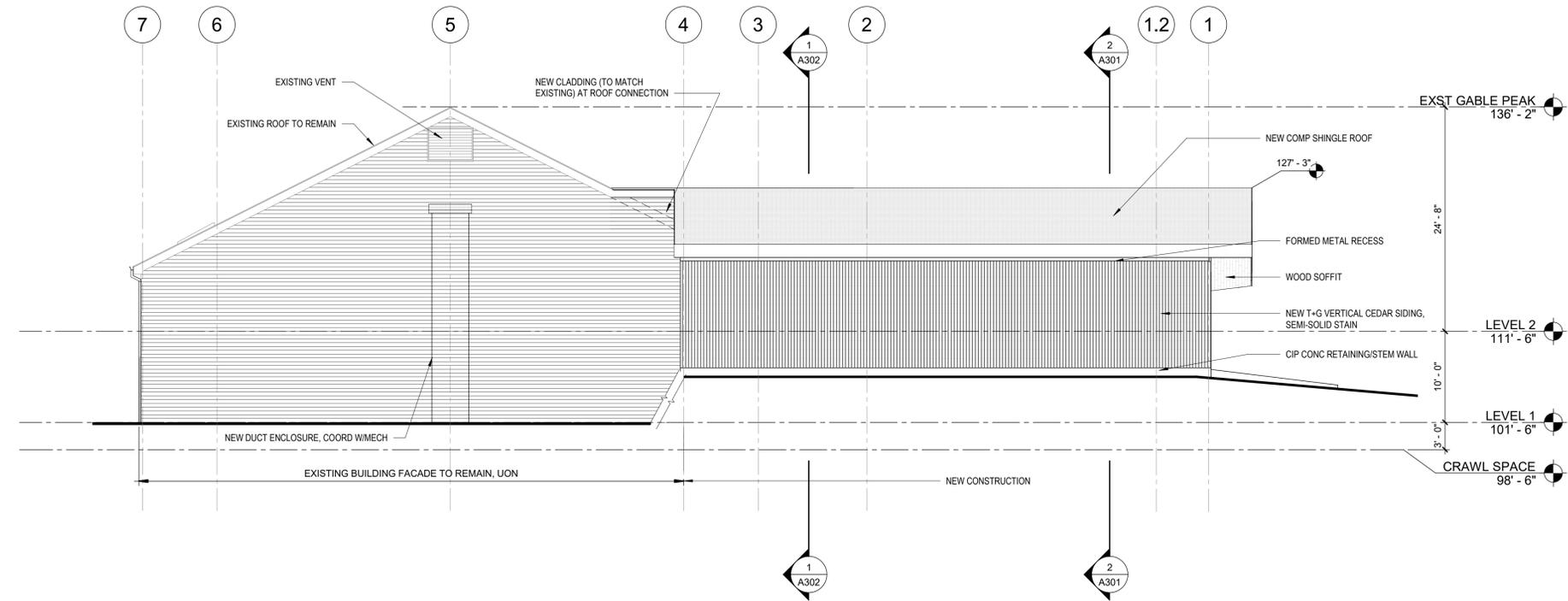
Sheet Number

A111

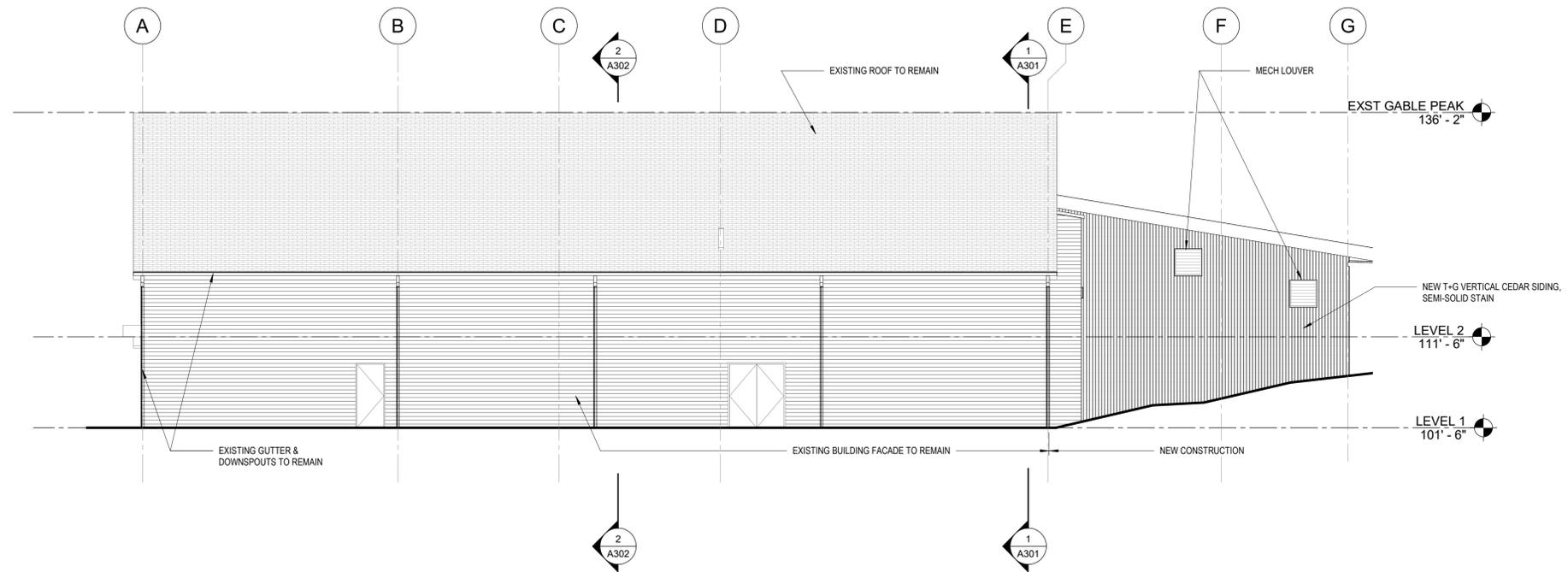


1 A111 ROOF PLAN
1/8" = 1'-0"





1 ELEVATION - NORTH
A201 1/8" = 1'-0"



2 ELEVATION - EAST
A201 1/8" = 1'-0"

**Buxton Center
for Bainbridge
Performing Arts**

200 Madison Ave N, Bainbridge Island, WA 98110

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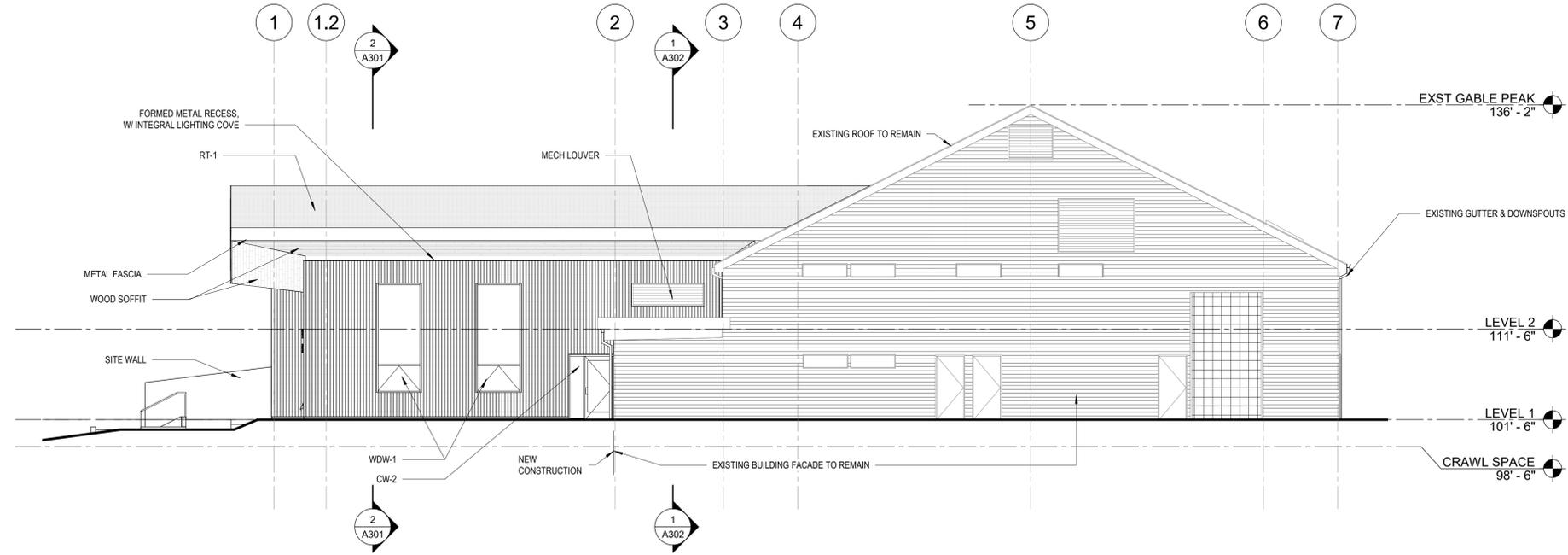
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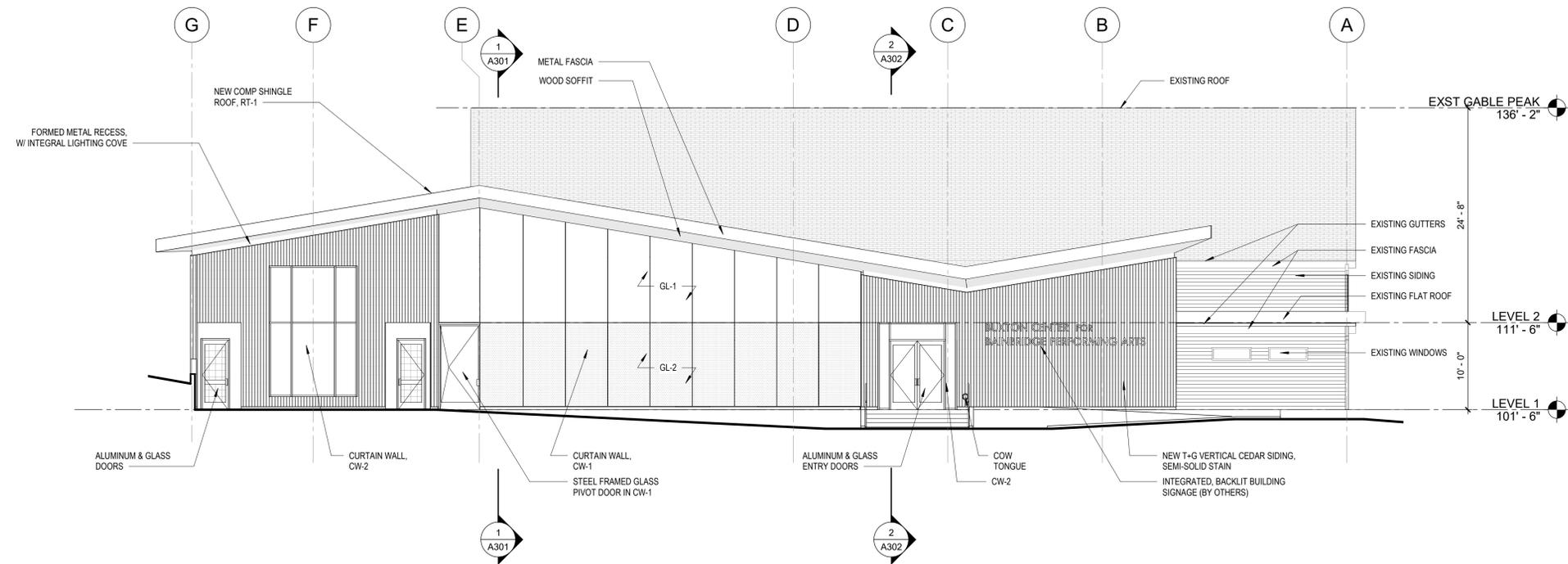
**Building Elevations -
North & East**

Sheet Number

A201



1
A202
ELEVATION - SOUTH
1/8" = 1'-0"



2
A202
ELEVATION - WEST
1/8" = 1'-0"

**Buxton Center
for Bainbridge
Performing Arts**

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**Land Use Permit
Application**

Revisions

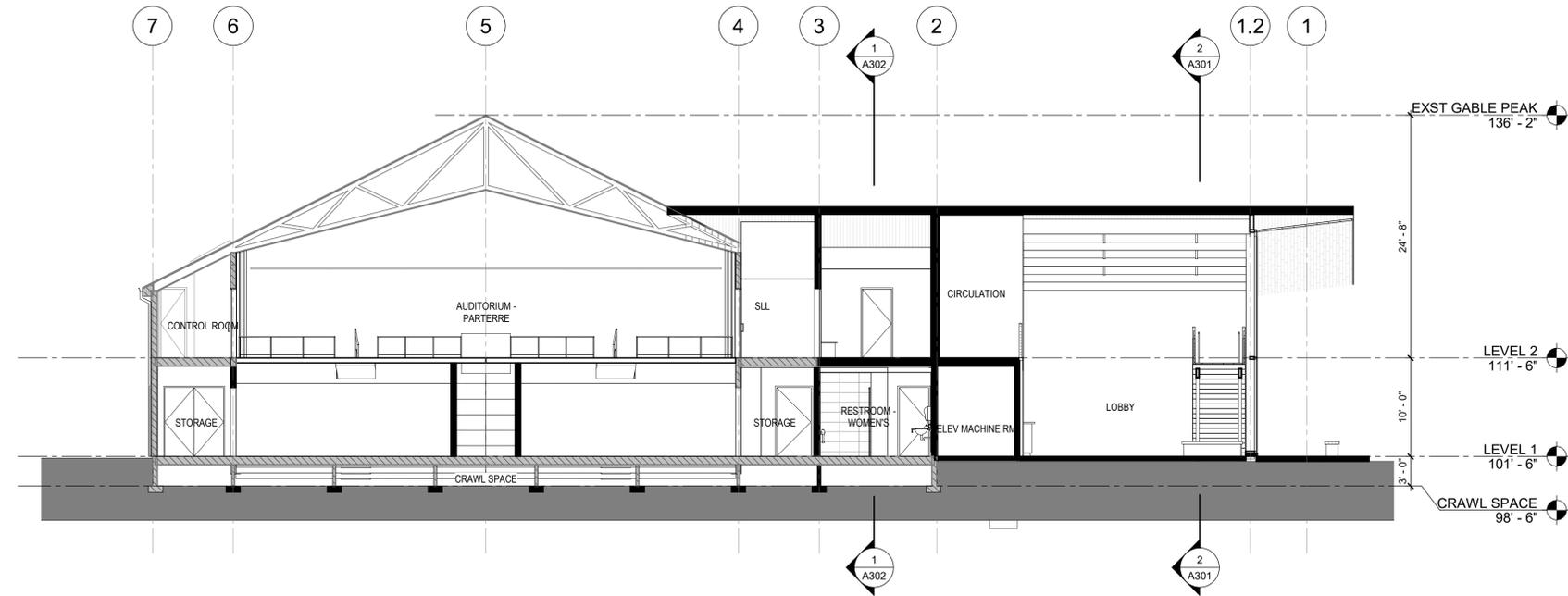
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Date	02/12/2021

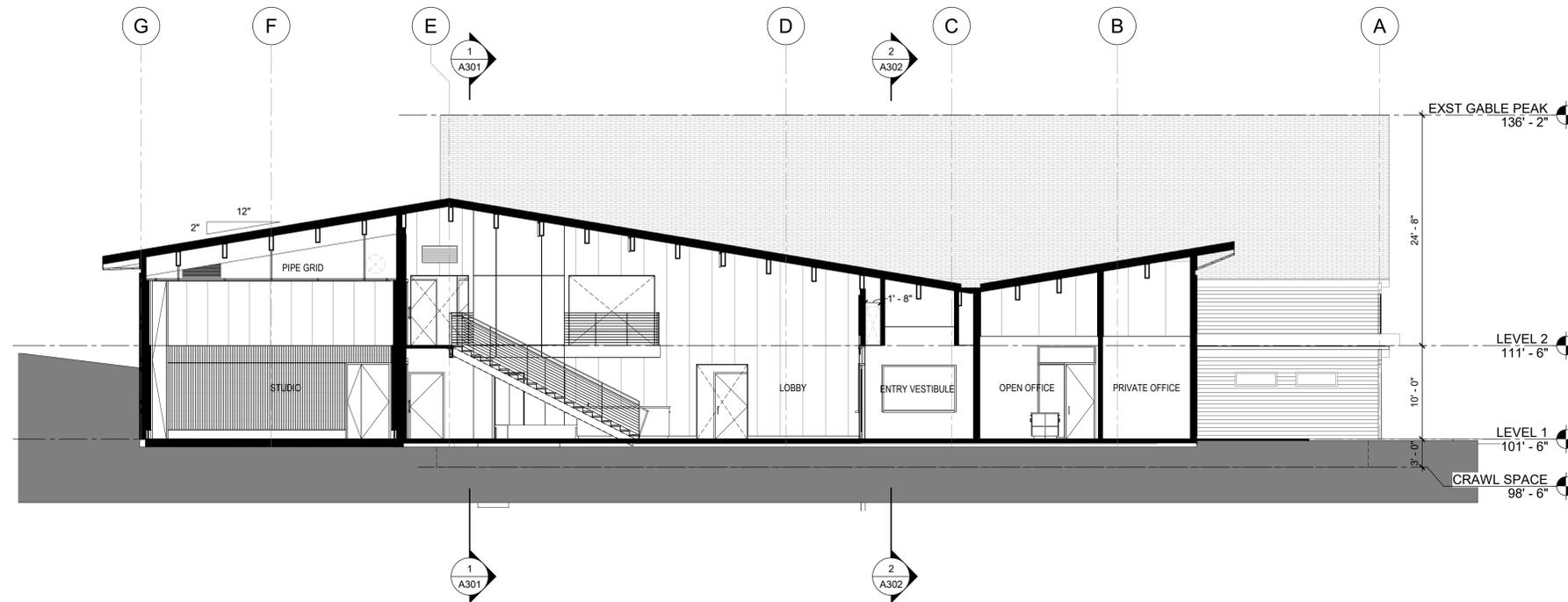
Sheet Title

**Building Elevations -
South & West**

Sheet Number



1 BUILDING SECTION - EW
A301 1/8" = 1'-0"



2 BUILDING SECTION - NS
A301 1/8" = 1'-0"

**Buxton Center
for Bainbridge
Performing Arts**

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**Land Use Permit
Application**

Revisions

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Drawn Author

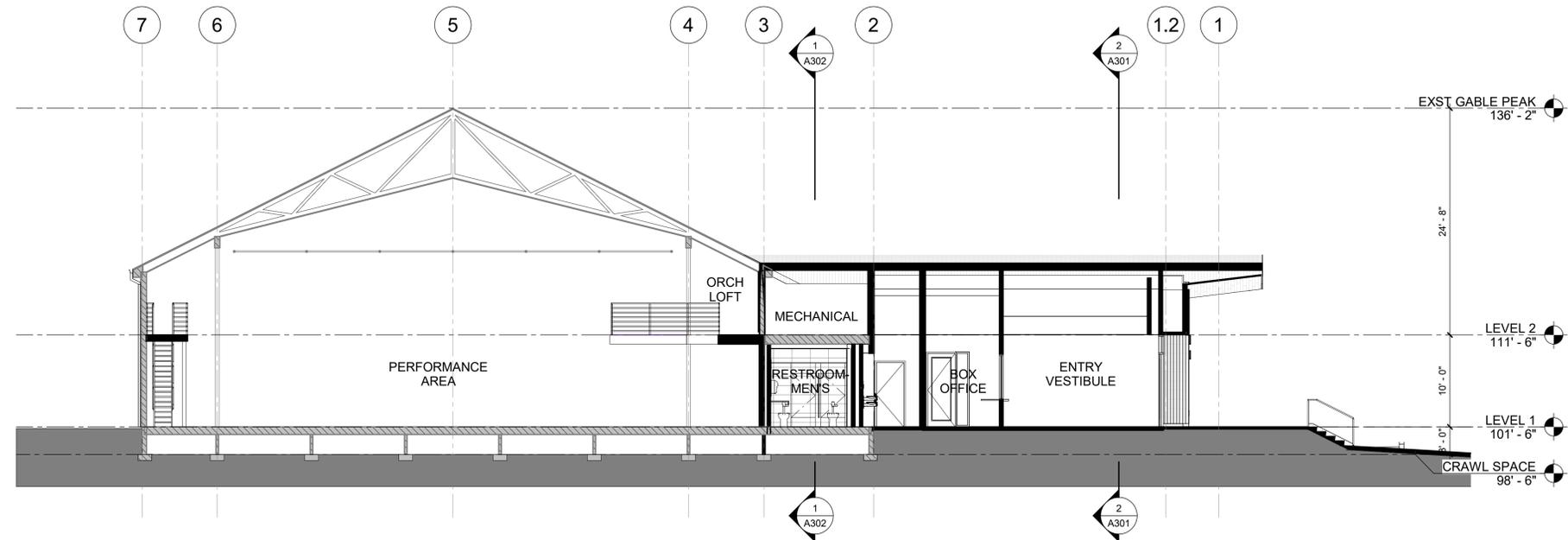
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Date 02/12/2021

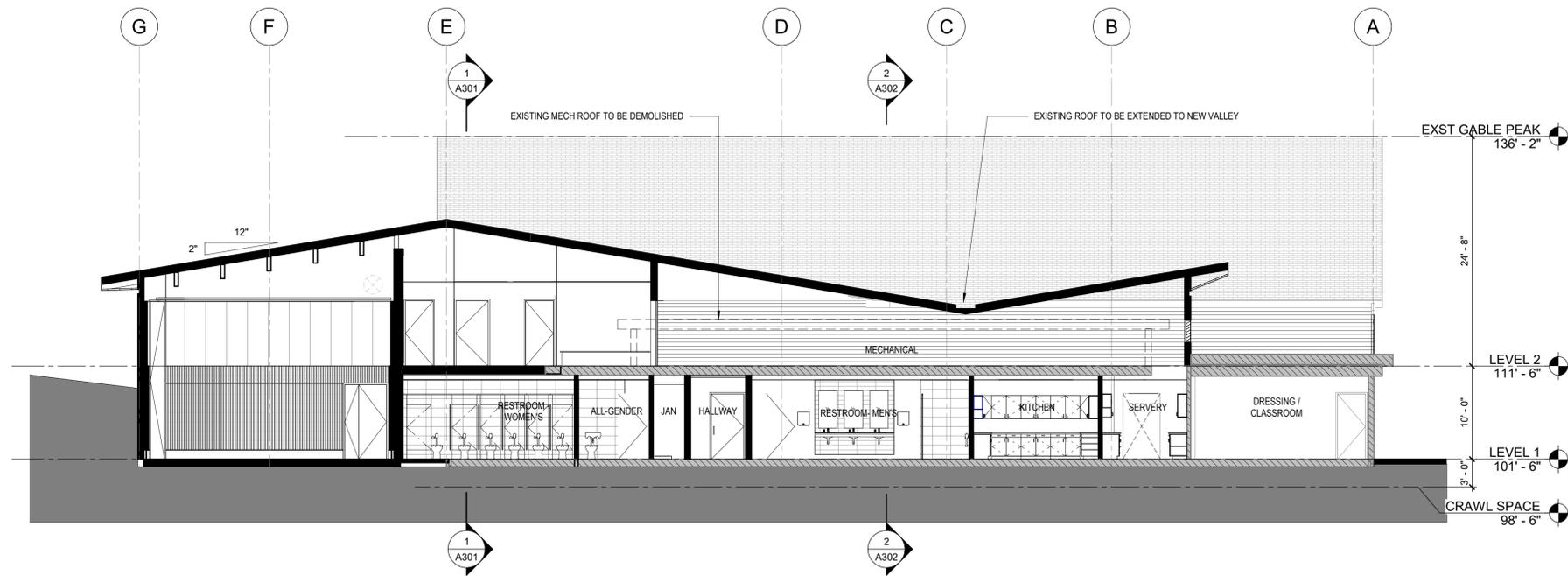
Sheet Title

Building Sections

Sheet Number



2
A302
BUILDING SECTION - EW AT BOX OFFICE
1/8" = 1'-0"



1
A302
BUILDING SECTION - NS AT RESTROOMS
1/8" = 1'-0"

**Buxton Center
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Application**

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LMN Proj No	20012-01
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Sheet Title

Building Sections

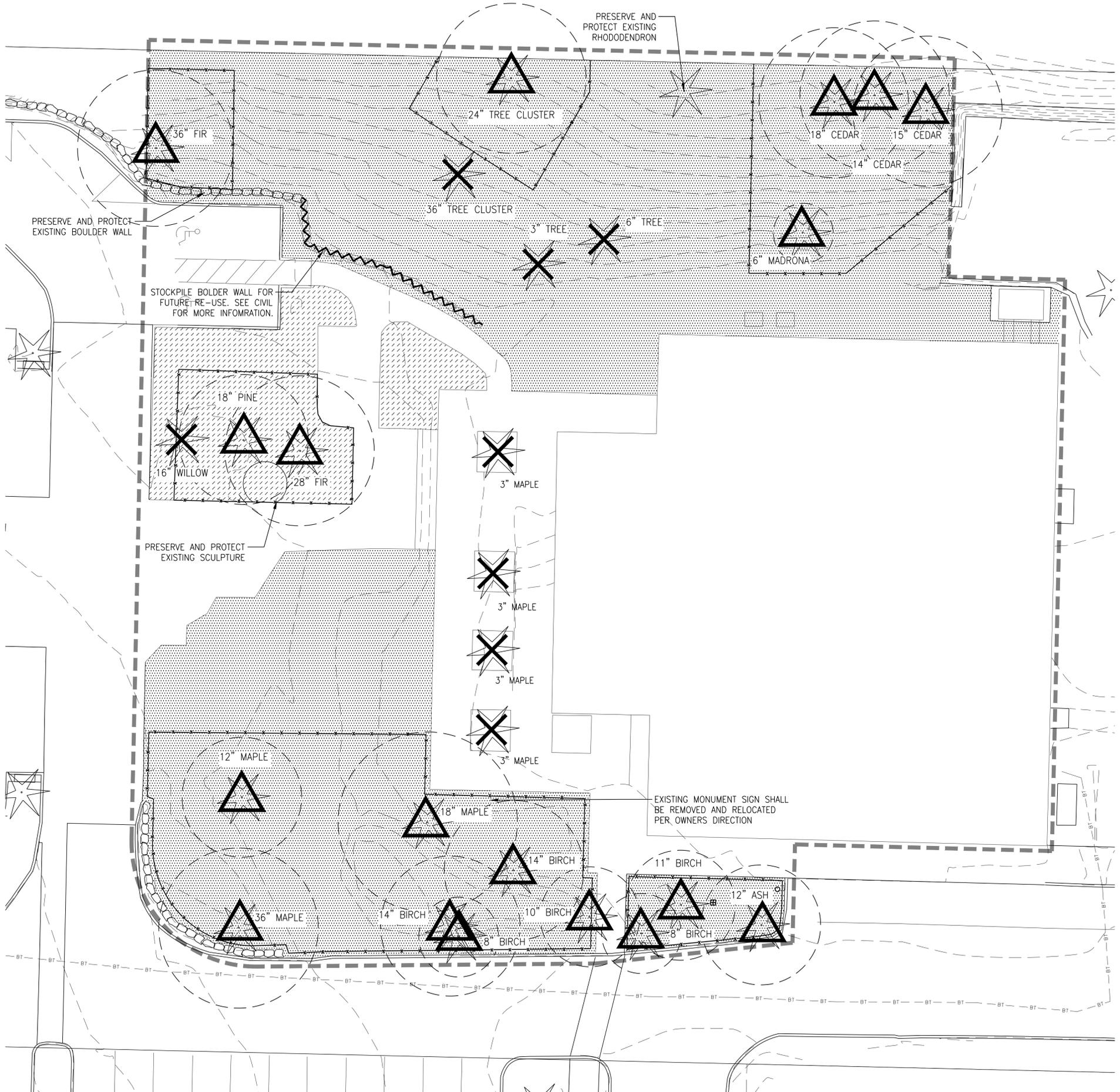
Sheet Number

LEGEND

-  LIMIT OF DEMOLITION WORK
-  REMOVE BOULDER WALL. STOCKPILE FOR REUSE.
-  STRIP LAWN, SEE SPECS AND NOTE 1.
-  SELECTIVELY CLEAR AND GRUB INVASIVE PLANT SPECIES AND DEAD OR DYING PLANT MATERIAL. SALAL, MAHONIA, AND MULTI-STEMMED TREES IN THIS AREA SHALL BE PRESERVED AND PROTECTED. SEE NOTE 1.
-  TREE PROTECTION FENCE
-  PROTECT EXISTING TREE TO REMAIN
-  REMOVE EXISTING TREE
-  DRIP LINE/TREE PROTECTION ZONE. VERIFY IN FIELD.

GENERAL NOTES

1. CONTRACTOR SHALL FLAG ALL TREES AND SHRUBS THAT ARE TO BE REMOVED WITH A RED FLAG, PRIOR TO REMOVAL. CONTRACTOR SHALL ALSO FLAG ALL TREES AND SHRUBS THAT ARE TO BE PRESERVED AND PROTECTED WITH A BLUE FLAG PRIOR TO REMOVAL. CONTRACTOR SHALL WALK THE SITE WITH THE LANDSCAPE ARCHITECT TO CONFIRM TREES AND SHRUBS ARE ACCURATELY FLAGGED PRIOR TO DEMOLITION ACTIVITIES.
2. ALL WORK WITHIN TREE PROTECTION ZONES SHALL BE CONDUCTED BY HAND METHODS ONLY.
3. CONTRACTOR SHALL NOT STORE ANY MATERIAL WITHIN TREE PROTECTION ZONES.
4. SEE CIVIL FOR REMOVAL OF CONCRETE, PAVING, LIGHTING, FURNISHINGS, IRRIGATION AND ALL SITE APPURTENANCES.



**Buxton Center
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Performing Arts**

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No. Date Description

Drawn JS
Checked CJ
LMN Proj No 20012-01
Date 2/12/2021

Sheet Title

**GRADING
PLAN**

Sheet Number

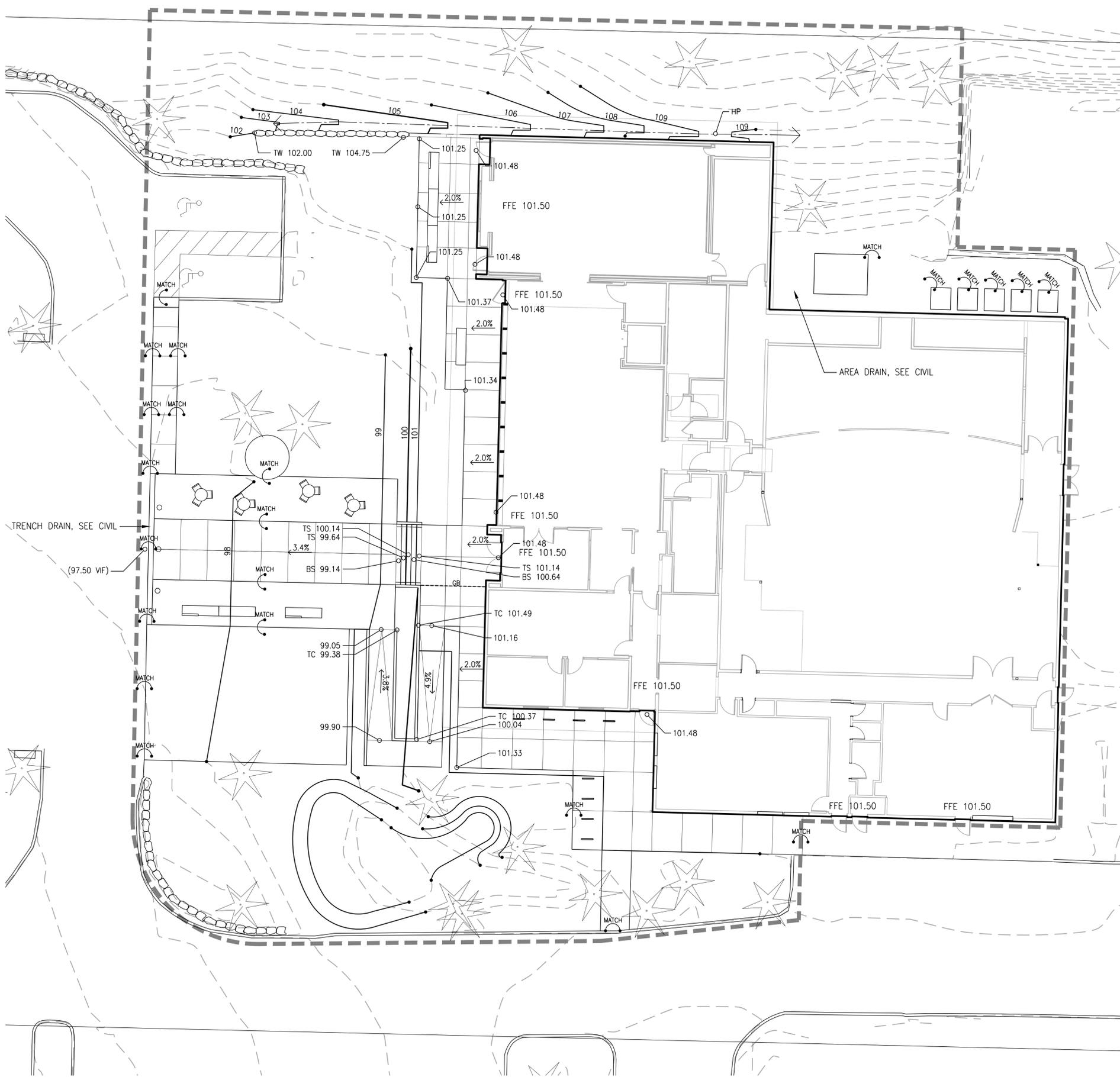
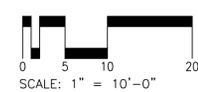
L2.00

LEGEND

- 104 PROPOSED CONTOUR
- (104) EXISTING CONTOUR
- 104.72 PROPOSED SPOT ELEVATION
- (104.70) EXISTING SPOT ELEVATION
- GB GRADE BREAK
- ← FLOW LINE
- MATCH MATCH EXISTING ELEVATION
- 4:1 4.9% DIRECTION AND PERCENTAGE OR H:V RATIO OF SLOPE
- AD AREA DRAIN
- CB CATCH BASIN
- EA EACH
- FC FLUSH CURB
- FFE FINISH FLOOR ELEVATION
- FG FINISH GRADE
- FL FLOW LINE
- HP HIGH POINT
- HPS HIGH POINT OF SWALE
- LP LOW POINT
- IE INVERT ELEVATION
- BC BOTTOM OF CURB
- TC TOP OF CURB
- BR BOTTOM OF RAMP
- TR TOP OF RAMP
- BS BOTTOM OF STEP
- TS TOP OF STEP
- BW BOTTOM OF WALL (AT FG OF PAVING)
- TW TOP OF WALL
- TD TRENCH DRAIN
- RIM RIM ELEVATION
- R RISER
- T TREAD
- VIF VERIFY IN FIELD

GRADING NOTES

1. VERIFY ACCURACY OF EXISTING GRADES AND INTERPOLATED ELEVATIONS PRIOR TO BEGINNING WORK. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCY PRIOR TO BEGINNING WORK.
2. PROTECT ALL TREES INDICATED TO REMAIN.
3. ALL PROPOSED GRADES ARE TO MEET AND BLEND IN WITH EXISTING GRADING AT PROJECT LIMIT, PROPERTY LINES, BUILDING LINES AND EXISTING CURBS.
4. 'ROUND OFF' ALL SHARP RIDGES EXISTING ON SITE WHETHER OR NOT SUCH CONDITIONS ARE INDICATED ON PLANS.
5. NOTIFY THE OWNER'S REPRESENTATIVE TO REVIEW ROUGH GRADES PRIOR TO PLACEMENT OF TOPSOIL; AND FINE GRADING PRIOR TO PLANTING.
6. ALL AREAS SHALL HAVE POSITIVE DRAINAGE TO APPROVED DRAINAGE STRUCTURES OR CONVEYANCES.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AT 0.5% SLOPE, MINIMUM.
8. ALL WALKWAYS AND PAVED AREAS SHALL HAVE SMOOTH AND CONTINUOUS ELEVATION CHANGES.
9. SET STRAIGHT GRADES BETWEEN GIVEN ELEVATIONS. UNLESS OTHERWISE INDICATED.
10. PROVIDE 2% MAX. SLOPE, PERPENDICULAR TO DIRECTION OF TRAVEL, ON ALL PAVED PEDESTRIAN SURFACES, UNLESS NOTED OTHERWISE.
11. GRADE BREAK LINES ARE SHOWN GRAPHICALLY TO ILLUSTRATE DRAINAGE PATTERNS AND ARE NOT TO BE INSTALLED AS ACTUAL JOINT LINES, EXCEPT WHERE THEY COINCIDE WITH PAVING JOINTS.
12. INSTALL DRAINS IN PAVING, SQUARE WITH AND ALIGNING TO PAVING JOINTS AS SHOWN.
13. VERIFY IN FIELD THAT AS-BUILT CONDITIONS MATCH PRECISE ELEVATIONS INDICATED ON PLANS.
14. SITE SURVEY WAS PREPARED BY <insert survey company here> ON <insert date here>. ALL GRADES SHOWN ON THE DRAWINGS ARE BASED UPON THE DATUM ESTABLISHED BY THE SURVEYOR. WALKER MACY ASSUMES NO RESPONSIBILITY FOR ACCURACY OF SURVEYED CONDITIONS AS SHOWN. SURVEY INFORMATION IS PROVIDED FOR REFERENCE ONLY. NOT ALL SURVEYED SPOT ELEVATIONS ARE SHOWN.



**Buxton Center
for Bainbridge
Performing Arts**

200 Madison Ave N, Bainbridge Island, WA 98110

Submittal

NOT FOR CONSTRUCTION

**Land Use Permit
Application**

Revisions

No.	Date	Description

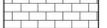
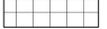
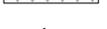
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LMN Proj No	20012-01
Date	2/12/2021
Sheet Title	

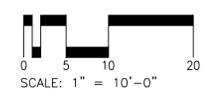
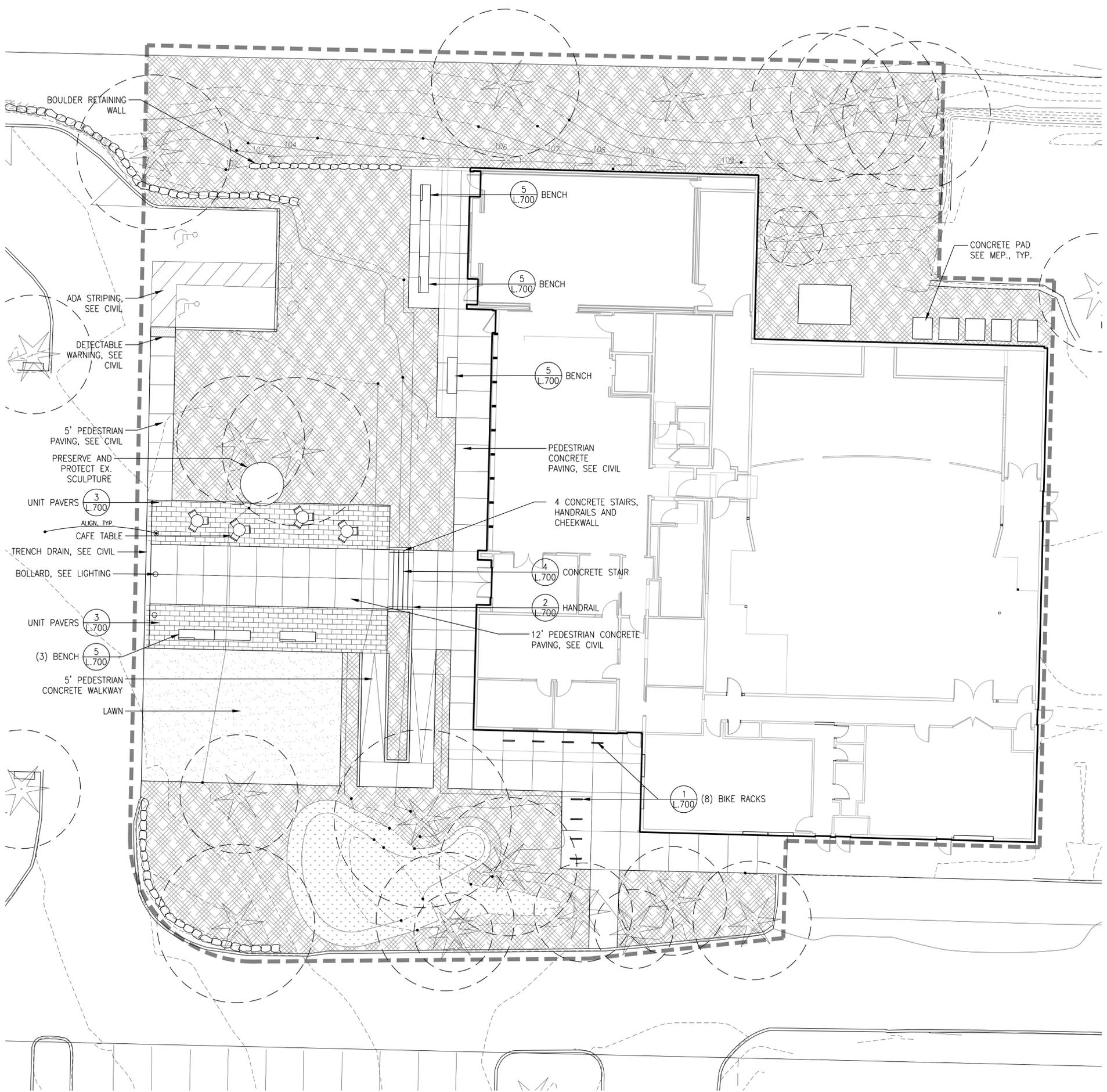
**MATERIALS AND
LAYOUT PLAN**

Sheet Number

L3.00

LEGEND

-  UNIT PAVERS
-  CONCRETE PAVING - PEDESTRIAN
-  DETECTABLE WARNING
-  LAWN AREA
-  PLANTING AREA
-  STORMWATER PLANTING AREA
-  CAFE TABLE
-  BENCH
-  BIKE RACK



PLANTING NOTES

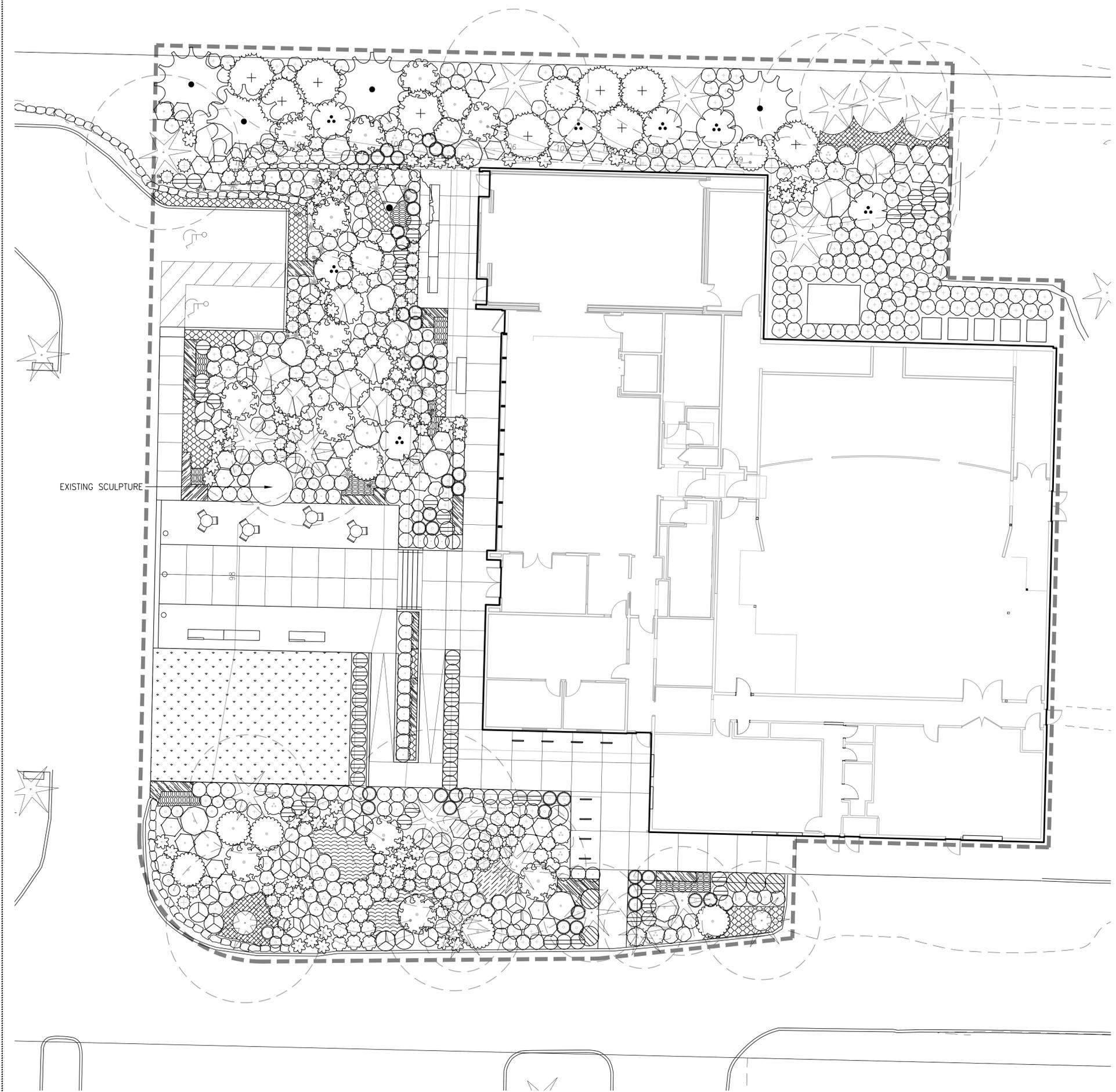
1. CONTRACTOR TO VERIFY LOCATION OF EXISTING TREES INDICATED TO REMAIN PRIOR TO SOIL PREPARATION. PROTECT ALL TREES AND SHRUBS INDICATED TO REMAIN. COORDINATE WITH THE OWNER'S REPRESENTATIVE.
2. PLANTING AREAS TO BE SUFFICIENTLY CLEANED OF ALL CONSTRUCTION MATERIALS, INCLUDING IMPORTED ROCK, TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE BEFORE BEGINNING ANY LANDSCAPE WORK.
3. IDENTIFY ALL PLANTING AREAS IN FIELD WITH WHITE FIELD-MARKING CHALK OR APPROVED EQUAL. PLANTING BEDS TO BE ADJUSTED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANT LOCATION.
4. FOR PLANTING OCCURRING IN MASSES OF SAME SPECIES PLANT, LABELING REFERS TO ALL ADJACENT IDENTICAL SYMBOLS. REFER TO DETAILS AND LEGEND FOR SPACING INFORMATION.
5. THE OWNER'S REPRESENTATIVE WILL APPROVE INDIVIDUAL PLANT MATERIAL AND LOCATION OF PLANT MATERIAL PRIOR TO INSTALLATION. REFER TO SPECIFICATIONS FOR PROCEDURE.
6. SHRUBS AND GROUNDCOVER TO BE PLANTED A MINIMUM OF ONE HALF THEIR ON CENTER SPACING AWAY FROM PAVEMENT EDGES; UNLESS OTHERWISE NOTED.
7. PROVIDE ROOT BARRIER AROUND ALL TREES WITHIN 5' OF PAVING, CURBS, WALLS, BUILDINGS, UTILITY DUCTS AND OTHER APPURTENANCES.
8. PLANT QUANTITIES INDICATED ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANTS IN QUANTITIES AND LOCATIONS SHOWN ON DRAWINGS.
9. PROVIDE JUTE NETTING ON ALL SLOPES WITH GRADIENT OF 3:1 OR GREATER AS DIRECTED IN THE FIELD BY THE OWNER'S REPRESENTATIVE. STAPLE FABRIC TO GROUND WITH METAL STAKES AT 4' O.C.

BUFFER PLANTING REQUIREMENTS

BUFFER PERIMETER	BUFFER TREES REQUIRED	BUFFER TREES PROVIDED
162 FT	16.2 TOTAL	17 TOTAL 13 EVERGREEN (76%) 4 DECIDUOUS (24%)
BUFFER PERIMETER	BUFFER SHRUBS REQUIRED	BUFFER SHRUBS PROVIDED
162 FT	8.1 TOTAL	52 TOTAL 48 EVERGREEN (92%) 4 DECIDUOUS (8%)

18.15.010G - TOTAL SITE TREE UNITS

TOTAL SITE AREA	MINIMUM TREES PER ACRE	EXISTING TREES TO BE RETAINED PER ACRE
.71 ACRES	30 TREES PER ACRE	52 TREES PER ACRE



EXISTING SCULPTURE

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	AP	Acer circinatum 'Pacific Fire'	Pacific Fire Vine Maple	---	7
	AP2	Acer palmatum	Japanese Maple	---	1
	CD	Calocedrus decurrens	Incense Cedar	---	9
	TM	Tsuga mertensiana	Mountain Hemlock	---	4
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	BS	Blechnum spicant	Deer Fern	---	54
	CT	Ceanothus thyrsiflorus	Blueblossom	---	13
	CC	Cornus sanguinea 'Arctic Fire' TM	Arctic Fire Bloodtwig Dogwood	---	22
	CK	Cornus sericea 'Kelsey'	Kelsey's Dwarf Red Twig Dogwood	---	38
	GS	Gaultheria shallon	Salal	---	228
	HM	Hakonechloa macra	Japanese Forest Grass	---	55
	HD	Holodiscus discolor	Ocean-spray	---	4
	HS	Hosta sieboldiana 'Elegans'	Elegans Plantain Lily	---	45
	HQ	Hydrangea quercifolia	Oakleaf Hydrangea	---	10
	HW	Hydrangea quercifolia 'Pee Wee'	Pee Wee Oakleaf Hydrangea	---	39
	LP	Lonicera pileata	Privet Honeysuckle	---	58
	PM	Polystichum munitum	Western Sword Fern	---	67
	RK	Ribes sanguineum 'King Edward VII'	Red Flowering Currant	---	5
	SD	Spiraea douglasii	Western Spirea	---	32
	SM	Spiraea japonica 'Walburna'	Magic Carpet Japanese Spirea	---	5
	VO	Vaccinium ovatum	Evergreen Huckleberry	---	50
	VD	Viburnum davidii	David Viburnum	---	17
	VD2	Viburnum plicatum tomentosum 'Mariesii'	Double File Viburnum	---	12

PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
	AD	Aruncus dioicus	Goatsbeard	---	16	
	TO	Trillium ovatum	Coast Trillium	---	40	
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	AO	Acorus gramineus 'Ogon'	Golden Variegated Sweetflag	---	12" o.c.	53
	AM	Arctostaphylos uva-ursi 'Massachusetts'	Massachusetts Kinnikinnick	---	18" o.c.	63
	CS	Carex stipata	Awl-fruited Sedge	---	12" o.c.	150
	EV	Epimedium x versicolor 'Sulphureum'	Bicolor Barrenwort	---	12" o.c.	306
	HC	Heuchera x 'Crimson Curls'	Crimson Curls Coral Bells	---	18" o.c.	65
	RC	Rubus rofei	Green Carpet Raspberry	---	18" o.c.	106
	TH	Turf Hydroseed	Drought Tolerant Fescue Blend	seed		1086.4 sf



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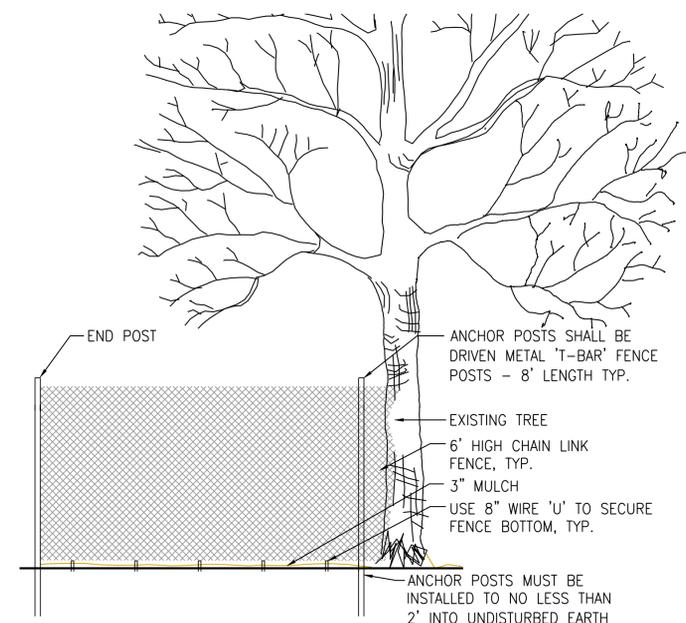
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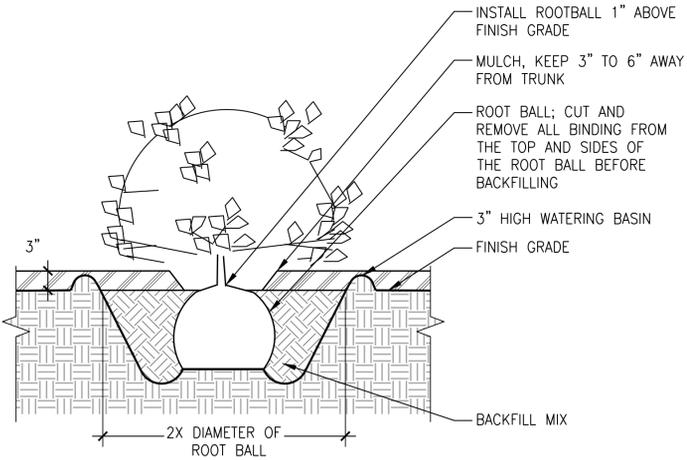
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**PLANTING
SCHEDULE**

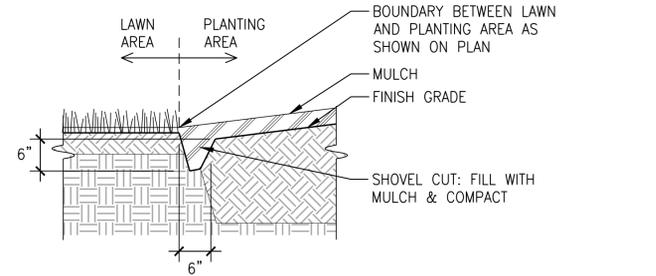
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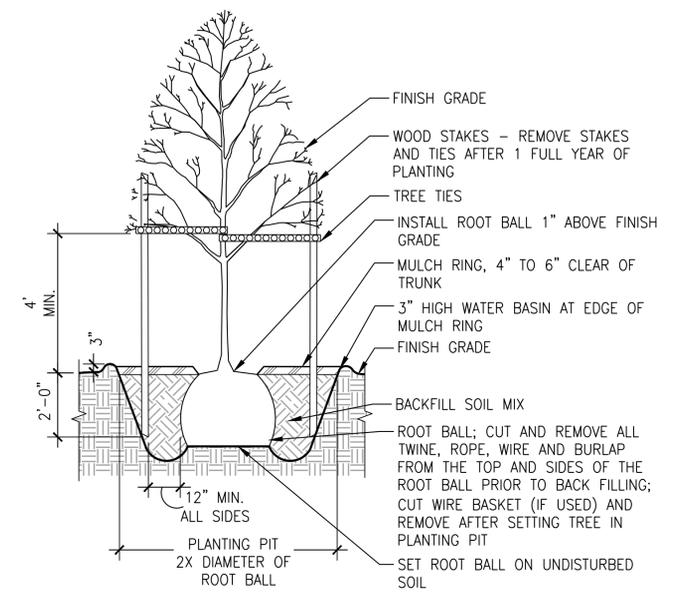
NOTES:
1. ALL TREE PROTECTION AREAS SHALL HAVE PROTECTIVE BARRIER FENCES ERECTED AT THE EDGES OF THE ROOT PROTECTION ZONES OR AS INDICATED ON PLANS.
2. THE FENCES SHALL BE MADE OF CHAIN LINK FABRIC AND SUPPORTED BY T-BAR METAL FENCE POSTS SPACED A MAXIMUM OF 8- FEET APART.
3. NO GRADING, FILLING, OPERATION OR STORAGE OF EQUIPMENT, MODIFICATIONS TO DRAINAGE, UTILITY TRENCHES, UNDERSTORY REMOVAL, OR OTHER ACTIVITY SHOULD OCCUR WITHIN THE ROOT PROTECTION ZONES (UNLESS UNDER THE DIRECT SUPERVISION OF A CERTIFIED ARBORIST).
4. TREE FENCES SHALL BE ERECTED AROUND ROOT PROTECTION ZONE OF ALL TREES TO BE SAVED PRIOR TO THE START OF CONSTRUCTION.
5. REMOVE TREE PROTECTION FENCING ONE WEEK PRIOR TO PHYSICAL COMPLETION.



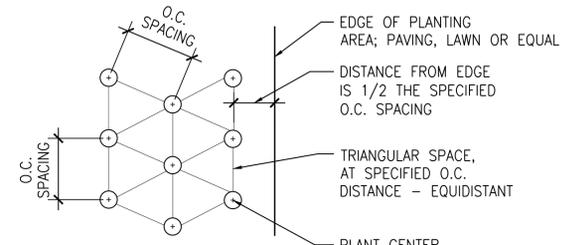
3 SHRUB PLANTING
SCALE: 3/4" = 1'-0"
SECTION



5 SHOVEL CUT
SCALE: 3/4" = 1'-0"
SECTION



2 TREE PLANTING
SCALE: 3/8" = 1'-0"
SECTION



4 GROUNDCOVER PLANTING
SCALE: 3/4" = 1'-0"
PLAN

NOTE:
- SEE PLANT SCHEDULE FOR EACH PLANT'S APPROPRIATE O.C. SPACING.
- PLANTING PLAN SHOWING INDIVIDUAL LOCATION OF A SHRUB AND OR GROUND COVER TAKE PRECEDENT OVER THIS DETAIL.

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LMN Proj No 20012-01
Date 02/12/2021

Sheet Title

**SITE LIGHTING
PLAN**

Sheet Number



E010

GENERAL NOTES:

- A. COORDINATE ROUTING OF UNDERGROUND RACEWAYS WITH ALL NEW AND EXISTING UTILITIES. REFER TO CIVIL DRAWINGS.
- B. CONTRACT WITH A LOCATOR SERVICE TO MARK THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
- C. PROVIDE ALL REQUIRED CUTTING, PATCHING, EXCAVATION, COMPACTION, AND PATCHING FOR INSTALLATION OF UNDERGROUND RACEWAYS AND UTILITY SERVICES.
- D. BACKFILL ALL TRENCHES (INCLUDING THOSE FOR UTILITY SERVICES) WITH STRUCTURAL BACKFILL OR GRAVEL PER LOCAL DOT STANDARDS.
- E. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL COORDINATION WITH THE SERVING UTILITY COMPANIES INCLUDING COMPLETING AND SUBMITTING ALL NECESSARY APPLICATIONS FOR SERVICE.
- F. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND EASEMENTS.
- G. FOR SITE LIGHTING BRANCH CIRCUITING, PROVIDE 1" C, (2)#10 + #10GND, MINIMUM.
- H. SITE LIGHTING SHALL BE CONTROLLED VIA ASTRONOMICAL TIMECLOCK.

FIXTURE TYPE	PRODUCT DESCRIPTION	BASIS OF DESIGN MANUFACTURER	SIZE	INPUT WATTS	LAMP SOURCE (Type, CCT, Delivered Lumens)	DRIVER / DIMMING	INPUT VOLTAGE	FINISH	MOUNTING	NOTES	ALTERNATE MANUFACTURER(S)
S05	EXTERIOR ILLUMINATED BOLLARD PEDESTRIAN PATHS	ERCO CASTOR BOLLARD, 360° OPTICS 35750.023	6.69" DIA x 35.44" H	29W	LED, 3000K, 535 LUMENS, 92 CRI	INTEGRAL 0-10V DIMMING DRIVER	120V	PER ARCHITECT	GRADE		
S05EM	EXTERIOR ILLUMINATED BOLLARD PEDESTRIAN PATHS	ERCO CASTOR BOLLARD, 360° OPTICS 35750.023	6.69" DIA x 35.44" H	29W	LED, 3000K, 535 LUMENS, 92 CRI	INTEGRAL 0-10V DIMMING DRIVER	120V	PER ARCHITECT	GRADE	CONNECT TO EMERGENCY LIGHTING INVERTER: ELI-220/250-SM, OR EQUAL, SEE PLANS.	
S06EM	EXTERIOR RECESSED DOWNLIGHT EXTERIOR ENTRY	ALPHABET ECONOJARD WITH WET LOCATION LENS	11.88" L x 8.63" W x 5.63" H, 4" DIA. APERTURE	9W	LED, 3000K, 874 LUMENS, 90 CRI	INTEGRAL 0-10V 1% DIMMING DRIVER	120V	STANDARD WHITE, OR AS SELECTED BY ARCHITECT	RECESSED	CONNECT TO EMERGENCY LIGHTING INVERTER: ELI-220/250-SM, OR EQUAL, SEE PLANS.	ALT 1 - LUCIFER FRAXION 4 ALT 2 - GOTHAM EVO 4



1 SITE PLAN - ELECTRICAL
1/16" = 1'-0"





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SITE CIVIL TESC AND DEMO PLAN

Sheet Number

C2.0

DEMO NOTES:

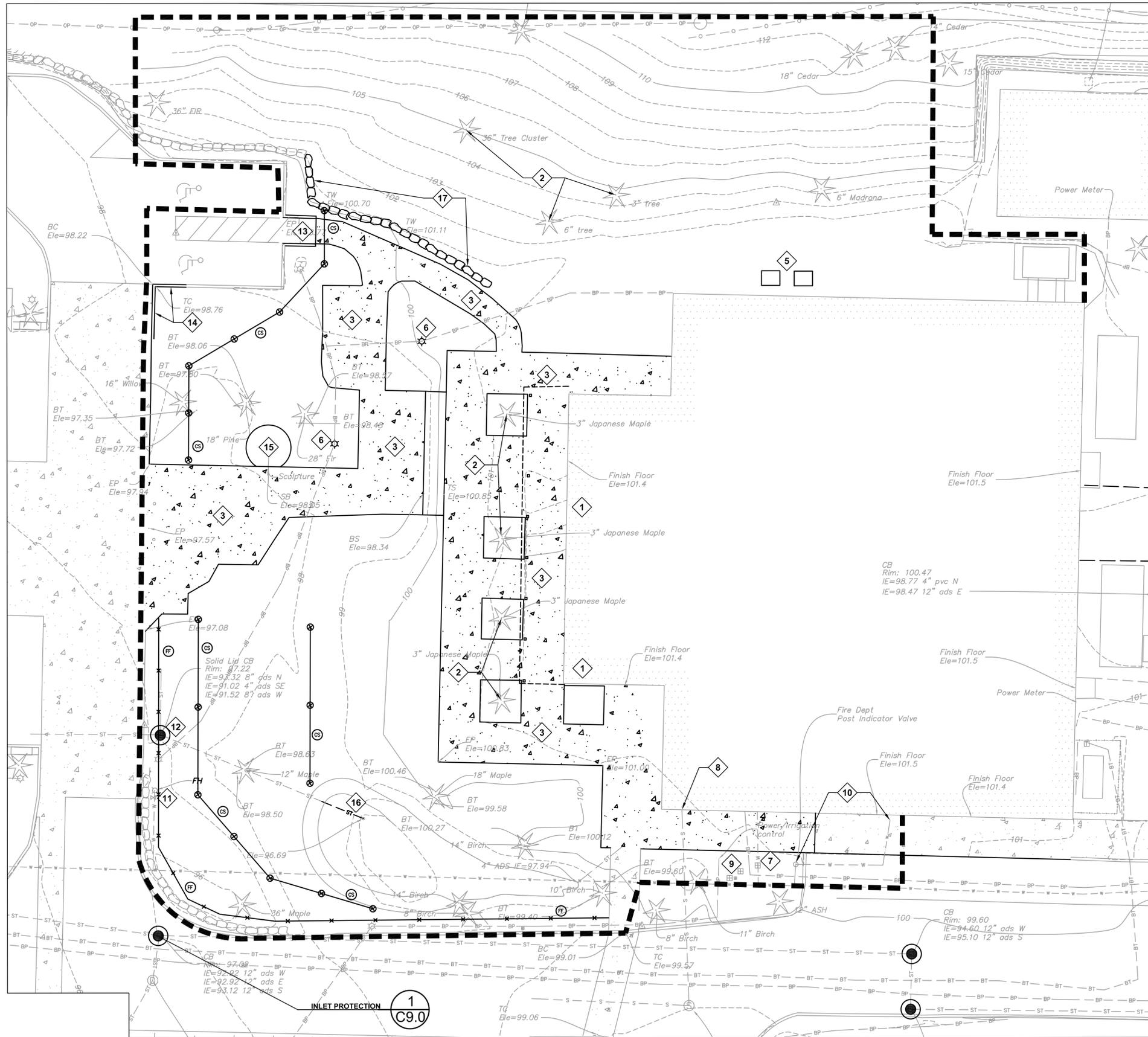
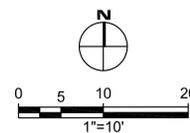
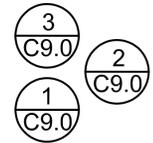
- 1 SELECTIVE BUILDING DEMOLITION - SEE ARCHITECTURAL PLANS
- 2 SEE LANDSCAPE PLANS FOR TREE REMOVAL/PROTECTION
- 3 REMOVE WALK (SEE NOTE 7)
- 4 REMOVE CONCRETE/ASPHALT PAVED SURFACE
- 5 RELOCATE POWER EQUIPMENT SEE ELECTRICAL
- 6 REMOVE LIGHTING POLE - SEE ELECTRICAL FOR NEW LIGHTING
- 7 REMOVE AND REPLACE DOMESTIC WATER METER - SEE UTILITY PLAN C5.0
- 8 EXISTING SANITARY SEWER CONNECTION TO REMAIN INTERIOR IMPROVEMENTS ONLY SEE MEP PLANS
- 9 PROTECT IRRIGATION METERS IN PLACE
- 10 PROTECT FIRE CONNECTION AND PIV IN PLACE
- 11 PROTECT FIRE HYDRANT IN PLACE
- 12 PROTECT CB IN PLACE
- 13 REMOVE CURB RAMP
- 14 REMOVE CURB
- 15 RELOCATE SCULPTURE SEE LANDSCAPE
- 16 DEMO EXISTING STORM TIGHTLINE SEE PAVING AND DRAINAGE PLAN
- 17 REMOVE EXISTING ROCKERY

NOTES:

- SURVEY INFORMATION IS SHOWN SCREENED IN DRAWING FOR REFERENCE ONLY. REFER TO TOPOGRAPHICAL SURVEY BY AES, JOB NUMBER 7422, DATED 10-29-2020.
- REFER TO ARCHITECTURAL PLANS FOR INTERIOR DEMOLITION DETAILS.
- REFER TO BUILDING AND PLAN AS-BUILT INFORMATION PROVIDED BY THE OWNER AND ARCHITECT.
- THIS DEMOLITION PLAN IS FOR SITE ONLY. BUILDING STRUCTURE DEMOLITION DETAILS BY OTHERS. REFER TO STRUCTURAL AND GEOTECHNICAL RECOMMENDATIONS.
- SEE SHEET C1.1 FOR GENERAL NOTES.
- REMOVE UNSUITABLE SOILS, OBSTRUCTIONS, DEMOLISHED MATERIALS, AND WASTE MATERIALS INCLUDING TRASH AND DEBRIS, DISPOSE OFF-SITE TO A CERTIFIED DUMP SITE.
- DEMOLISH ALL AREA WITH EXISTING IMPERVIOUS AREA WHERE NEW SURFACING WILL BE APPLIED AND NOT BELOW EXISTING BASE COURSE LAYER. SEE IMPERVIOUS AREA FIGURE FIG 1.0 IN DRAINAGE REPORT UNDER SEPARATE COVER.

LEGEND:

- INLET PROTECTION
- FILTER FABRIC FENCE
- COCONUT STRAW WATTLES
- LIMITS OF CONSTRUCTION



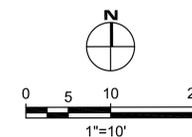
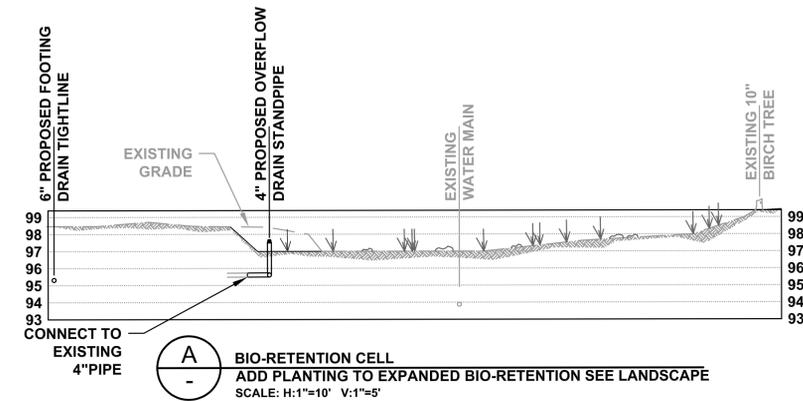
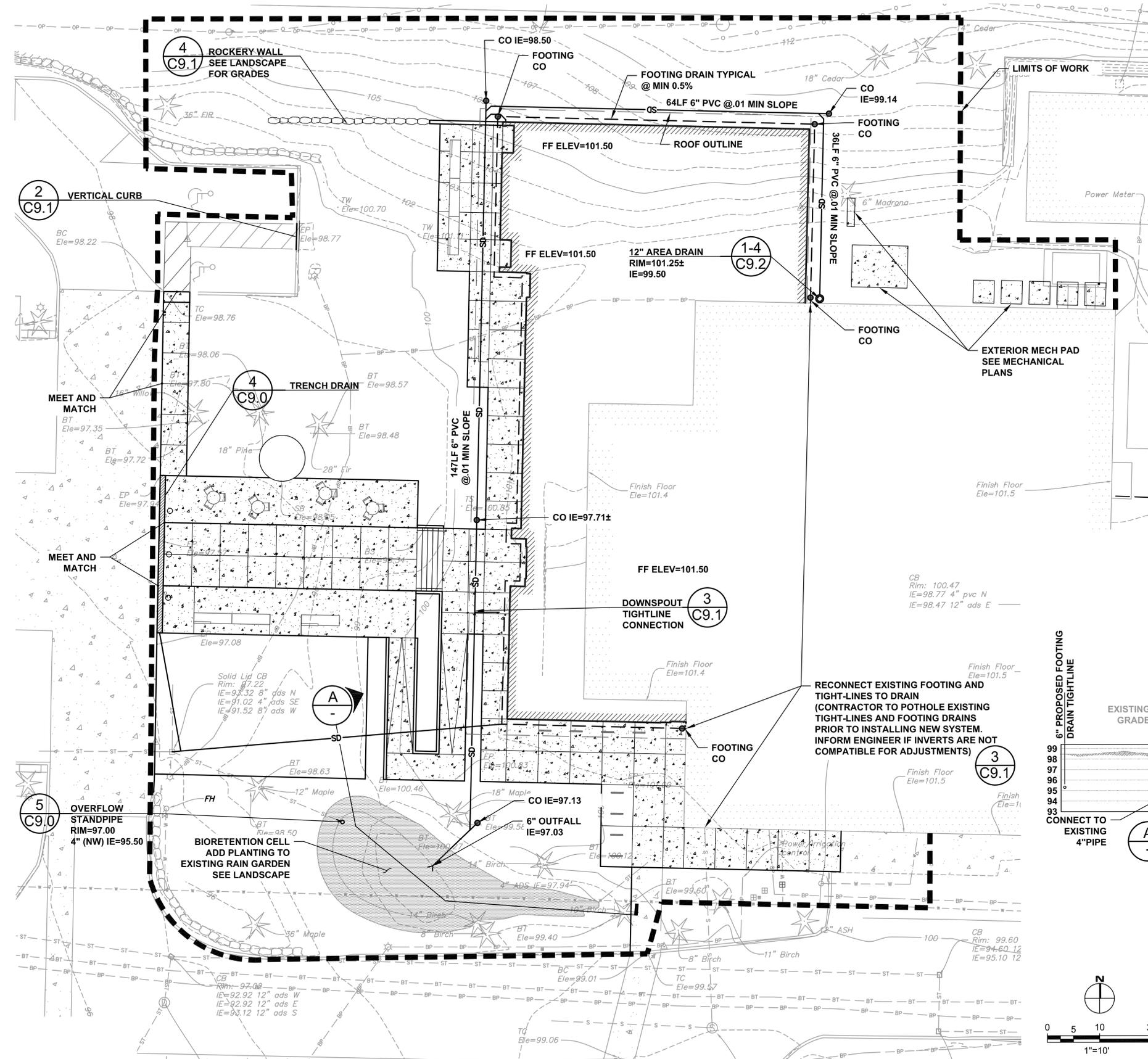
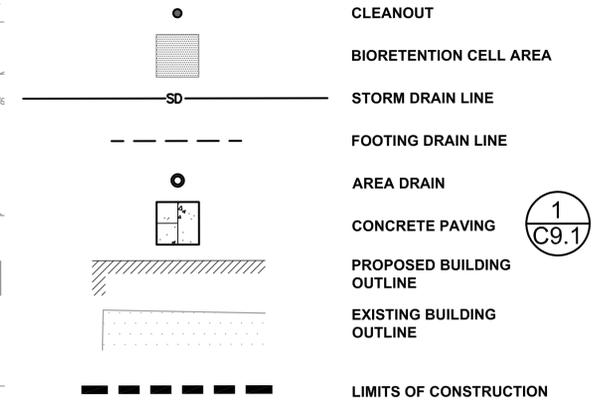
CALL 2 DAYS
BEFORE YOU DIG
1-800-424-5555



NOTES:

1. SEE LANDSCAPE PLANS FOR IRRIGATION SYSTEM FOR METER AND CONNECTIONS.
2. SURVEY INFORMATION IS SHOWN SCREENED IN DRAWING FOR REFERENCE ONLY. REFER TO TOPOGRAPHICAL SURVEY BY AES, JOB NUMBER 7422, DATED 10-29-2020.
3. SEE C2.0 FOR SITE DEMO AND TESC PLAN.
4. SEE C5.0 FOR UTILITY PLAN.
5. SEE LANDSCAPE FOR GRADING.

LEGEND:



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**SITE CIVIL PAVING
AND DRAINAGE
PLAN**

Sheet Number

C3.0

NOTES:

1. SEE LANDSCAPE PLANS FOR IRRIGATION SYSTEM FOR METER AND CONNECTIONS.
2. SURVEY INFORMATION IS SHOWN SCREENED IN DRAWING FOR REFERENCE ONLY. REFER TO TOPOGRAPHICAL SURVEY BY AES, JOB NUMBER 7422, DATED 10-29-2020.
3. SEE C2.0 FOR SITE DEMO AND TESC PLAN
4. SEE C3.0 FOR PAVING AND DRAINAGE PLAN.
5. SEE LANDSCAPE PLANS FOR GRADING.

LEGEND:

-  CLEANOUT
-  BIORETENTION CELL AREA
-  STORM DRAIN LINE
-  FOOTING DRAIN LINE
-  PROPOSED BUILDING OUTLINE
-  EXISTING BUILDING OUTLINE
-  PROPOSED WATER METER
-  LIMITS OF CONSTRUCTION



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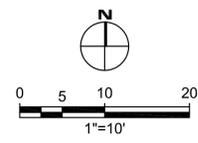
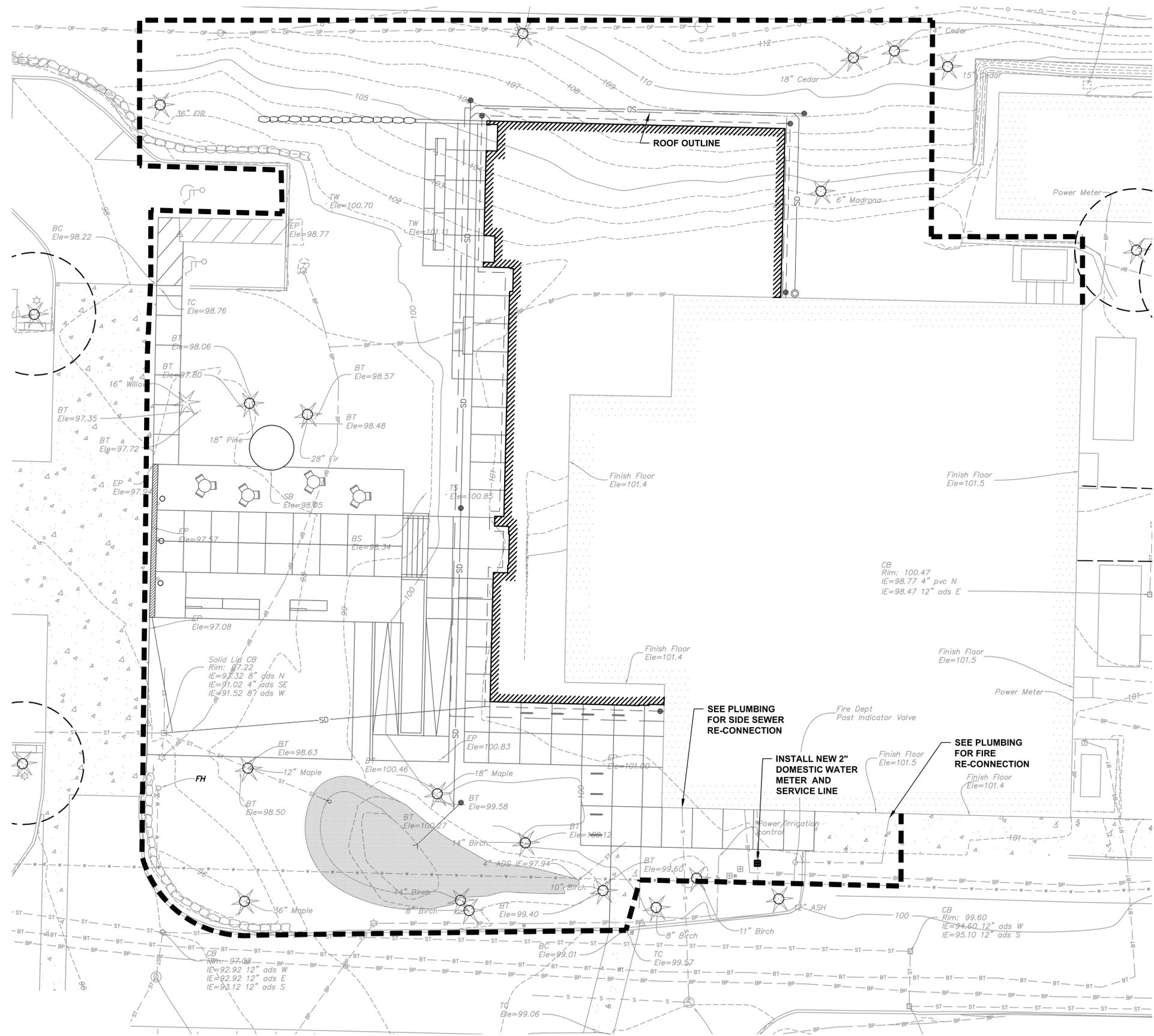
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Checked Checker
LMN Proj No 20012-01
Date 02/12/2021

Sheet Title

**SITE CIVIL
UTILITIES PLAN**

Sheet Number

C5.0



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SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

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

1. Name of proposed project, if applicable: **Buxton Center for Bainbridge Performing Arts**
2. Name of applicant: **Bainbridge Performing Arts**
3. Address and phone number of applicant and contact person:

200 Madison Ave. North; Bainbridge Island, WA 98110. Contact person: Ralph Spillinger 206-780-8338

4. Date checklist prepared: **March 25, 2021**
5. Agency requesting checklist: **City of Bainbridge Island**
6. Proposed timing or schedule (including phasing, if applicable):

Submit for building permit in May, 2021. Construction to start late summer 2021 and extend for 18 months

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

This project will expand the footprint of the BPA theater by 5,000 sf and update interior features of the theater facility. Once that work is complete, no further construction is currently anticipated.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

No environmental information has been prepared directly related to this project.

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.

No applications for governmental approvals or other proposals directly affecting the property are pending.

10. List any government approvals or permits that will be needed for your proposal, if known.

This project will require a building permit issued by the City of Bainbridge Island.

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.)

Buxton Center for Bainbridge Performing Arts will be upgraded to improve the audience experience and increase accessibility and comfort for all.

New construction west of the existing building will replace the existing lobby, box office and administrative spaces. The new construction will include relocated administrative space, a new entry vestibule aligned with Town Square, a two-story expanded lobby space of approximately 1,800 sf, and elevator/stair access into the upper-level rear seating. Additionally, a new multipurpose studio of approximately 1,700 sf will be added adjacent to the lobby, where it can

serve as overflow, rehearsal, classroom or performance space.

Back of house areas will receive necessary mechanical and electrical upgrades and receive the required repair work only, while maintaining the same level of finish quality and function. The performance area will receive minor renovation to refresh finishes. The seating bowl will be reconfigured to improve sightlines, with a curved arrangement and the first three rows depressed into the existing crawl space to create separation from the performance area.

See appendix A for site plan and new renovated floorplan.

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.

All work described in this proposed project will be undertaken within the confines of land owned by the City of Bainbridge Island and leased to the Bainbridge Performing Arts in accord with the "Ground Lease" agreement of June 24, 1991. The address, 200 Madison Avenue North, Bainbridge Island is adjacent to and east of the existing Bainbridge Island City Hall. See the site plan of Appendix A for exact location details.

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

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

a. General description of the site:

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other _____

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

A 15' high slope of 50% slope borders the north edge of the otherwise flat property

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.

First 4' is loose to medium dense silty sand with gravel.

Under 4' is glacial till – dense to very dense silty sand with variable gravel content.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No unstable soils noted.

- 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.

No filling or grading is anticipated. Minor excavation for new construction footings.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No erosion is anticipated.

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

Approximately 50% of the 30,000 sf site is currently covered in impervious surface; this project will add an additional 2,500 sf of impervious surface.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

This project is not anticipated to cause any erosion.

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

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

No air emissions are anticipated.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No off-site sources of emissions are anticipated.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

No measures will be required.

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

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

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

There is no surface water body in the immediate vicinity.

- 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.

There is no surface water body in the vicinity.

- 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.

There are no surface waters or wetlands impacted by this project.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No surface water withdrawals or diversion will result from this project.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

This project does not lie within a 100-year floodplain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No discharges of waste materials to surface waters will result from this project.

b. Ground Water: [help](#)

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

No groundwater will be withdrawn for drinking water or other purposes.

- 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.

No waste material will be discharged into the ground water from septic tanks or other sources by this project.

c. Water runoff (including stormwater):

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

Stormwater runoff will be collected and directed to an existing rain garden.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

Waste materials from this project will not enter ground or surface waters.

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

This project will not alter or otherwise affect drainage patterns in the vicinity.

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

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

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

x_deciduous tree: alder, maple, aspen, other
 x_evergreen tree: fir, cedar, pine, other
 x_shrubs
 x_grass
 pasture
 crop or grain
 Orchards, vineyards or other permanent crops.
 wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 water plants: water lily, eelgrass, milfoil, other
 other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

One damaged willow tree, one filbert shrub and approximately 1,000 sf of grass will be removed.

- c. List threatened and endangered species known to be on or near the site.

No threatened or endangered species are known to be on the site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

This project has an extensive landscape plan that will add hundreds of native shrubs, trees and ground covers designed to create a woodland garden.

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

There are no known noxious weeds or invasive species on or near the site.

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

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, **songbirds**, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.

There are no threatened or endangered species known to be on or near the site.

- b. Is the site part of a migration route? If so, explain.

The site is not part of a migration route.

- c. Proposed measures to preserve or enhance wildlife, if any:

The woodland garden envisioned by the project's landscape plan will significantly enhance local wildlife.

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

There are no known invasive animal species on or near the site.

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

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

A portion of the electricity will be generated by a roof mounted solar array of 50,000 watt capacity.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

This project will not affect the potential use of solar energy by any adjacent properties.

- 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:

50,000 watt solar array; new high-efficiency HVAC heat pump system; extensive LED lighting; entry vestibule for control of air infiltration; extensive glazing for natural lighting and "greenhouse" heat gain

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

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

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 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 beyond the normal precautions exercised by competent and professional construction contractor practices.

b. *Noise*

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

None

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.

Short term typical construction related noise such as truck deliveries and removals, brief excavation and demolition related work

3) Proposed measures to reduce or control noise impacts, if any:

Construction work hours will be limited to 8am – 4 pm

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

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site currently houses a performing arts theater. Adjacent properties include the COBI city hall, historical museum and residential subdivision. This project will not impact land use by any of these adjacent properties.

- 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?

Not applicable.

- 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:

Not applicable.

- c. Describe any structures on the site.

9,000 sf theater building; two 500 sf portable buildings

- c. Will any structures be demolished? If so, what?

1,000 sf lobby of the theater building will be demolished and replaced

- d. What is the current zoning classification of the site?

MAD (Madison Avenue District)

- e. What is the current comprehensive plan designation of the site?

Core

- g. If applicable, what is the current shoreline master program designation of the site?

Not applicable

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

Not applicable

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

No residents; 5 full-time workers; 225 attending theater performances

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

No people displacement

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

Not applicable

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Project does not change existing or projected land uses and plans

l. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Not applicable

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

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not applicable

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Not applicable

c. Proposed measures to reduce or control housing impacts, if any:

Not applicable

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

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

This project will not change the height of the existing roof ridgeline (34-8”); principal exterior building materials are wood siding and glass windows.

b. What views in the immediate vicinity would be altered or obstructed?

No existing views in the immediate vicinity will be altered or obstructed

- d. Proposed measures to reduce or control aesthetic impacts, if any:

An extensive landscape plan will enhance an existing woodland garden

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Night-time light will spill out from lobby's west facing window wall – an attractive “lantern” effect.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

- c. What existing off-site sources of light or glare may affect your proposal?

None are known to exist.

- d. Proposed measures to reduce or control light and glare impacts, if any:

Landscape and entry lighting fixtures will all use downlighting design to minimize light pollution.

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

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Bainbridge Performing Arts IS a recreational feature and this project will significantly enhance both the quality and quantity of recreational events presented. Also – the landscape plan will significantly enhance adjacent spaces used for such outdoor events as the Farmer's Market and similar gatherings.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No existing recreational uses will be displaced. On the contrary – this project will increase the flexibility to expand recreational uses.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

See above discussion.

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

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

The adjacent Historical Museum building is over 45 years in age. BPA maintains a close working relationship with the Museum and the impact of this project (both aesthetics and newly created/upgraded performance venues, will only enhance that relationship.

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

No such landmarks, features or other evidence are known to exist.

- 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.

BPA has occupied the current site for over 28 years during which no evidence has ever surfaced of any known archeological features.

- 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.

This project is being designed to achieve at least a Silver LEED designation – a process that has the singular focus of achieving the goal of minimizing the disturbance of resources.

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

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

Site access is via either Madison Ave to the West or Ericksen to the East – both main thoroughfares. See Appendix A.

- 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?

Downtown Winslow, the project location, is primarily a walk-about district with no public transit except for commuter-timed access from the nearby ferry terminal to outlying communities. The project site is located two blocks walking distance from the Bainbridge Island ferry terminal to Seattle.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The project will not require any additional parking spaces over the existing count.

- 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).

No new or improved roads, streets pedestrian, bicycle or state transportation facilities will be required by this project.

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

This project is located within two blocks of the Bainbridge Island ferry terminal.

- 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?

An average day would see 15 vehicular trips. On performance days audience vehicles would increase that account by an additional 100 trips – all automobiles. Commercial and/or nonpassenger vehicles will rarely access the site. Importantly – this project will actually decrease the number of theater seats compared to the current count and thus will not increase the performance day vehicle trip count above existing.

- 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.

Not applicable.

- h. Proposed measures to reduce or control transportation impacts, if any:

This project is located in the the Winslow city center – a primarily walk-about community. Bicycle parking will be constructed to encourage use of bicycles. Seattle-based visitors will be encouraged to walk from the ferry terminal.

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

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

There will be no increased need for any of these services.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

This project will bring the theater structure into accord with all modern code requirements which should result in lowering current impacts upon public services.

16. Utilities [help]

- a. Circle utilities currently available at the site:

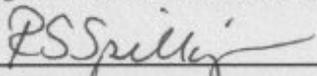
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other: TV cable, internet access.

- 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.

This project upgrades an existing structure that currently connects to all utilities summarized above – and will continue to utilize those utilities. The only new utility connection contemplated is fiber optic communication through Kitsap PUD. A local access connection point has been identified with 75' of the building structure.

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 Ralph S. Spillinger

Position and Agency/Organization Project Manager, Buxton Complex

Date Submitted: 3/29/2021 Bainbridge Performing Arts

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

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

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

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

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

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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

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

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

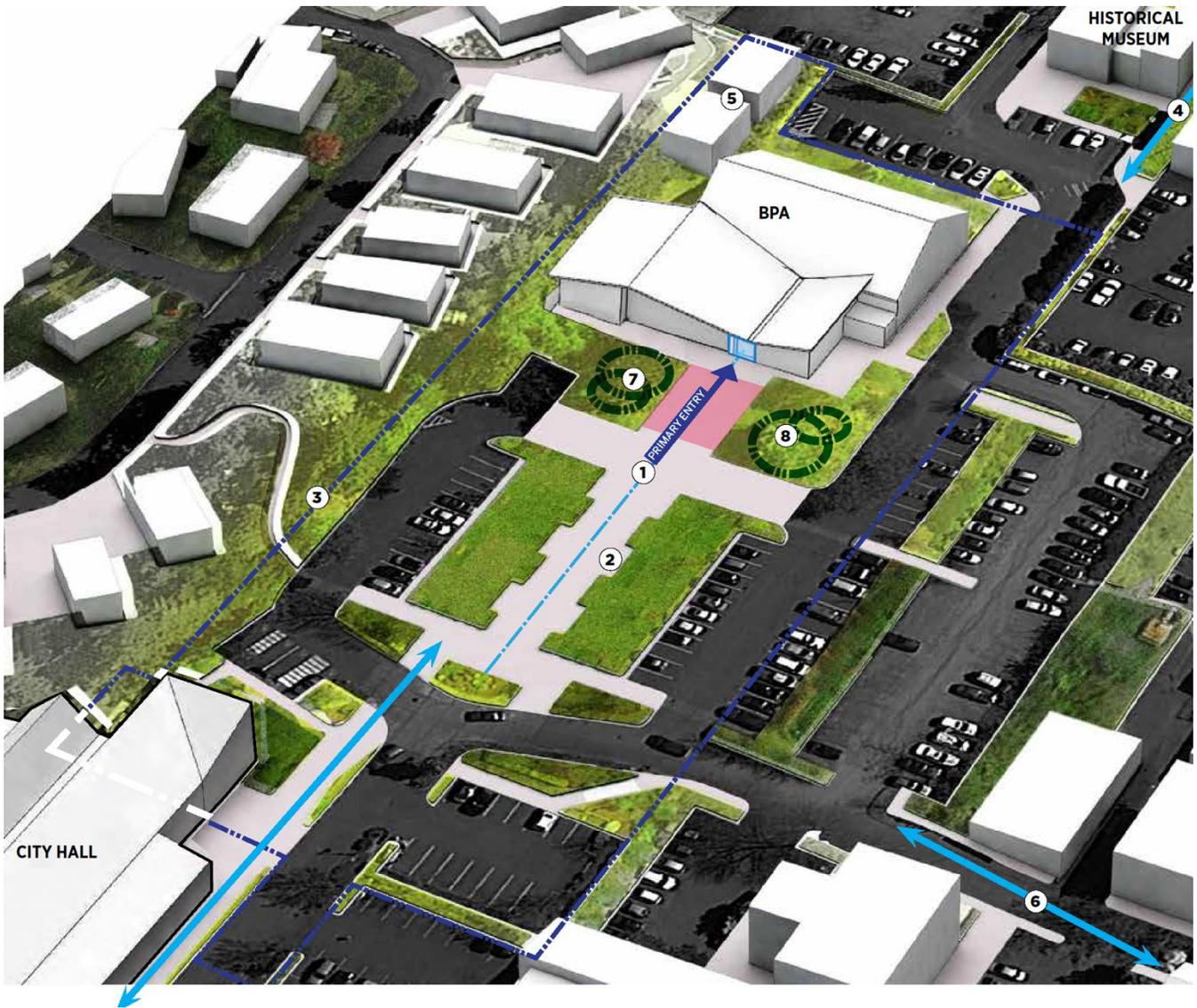
Proposed measures to avoid or reduce shoreline and land use impacts are:

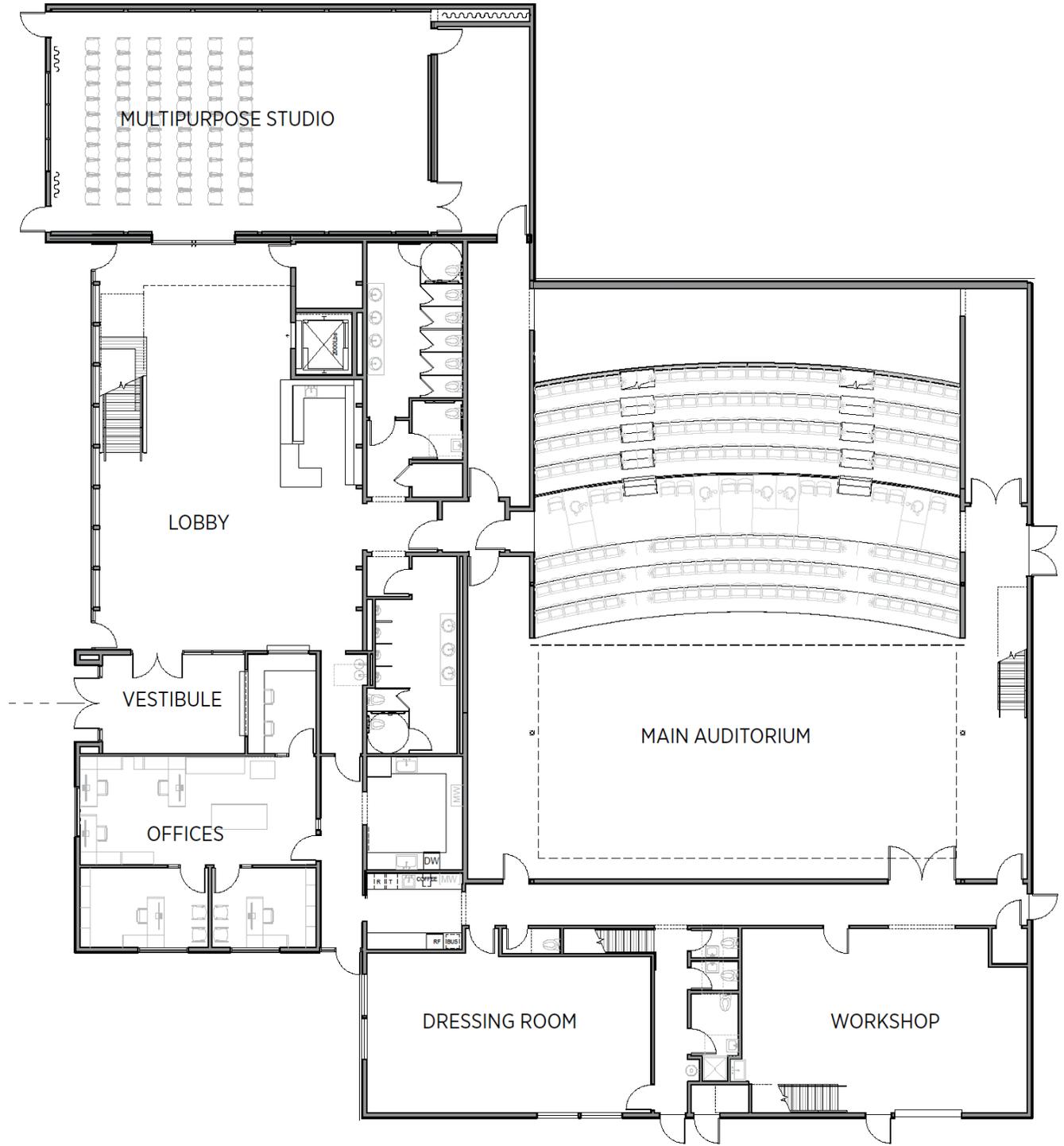
6. How would the proposal be likely to increase demands on transportation or public services and utilities?

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

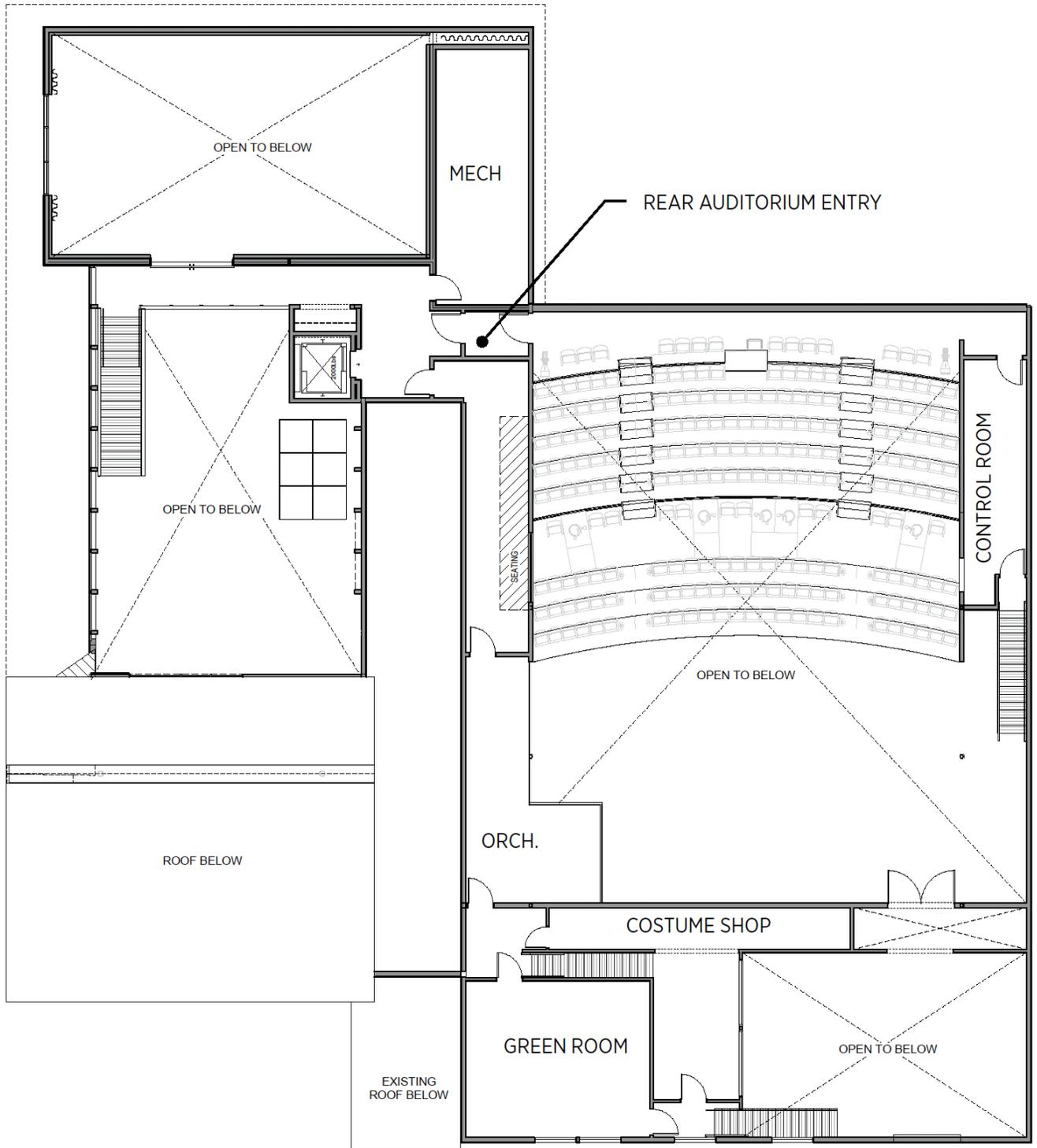
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

APPENDIX A: Site Plan and Floor Plans





LEVEL 1 PLAN



LEVEL 2 PLAN