



CITY OF
BAINBRIDGE ISLAND

PLANNING COMMISSION
REGULARLY SCHEDULED MEETING
THURSDAY, JUNE 9, 2016
6:00 – 9:00 PM
COUNCIL CHAMBER
280 MADISON AVE N
BAINBRIDGE ISLAND, WA 98110

AGENDA

- 6:00 PM CALL TO ORDER**
Call to Order, Agenda Review, Conflict Disclosure
- 6:05 PM PUBLIC COMMENT**
Accept public comment on off agenda items
- 6:10 PM HELM OPEN SPACE CLASSIFICATION TRANSFER APPLICATION**
Public Hearing; Review and Recommendation
- 6:25 PM PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE**
- 6:35 PM 2016 COMPREHENSIVE PLAN UPDATE**
- DRAFT Housing Element
 - DRAFT Land Use Element
 - Discuss BIMPRD Comprehensive Plan Amendment application to create a new “Park” zone
- 7:50 PM PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE**
- 8:00PM SITE PLAN AND DESIGN REVIEW AMENDMENT FILE NO. PLN50231SPRA WINTERGREEN WALK CLINIC**
Public Meeting; Review and Recommendation
- 8:55 PM NEW/OLD BUSINESS**
- 9:00 PM ADJOURN**

***** TIMES ARE ESTIMATES****

Public comment time at meeting may be limited to allow time for Commissioners to deliberate. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110

For special accommodations, please contact Jane Rasely, Planning & Community Development 206-780-3758 or at jrasely@bainbridgewa.gov

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CITY OF
BAINBRIDGE ISLAND

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
MEMORANDUM

DATE: JUNE 9, 2016
TO: PLANNING COMMISSION
FROM: JENNIFER SUTTON, AICP
SENIOR PLANNER
SUBJECT: HELM OPEN SPACE CLASSIFICATION TRANSFER APPLICATION
FILE NO: PLN50436OS

I. INTRODUCTION

Applicant: Richard Helm
11058 North Madison Avenue NE
Bainbridge Island, WA 98110

Request: The applicant has submitted an application to the Kitsap County Assessor's Office (attached) to transfer property from the Farm and Agriculture tax classification to "Traditional Farmland"- a subclassification in the Farm and Agriculture Conservation Land category under RCW Chapter 84.34.020(8)(b).

Tax account number: 142502-2-102-2002(4.29 acres, now enrolled in Farm/Agriculture Land Current Use Assessment)

Zoning & Comprehensive

Plan Designation: R-1 One unit per acre, Open Space Residential (OSR)-1

II. RECOMMENDATION

Based on the analysis, staff recommends approval of changing the current use assessment of the Helm property from *Farm and Agriculture Land* under RCW 84.34.020(2)(c)(ii) to *Farm and Agriculture Conservation Land/ Traditional Farmland* under RCW 84.34.020(8)(b). The *Traditional Farmland* classification is for land that is not currently being farmed commercially, but has not been converted to a use inconsistent with agriculture uses, and has a high potential for returning to agriculture in the future. Property classified as *Traditional Farmland* receives a 50% property tax reduction (see attached Tax Comparison from Kitsap County Assessor).

III. PLANNING COMMISSION REVIEW

The Planning Commission's is responsible for reviewing and making recommendations on all Open Space Classification Applications. The recommendation is forwarded on to a joint meeting of County Commissioners and City Council for a decision.

IV. ANALYSIS & FINDINGS

City of Bainbridge Island Comprehensive Plan

The property is designated Open Space Residential (OSR-1) in the City's Comprehensive Plan. The Open Space Residential District is designated for areas appropriate for low-density, residential development and a variety of agricultural and forestry uses.

Zoning and Land Use

The property is zoned R-1, One Unit per Acre. The purpose of the R-1 zone is to provide low-density, residential development in a rural environment consistent with other land uses, such as agriculture and forestry, and the preservation of open space. The property currently has no residence upon it, just accessory agriculture structures. If subdivided, the Helm property is large enough to yield four single-family lots. The 4.29 acre area that is currently in the agriculture open space classification is mainly open grassland, with some trees and vegetation mainly along the property lines. The property is sloped gently to the Southeast. Mr. Helm's Open Space application indicates that the property was most recently farmed for blueberries and holly. This is traditional farm land that could be converted to a commercial farm in the future, meeting the purpose of the "traditional farmland" program.

Current Use Tax Reduction

Please see the attached tax comparison table, prepared for the City for Maxine Schoales, Assessment Administrative Supervisor in the in Kitsap County Assessor's Office for an explanation of the tax implications of the Helm Current Use Assessment application.

Findings

The application has been reviewed for consistency with the Kitsap County Open Space Plan (April, 1987, amended October, 1992) and found to be consistent with the criteria for current use assessment for Open Space Classification- *Farm and Agriculture Conservation Land*.

142502-2-102-2002

HELM RICHARD E

THESE ESTIMATES ARE BASED ON 2016 VALUES AND TAX RATE

Current Farm & Ag Exemption:

Current Market Land Value:	268,360
Current Taxable Land Value:	2,390
Improvement Value:	24,720
Total Market Value:	27,110
Current Rate:	10.729380
Current Tax Due:	<u>291</u>

Possibly Traditional Farm Exemption:

Current Market Land Value:	268,360
Potential Taxable Value (-50%):	134,180
Improvement Value:	24,720
Total Market Value:	158,900
Current Rate:	10.729380
Projected Tax Due:	<u>1,705</u>

If property was fully taxable:

Current Market Land Value:	268,360
Taxable Value:	268,360
Improvement Value:	24,720
Total Market Value:	293,080
Current Rate:	10.729380
Possible Tax Due:	<u>3,145</u>

ESTIMATED ANNUAL TAX INCREASE: 1,414 *

*If transferred from Farm & Ag to Open Space Traditional Farm

ESTIMATED ANNUAL TAX INCREASE: 2,854 **

** If removed from all exemption programs/becomes fully taxable, this does not include the back taxes that would become due.



SUPPLEMENTAL APPLICATION FOR CLASSIFICATION OR RECLASSIFICATION OPEN SPACE LAND

Kitsap County Code is available online at <http://www.codepublishing.com/wa/kitsapcounty/>
Click on Title 18 Environment, Click on Chapter 18.12 Open Space Plan
Washington State Department of Revenue

Chapter 84.34 RCW

NOTE: This permit type requires a Submittal Appointment. When you have assembled all required submittal items, please call (360)337-5777 to schedule your Permit Submittal Appointment.

File With the County Legislative Authority: KITSAP County

Name of Owner(s): RICHARD E HELM Phone No: 206-718-2153

Address: 9278 ALLENS COVE LANE NE, BAINBRIDGE ISLAND, WA 98110

Parcel Number(s): 142502-2-102-2002

Legal description: SEE ATTACHED - EXHIBIT "A"

Total acres in application: 4.29

Indicate what category of open space this land will qualify for:

- Conserve or enhance natural, cultural, or scenic resources
- Protect streams, stream corridors, wetlands, natural shorelines, or aquifers
- Protect soil resources, unique or critical wildlife, or native plant habitat
- Promote conservation principles by example or by offering educational opportunities
- Enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries or other open spaces
- Enhance recreation opportunities
- Preserve historic or archaeological sites
- Preserve visual quality along highway, road, street corridors, or scenic vistas
- Retain in natural state tracts of land not less than one acre situated in an urban area and open to public use on such conditions as may be reasonably required by the granting authority
- Farm and agricultural conservation land previously classified under RCW 84.34.020(2), that no longer meets the criteria
- Farm and agricultural conservation land that is "traditional farmland" not classified under Chapter 84.33 or Chapter 84.34 RCW, that has not been irrevocably devoted to a use inconsistent with agricultural uses, and has a high potential for returning to commercial agriculture

1. Describe the present use of the land.

APPROXIMATELY THREE (3) ACRES OF HOLLY TREES AND ONE (1) ACRE OF BLUEBERRY PLANTS. BOTH WERE NEGLECTED BY PREVIOUS OWNER FOR SEVERAL YEARS AND ATTEMPTS TO REVIVE THEM HAVE BEEN UNSUCCESSFUL.

2. Is the land subject to a lease or agreement which permits any other use than its present use?

Yes No

If yes, attach a copy of the lease agreement.

3. Describe the present improvements (residence, buildings, etc.) located on the land.

ONE METAL BARN 60' X 40'

4. Is the land subject to any easements?

Yes No

If yes, describe the type of easement, the easement restrictions, and the length of the easement.

ALBERTSONS ROAD RUNS THE FULL LENGTH OF THE PROPERTY ON THE SOUTH SIDE AND DEAD-ENDS AT THE EAST END. THERE IS ALSO AN EASEMENT THAT RUNS ALONG THE WEST SIDE USED BY NEIGHBORS.

5. If applying for the farm and agricultural conservation land category, provide a detailed description below about the previous use, the current use, and the intended future use of the land.

NOTICE:

The county and/or city legislative authorities may require owners to submit additional information regarding the use of the land.

As the owner of the parcel(s) described in this application, I hereby indicate by my signature below that I am aware of the additional tax, interest, and penalties involved when the land ceases to be classified under the provisions of Chapter 84.34 RCW. I also certify that this application and any accompanying documents are accurate and complete.

The agreement to tax according to use of the property is not a contract and can be annulled or canceled at any time by the Legislature (RCW 84.34.070)

Print the name of each owner:

RICHARD E. HELM

Signature of each owner:

[Handwritten Signature]

The granting or denial of an application for classification or reclassification as open space land is a legislative determination and shall be reviewable only for arbitrary and capricious actions. Denials are only appealable to the superior court of the county in which the land is located and the application is made.

FOR LEGISLATIVE AUTHORITY USE ONLY

Date application received: _____ By: _____

Amount of processing fee collected: \$ _____

- Is the land subject to this application designated as open space by a comprehensive land use plan adopted by a city or county and zoned accordingly? Yes No

If yes, application must be processed in the same manner in which an amendment to the comprehensive land use plan is processed.

If no, application must be acted upon after a public hearing and after notice of the hearing shall have been given by one publication in a newspaper of general circulation in the area at least ten days before the hearing.

- Is the land subject to this application located within an incorporated part of the county? Yes No

If yes, application must be acted upon by three members of the county legislative authority and three members of the city legislative authority. See RCW 84.34.037(1) for details.

If no, application must be acted upon by three members of the county legislative authority.

Application approved **In whole** **In part**

Denied **Date owner notified of denial (Form 64 0103):**

If approved, date Open Space Taxation Agreement (OSTA) was mailed to owner:

Date signed OSTA received by Legislative Authority:

Date copy of signed OSTA forwarded to Assessor:

To ask about the availability of this publication in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users, please call (360) 705-6718. For tax assistance, call (360) 534-1400.



SUBMITTAL CHECKLIST OPEN SPACE APPLICATIONS

JAN 15 2016

Dept. of Planning & Community Development

This submittal checklist is intended to assist you in preparing and submitting a complete application. You must submit all items in **Part 1 - Submittal Requirements** so that your application can be accepted. **Part 2 - Fully Complete Details** provides you with more detail and code references for certain submittal items. Use Part 2 as a reference to submit the required items correctly. Once your application is determined to be counter complete, a review for technical completeness is conducted and you may be required to submit additional information in order to proceed with further review of your application.

- Open Space
- Farm and Agriculture Conservation Land
- Timber Land

Applicant Name: RICHARD E. HELM Assessor Tax Parcel #: 142502-2-102-2002

Project Name: ISLAND HOLLY FARM

*Fees are due at the time of submittal. [See Current Fee Schedule.](#)

Accepted forms of payment:

- Cash
- Check/Cashier's Check - Make checks payable to Kitsap County Dept of Community Development
- Electronic Checks - \$1.00 flat fee per electronic check
- Credit Cards: MasterCard, Discover, American Express or VISA - a third party convenience fee of approximately 2.5% will apply.



Part 1 - Submittal Requirements

Use the column to the left to check off items included with your application.

<input checked="" type="checkbox"/>	Required Applications
<input checked="" type="checkbox"/>	1. Project Application – 1 original plus 1 copy
<input checked="" type="checkbox"/>	2. Supplemental Application: Application for Classification or Reclassification Open Space Land, Current Use Application Timber Land Classification Parcels with Same Ownership, or Current Use Application Timber Land Classification Parcels with Multiple Ownerships – 1 original plus 1 copy
<input checked="" type="checkbox"/>	Required Submittal Items
<input checked="" type="checkbox"/>	3. Submittal Checklist
<input checked="" type="checkbox"/>	4. Timber Management Plan, with date prepared and/or revised (for Timber Land applications only) – 2 copies
<input checked="" type="checkbox"/>	5. Farm Management Plan, with date prepared and/or revised (for Farm and Agriculture Conservation Land applications only) – 2 copies
<input checked="" type="checkbox"/>	6. A site plan reduced to 8½ x 11 (include map scale and north arrow, property location, home location and other buildings, area in open space, and location of any critical areas (wetlands, streams, shorelines, steep slopes, etc.) – 2 copies
<input checked="" type="checkbox"/>	7. Photographs of the subject property – 1 set

*In accordance with Community Development fee policies, the base fee has been determined by an average processing time. If staff hours required to process the permit exceed the base fee, additional charges may be incurred. Refunds may also be issued for those permits that require less processing time. All additional charges and/or credits must be approved by management.

Part 2 – Fully Complete Details

Detailed application requirements are noted below. Additional items may be required if the review process indicates more information is needed to evaluate the project.

Kitsap County Code is available online at: www.codepublishing.com/wa/kitsapcounty.

Code Requirement	Code Reference
1. A vicinity map showing the location of the property (A copy of the assessor's quarter section map may be used to identify the site.)	KCC 17.400.050
2. Location of existing and proposed buildings and structures	KCC 17.400.050
3. Location of any critical areas (wetlands, streams, shorelines, steep slopes, etc.) and their associated buffer and/or setback requirements	KCC 17.400.050 KCC 19.100.120
4. Open Space	KCC 18.12



PROJECT APPLICATION LAND USE, ENVIRONMENTAL & SITE DEVELOPMENT



For Departmental Use Only
Related Application #s:

Project Name: RICHARD HELM - ISLAND HOLLY FARM

Please Identify the Permit Types for This Project

A Supplemental Application and Checklist must be submitted with this application.

- | | |
|--|---|
| <ul style="list-style-type: none"> <input type="checkbox"/> Buffer Reductions <ul style="list-style-type: none"> <input type="checkbox"/> Critical Area Buffer Reduction <input type="checkbox"/> Critical Area Variance <input type="checkbox"/> Reasonable Use Exception <input type="checkbox"/> Comp Plan Amendment <ul style="list-style-type: none"> <input type="checkbox"/> Area Wide <input type="checkbox"/> Pre-Application Meeting <input type="checkbox"/> Site Specific <input type="checkbox"/> Textual <input type="checkbox"/> Conditional Use (CUP) / Administrative CUP <input type="checkbox"/> CUP/Administrative CUP Revision <input type="checkbox"/> Conditional Waiver from View Blockage Requirements <input type="checkbox"/> Critical Areas Ordinance Site Visit <input type="checkbox"/> Flood Hazard Areas Variance <input type="checkbox"/> Home Business <input type="checkbox"/> Pre-Application Meeting <input type="checkbox"/> Master Plan Scoping <input checked="" type="checkbox"/> Open Space <ul style="list-style-type: none"> <input type="checkbox"/> Open Space Land <input checked="" type="checkbox"/> Farm and Agriculture Conservation Land <input type="checkbox"/> Timber Land <input type="checkbox"/> Performance Based Development (PBD) <input type="checkbox"/> Rezone <input type="checkbox"/> Right of Way - Public Works <input type="checkbox"/> Road Approach (w/o Building Permit or SDAP) <input type="checkbox"/> SEPA Review <input type="checkbox"/> Shoreline Permits - JARPA <ul style="list-style-type: none"> <input type="checkbox"/> Shoreline Conditional Use - JARPA <input type="checkbox"/> Shoreline Substantial Development - Commercial - JARPA <input type="checkbox"/> Shoreline Substantial Development - Residential - JARPA <input type="checkbox"/> Shoreline Variance - JARPA | <ul style="list-style-type: none"> <input type="checkbox"/> Site Development Activity Permit (SDAP) <ul style="list-style-type: none"> <input type="checkbox"/> Minor <input type="checkbox"/> Engineered; <input type="checkbox"/> Non-engineered <ul style="list-style-type: none"> <input type="checkbox"/> Grading (<500 cyds) <input type="checkbox"/> Grading 2 (≥500 cyds, but <5,000 cyds) <input type="checkbox"/> Commercial <input type="checkbox"/> Subdivision <input type="checkbox"/> Short Subdivision <input type="checkbox"/> Large Lot Subdivision <input type="checkbox"/> Right of Way Use/Improvement - Minor <input type="checkbox"/> Single-family residence <input type="checkbox"/> Major Development <ul style="list-style-type: none"> <input type="checkbox"/> Grading 3 (≥5,000 cyds) <input type="checkbox"/> Commercial <input type="checkbox"/> Subdivision <input type="checkbox"/> Short Subdivision <input type="checkbox"/> Large Lot Subdivision <input type="checkbox"/> Right of Way Use/Improvement - Major <input type="checkbox"/> Single-family residence Land Subdivision <input type="checkbox"/> Preliminary <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary Subdivision <input type="checkbox"/> Preliminary Short Subdivision <input type="checkbox"/> Preliminary Large Lot Subdivision <input type="checkbox"/> Final <ul style="list-style-type: none"> <input type="checkbox"/> Final Plat <input type="checkbox"/> Final Short Plat <input type="checkbox"/> Final Large Lot Plat <input type="checkbox"/> Binding Site Plan <input type="checkbox"/> Amendment <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary Subdivision Amendment <input type="checkbox"/> Preliminary Short Subdivision Amendment <input type="checkbox"/> Preliminary Large Lot Subdivision Amendment <input type="checkbox"/> Alteration <ul style="list-style-type: none"> <input type="checkbox"/> Final Plat Alteration |
|--|---|

Exhibit "A"

Order No.: 32126465

Parcel I:

Resultant Parcel B of Boundary Line Adjustment recorded under Auditor's File No. 9308050027, described as follows:

The South one-half of the Northeast quarter of the Northwest quarter of the Northwest quarter of Section 14, Township 25 North, Range 2 East, W.M., in Kitsap County, Washington;

Except the South 15 feet;

Except the North 174 feet of the West 312.50 feet thereof;

Also that portion of the North one-half of the Northwest quarter of the Northwest quarter of Section 14, Township 25 North, Range 2 East, W.M., in Kitsap County, Washington, described as follows: Beginning at a point on the West line of said Section 14, 661.4 feet South of the Northwest corner thereof; thence South $89^{\circ}03'$ East 517 feet; thence North parallel to the West line of said Section 174.35 feet to the true point of beginning; thence Southeasterly along a straight line to the Southwest corner of the North 174 feet of the South one-half of the Northeast quarter of the Northwest quarter of said Section 14; thence South along the East line of the Northwest quarter of the Northwest quarter of the Northwest quarter of said Section 14; to the Southeast corner thereof; thence West along the South line of said subdivision to a point South of the true point of beginning; thence North, parallel to the West line of said Section 174.35 feet, more or less, to the true point of beginning;

Except the South 15 feet for County Road;

Also the East 66.00 feet of the following described property:

Beginning at a point on the West line of Section 14, Township 25 North, Range 2 East, W.M., in Kitsap County, Washington, 661.4 feet South of the Northwest corner; thence South $89^{\circ}03'$ East 517 feet; thence North parallel to the West line of said Section, 174.35 feet; thence West 517 feet to the West line of said Section; thence South along the West line of said Section 165.36 feet to the point of beginning.

Except the West 30 feet for County Road;

And except roads.

Parcel II:

An easement for ingress, egress and utilities over, under and across a strip of land 15 feet in width, the South line being over that portion of the North half of the Northwest quarter of the Northwest quarter of Section 14, Township 25 North, Range 2 East, W.M., in Kitsap County, Washington, described as follows:

Beginning at a point on the West line of said Section 14; thence 661.4 feet South of the Northwest corner thereof; thence South $89^{\circ}03'$ East 517 feet; thence North 174.35 feet parallel to the West line of said Section to a point herein called Point "A" for reference purposes; thence Southeasterly along a straight line to the Southwest corner of the North 174 feet of the South half of the Northeast quarter of

...This legal description continues on the next page...

Exhibit "A"

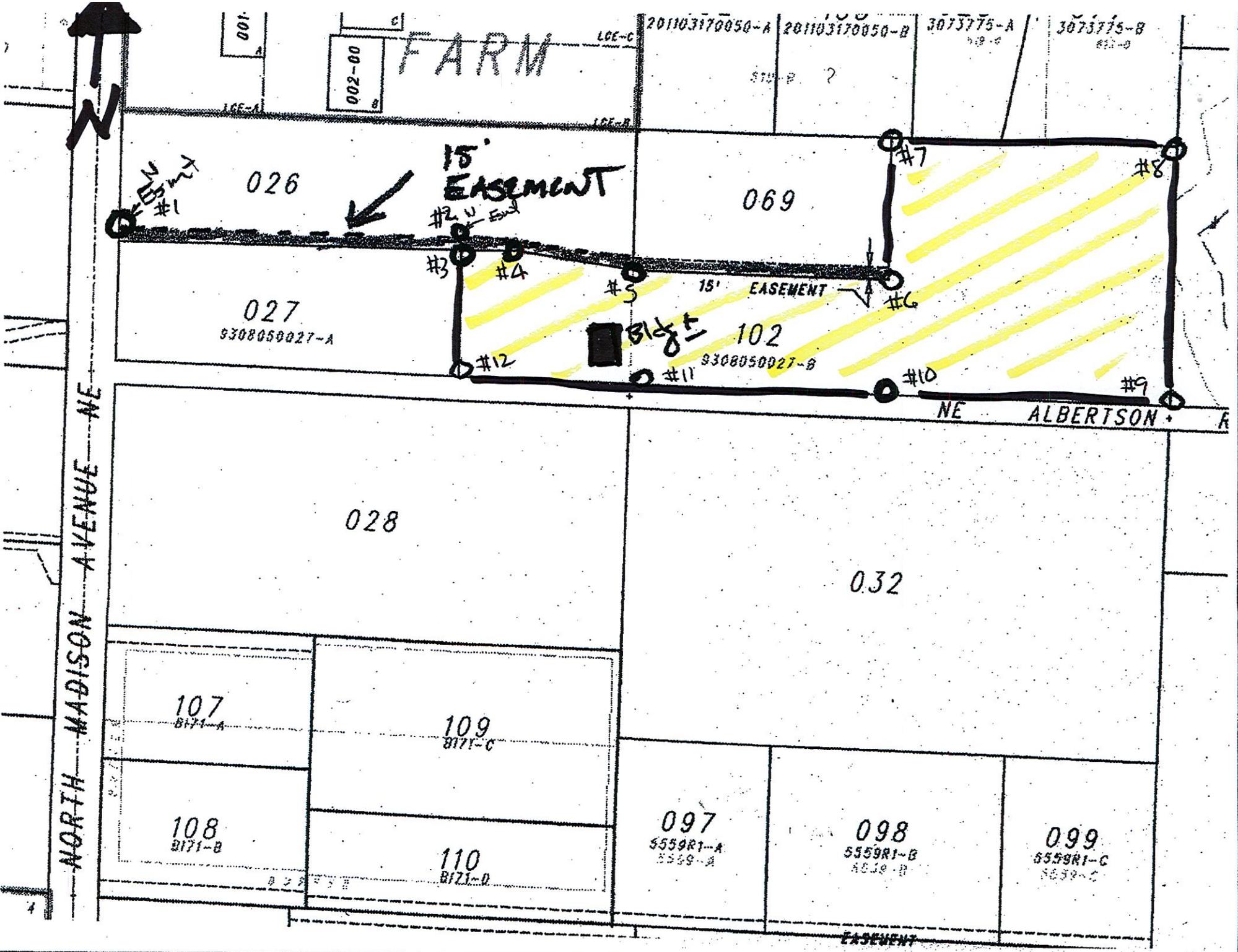
Order No.: 32126465

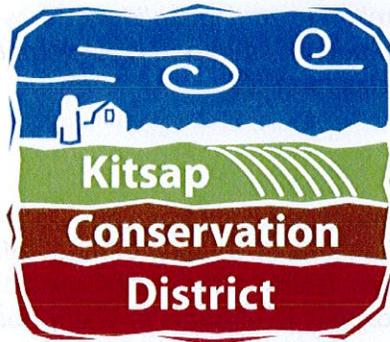
the Northwest quarter of the Northwest quarter of said Section 14 and the true point of beginning; thence retrace that line to said Point "A"; thence West along a straight line to a point 496.04 feet South of the Northwest corner of said Section 14 and the terminus of said line;

Except Madison Avenue North;

And an easement for access across the South 15 feet of the North 174 feet of the West 312.50 feet of the South half of the Northeast quarter of the Northwest quarter of the Northwest quarter, Section 14, Township 25 North, Range 2 East, W.M., in Kitsap County, Washington.

...End of Exhibit "A"...





**RESOURCE INVENTORY EVALUATION
AND
MANAGEMENT ALTERNATIVES**

CONSERVATION FARM PLAN

For

**Richard Helm
11058 North Madison Ave
Bainbridge Island, WA 98110**

By

**Brian Stahl
Resource Coordinator
Kitsap Conservation District
PO Box 2472
Silverdale, WA 98383
(360) 337-7171 ext 12**

December 2015

RESOURCE INVENTORY

Soils - Please refer to attached soil map and descriptions. Soil on property is in the "C" Hydrologic Soil Group. Monthly Leaching Index calculations indicate nutrient leaching into ground water sources may occur between November 1st and March 1st.

Soil Type	Hydrologic Group
14 – Harstine Gravelly Sandy Loam, 0 to 6% Slopes	C
15 – Harstine Gravelly Sandy Loam, 6 to 15% Slopes	C
16 – Harstine Gravelly Sandy Loam, 15 to 30% Slopes	C

Soil found on the property are a moderately well drained gravelly sandy or clay loam. Soils of this type, under good management, are able to provide 2.0 tons of forage per acre per year.

See attached soil inventory map for soil locations

Water – At the time of the initial site visit, October 13th, 2015, there was no evidence of any surface water concerns on the property. Domestic water is provided by a local.

Livestock – As of October 13th, 2015, there were no livestock on the property. The lessee intends to have approximately 24 ducks, 15 layer hens, 50 meat birds, and 5 seasonal turkeys.

Pasture - At the site visit on October 13th, 2015, there were no fenced pastures. Total potential pasture area is estimated at 2.6 acres. Pasture areas is a historic holly farm which has been mowed on a regular basis to minimize invasive weeds. Due to the stand of holly trees, forage production is estimated at less than .75 tons per acre.

Air - Presently, there was no odor concern on the property.

Wildlife Area – The property does not have any wildlife habitat on the property, but the southern and eastern borders are forested.

- Do not spread manure onto ponded or saturated fields. Spread in accordance with nutrient management as described later in this plan. See attached Nutrient Management worksheet.

Roof Runoff Management (558) / Underground Outlets (620) – A facility for collecting, controlling, and disposing of runoff water from roofs.

Purpose – To prevent roof runoff water from flowing across concentrated waste areas, barnyards, roads, and alleys, and to reduce pollution and erosion, improve water quality, preventing flooding, improve drainage, and protect the environment.

- If structures are constructed, install roof gutters, downspouts, and underground outlets on the barn. This will keep clean roof water clean and prevent potential muddy conditions. Outlets may be integrated with existing residential drain system if applicable or directed to a rain garden if appropriate.

Heavy Use Area Protection (561) - Protecting heavily used areas by surfacing with suitable materials to reduce muddiness and surface runoff that may lead to manure laden runoff, leaching of nutrients, and unhealthy livestock conditions.

Purpose – To stabilize urban, recreation or facility areas frequently and intensely used by people, animals, or vehicles.

- Consider creating a Heavy Use Area if livestock are confined during the winter months.

**Manure must be picked from heavy use areas and paddocks to prevent surface sealing which will lead to ponding and surface runoff.*

Nutrient Management (590) - Managing the amount, form, placement, and timing of applications of plant nutrients.

Purpose - To supply plant nutrients for optimum forage and crop yields, minimize entry of nutrients to surface and groundwater, and to maintain or improve chemical and biological condition of the soil.

- The “**ANIMAL WASTE NUTRIENT BALANCE SHEET**” indicates, under good management conditions, livestock manure will provide 118% of the nitrogen, 286% of the phosphorus, and 47% of the potassium needs of the pasture grasses, crop land, and holly trees. Balancing for nitrogen results in an excess of phosphorus being applied. The environmental hazard of future phosphorus buildup in soils can be evaluated using a P-Index, which the conservation district can run for you in the future, using soil test data and manure application rates.
- Spread stored manure onto pastures April, May, or June of each year or when conditions permit to provide plants with nutrients to maximize forage production. Apply nutrients in accordance with plant needs. This information will be provided as needed. It is suggested that a soil test be completed to determine nutrients in soil. If commercial fertilizer is applied, deduct nutrients in manure from recommended rates to avoid over application of nutrients.
- Exclude livestock from ponded fields and wet soils during the winter months to allow plants to maintain vigor and avoid overgrazing and soil compaction.
- A fall soil test is recommended to “fine tune” nitrate application. See attached Nutrient Management worksheet.
- Do not apply wastes to surface water or excessively wet soils.

ALTERNATIVES

Use Exclusion (472) – Excluding animals, people or vehicles from an area.

Purpose – To protect, maintain, or improve the quality and quantity of the plant, animal, soil, air, water, and aesthetics resources and human health and safety.

- Due to Bremerton-Kitsap Health District ordinances, no hoofed animals are allowed on drain fields. Due to the placement of the drainfield, located in the southwest corner of the property, it is allowable to graze and exercise horses around the drainfield perimeter. Agricultural structures and livestock heavy use areas shall not be located within 50 feet of well. Livestock shall not have access to well.
- Exclude livestock from saturated soils, ponded pastures or when grasses have been grazed down to heights explained in Prescribed Grazing (528A)
- Remove livestock from pastures during rainy periods during the winter months and confine to barns, sheds, sacrifice fields, or heavy use areas. This will avoid damaging pastures and will allow them to regrow following the summer grazing period.
- Limit livestock use of newly established pastures until grasses have a good root base. This can be determined by a "pull test". Grab and pull a handful of grass, if the roots are pulled out of the soil, it is too early for grazing.

Fencing (382) – Enclosing or dividing an area of land with a suitable permanent structure that acts as a barrier to livestock, big game, or people.

Purpose – To (1) exclude livestock or big game from areas that should be protected from grazing, (2) confine livestock or big game on an area, (3) control domestic livestock while permitting wildlife movement, (4) subdivide grazing land to permit use of grazing systems, (5) protect new seedings and plantings from grazing, and (6) regulate access to areas by people or prevent trespassing.

- Consider fencing property lines, with field fencing, to contain livestock and protect livestock from predators
- Consider using temporary fencing to allow rotational grazing.

Pasture and Hayland Planting (512) – Establishing and reestablishing long-term stands of adapted species of perennial, biennial, or reseeding forage plants.

Purpose – To reduce erosion, to produce high-quality forage, and to adjust land use.

- Allow livestock to graze proposed pastures and wetland areas to remove invasive weeds.
- Consider aerating and applying composted manure and pasture seed to fields to improve production.
- If needed, overseed more heavily used areas of pastures with tall fescue or orchard grass at the rate of 30 pounds per acre in the fall to recreate a good stand of grasses as necessary. Landowner could consider tilling and reseeding all fields to a prescribed pasture mix to further improve forage production. See attached "PASTURE & HAYLAND RENOVATION FOR WESTERN WASHINGTON & OREGON" pamphlet for information on grass varieties and planting preparation. Exclude livestock from reseeded areas until plants are well established.

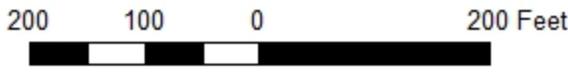
Contents

- Conservation Plan Map
- Soils Inventory Map
- Soils Descriptions
- Animal Waste Nutrient Balance
- Livestock Feed & Forage Balance Worksheet
- Nutrient Management worksheet
- Prescribed Grazing worksheet
- Pasture Renovation Recommendations

NOTE: NRCS Specification Sheets will be provided for each practice upon request.



Puget Sound Aerial Mapping Project



Brian Stahl
Kitsap Conservation District
December 2015

Richard Helm
11058 N Madison Ave
Banbridge Island, WA 98110

USDA NATURAL RESOURCES CONSERVATION SERVICE

5/19/2016

ANIMAL WASTE NUTRIENT BALANCE

FOR: Helm
COUNTY: Kitsap
Scenario:
Notes:

By: BDS
Original file date:

Type of Animal	Waste Production				Animal numbers	Animal unit equivalent (AUE)	Number of days in each system		Net Nutrients Available					
	N lb/day	P lb/day	K lb/day	Volume cu ft/d			Grazing	Confined	Grazing			Confined		
									N	P	K	N	P	K
Chicken	1.00	0.34	0.34	0.9	15	0.01	365		30	17	18			
Broilers	1.00	0.34	0.22	0.9	50	0.01	60		17	9	6			
Turkey	1.00	0.34	0.22	0.9	5	0.02	180		10	6	4			
Ducks	1.00	0.34	0.22	0.9	24	0.02	365		97	55	38			
Total ave. AU's:					1.23			TOTALS:	154	88	66			

Nutrient Retention Value (%) (See tables at right)

Type of Loss	Grazing			Confined		
	N	P	K	N	P	K
Storage Loss	100%	100%	100%	75%	90%	90%
Volatilization	70%	100%	100%	80%	100%	100%
Denitrification	85%	100%	100%	85%	100%	100%
Mineralization	93%	93%	98%	68%	90%	93%

Confinement Bedding & Manure Volume

Bedding Material	cu yds/yr
Shavings/bedding	
Manure	
Total	
Reduction factor	0.8
Total volume material	

Crop/ Major Species	Field Inventory		Prod. (T/A)	Annual Nutrients Removed by Crop (#/Ton crop)			Soil Mineral (lb/ac)	N Req'd (lb/ac)	Required per Field (lb)			Soil test results ppm		
	Field	Acres		N	P	K			N	P	K	N	P	K
Pasture	1	2.6	1.00	60.0	6.8	34.0	35	25	65	18	88			
Vegetable Crop	2	0.3	10.0	6.6	1.2	10.4	35	31	8	3	26			
Blueberries	3	0.3	12.00	5.6	2.0	2.0	35	32	8	6	6			
Holly	4	1.0	1.00	80.0	4.0	20.0	30	50	50	4	20			
				118.0										

Fertilizer Value

		N	P	K
Total Nutrients Required/Yr for Crop Production on:	4.1 acres	131	31	140
Net Nutrients Available/Yr for Crop Production on:	4.1 acres	154	88	66
Total Excess Pounds of Nutrients on:	4.1 acres	23	57	
Additional Pounds of Nutrients Needed on:	4.1 acres	6	14	74
	Per acre			18
Net Nutrients Available in Stored Waste, Annually:				
Amount of Stored Nutrients/cubic yard available to apply to fields:				
Net Nutrients Available from Grazing, Annually:		154	88	66
Amount of Nutrients/acre in droppings, Assuming EQUAL Distribution:		38	21	16
Percent of Nutrient Needs Supplied by Animals:		118%	286%	47%

USDA NATURAL RESOURCES CONSERVATION SERVICE

LIVESTOCK FEED & FORAGE BALANCE WORKSHEET

5/19/2016

For: Helm

Original file date: _____

County: Kitsap

FORAGE NEEDS

Scenario: _____

Livestock Type	Animal Unit Factor **		Livestock Numbers and Animal Unit Months (AUMs***) Requirements												Total AUMs Needed/Yr	
			OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP		
Chicken	0.01	#	15.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	0.5
		AUM's	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Broilers	0.01	#									50.0	50.0			1.0	
		AUM's									0.5	0.5				
Turkey	0.02	#	5.0	5.0							5.0	5.0	5.0	5.0	5.0	0.7
		AUM's	0.1	0.1							0.1	0.1	0.1	0.1	0.1	
Ducks	0.02	#	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0	5.8
		AUM's	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	
		#														
		AUM's														
		#														
		AUM's														
		#														
		AUM's														
		#														
		AUM's														
Total Livestock No.s/Mo.			44.0	32.0	27.0	27.0	27.0	27.0	27.0	27.0	82.0	82.0	32.0	32.0	32.0	
Total AUMs Needed/Mo.			0.7	0.6	0.5	0.5	0.5	0.5	0.5	0.5	1.1	1.1	0.6	0.6	0.6	7.9

** May be changed to reflect a specific farm.

Select representative growth curve soil description: MLRA A2-Soils with moderate available water-holding capacity

Major land resource area description:

FORAGE AVAILABILITY

Field Number	Acres	Yield (tons/acre)	Forage Available per Field by Month (AUMs)												Total AUMs Produced/Yr
			OCT 6%	NOV 3%	DEC 1%	JAN 1%	FEB 4%	MAR 11%	APR 17%	MAY 22%	JUN 20%	JUL 11%	AUG 1%	SEP 3%	
1	2.6	1.00	0.3	0.2	0.1	0.1	0.2	0.6	1.0	1.3	1.1	0.6	0.1	0.2	6
Total Acres =		2.6													AUMs/yr
Total AUMs Available per Month			0.3	0.2	0.1	0.1	0.2	0.6	1.0	1.3	1.1	0.6	0.1	0.2	5.7
Feed Balance(AUMs)			-0.39	-0.44	-0.45	-0.45	-0.28	0.12	0.46	0.15	0.03	0.02	-0.55	-0.44	
Total AUMs Air-dry Pasture Needed per Month			0.7	0.6	0.5	0.5	0.5	0.5	0.5	1.1	1.1	0.6	0.6	0.6	
Percentage of feed supplied by pasture/month			47%	28%	11%	11%	45%	123%	191%	113%	103%	103%	9%	28%	
SURPLUS Feed Produced/Mo. (AUMs)								0.12	0.46	0.15	0.03	0.02			
SURPLUS Feed Produced/Mo. (Tons)								0.05	0.21	0.07	0.02	0.01			
ADDITIONAL Pasture Feed Needed/Mo.(AUMs)			0.39	0.4	0.5	0.5	0.3						0.6	0.4	
ADDITIONAL Feed Needed as Hay (Tons)*			0.17	0.20	0.20	0.20	0.13						0.25	0.20	
Total Feed (Tons) Needed for Year as Hay* =														1.0	

*** One AUM = Amount of forage necessary to feed one 1000lb animal for one month
 * One AUM equals 900 lb of air-dry pasture forage or 660 lb of hay because of less wasted feed with hay

- 1 Method of nutrient application: Broadcast spreader or deposited by livestock

- 2 Split applications of nutrients are best. Make sure application equipment is calibrated, so that prescribed amounts of nutrients are being applied. **Site specific recommendations based on soil test results:**
For most efficient uptake and utilization of manure resources, spring application of manure should take place as early as weather and soil conditions allow. Ideally 2/3 of annual application should occur in early spring with the balance applied before the end of September to allow uptake before temperature and daylength limit plant uptake. Do not apply to bare soil in the fall unless it is to be tilled in and a cover crop planted.

- 3 Don't apply nutrients when soils are saturated, or steady heavy rain is expected in the near future.
- 4 Don't apply nutrients if soils are frozen or snow-covered, & a potential for offsite movement of material is present.
- 5 See the included buffer specification sheet for setback distances from water and other sensitive areas.
- 6 Soils tests shall be taken at least every 3 years for at nitrate & ammonium nitrogen, phosphorus, potassium, organic matter, pH and electrical conductivity. Tests shall be taken in the top 12 inches of soil, and analysis performed by a lab meeting the requirements of the North American Proficiency Testing-Performance Assessment Program (NAPT-PAP) and/or a State Certified Program.
- 7 Additionally, fall soil nitrate tests shall be taken annually, as described in Oregon State University Extension Bulletin EM8832-E. The Bulletin also gives details on sampling dates & methods, & interpretation (also see next page). Annual testing will continue until test results indicate that a different sampling schedule may be appropriate.
- 8 A manure testing schedule which accounts for seasonal variation in nutrient content of stored manure shall be followed, and results utilized to determine manure application rates.
- 9 Nutrient application records shall be kept for at least 3 years, or longer if required by Ordinance or program or contract requirements. As a minimum, the records shall include actual application rate, location, date & method of application, and soil and manure test results. If manure is exported off the farm, records must also be kept of volumes, dates, and persons or locations who received the manure, as per the Waste Utilization (633) specification.
- 10 Applications of manure on land not owned by the livestock producer shall follow guidelines listed in the Waste Utilization (633) specification.
- 11 Other Recommendations (including irrigation water management):

If irrigation is available, crop production can be dramatically increased allowing for significant utilization of additional manure. Livestock numbers can then be increased accordingly. On the other hand, if soil tests indicate that excess nutrients are building up in the soil, then some manure may need to be exported off site.

**EM8832-E Table 4 Grass for hay or silage. Suggested interpretation for post-harvest soil nitrate-N (0 - 12-inch depth)**

If post-harvest nitrate-N is less than 15 ppm N (greater than approximately 55 lb N/acre)

Continue present nitrogen management

If post-harvest nitrate-N is 15 - 30 ppm (approximately 55 - 105 lb N/acre)

Apply manure earlier in the growing season.

Keep records to document crop yield, dry matter, and crop Nitrogen removal. Total applied manure-N + fertilizer-N should be less than 125 % of the documented crop N

Check protein levels in forage. Grass crude protein greater than 21% is associated with increased potential for nitrate toxicity to cows.

Plan to reduce manure-N application by 10% - 25%

Improve whole farm nutrient balance.

If post-harvest nitrate-N is greater than 30 ppm N (greater than approximately 105 lb N/acre)

Apply manure earlier in the growing season. Reduce manure application after August 1.

Keep records to document crop yield, dry matter, and crop N removal. Total manure-N + fertilizer-N should be less than or equal to crop N removal.

Even if calculated crop removal exceeds 400 lb N per acre, apply manure-N + fertilizer-N not to exceed 400 lb N per acre per year.

Consider reseeding or interseeding if grass yield is limited by poor stand or undesirable species.

Check protein levels in forage. Grass crude protein greater than 21% is associated with increased potential for nitrate toxicity to cows.

Plan to reduce manure-N application by 25% - 40%.

Consult experts to improve whole farm nutrient balance and reduce danger of nitrate toxicity to cows.

Interpretations of the Phosphorus Index Site Vulnerability Class

LOW - This site has a LOW potential for P movement from the site. If farming practices are maintained at the current level, the probability of an adverse impact to surface water resources from P losses from this site would be low.

MEDIUM - This site has a MEDIUM potential for P movement from the site. The probability for an adverse impact to surface water resources is greater than that from a LOW vulnerability rated site. Some remedial action should be taken to lessen the probability of P movement.

HIGH - This site has a HIGH potential for P movement from the site. There is a high probability for an adverse impact to surface water resources unless remedial action is taken. Soil and water conservation as well as a phosphorus management plan are necessary to reduce the risk of P movement and probable water quality degradation. Manure or organic by-products will not be applied on sites considered vulnerable to off-site phosphorus transport unless appropriate conservation practices are in place to prevent off-site transport occurring.

VERY HIGH - This site has a VERY HIGH potential for P movement from the site. The probability for an adverse impact to surface water resources is very high. Remedial action is required to reduce the risk of P movement. All necessary soil and water conservation practices plus a phosphorus management plan must be put in place to reduce the potential of water quality degradation. Manure or organic by-products will not be applied on sites considered vulnerable to off-site phosphorus transport unless appropriate conservation practices are in place that will prevent off-site transport occurring.

Name: Helm

Date: 12/2015

Location:

FORAGE - LIVESTOCK BALANCE:

Livestock Types:

Chicken	Broilers	Turkey	Ducks	

SUMMARY OF ANNUAL FORAGE BALANCE:

Total Air-Dry Tons Feed Equivalent Needed/Year:	4
Total Air-Dry Ton Equivalents Grown as Forage/Year:	3
Percentage of Annual Feed Needs Grown (Air-Dry Ton Equivalents):	72%

Percentage of feed supplied by pasture/month:

October	November	December	January	February	March	April	May	June	July	August	September
47%	28%	11%	11%	45%	123%	191%	113%	103%	103%	9%	28%

Field:	Dominant Soil	Field Limitations:	Season of Use		Key Management Species	Stubble Height Minimums	
			Average Start Date for Grazing	Average Ending Date		To Begin Grazing (inches)	To Remove Livestock (inches)
1	Harstine	Holly trees / shade	n/a	n/a			

Supplemental feed will be needed to meet animal forage needs

- Remove livestock whenever soils are saturated.
- For fertilizer recommendations, see the Nutrient Management (590) specification sheet.
- For weed control, monitor species and populations and control as needed. See the Pest Management (595) spec sheet, if included.
- For fence locations and specifications, see the Fence (382) specification sheet, if included.
- For wildlife grazing considerations, see Upland Wildlife Habitat Management Specification (645), if included.

Other:



CITY OF
BAINBRIDGE ISLAND

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: JUNE 9, 2016
TO: PLANNING COMMISSION
FROM: JENNIFER SUTTON, AICP
SENIOR PLANNER
SUBJECT: STUDY SESSION ON *HOUSING ELEMENT*
“CONSISTENCY CHECK” ON *LAND USE ELEMENT*

I. REVIEW DRAFT *HOUSING ELEMENT*

On May 26, the Commission suggested some changes, discussed by the drafting committee at their meeting on May 31. The DRAFT *Housing Element* has been amended and reorganized to reflect this direction.

Previous City [affordable housing reports from 2004 and 2007](#) and the City’s [Housing Needs Assessment](#) are available on the City’s website.

Planning Commission Action: Discuss, review and confirm amendments to DRAFT *Housing Element*. The Commission should ask questions of staff about the information presented.

II. “CONSISTENCY CHECK” ON DRAFT COMPREHENSIVE PLAN

Guiding Principles

The “Consistency Check” of the Plan Elements reviewed to date began with a discussion of the *Guiding Principles* at the May 26 meeting. In March 2016, Councilmember Ron Peltier forwarded to the Commission suggested revisions to the DRAFT *Vision* and *Guiding Principles* in the *Introduction*; his suggested changes and a memo from City planning consultant Mr. Tovar responding to Mr. Peltier’s suggestions were discussed at the May 26 meeting. The attached DRAFT *Guiding Principles* reflect the Planning Commission’s discussion on May 26.

DRAFT Land Use Element

The *Land Use Element* was the first reviewed by the Commission during the summer and fall of 2015, and we “pinned” many policies to be revisited once review on other Elements was completed (e.g. Transportation or Water Resources Elements). See attached memo.

Bainbridge Island Metropolitan Park and Recreation District (BIMPRD) Comprehensive Plan Amendment Application

The BIMPRD submitted a Comprehensive Plan Amendment (CPA) Application in 2015 to create a new “Park” designation/zone on the City’s Land Use Map. This application was discussed by the Commission in July and August of 2015, along with the other CPA applications. The Commission recommended preliminary approval for creating a “Park” zone, but requested that the BIMPRD submit new goals and/or policies that would support the new zone. The original application is attached, as is the suggested policies submitted by the BIMPRD on June 2. A map showing all publicly owned park land is also attached.

Planning Commission Action: Discuss suggested changes to the DRAFT *Guiding Principles and Land Use Element*, and recommend any changes. Provide direction to staff about the material submitted by the BIMPRD for their CPA application. The Commission should ask questions of staff about the information presented.

III. NEXT STEPS

In June, the Planning Commission will continue the “Consistency Check” on the Comprehensive Plan Elements reviewed to date. The Commission’s preliminary recommendation [DRAFT Elements, Introduction and Glossary](#) reviewed to date can be viewed on the [City’s website](#).

HOUSING ELEMENT

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INTRODUCTION

Decent and safe housing is a basic human need increasingly unavailable to many Americans, including many Bainbridge Island residents and workers. The Washington State Growth Management Act (GMA) provides direction for cities to address these needs in the Housing Element of the Comprehensive Plan. Many of the Plan's Guiding Principles and Policies carry this direction forward to be addressed in various Elements, including Housing. This reality applies increasingly to certain segments of Bainbridge Island's population as well as to many of those who work on the Island.

The City's Housing Needs Assessment (HNA) issued in December of 2015, documents current housing conditions on the Island, and identifies trends and specific needs. The HNA is adopted as a part of this Element as though fully set forth herein.

The Element follows with goals and policies to address the identified housing needs and concludes with a series of implementation strategies to prioritize action by the City and others.

~~The disparity between Kitsap County TRENDS Reports, which track the average home sale price in Kitsap County, document that between 1990 and 2003 the average Bainbridge Island home price escalated dramatically from \$232,687 to \$478,000.~~

BAINBRIDGE ISLAND SNAPSHOT: PEOPLE AND HOUSING

Bainbridge Island's 2016 population of 23,300 is predominantly white (91%), well-educated, and relatively wealthy. The median household income (\$92,558) is 1.5 times the Kitsap County average. Almost 60% of residents have occupations with relatively high incomes. For example, the median wage for financial analysts, lawyers, and marketing managers ranges between \$100,457 and \$122,618. Another third of Island residents employed in the service sector, such as retail clerks, waiters, bank tellers, have median wages between \$27,703 and \$30,972.

Over the past decade, the population has experienced shifts in the age cohorts. Between 2000 and 2010 the Island's senior population (60+ years old) increased from 17% to 26%. The "young adult" cohort (between 18 and 34 years old) has declined from 15% of the Island's population in 1990 to less than 10% in 2016.

Bainbridge Island's housing stock is predominantly detached single-family homes (80% of all units) in a very low-density land use pattern that occupies about 90% of the Island's land area. The average single-family home price is just under \$700,000.

Multi-family units that constitute 16% of the housing stock are now concentrated in Winslow and Lynwood Center. While the *designated centers* total about 10% of the Island's land area, a significant portion of that area is occupied by commercial uses with no

1 residential component. Rental apartments make up less than 7% of total housing units on
 2 the Island. Very few rental units have been built on the Island in the last decade, which
 3 partly accounts for a vacancy rate of 1.5%, well below the 5% rate typical of well-
 4 functioning rental markets.

6 GMA GOAL AND REQUIREMENTS FOR HOUSING

8 The Growth Management Act (GMA) recognizes the importance of planning for adequate
 9 housing by requiring it as an element in Comprehensive Plans. Adequate housing is
 10 addressed specifically in one of the 14 major goals:

12 “Housing. Encourage the availability of *affordable housing* to all economic
 13 segments of the population of this state, promote a variety of densities and
 14 *housing types*, and encourage preservation of existing housing stock.”
 15 RCW 36.70A.020(4)

17 The requirements for a housing element mandated by the GMA include:

19 “A housing element recognizing the vitality and character of established
 20 *neighborhoods* that: a) includes an inventory and analysis of existing and
 21 projected housing needs; b) includes a statement of goals, policies, and
 22 objectives for the preservation, improvement, and development of housing;
 23 c) identifies sufficient land for housing, and group homes and foster care
 24 facilities; and d) makes adequate provisions for existing and projected
 25 needs of all economic segments of the community.” RCW 36.70A.070(2)

27 HOUSING NEEDS

29 In ~~2015~~ 2002, the City of Bainbridge Island issued an updated ~~authorized~~ the
 30 ~~development of a comprehensive and up-to-date~~ Housing Needs Assessment (HNA) for
 31 Bainbridge Island, including an inventory ~~description~~ of the amount, location and
 32 condition of the Island’s housing stock and demographic and economic information
 33 about its population. It also includes an in-depth analysis of affordable housing needs
 34 of Bainbridge Island’s Housing needs documented in the HNA.

36 Almost 34% of individuals and families at all income levels who live in owner-occupied
 37 housing units are **cost burdened**, meaning that they spend over 30% of their income on
 38 housing. Almost 40% of individuals and families at all income levels who live in renter-
 39 occupied housing units are cost burdened. The majority (around 28%) of these residents
 40 have an annual income between zero and \$34,999. This means that as of 2012, 569
 41 renters on the Island that have an income of \$34,999 or less are housing cost burdened.
 42 This is concerning as lower income cost burdened households are more likely to have to
 43 choose between housing costs and other necessities.

45 The HNA analysis of Workforce Housing Affordability indicates that there is a gap in
 46 housing affordable for the Island’s workforce in service professions (e.g., restaurant

1 workers, bank tellers, retail clerks, school bus drivers). Many of those workers are
 2 obliged therefore to commute from less-expensive off-island housing, which increases
 3 their transportation costs, congestion on SR 305 and greenhouse gas emissions.

4
 5 Bainbridge Island’s jobs/housing balance is .59 jobs for every housing unit, making it a
 6 “bedroom community.” The Puget Sound Regional Council suggests that housing-rich
 7 neighborhoods add employment in order to increase economic opportunities for current
 8 residents.

9
 10 Market forces alone will not address the urgent housing needs facing Bainbridge Island.
 11 In the face of daunting circumstances, the City aspires to an ambitious Vision of its future
 12 and commits to an innovative, aggressive and multi-faceted housing strategy. The
 13 City’s success in achieving the housing Vision will also depend upon achieving the policy
 14 objectives identified in the Land Use, Transportation, Economic and Environmental
 15 Elements of this Plan.

HOUSING VISION

18
 19
 20 Bainbridge Island in the year 2036 provides a broad diversity of housing alternatives to
 21 accommodate all economic segments of the population. The Island has balanced the
 22 equally important goals of environmental stewardship and the population’s needs for
 23 housing, health and safety, and access to employment, goods and services.

24
 25 The broadest variety of *housing types*, including rental homes, exists within the
 26 compact, walkable, transit-served, mixed-use *designated centers*. These include small
 27 detached homes on small lots, attached and detached *accessory dwelling units, cottage*
 28 *housing*, common-wall duplexes, triplexes and rowhouses, and stacked units on the
 29 upper floors of mixed-use, mid-rise buildings.

30
 31 The residential land use pattern outside of *designated centers* **is remains** at much lower
 32 densities and constitutes almost 90% of the Island’s area. Typical *housing types* in
 33 these areas include detached houses on lots of various sizes, attached and detached
 34 *accessory dwelling units* and *conservation villages*.

HOUSING GOALS AND POLICIES

Discussion:-

37
 38
 39 In accordance with the definition provided in the *Growth Management Act (WAC*
 40 *365.195-070(6))*, the term “*affordable housing*” as used in the Housing Element refers
 41 to “the adequacy of the housing stocks to fulfill the housing needs of all economic
 42 segments of the population.” ~~The underlying assumption is that the marketplace will~~
 43 ~~guarantee adequate housing for those in the upper economic brackets, but that s~~

1 Some combination of appropriately zoned land, regulatory incentives, financial
 2 subsidies, and innovative planning techniques will be necessary to make adequate
 3 provisions for the needs of all segments of the population, but particularly middle and
 4 lower income persons.

6 GOAL HO-1

7
 8 **During the next twenty years make steady progress toward the following**
 9 **aspirational targets for increasing the diversity of *housing types* and the supply**
 10 **of *affordable housing*.**

11 **Policy HO 1.4 1.1**

12 Decrease to 20% or less the number of cost burdened families living in rental housing
 13 (down from 40%).

14 **Policy HO 1.5 1.2**

15 Decrease to 18% or less the number of cost burdened families owning homes (down
 16 from 34%).

17 **Policy HO 1.8 1.3**

18 Increase the number of rental housing units to at least 11% of total housing units (up
 19 from 7%).

20 **Policy HO 1.2 1.4**

21 Increase the Island's percentage of multifamily homes to 18% or more of all homes (up
 22 from 16%).

23 **Policy HO 1.3 1.5**

24 Increase the number of *senior housing* units to 600 or more (up from 344.)

25 **Policy HO 1.7 1.6**

26 Change today's 89/11% housing split between the *Winslow* Mixed Use Town Center
 27 and Neighborhood *Service* Centers to 80/20% by 2036.

28 **Policy HO 1.6 1.7**

29 Achieve a jobs-housing balance of .8 (up from 0.59).

30 GOAL HO-2

31 **Beginning in 2019, prepare biennial reports on the status of housing on**
 32 **Bainbridge Island. The report shall describe progress toward achieving the**
 33 **targets set forth in Policies HO 1.1 through HO 1.8 1.7.**

34 **H-8.4 Policy HO 2.1**

35 The Housing report shall address the following aspects of housing:

- 36 A. Housing trends in general both regionally and on Bainbridge Island.
 37 B. The number and location of *housing types* constructed or active applications

1 ~~moving through in~~ the permit process in the preceding two years. ~~of housing~~
 2 ~~encouraged in this Element, including affordable multi family and single family,~~
 3 ~~owned and rented; accessory dwelling units; subsidized housing; adaptable units;~~
 4 ~~clustered housing and cottage housing.~~

5 C. An evaluation of the effectiveness of the City's measures and identification of
 6 additional or revised measures or targets.

7 D. The vacancy rate for rental apartments.

8 E. The number of cost burdened and extremely cost burdened households.

9 F. The status of efforts to address housing needs at the regional level.

10 G. The condition of the local housing market and the number of new housing units,
 11 publicly and privately funded.

12 H. The use of density bonuses and the number of for-purchase housing units provided
 13 in new developments.

14 I. A description of the various initiatives supporting affordable housing, including
 15 activities of community non-profit organizations and local and regional public or
 16 private entities.

17 J. Programs of housing repair and renovation that improve accessibility.

18 19 **H-8.2 Policy HO 2.2**

20 ~~Issue The housing report shall be issued at least every five years, beginning in~~
 21 ~~2019, in order to inform the periodic eight year coordination with state mandated~~
 22 ~~updates of the Comprehensive Plan, and to measure progress in implementation~~
 23 ~~between the updates.~~

24
 25 Make the Biennial Housing Reports shall be made available to the public in
 26 various ways, such as notice in the local newspaper, on the City's web page, and
 27 on local media outlets. This Biennial Housing Report will be part of a
 28 comprehensive update of the Housing Needs Assessment in order to inform the
 29 next state-mandated update of the Comprehensive Plan in 2024.

30 31 32 **GOAL HO-3**

33 **Promote and maintain a variety of housing types to meet the needs of present and**
 34 **future Bainbridge Island residents at all economic segments, and in all geographic**
 35 **areas in a way that is compatible with the character of the Island, and encourages more**
 36 **socio-economic diversity. Partner with community non-profit organizations and local**
 37 **and regional private and public entities in carrying out the following policies.**

38 39 **H-1.5 Policy HO 1.4 3.1**

40 ~~The City shall e~~Encourage ~~innovate innovative residential development types and zoning~~
 41 ~~regulations that increase the variety of housing types and choices suitable to a range of household~~
 42 ~~sizes and incomes in a way that is compatible with the character of existing neighborhoods.~~
 43 ~~Examples of innovative approaches are cottage housing development, cluster housing~~
 44 ~~development, conservation villages, stacked or common-wall housing, tiny houses, and~~
 45 ~~accessory dwelling units. See Figure H-1 illustrating several different housing types.~~

Figure H-1

Detached Housing



Single Family home



Cottage Housing



Accessory Dwelling Unit

Common Wall Housing



Duplex



Row Houses



Zero Lot Line

Stacked Units Housing



Garden Apartment



Mixed Use Mid-Rise



Micro units over retail

Policy HO 3.2

~~The City recognizes it's that the City shares a housing and employment market, as well as a transportation network, with the larger region. Therefore, the City should work with the City's role in the regional housing market and shall cooperate with the Kitsap Regional Coordinating Council to develop an equitable and effective county-wide planning policies and other strategies to locate, finance and build distribution strategy for affordable housing.~~

H 1.2 Policy HO 1.3 3.3

~~The City shall take a proactive role in maintaining and encouraging economic diversity on the Island by providing affordable housing opportunities on Bainbridge Island.~~
Accordingly, the City should d Designate the appropriate staff effort or organizational entity to assist and advise the community, landowners, and private and public entities

1 about options for *affordable housing*, financing strategies, and funding sources; **develop**
 2 **and assist with the City's application and approval process for special housing projects;**
 3 **and initiate and support affordable housing opportunities.**
 4

5 **H 1.3 Policy HO 1.4 3.4**

6 The City shall ~~p~~Partner with non-profit housing organizations, churches, the development
 7 community, local lending institutions, elected officials, and the community at large to assist
 8 in meeting *affordable housing goals* and implementing strategies ~~p~~olicies.
 9

10 **H 1.4 Policy HO 1.4 3.5**

11 The City ~~s~~Supports the efforts of community non-profit housing organizations and local
 12 and regional public and private entities in developing and managing *affordable housing*
 13 on Bainbridge Island.
 14

15 **H 1.6 Policy HO 1.6 3.6**

16 The City should ~~d~~Develop provisions ~~s~~standards to encourage development and
 17 ~~p~~reservation of small to mid-size single-family housing units. These provisions may
 18 include a framework to permit small-unit housing development ~~known~~ such as *tiny*
 19 *houses, micro units, and cottage housing*.
 20

21 **Policy HO 1.7 3.7**

22 Expand opportunities for infill in the residential neighborhoods of the Winslow Master
 23 Plan study area (~~R 4.3, R 3.5, R 2.9~~) and the Neighborhood Service Centers. **Allow the**
 24 **creation** of small lots (e.g., in the 3,000 square foot range) as well as smaller footprint
 25 homes (e.g., under 1,200 square feet). ~~and adopt standards shall be developed for tiny~~
 26 ~~houses, accessory dwelling units and cottage housing developments.~~ that include, but
 27 may not be limited to, maximum allowable size and density and covenants to limit size in
 28 perpetuity.
 29
 30
 31

32 **GOAL HO-3 4**

33 **Increase the supply of affordable *multifamily* housing each year through the**
 34 **year 2012-2036 with goals based on data provided by the Housing Needs**
 35 **Assessment and the City's housing reports.**

36 **H 3.1 Policy HO 3.1 4.1**

37 The City shall ~~e~~Encourage new *multifamily* housing in a variety of sizes and forms in
 38 designated centers. ~~areas designated for such use in the Land Use Element. All~~
 39 ~~developments are subject to Health District requirements for water and sewage disposal.~~
 40

41 **Policy HO 3.2 4.2**

42 **Streamline **Increase the efficiency of** the review process and revise *building envelope* and**
 43 **other development standards for the High School Road and Ferry Terminal districts and**
 44 **other portions of the Winslow Area Master Plan to encourage the transformation of these**
 45 **areas from auto-oriented, low-rise, homogenous commercial land use districts into**
 46 **walkable, transit-served, mid-rise, mixed-use neighborhoods with *affordable housing*.**

Policy HO 3.3 4.3

Partner with non-profit or for-profit housing sectors to create new *multifamily* housing in *designated centers*, including a percentage of *affordable housing*, through the joint or exclusive use of surplus publicly owned property or air space.

Policy HO 3.4 4.4

Partner with the for-profit sector to create *affordable housing* through the targeted use of the *multifamily* property tax exemptions in *designated centers*.

Policy HO 3.5 4.5

Remove barriers to the creation of new *multifamily* housing, particularly *affordable housing* through a variety of actions, such as the adoption of regulations that **relax or exempt "right-size"** parking requirements, **reduce** certain *impact fees*, and the encourage the use of parking management programs to enable the more efficient use of parking.

H 3.2 Policy HO 3.4 4.6

Allow A-accessory dwelling units shall be permitted uses in all residential zones, except at Point Monroe, the Sandspit (R-6). All other Review and revise as appropriate to create reasonable flexibility regarding applicable development standards including lot coverage, setbacks, parking requirements, and Health District requirements for water and sewage. must be met.

H 3.3 Policy HO 3.7 4.7

The City shall eEncourage agencies whose mission is to develop affordable housing to create new subsidized multifamily rental housing by aggressively pursuing Kitsap County Community Development Block Grant Funds, state funds, donations from private individuals and organizations, public revenue sources and other available funding.

Policy HO 4.8

Encourage the provision of assisted and independent living senior housing.

GOAL HO-2 5

Maintain the existing stock of ~~existing~~ affordable and rent-assisted housing, in- In partnership with community non-profit organizations and local and regional public and private entities, the City shall pursue the following policies:

H 2.1 Policy HO 2.1 5.1

The City shall dDevelop a **continuing** strategy to maintain the Rural Development Agency and HUD subsidies on existing rent-assisted housing. The primary strategy shall be to support Housing Kitsap the Kitsap County Consolidated Housing Authority and non-profit agencies organizations **such as Housing Resources Bainbridge** to purchase the units through the provisions of the 1990 Housing Act.

H 2.2 Policy HO 2.2 5.2

In the event of the potential loss of privately-owned subsidized housing, ~~the City will~~ work with the appropriate public agencies and local non-profits to pursue the preservation of the subsidized units, or relocation assistance for the residents.

H 2.3 Policy HO 2.3 5.3

Water-based (live-aboards) housing ~~(live-aboards)~~ is provides a viable component of the present and future housing stock of Bainbridge Island, and shall be subject to applicable environmental protection, seaworthiness, sanitation and safety standards, and authorized moorage.

H 2.4 Policy HO 2.4 5.4

The City shall initiate and support programs that assist low-income homeowners and seniors to repair, rehabilitate, maintain and improve accessibility to and within their homes. **POLICY DELETED AND COMBINED WITH POLICY 8.3**

GOAL HO-4 6

~~Promote and f~~**Facilitate the provision of a diverse ~~the diversity of~~ *affordable housing* stock in all geographic areas of the community.**

H 4.1 Policy HO 4.1 6.1

In order to ~~encourage the provision of~~ provide for permanently *affordable housing* that will remain affordable over time, the City shall pursue effective strategies to reduce the land cost component of for-purchase housing, which may include alternative land use zoning, *density bonuses* and other incentives.

H 4.2 Policy HO 4.2 6.2

The City shall ~~e~~Encourage housing created by utilizing a mechanism agencies such as a *community land trust*.

NOTE: this policy is obsolete since the City has already implemented it in code.

H 4.3 Policy HO 4.3

~~Allow Mmanufactured homes and *manufactured housing* home developments shall be permitted in all residential districts. A manufactured home development will be subject to all applicable development regulations of the underlying zone in which it is located, including *affordable housing density bonuses*.~~

Policy HO 4.4 6.3

~~Apply the HDDP or~~ Maintain an innovative housing program and clarify or adopt new flexible permit processes in all *designated centers* to promote an increase in the supply, diversity, and access to housing, including *affordable housing*.

Policy HO 4.5 6.4

Apply the HDDP process, or Create new *conservation villages* permit process to apply

~~mechanisms such as a planned unit development permit process, outside of designated centers to promote an increase in the supply, diversity, and access to housing choices, including affordable housing, while better conserving open space.~~

Policy HO 4-6 6.5

~~Provide incentives to construct for clustering of affordable housing for farm workers on or near farmlands.~~

GOAL HO-5 7

Promote and facilitate the provision of rental and for-purchase housing that is affordable to *income-qualified* households with a variety of income levels.

H 5.1 Policy HO 5-1 7.1

~~Housing developments where all units are income-qualified to specified income groups should be eExempt from City impact fees and other selected administrative development fees housing developments where all units are limited to residents in specified income groups. Exemptions should be based upon standards that are developed to reflect the income group targeted.~~

H 5.2 Policy HO 5.2

~~The City shall dDevelop a program for income-qualified, first-time home buyers to provide assistance in purchasing a home that may include, but is not limited to, down-payment or second mortgage assistance, below market rate loans, guaranteed loans, and tax or utility relief.~~

H 5.3 Policy HO 5-2 7.2

~~All income-qualified rental housing units created as a result of the policies of this Housing Element shall remain affordable to *income-qualified households* for a period of not less than 30-50 years from the time of first occupancy and shall be secured by recorded agreement and covenant running with the title of the land, binding all the assigns, heirs and successors of the applicant.~~

H 5.4

~~All income-qualified homeownership units created as a result of this Housing Element shall be sold at a price affordable to income-qualified households. These units may be subject to a mechanism that is specified in an appropriate administrative procedure allowing the City to capture a share of the appreciation if the unit is sold at market rate. The City's share of the proceeds shall be used toward an affordable housing program.~~

GOAL HO-6 8

Facilitate the siting and development of housing opportunities for *special needs populations*.

H 6.1 Policy HO 6-1 8.1

~~The City shall sSupport the services of community non-profit organizations and local~~

1 and regional public or private entities in providing shelter for temporarily homeless
 2 singles and families with children, adolescents and victims of domestic violence on
 3 Bainbridge Island.

4
 5 **H 6.2 Policy HO 6.2 8.2**

6 ~~The City shall s~~Support the development of programs ~~that ensure that to meet the~~
 7 housing needs of the developmentally, physically and **emotionally disabled**
 8 **challenged individuals** are met within the community.

9
 10 **H 6.3 Policy HO 6.3 8.3**

11 ~~The City shall s~~Support programs that provide assistance to low-income, elderly
 12 and disabled persons to **repair, rehabilitate or** retrofit their homes to be more
 13 accessible and safe.

14
 15
 16 **GOAL HO-7 9**

17 **Utilize Explore the use of the City's bonding capacity and other resources to**
 18 **support the creation of *affordable housing*.**

19
 20 **H 7.1 Policy HO 7.1 9.1**

21 The City recognizes the need to provide financing assistance for *affordable housing*.
 22 Accordingly, the City will actively pursue public and private funds that may include, but
 23 are not limited to, real estate excise tax, grants, and other available resources.

24
 25 **H 7.2 Policy HO 7.2 9.2**

26 The City, in partnership with local agencies producing *affordable housing*, may issue a
 27 General Obligation Bond to increase the production of housing affordable to *households*
 28 at or below 80% of median income for Kitsap County.

29
 30 **H 7.3 Policy HO 7.3 9.3**

31 ~~The City Council may issue~~Consider the issuance of councilmanic (Limited Tax
 32 General Obligation Bonds (also called councilmanic bonds, or non-voted debt) to
 33 support the development of housing affordable to *households* at or below 80% of
 34 median income for Kitsap County.

35
 36 **H 7.4 Policy HO 7.4 9.4**

37 ~~The City shall e~~Establish and m-Maintain a Increase City **resources to support of** the
 38 Housing Trust Fund ~~which will be used to~~ and explore new sources of funding for the
 39 development and preservation of *affordable housing* ~~on Bainbridge Island.~~

40
 41 **H 7.5 Policy HO 7.5 9.5**

42 ~~The City may purchase and make~~Consider the options of **for purchasing and or** making
 43 City-owned land or air-space available through long-term leases or other mechanisms
 44 for the purpose of creating income-qualified housing, and ~~shall support other public~~
 45 entities that wish to use publicly-owned land for this purpose.

HOUSING ELEMENT IMPLEMENTATION

HIGH PRIORITY ACTIONS:

Action #1. Set targets for increasing the supply of moderately priced and affordable housing, measure progress, and make course corrections as needed.

GOAL HO-1

Make steady progress toward the following aspirational targets for increasing the diversity of *housing types* and the supply of *affordable housing*.

GOAL HO-2

Beginning in 2019, prepare biennial reports on the status of housing on Bainbridge Island. The report shall describe progress toward achieving the targets set forth in Policies HO 1.1 through HO 1.7.

Action #2. Amend the City's development code to facilitate an increase in the diversity of *housing types* and supply of *affordable housing*.

Policy HO 3.6

Develop standards to encourage development of small to mid-size single-family housing units. These provisions may include a framework to permit small-unit housing development such as *tiny houses, micro units, and cottage housing*.

Policy HO 4.2

Increase the efficiency of the review process and revise *building envelope* and other development standards for the High School Road and Ferry Terminal districts and other portions of the Winslow Area Master Plan to encourage the transformation of these areas from auto-oriented, low-rise, homogeneous commercial land use districts into walkable, transit-served, mid-rise, mixed-use neighborhood with *affordable housing*.

Policy HO 6.3

Maintain an innovative housing program and clarify or adopt new flexible permit processes in all *designated centers* to promote an increase in the supply, diversity, and access to housing, including *affordable housing*.

Policy HO 6.4

Create new *conservation villages* permit processes to apply outside of *designated centers* to increase housing choices, including *affordable housing*, while better conserving *open space*.

1 **Action #3.** Partner with other jurisdictions, the development community, and non-profit
2 organizations to increase the diversity of housing types and supply of affordable housing.

3
4 **Policy HO 3.4**

5 Partner with non-profit housing organizations, churches, the development community,
6 local lending institutions, elected officials, and the community at large to assist in
7 meeting *affordable housing goals* and implementing strategies.

8
9 **Policy HO 4.3**

10 Partner with non-profit or for-profit housing sector to create new *multifamily* housing in
11 *designated centers*, including a percentage of *affordable housing*, through the joint or
12 exclusive use of surplus publicly owned property or air space.

13
14 **Policy HO 4.4**

15 Partner with the for-profit sector to create *affordable housing* through the targeted use
16 of the multifamily property tax exemptions in *designated centers*.

17
18 **Policy HO 9.5**

19 Consider the options for making City-owned land or air-space available through long-
20 term leases or other mechanisms for the purpose of creating income-qualified
21 housing, and support other public entities that wish to use publicly-owned land for this
22 purpose.

23
24 **MEDIUM PRIORITY ACTIONS**

25
26 **Action #1.** Focus additional city and other financial resources to help increase the
27 supply of affordable housing.

28
29 **Policy HO 9.4**

30 Increase City support of the Housing Trust Fund and explore new sources
31 of funding for the development and preservation of *affordable housing*.

32
33 **Policy HO 7.1**

34 Exempt from City impact fees and other selected administrative development fees
35 housing developments where all units are limited to applicants of specified income
36 groups. Exemptions should be based upon standards that are developed to reflect the
37 income group targeted.

38
39 **Action #2.** Look for ways to reduce the cost of multifamily housing, particularly
40 affordable housing.

41 **Policy HO 4.5**

42 Remove barriers to the creation of new *multi-family housing*, particularly *affordable*
43 *housing* through a variety of actions, such as the adoption of regulations that “right-
44 size” parking requirements, reduce certain impact fees, and the encourage the use
45 of parking management programs to enable the more efficient use of parking.

1
2 **OTHER PRIORITY ACTIONS**

3
4 **Action #1. Identify ways to achieve local results with and through regional**
5 **actions.**

6
7 **Policy HO 3.2**

8 Recognize that the City shares a housing and employment market, as well as a
9 transportation network, with the larger region. Therefore, the City should work with the
10 Kitsap Regional Coordinating Council to develop equitable and effective county-wide
11 planning policies and other strategies to locate, finance and build *affordable housing*.
12
13

14 **GLOSSARY OF HOUSING TERMS**
15

16 **Accessory Dwelling Unit:** Separate living quarters contained within or detached from
17 a single-family residence on a single lot.
18

19 **Affordable Housing:** Housing where the occupant pays no more than 30% of gross
20 monthly income for total housing costs, including the cost of taxes and insurance for
21 homeowners and monthly utilities for owners and renters.
22

23 Affordable housing is defined according to the interpretation found in the Growth
24 Management Act - Procedural Criteria [WAC365-195-070(6)]. The term "applies to the
25 adequacy of the housing stocks to fulfill the housing needs of all economic segments
26 of the population. The underlying assumption is that the market place will guarantee
27 adequate housing for those in the upper economic brackets but that some appropriately
28 zoned land, regulatory incentives, financial subsidies, and innovative planning
29 techniques will be necessary to make adequate provisions for the needs of middle and
30 lower income persons."
31

32 The Department of Housing and Urban Development (HUD) sets household income
33 limits for five income categories based on the local median household income which is
34 determined each year. They are as follows:
35

36	Extremely Low Income	30% or less of median household income
37	Very Low Income	31% - 50% of median household income
38	Low Income.....	51% - 80% of median household income
39	Moderate Income.....	81% - 95% of median household income
40	Middle Income.....	96% - 120% of median household
41	income	

42
43 **Assisted Housing:** Multifamily rental housing that receives governmental assistance and
44 is subject to use restrictions
45

1 **Community Land Trust (CLT):** A model of homeownership where a developer (usually
 2 a affordable housing agency or nonprofit) sells a home, usually to an income-qualified
 3 resident, but retains ownership of the land. The home-owner earns equity in the home,
 4 but not the land.

5
 6 **Comprehensive Housing Affordability Strategy (CHAS):** A document which is
 7 prepared annually to lay out housing affordability strategies that address the needs of
 8 homeless, low and moderate income people in ways that promote community and
 9 individual stability.

10
 11 **Conservation Villages:** A development form that concentrates housing on a relatively
 12 small portion of the total site, with the larger portion of the site left untouched as
 13 dedicated conservation area. The housing may take the form of common wall structures
 14 and/or detached units placed close by one another, situated to minimize the cost of
 15 running roads and serving utilities and maximizing the retention of scenic views, open
 16 space, natural contours and vegetation. The techniques used to concentrate buildings
 17 may include reduction in lot sizes, building setback and/or bulk requirements. The
 18 conservation open space is secured in perpetuity by covenants.

19
 20 **Context Sensitive Design:** Site, landscaping, architectural, or engineering design that
 21 is compatible with a development's setting, the contours of the land and natural
 22 systems on-site and immediately off-site, and that is compatible with the character,
 23 location and configuration of improvements and uses on adjacent properties.

24
 25 **Cottage Housing:** A grouping of small, single family dwelling units clustered around a
 26 common area and developed with a coherent plan for the entire site. Cottage units
 27 typically have a shared common area and coordinated design and may allow densities
 28 that are somewhat higher than typical in single family neighborhoods. Cottage housing
 29 offers a degree of privacy and some of the benefits of single family housing combined
 30 with the lower cost and maintenance of attached housing. The clustered arrangement
 31 can contribute to a sense of community.

32
 33 **Density:** The number of dwelling units allowed in a lot area.

34
 35 **Density Bonus:** Additional density provided to a developer to achieve certain policy
 36 objectives, such as the construction of affordable housing units. (The developer is
 37 allowed to build a certain amount {a percentage} above the base density in exchange
 38 for the provision of a certain number of affordable units.)

39
 40 **Designated Centers:** Those areas of the Island where the majority of the development
 41 and redevelopment should be located over the next fifty years. These include Winslow,
 42 Lynwood Center, Island Center, Rolling Bay, Sportsman Triangle and Day Road. See
 43 Fig. LU-1 Land Use Concept.

44
 45 **Development Regulation:** The controls placed on development or land use activities by
 46 a county or city, including, but not limited to, zoning ordinances, critical areas

1 ordinances, shoreline master programs, official controls, planned unit development
 2 ordinances, subdivision ordinances, and binding site plan ordinances together with any
 3 amendments thereto.

4
 5 **Dwelling Unit:** A building or portion of a building that provides independent living
 6 facilities with provision for sleeping, eating and sanitation. The existence of a food
 7 preparation area within a room or rooms is evidence of the existence of a dwelling unit.
 8

9 **Fair Share Housing:** A quantification of each jurisdiction's "share" of middle and low-
 10 income housing needs in a region or county, and a plan for how each jurisdiction will
 11 satisfy its obligation to provide for its share of the need.
 12

13 **Flexible Lot Design Subdivision Process:** This process permits development
 14 flexibility that will encourage a more creative approach than lot-by-lot development,
 15 including lot design, placement of buildings, use of open spaces and circulation, and
 16 best addresses the site characteristics of geography, topography, size or shape. This
 17 method permits clustering of lots, with a variety of lot sizes, to provide open space and
 18 protect the Island's natural systems. The criteria for the layout and design of lots,
 19 including a minimum percentage of open space and a minimum lot size for each zone,
 20 will be set out in the zoning ordinance.
 21

22 **Guiding Principle:** A high-rank order value guiding growth, development, and
 23 conservation of resources in the community. Guiding principles are derived from and
 24 provide extension of the aspirations and values described in the Vision Statement.
 25 Guiding Principles provide policy direction to the Goals and Policies of the Elements in
 26 the Comprehensive Plan.
 27

28 **Homeless:** Persons whose primary nighttime residence is 1) a public or private place
 29 not designed for, or ordinarily used for, sleeping accommodations for human beings, or
 30 2) a residence which is a publicly or privately operated shelter designed to provide
 31 temporary living accommodations.
 32

33 **Household:** One or more related or unrelated persons occupying a housing unit.
 34

35 **Housing types:** This term refers to the physical form, configuration or scale of
 36 housing, as opposed to an ownership pattern (i.e., rental vs. owned).
 37 The list below groups housing types by the category of whether the housing units are
 38 detached, common wall, or stacked:
 39

- 40 ▪ Detached housing, includes one and two-story houses, ramblers, split-levels,
 41 cottages, cabins, accessory dwelling units, mobile homes, and carriage houses
 42 (unit over a garage);
- 43
- 44 ▪ Common wall housing, includes duplexes, zero lot line homes, rowhouses and
 45 townhouses; and 5/5/2016

- 1
- 2 ▪ **Stacked housing**, includes two or three story garden apartments and mid-rise, mixed-use structures with commercial ground floor uses and two or more stories of residences above.
- 3
- 4
- 5

6 **Impact Fees:** Charges levied by the City against a new development for its pro-rata share of the capital costs of facilities necessitated by the development. The Growth Management Act authorizes the imposition of impact fees on new development and sets the conditions under which they may be imposed.

7

8

9

10

11 **Income-qualified:** A description for a renter or owner of designated affordable housing unit, meaning that the entity managing the affordability has verified the potential resident's income to fall within the income ranges defined under "Affordable housing".

12

13

14

15 **Infill Development:** Development usually consisting of either 1) construction on one or more lots in an area already developed or 2) new construction between two existing structures.

16

17

18

19 **Low Impact Development (LID):** A stormwater management strategy that emphasizes conservation and use of existing natural site features integrated with distributed, small-scale stormwater controls to more closely mimic natural hydrologic patterns in residential, commercial, and industrial settings. LID employs principles such as preserving and recreating natural landscape features and minimizing impervious surfaces to create functional and appealing site drainage that treat stormwater as a resource rather than a waste product. Practices that adhere to these LID principles include bio-retention facilities, rain gardens, vegetated rooftops, rainwater harvesting (rain barrels and cisterns) and permeable pavements.

20

21

22

23

24

25

26

27

28

29 **Manufactured Housing:** A broad term including mobile homes, modular homes and other "factory built" housing. The main distinction is that manufactured housing is created in one or more parts in a factory and is designed and constructed for transportation to a site for installation on a permanent foundation and occupancy when connected to required utilities.

30

31

32

33

34

35 **Micro unit:** A small studio apartment, typically less than 350 square feet. A larger micro unit could include a fully functioning and accessibility compliant kitchen and bathroom. Smaller micro units rely upon communal kitchen or bathroom facilities.

36

37

38

39 **Mixed Use Development:** The presence of more than one category of use in a structure, for example, a mixture of residential units and office or retail uses in the same building.

40

41

42

43 **Multifamily:** A structure or portion of a structure containing two or more dwelling units.

44

1 **Neighborhood:** A small, predominantly residential area of the Island in which the
2 residents share a common identity which may focus around an elementary school, park,
3 community business center or similar feature.
4

5 **PUD or Planned Unit Development:** A development of land that is under unified control
6 and is planned and developed as a whole in a single development operation or
7 programmed series of development stages. Development through a PUD is a process
8 in addition to the subdivision process, which permits development flexibility that will
9 encourage a more creative approach than lot-by-lot development in design,
10

11 placement of buildings, use of open spaces, circulation, and best addresses the site
12 characteristics of geography, topography, size or shape.
13

14 **Residential Use:** Any land use that provides for living space. Examples include single
15 family residence, multi-family residence, special residence mobile home park, boarding
16 house, caretaker's quarters, accessory dwelling.

17 **Senior Housing:** Housing specifically designed and operated to assist elderly persons
18 (as defined in the State or Federal program); or Intended for, and solely occupied by
19 persons 62 years of age or older.

20 **Special Needs Populations:** Individuals or families who require supportive social
21 services in order to live independently for semi-independently.
22

23 **Subarea Plan:** An optional comprehensive plan feature authorized by the Growth
24 Management Act. Subarea plans provide detailed land use policies for a geographic
25 subset of a city.
26

27 **Subdivision:** The division or re-division of land into five or more lots, tracts, parcels,
28 sites or divisions for the purpose of sale, lease or transfer of ownership.
29

30 **Substandard Housing:** A dwelling unit that does not meet the criteria for an acceptable
31 standard of living, through lack of maintenance, age of unit, neglect, lack of plumbing
32 facilities, kitchen facilities, or crowded conditions.

33 **Tiny House or Home:** A small dwelling, 500 square feet maximum) with a kitchen and
34 bathroom, mounted on wheels, and able to be pulled by a vehicle (MRSC).

35 **Urban Concentration:** An area within the urban growth boundary of Bainbridge Island
36 in which urban level of development with urban levels of public services and facilities
37 are concentrated.
38

39 **Vision:** A Vision is a narrative description of a preferred future, describing desired long-
40 term qualities and characteristics of the community 20 or more years in the future.
41

1 **Vision 2040:** Vision 2040 constitutes the multi-county planning policies for the region
2 consisting of King, Pierce, Snohomish and Kitsap counties and the cities within those
3 counties.

4
5 **Wetland:** Those areas that are inundated or saturated by surface or groundwater at a
6 frequency and duration sufficient to support, and that under normal circumstances do
7 support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

**Guiding Principles that reflect the drafting committee proposed refinements –
strikethroughs ~~in red~~, additional language ~~in green~~.**

Guiding Principle #1

Preserve the special character of the Island, which includes ~~the small town atmosphere of downtown Winslow's small town atmosphere, historic buildings, extensive~~ forested areas, meadows, farms, marine views, and ~~scenic and~~ scenic and ~~and~~ winding roads that support supporting all forms of transportation.

Guiding Policy 1.1

Adopt an island-wide conservation plan to identify and apply effective strategies to preserve the natural and scenic qualities that make the Island a special place, including better protections for trees, soils, and native plants.

Guiding Policy 1.2

Accommodate new growth in designated centers ~~central places~~ that meet the Island's identified needs for housing, services and jobs while respecting conservation and environmental protection priorities.

Guiding Policy 1.3

The built environment represents an important element of the Island's special character. Improve the quality of new development through a review process that implements the community vision and supports long-term goals for the preservation of the Island's special character. ~~Identify appropriate land use patterns and building form alternatives to achieve the Island's priorities for both conservation and development.~~

Guiding Principle # 2

Protect the water resources of the Island.

Guiding Policy 2.1

Manage water resources for Bainbridge Island for present and ~~projected land uses~~ future generations, recognizing that the Island's finite groundwater resources ~~aquifers~~ are the sole source of our water supply.

Guiding Policy 2.2

As part of long range land use planning, consider the impacts of future development ~~te~~ on the quality and quantity of groundwater that will be available to future Islanders and to the natural environment. To that end, strive for sustainable groundwater withdrawal, protect ~~conserve~~ aquifer recharge, guard against seawater intrusion, and minimize adverse impacts to ground water quality from surface pollution.

Guiding Policy ~~2.2~~ 2.3

Preserve and protect the ecological functions and values of the Island's aquatic resources.

Guiding Policy 2.3-2.4

Sea level rise may reduce the volume of our finite groundwater resources. Anticipate and prepare for the consequences of sea level rise to ensure ample quality and quantity of groundwater for future generations.

Guiding Policy 2.4-2.5

~~Maintain the Island's comprehensive program of water resource data gathering and analysis.~~ Create a Bainbridge Island groundwater management plan for the purpose of maintaining the long-term health of our fresh water aquifers.

Guiding Policy 2.6

Recognizing the importance of our groundwater and other water resources to present and future generations of Bainbridge Islanders, apply the *precautionary principle* to activities that may pose a potentially adverse impacts upon those resources.

Guiding Policy 2.7

Allow for the reasonable needs of farms, home gardens, and domestic landscapes when planning for the long-term sustainable use of the Island's finite groundwater resources.

Guiding Principle # 3

Foster diversity with a holistic approach to meeting the human needs of the residents consistent with the stewardship of our finite environmental resources. ~~of the Island, its most precious resource.~~

Guiding Policy 3.1

Ensure a variety of housing choices to meet the needs of present and future residents in all economic segments and promote plans, projects and proposals to create a significant amount of *affordable housing*.

Guiding Policy 3.2

Make budget decisions that adequately consider ~~Maintain~~ the well-being of all ~~members of the Island~~ residents community, where with the goal of providing opportunities all Islanders feel to be connected to the and contributing members of the community. and where each individual has opportunities to contribute to the community.

Guiding Policy 3.3

Support, protect, and enhance the value of the arts and humanities as essential to education, quality of life, economic vitality, the broadening of mind and spirit, and as treasure in trust for our descendants.

Guiding Principle # 4

Consider the costs and benefits to Island residents and property owners in making land use decisions.

Guiding Policy 4.1

Respect private property rights protected by the State and U.S. Constitutions.

Guiding Policy 4.2

Recognize that private property rights are not, but must be balanced with necessary and reasonable regulation to protect the public health, safety and welfare.

Guiding Principle #5 ~~Recognize~~ Development should be based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level.

Guiding Policy 5.1

Regulate all development on the Island consistent with the long-term health and carrying capacity of its natural systems.

Guiding Policy 5.2

~~Recognize that the sustainable use of the Island's finite land base is a macro-component of "green building" practices.~~ [Note: drafting committee could not figure out what this meant, so they recommended deleting it.]

Guiding Policy 5.1 5.2

Preserve and enhance the Island's natural systems, natural beauty and environmental quality.

Guiding Policy 5.2 5.3

Protect and enhance wildlife, fish resources and natural ecosystems on Bainbridge Island.

Guiding Principle #6

~~Meet~~ Address the needs of the present without compromising ~~for~~ the ability of future generations to meet their own needs.

Guiding Policy 6.1

~~Look beyond~~ Within our plan, replace the state's mandated 20-year plan horizon with a horizon of one hundred years in order to recognize the longer term life cycles of natural systems. Tailor green building practice and public infrastructure investments to be in line with this longer-term perspective.

Guiding Policy 6.2

Advance social equity on the Island by addressing basic human needs, including *affordable housing*, personal health and safety, mobility, and access to human services.

Guiding Policy 6.3

Seek appropriate ways to provide economic opportunities for all community residents within a diversified Island economy.

Guiding Principle #7 Reduce greenhouse gas emissions and increase the Island's climate resilience ~~in the face of shifting conditions (e.g. sea level rise, changing rainfall patterns, increasing temperatures and more extreme weather events) and the effects they cause (e.g. altered vegetation, changing water demands, economic shifts).~~

Guiding Policy 7.1

Mitigation: Participate with state, regional and local partners to reduce greenhouse gas emissions consistent with the 1990 benchmark and future year targets set forth in state law; educate the public about climate change; and incentivize Island activities, including land use patterns and building practices that reduce greenhouse gas emissions.

Guiding Policy 7.2

Adaptation: Minimize or ameliorate the impacts of climate change on our community and our Island's ecosystems through climate-informed policies, programs, and regulations.

Guiding Policy 7.3

Evaluate the climate vulnerabilities and implications of city actions and identify policies that alleviate those vulnerabilities. Consider the effects of shifting conditions (e.g., sea level rise, changing rainfall patterns, increasing temperatures and more extreme weather events) and the effects they cause (e.g., altered vegetation, changing water demands and economic shifts).

Guiding Principle #8

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

Guiding Policy 8.1

Promote good governance and an Island culture of citizenship, stewardship and civic engagement.

Guiding Policy 8.2

Update each City department's work program annually, allocate sufficient time and resources and provide needed policy direction to achieve consistency with and implement the Comprehensive Plan in a manner that is transparent and consistent with the community vision.

Guiding Policy 8.3

Grow a diversified and vibrant local economy.

Guiding Policy 8.4

Nurture a healthy and attractive community including a focus on the quality of the built environment through progressive development regulations.

Guiding Policy 8.5

Build reliable infrastructure and connected mobility that encourages physical activity such as biking and walking while also respecting the Island's scenic qualities.

Guiding Policy 8.6

Grow a green, well-planned, **environmentally** sustainable community.

Guiding Policy 8.7

~~Maintain~~ Plan for a safe city where citizens, City officials, and law enforcement work together in an environment of accountability and trust.



Joseph W. Tovar
FAICP

MEMORANDUM

DATE: June 3, 2016

TO: Bainbridge Island Planning Commission

FROM: Joseph W. Tovar, FAICP

RE: Version 2 of Land Use Element

The major comprehensive plan topic for Planning Commission review and deliberation at the June 9 meeting will be Version 2 of the Land Use Element. Land Use was the first Element reviewed by the Commission, with Version 1 provisionally approved and set aside last fall. “Red pins” were placed on a number of draft policies to indicate that those provisions should be evaluated again for consistency after the Commission reviewed subsequent elements.

Since last fall, the Commission has reviewed and [provisionally approved drafts of the Land Use, Economic, Environmental, Transportation, Water Resources and Housing Elements](#). Also, the Commission revisited the Guiding Principles last month and provisionally approved of a number of additions and revisions. The changes now proposed to achieve consistency are shown with strikethrough and underlining on Attachment 1 – Revisions to the 10.12.15 Draft Land Use Element.

If all the revisions shown in Attachment 1 are accepted, the result is the “clean” copy of a Version 2 of the Land Use Element shown in Attachment 2. Following is a summary of the major changes between last fall’s draft of the Land Use Element, and what is now recommended for your consideration:

1. The most noticeable change is that we have added line numbers along the left margin of both Attachments. This will aide in identifying specific language you wish to discuss.
2. The most important format change is that a number of the Goals and Policies have been re-sequenced. Compare the Tables of Contents in Attachments 1 and 2. As we reviewed last fall’s Land Use Element, it became apparent that the subjects were not organized in a logical order, which in many cases resulted in references to the same topic being scattered throughout the element.
3. Some of the key concepts in the Guiding Principles were not prominent in last fall’s draft, such as the importance of the Island’s carrying capacity. So we added proposed new Goal 2 on page 5 in Attachment 2. Likewise, the importance of public participation in the planning process was missing entirely, so

we added Goal 3 on page 6 of Attachment 2. These, and other revisions, were intended to better connect the Land Use Element to other parts of the Plan. The net result, we believe, is that the Element is now better supported by those other plan provisions, becomes easier to read and subjects are easier to find.

4. In order to show which goals and policies were moved and re-numbered, in Attachment 1 we have added in parenthesis the former goal or policy number. We have also used Endnotes (see the last page of that draft) to provide some insight about the reason for the renumbering, deletion or consolidation of some of the prior goals or policies.
5. You will note that we propose deletion of quite a bit of text regarding Winslow. The reason for that is that (a) there is quite a bit more Winslow-specific text in the Subarea Plan, which is part of this comprehensive plan and would continue to be so in Version 2; and (b) the Housing Element identifies many high priority actions that are most appropriate in Winslow, hence, a very high priority for Land Use Element implementation is to update the Winslow Subarea Plan in 2017.
6. The one exception to adding text to the Winslow Subarea Plan concerns the High School Road Area. The Commission concluded it is appropriate to start now to transform a portion of that area from its current low-rise auto-orientation to a more compact and efficient use of land for housing and non-auto oriented uses.
7. We have deleted the term “service” so that the designated centers outside Winslow are now referred to as “Neighborhood Centers.” This reflects the direction in the Housing Element that housing is to be a component of the future use mix in these places, as opposed to just commercial services.
8. We have proposed a number of actions to prioritize actions to implement the Land Use Element. See page 29 of Attachment 2. The highest priorities would most likely become a part of the Planning Commission’s work program in 2017. These are consistent with the high priorities in other elements, such as the stormwater management plan priority in the Water Resources Element and the Housing priorities in that element.
9. We have added a number of photographs to the Land Use Element to help illustrate existing conditions, concepts and priorities in the Plan.
10. Note that the “Land Use Vision” entry on page 3 is blank. We suggest that after you review Version 2 of the Land Use Element, you assign to member(s) of the Commission the task of working with staff and myself to draft that language. We would return with that draft at a meeting later in June.

Attachments

Attachment 1 – Revisions to 10.12.15 Draft Land Use Element

Attachment 2 - Version 2 Land Use Element with revisions accepted



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LAND USE

Introduction

The Land Use Element is one of the mandatory elements of the Comprehensive Plan under the Growth Management Act (GMA). It addresses the general location and distribution of land uses within the city and, in combination with other Plan Elements, guides the use of land on Bainbridge Island. These other Elements include:

- The Environment and Water Resources Elements that address the protection and conservation of natural systems, including the Island's sole source aquifer, the quality and quantity of water, habitat, vegetation, and air.
- The Housing Element that identifies strategies to increase the diversity of housing types and the supply of affordable housing on the Island.
- The Economic Element that encourages programs and policies to support economic vitality and opportunity for Island residents.
- The Transportation Element to provide mobility and safety for all users while respecting neighborhood character and climate resiliency.
- The Capital Facilities and Utilities Elements to address the infrastructure needed to serve the planned land uses.

~~The Land Use Element and Environmental Element are at the heart of the Comprehensive Plan. Together, they describe the~~

~~Taken together, these Elements balance the Island's highly held values of environmental stewardship with the needs of its people for distribution location, preservation and protection of uses of land. These include housing, commerce, health, safety, economic opportunity, light manufacturing, and access to goods, services, recreation, and cultural amenities. natural resources, public utilities, and facilities.~~

~~and other land uses necessary to plan for future growth in a manner that reflects the overall vision of the Comprehensive Plan. To help achieve both these objectives, the Land Use and all other Elements are guided~~ All of these Elements are guided by the Eight Guiding Principles set forth in the Introduction Chapter of this Comprehensive Plan. These Principles emphasize the importance of shaping future growth and redevelopment in a way that retains the Island's character and quality of life that its residents so highly value.

~~The City of Bainbridge Island is an urban growth area under the Growth Management Act (GMA). Future growth on Bainbridge will be accommodated in a manner that is consistent with the requirements of the GMA, yet in several ways this comprehensive~~

1 plan goes beyond the GMA's minimum requirements. For example, it exceeds the
 2 GMA's minimal requirement to address water resources as a component of the Land
 3 Use Element by instead devoting an entire additional Element to Water Resources.
 4 The GMA requires plans to be based on a twenty-year horizon, but this plan uses a
 5 fifty-year/one hundred-year¹ horizon to better account for the implications of Climate
 6 Change and the much longer term cycles of natural systems and public infrastructure
 7 investments.

8
 9 ~~There is another important concept in the Plan. Due to t~~The Island ability has
 10 sufficiently zoned land in 2016 to accommodate the anticipated growth through the year
 11 2036. number of existing platted lots and unused capacity under current zoning,
 12 Therefore, any localized increase in density over current zoning should further one or
 13 more of these a public purposes: The public purposes identified in the Plan are:

- 14
- 15 1) ~~Shift density from critical areas and or~~ farmland to Winslow or other designated
 16 centers sites, such as current or future Neighborhood service centers.
- 17 2) ~~Provide a~~ Increase the range and supply of housing types and affordable
 18 housing. ity.
- 19 3) ~~Contribute to public infrastructure or and~~ public amenities in excess of what is
 20 needed to mitigate the impacts of an individual project's development.
- 21 4) ~~Reduce citywide greenhouse gas emissions while planning for the effects of~~
 22 climate change.

23
 24 Another important component of the Plan's implementation are framework ~~is an~~
 25 ~~emphasis on establishing benchmarks and targets against which to assess progress.~~
 26 ~~the continued viability of the Plan. For example, the Housing Element sets aspirational~~
 27 targets to increase the diversity of housing types and supply of affordable housing,
 28 establishes benchmarks, a monitoring program and a schedule for progress reports. A
 29 monitoring program must be created to track progress in achieving other aspects of the
 30 City in achieving the Plan's vision and goals.

31

1

LAND USE VISION

NOTE: THIS SECTION IS BEING DRAFTED BY COMMISSIONER KILLION



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NOTE: The paragraphs in gray that follow are proposed to be deleted because they have been made redundant and somewhat dated by the more detailed and current policy language in the Goals and Policies section.

Winslow

~~Winslow is the area of urban concentration on the Island. The 2004 Comprehensive Plan created a Mixed Use Town Center (MUTC) intended to be the vibrant, pedestrian-oriented core of Winslow. Five overlay districts are designated to address the distinct~~

1 ~~neighborhoods and commercial areas within the MUTC:~~

- 2
- 3 ● ~~Central Core Overlay District — To provide the commercial center; residential~~
- 4 ~~uses are encouraged but not required;~~
- 5 ● ~~Erickson Avenue Overlay District — To preserve the unique and historical~~
- 6 ~~features of Ericksen Avenue; retail is permitted only if on the ground floor with~~
- 7 ~~residential or office development above.~~
- 8 ● ~~Madison Avenue Overlay District — To provide a mix of residential and small-~~
- 9 ~~scale, nonresidential uses; all retail and office development must contain a~~
- 10 ~~residential component.~~
- 11 ● ~~Gateway Overlay District — To protect the ravine and provide low-intensity,~~
- 12 ~~tourist-oriented commercial, multifamily and agricultural uses.~~
- 13 ● ~~Ferry Terminal — To provide ferry and associated transportation-oriented uses~~
- 14 ~~and a residential/office neighborhood with limited retail adjacent to the terminal~~
- 15 ~~to serve commuters.~~

16

17 The High School Road District is meant to provide *commercial uses* that complement

18 the Town Center and that benefit from auto access near SR 305. Special planning

19 considerations are provided for coordinated development for the area in and around

20 the ferry terminal, and for properties that abut Eagle Harbor. The Winslow Master

21 Plan was approved in 1998 to implement the goals and policies of the Plan. The

22 Winslow Master Plan has been since amended, including a substantial update in 2006.

23

24 The Plan recognizes the existing residential districts in Winslow and suggests that the

25 Urban Multifamily District could be appropriate for an increase in *density* with the use

26 of a *Transfer of Development Rights (TDRs)*.

27

28 **Neighborhood service centers**

29 The Neighborhood service centers will continue to serve as small-scale commercial

30 activity centers. The base residential *density* within the service centers would

31 remain at two units per acre.

32

33 **— Island Center**

34 Expansion of the boundaries of Island Center would be considered part of a

35 *special planning area* process. See Policy LU 1.2. The 10-acre site on the

36 northwest corner of Miller and Battle Point Roads may continue with garden

37 supply sales, nursery, and related uses, and provide for some possible

38 expansion of those uses under a contract zoning district.

39

40 **— Lynwood Center**

41 The Lynwood Center Subarea Plan was approved in 1997 after a *special*

42 *planning area* process.

43

Rolling Bay

Expansion of the boundaries of Rolling Bay would be considered as part of a special planning area process. See Policy LU 1.2

Business/Industrial (B/I)

Business/Industrial (B/I) designated land is concentrated in three distinct areas:

- Day Road, east and west of SR 305
- Sportsman Club Road, between New Brooklyn and SR 305
- New Brooklyn Road, west of Madison Avenue

There is an isolated B/I parcel located at the intersection of Fletcher Bay and Bucklin Hill Roads. It was designated as such to recognize an existing development pattern. Federal, state, and local regulations govern the handling and disposal of hazardous substances and hazardous waste and will be used to evaluate future business/industrial development.

GOALS AND POLICIES

The GMA requires Bainbridge Island to plan, at a minimum, for the growth in population allocated to it by the Washington State Office of Financial Management and the Kitsap Regional Coordinating Council. Bainbridge Island's Comprehensive Plan does accommodate projected growth in a way that is consistent with the requirements of the GMA, yet true to the community's vision and overall goals for the future.

[NOTE: THE ABOVE PARAGRAPH IS DUPLICATIVE OF THE LANGUAGE THAT HAS BEEN INCORPORATED ELSEWHERE IN THIS ELEMENT.]

GOAL LU-1 (formerly LU-6)

The City of Bainbridge Island will plan Plan for growth based on the growth targets established by the Kitsap Regional Coordinating Council: 5,635 additional residents from 2010-2036 and, at the same time, promote and sustain high standards that will not diminish the quality of life and/or degrade the environment of the Island.

Policy LU 1.1 (formerly LU 6.1)

On September 24, 2013, the KRCC amended the Kitsap Countywide Planning Policies to revise the 20-year planning horizon under GMA and to revise the population forecast for the County and the subarea allocation for each of the local jurisdictions within the County. Bainbridge Island was allocated a population of 28,660 by the year 2036.

The City Council ratified the amended Countywide Planning Policies on December 11, 2013 by approving Resolution 2013-22, and Resolution 2015-13 on June 16, 2015. The 2010 Island population was 23,205 people.

The City accepts the Kitsap Regional Coordinating Council (KRPC) population allocation and will continue to analyze the impacts of these allocations as the

1 *Comprehensive Plan* is implemented. With an allocation of 28,660, the Island must plan
2 for an increase in population of 5,635 persons by the year 2036.

3
4 ~~This *Comprehensive Plan* allocates more than enough development capacity to
5 accommodate the target patterns, and opportunities for choice in residential location
6 and lifestyle. Finally, the Plan acknowledges the planning constraints which result from
7 the large number of existing nonconforming and previous platted lots.~~

8
9 **Policy LU 1.2** (formerly LU 6.2)

10 ~~As a city, Bainbridge Island constitutes an urban growth area under the *GMA*. Although
11 an urban growth area, future growth on Bainbridge will be accommodated in a manner
12 that is consistent with the requirements of the *GMA*, yet retains the Island's character
13 and the quality of life that its residents so highly value.~~

14
15 ~~Consistent with the *GMA*, all land within the City of Bainbridge Island is included in the
16 City's urban growth area. While Bainbridge Island is a City, it is not characterized by
17 urban development with a full range of urban facilities and services, but contains a
18 variety of development patterns that range from urban to less intense development.
19 Winslow is the urban center of the Island. The existing Neighborhood service centers
20 supplement Winslow's commercial activity, with the Business/Industrial District
21 providing a location for environmentally sound manufacturing businesses.~~

22
23 Outside of Winslow and the Neighborhood service centers, the Island has a rural
24 appearance with forested areas, meadows, *farms*, and winding, narrow, and heavily
25 vegetated roadways. These characteristics represent the Island character that is so
26 highly valued by its residents. As important as preserving Island character is to its
27 residents, of equal importance is the protection of the Island's *environmentally
28 sensitive areas*. These outlying areas contain much of the Island's sensitive areas –
29 the major *recharge* areas for the Island's *aquifers*, *wetlands*, and *streams* that serve
30 a variety of important functions. Much of the area serves as *fish and wildlife habitat*.
31 There is strong public support to encourage a pattern of development which preserves
32 and protects this portion of the Island.

33
34 **Policy LU 6.3**

35 ~~The residential *densities* in the Plan focus residential growth in Winslow and other
36 current and future centers with urban services, such as the Neighborhood service
37 centers. This is a change from the 1994 and 2004 Plans both of which specified a
38 numeric growth strategy as follows: accommodate 50% of the population growth in
39 Winslow through the year 2012, and accommodate 5% of population growth in the
40 Neighborhood service centers. The balance of the growth was to be absorbed
41 throughout the remainder of the Island. For purposes of allocating 50% of the growth,
42 Winslow was defined as the Winslow Master Plan Study Area. (Figure 2.3 of the
43 Winslow Master Plan.~~

~~The Winslow Master Plan encourages development of a *neighborhood* of the Island that contains a strong, vital downtown where people want to live, shop and work. Outside the mixed use, higher *density* center, there would be a variety of housing choices, from higher *density multifamily* areas immediately adjacent to the downtown to single family residential *neighborhoods*. [Moved to Goal LU-7 on p. 23.]~~

GOAL LU-2 (formerly LU-8)

This *Comprehensive Plan* recognizes and affirms that, as an Island, the City has natural constraints based on the *carrying capacity* of its natural systems. The Plan strives to establish a development pattern that is consistent with the *goals* of the community and compatible with the Island’s natural systems.

Policy LU 2.1 (formerly LU 8.1)

Recognizing that the *carrying capacity* of the Island is not known, the citizens of Bainbridge Island should strive to conserve and protect its natural systems, within the parameters of existing data. Revisions to the Plan *should* be made as new information becomes available.

The *carrying capacity* of Bainbridge Island is determined by many factors, including the supply of limited resources (particularly water), changes in patterns of consumption, and technological advances. This Plan acknowledges that, with current information, the carrying capacity of the Island is not known. During the timeframe of this Plan, additional information on the *carrying capacity* of the Island should be developed.

The Plan seeks to take a balanced and responsible approach to future development. As our understanding of the Island’s capacity changes, the recommendations of this Plan should be reconsidered to ensure that they continue to represent a responsible path for the long-range future of the Island.

Policy LU 2.2 (formerly LU 8.2)

A public education program *should* be established to foster the community’s understanding of the natural systems on the Island and their *carrying capacity*.

Policy LU 2.3 (formerly LU 8.3)

This Plan recognizes that stewardship of the land is a responsibility of individual citizens and the community as a whole. Through its status as an employer and landowner, the City *should* take advantage of its opportunities to be an example of environmental stewardship so that others will be encouraged to follow suit.

Policy LU 2.4 (formerly LU 8.4)

The City *should* develop a program that recognizes and rewards stewardship so that others will be encouraged to follow suit.

1 **Policy LU 2.5** (formerly LU 8.5)
 2 Work with EcoAdapt and others to prepare a Bainbridge Island Climate Change and
 3 Water Conservation Plan strategy.

4
 5 **GOAL LU-3** (formerly LU-12)

6 **Develop a meaningful process for citizen participation that includes participation**
 7 **from all segments of the Island community.**

8
 9
 10 **ISLAND-WIDE CONSERVATION AND DEVELOPMENT STRATGY**

11 **GOAL LU-4** (formerly LU-1)

12 **As part of a long-term, Island-wide, Conservation and Development Strategy,**
 13 **focus urban development in designated centers, maximize public access to and**
 14 **protect the shoreline, minimize impacts from the SR 305 corridor, and conserve**
 15 **the Island’s ecosystems and the green, natural and open character of its**
 16 **landscape.**

17
 18 **Policy LU 4.1** (formerly LU 1.1)

19 The majority of development and redevelopment on the Island *should* be
 20 accommodated over the next fifty years² in central places (i.e., designated centers) that
 21 have or will have urban levels of services and *infrastructure*. See Fig. LU-1. These
 22 “central places” *should* conform to the following hierarchy of centers:

- 23 a. ~~Winslow Master Plan Study Area~~
- 24 b. ~~Lynwood Center~~
- 25 c. ~~Neighborhood service centers with a residential component~~
- 26 d. ~~Neighborhood service centers without a residential component~~
- 27
- 28 e. ~~Small scale neighborhood “nodes”~~

29
 30 **Policy LU 4.2** (formerly LU 1.2)

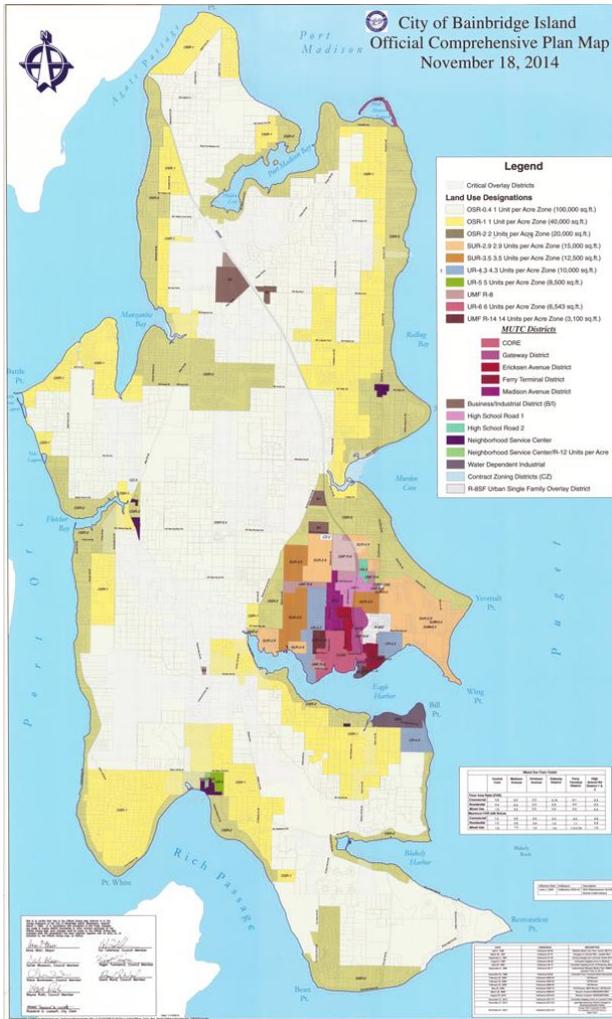
31 ~~The City shall adopt~~ Adopt a multi-year work program to undertake the “*Special*
 32 *Planning Area Process*” for the designated centers of Winslow, Island Center, Rolling
 33 Bay, Sportsman Triangle, Fort Ward³ and Day Road. The product of the “Special
 34 Planning Area Process” will be Subarea Plans for each of the designated centers that
 35 will be adopted as part of the Comprehensive Plan.

36
 37 **Policy LU 4.3** (formerly LU 1.3)

38 Updating the Winslow Master Plan is the City’s highest work program priority because
 39 the greatest potential for achieving many of the City’s priorities is focused there,
 40 including increasing the diversity of housing types and the supply of affordable housing
 41 while helping to reduce the development pressures in the Island’s conservation areas.

42
 43 **Policy LU 4.4** (formerly LU 1.4)

1 The special planning area process for each designated center shall be informed by
 2 surface water and aquifer data in the respective watershed and appropriate provision
 3 made to limit permitted uses or require specific measures to protect the water resource.⁴
 4



< Fig. LU-2 Future Land Use Map

Policy LU 4.5 (formerly LU 1.5)
 The special planning area process for each designated center shall engage residents, landowners, businesses and other stakeholders in envisioning the appropriate extent, scale, use mix, and the desired and required services and infrastructure to serve the selected use mix and intensity.

Policy LU 4.6 (formerly LU 4-5- 1.6)
 The Future Land Use Map in Fig. LU-2 adopted in this Plan establishes the future distribution, extent, and location of generalized land uses on the Island.

Policy LU 4.7 (formerly LU 4-6 1.7)
 The City shall continue to utilize the goals and use regulations of the Shoreline Master Program to protect the environmental quality of and public access to the Island's saltwater shoreline.

5
 6
 7 **Policy LU 4.8** (formerly LU 4-6 1.8)
 8 The SR 305 corridor, with its gateways at the Washington State Ferry landing in
 9 Winslow and the Agate Pass Bridge, is a major regional facility managed by the
 10 Washington State Department of Transportation. See Fig. LU-1. The City shall
 11 actively work with the State and others to minimize the traffic impacts of SR 305 on
 12 mobility, safety, air quality and the visual character of Bainbridge Island, while also
 13 serving both the motorized and non-motorized needs of Island residents and
 14 businesses.

15
 16 **Policy LU 1.4- 1.5**
 17 The four "Historic/Potential Centers" of Seabold, Port Madison, Fort Ward and

~~Eagledale may be included in the multi-year work program under Policy 1.2, or if not, simply be candidate emerging centers through the 20 year life of this Plan. In the latter case, conservation priorities and planning for longer term *infrastructure* improvements *should* take account of these potential emerging centers.~~⁵

Policy LU 4.9 (formerly LU 4.7 1.9)

Lands shown on Fig. LU-1 as “Conservation Areas” are appropriate for residential, recreational, agricultural, habitat and open space uses. The City will use a variety of conservation tools, including public acquisition of certain properties, regulatory protection of environmentally *critical areas*, and innovative zoning tools such as aquifer conservation zoning and conservation villages⁶ to minimize the development footprint within these Conservation Areas.

DESIGNATED CENTERS

GOAL LU-5 (formerly GOAL LU-4)

Focus urban development in *designated centers*

(formerly Policy LU 6.3)

The ~~residential densities~~ in the Plan focuses residential growth in Winslow and other current and future centers with urban services, such as the Neighborhood service centers. Collectively, Winslow and the Neighborhood service centers constitute Bainbridge Island’s *designated centers*.

This is a change from the 1994 and 2004 Plans, both of which specified a numeric growth strategy as follows: accommodate 50% of the population growth in Winslow through the year 2012, and accommodate 5% of population growth in the Neighborhood service centers. The balance of the growth was to be absorbed throughout the remainder of the Island. ~~For purposes of allocating 50% of the growth, Winslow was defined as the Winslow Master Plan Study Area. (Figure 2.3 of the Winslow Master Plan.~~

Policy LU 5.1 (formerly LU 7.1)

Winslow is the urban core of the Island, while the ~~existing~~ Neighborhood service service centers are smaller-scale centers. In order to achieve the *goals* of the *GMA* this Plan would:

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

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Policy LU 5.2 (formerly LU 7.2)
Increased density over and above the existing zoning in the NSCs *should* only occur through a shift in *density* from *critical areas* and *farms* through *TDRs* and through the use of *density bonuses* for *affordable housing*.

Policy LU 5.3 (formerly LU 4.1)
Encourage *residential uses* in a variety of forms and *densities* as part of the use mix in *designated centers*.

Policy LU 5.4 (formerly LU 4.2)
Sustainable development and redevelopment will be focused in the *designated centers* through a combination of intergovernmental and public-private partnerships, *affordable housing* incentive programs, “green” capital projects, and *low impact development* standards.

Policy LU 5.5 (formerly LU 4.3)
Implement a *an optional green building* code or “green factor” for both commercial and *multifamily* residential projects.

Policy LU 5.6 (formerly LU 4.4)
Address mechanisms for retaining and preserving *open space* in the vicinity of *designated centers*.

Policy LU 5.7 (formerly LU 4.5)
Encourage the design of buildings in *designated centers* for a long life and adaptability over time to successive uses.

Policy LU 5.8 (formerly LU 4.6) Adopt *development standards* and program public improvements to encourage walkability within each *designated center* and to the surrounding areas.

Policy LU 5.9 (formerly LU 4.7)
Development *should* be designed and located so as to avoid or minimize potential conflicts with agricultural activities, and right-to-farm ordinances must be recognized by any development located adjacent to agricultural uses.

Policy LU 4.8
Amend the Island-wide Transportation Plan to link *designated centers* and reduce vehicle miles traveled and *greenhouse gas* emissions.

GOAL LU-6 (formerly GOAL LU-5)

1 **Ensure a development pattern that is true to the *vision* for Bainbridge Island by**
 2 **reducing the inappropriate conversion of undeveloped land into sprawling**
 3 **development.**

4
 5 **Policy LU 6.1** (formerly LU 5.1)
 6 *Land use* designations *should* reflect the priority of Bainbridge Island to remain primarily
 7 residential, with nonresidential development concentrated in the *designated centers*.
 8

9 **Policy LU 6.2** (formerly LU 5.2)
 10 ~~Winslow is the heart of Bainbridge Island. Higher intensity residential and commercial~~
 11 ~~development and human activity is encouraged within Winslow, the heart of Bainbridge~~
 12 ~~Island. central core In order to create a vibrant city center, direct growth where~~
 13 ~~*infrastructure* exists, reduce reliance on the automobile, provide opportunities for~~
 14 ~~*affordable housing*, and absorb growth that would otherwise be scattered in outlying~~
 15 ~~areas.~~

16
 17 **Policy LU 6.3** (formerly LU 5.3)
 18 ~~The Neighborhood service centers of Island Center, Rolling Bay, and Lynwood Center~~
 19 ~~offer small-scale, commercial and service activity outside of Winslow. These designated~~
 20 ~~centers Neighborhood service centers *should* be allowed to develop at slightly higher~~
 21 ~~*densities* to reinforce their roles as smaller- scale, community centers than Winslow.~~
 22

23 **Policy LU 6.4** (formerly LU 5.4)
 24 Designation of new centers *should* be considered only after detailed analysis of the
 25 economic impact of the new development shows there will be no significant, adverse
 26 impact on the existing commercial centers, including Winslow.
 27

28 **Policy LU 6.5** (formerly LU 5.5)
 29 The designated centers at Day Road and Sportsman Club are intended to augment the
 30 Winslow, Lynwood, and Rolling Bay designated centers ~~Core and the Neighborhood~~
 31 ~~service centers and allow a diverse economy with business retention, growth and~~
 32 ~~innovation on the island.~~
 33 ~~The comprehensive land use plan for Bainbridge Island strives to provide for the full~~
 34 ~~range of community needs. The These Business/ Industrial Districts can provide~~
 35 ~~economic activity that includes a variety of low-impact, nonpolluting uses that reflect~~
 36 ~~and respond to changing market conditions and are compatible with the community.~~
 37

38 **Policy LU 6.6** (formerly LU ~~5.7~~ ~~5.8~~)
 39 Applications for development approval on Bainbridge Island *should* be processed within
 40 the timelines established in the City's *land development regulations* in order to ensure
 41 affordability, fairness, and predictability in the land development process.
 42

43 **Policy LU 6.7** (formerly LU ~~5.8~~ ~~5.9~~)
 44 To reflect the policies in the Housing Element to provide for a variety of housing options

1 in areas designated for residential development, including residential open space,
 2 *accessory dwelling units* shall be considered allowed uses in all residential zoning
 3 districts except R-6.(See Housing Element policy H 3.2)

4
 5 **Policy LU 6.8** (formerly LU ~~5.9~~ 5.10)

6 Water or wastewater *infrastructure*, which may contribute to system capacity exceeding
 7 local need, *shall* not be used to justify development counter to the City-wide *land use*
 8 policies.

9
 10 **WINSLOW**

11 **GOAL LU-7** (formerly GOAL LU-16)

12 **The Winslow mixed use and commercial districts are designed to strengthen the**
 13 **vitality of downtown Winslow as a place for people to live, shop, and work. The**
 14 **Mixed Use Town Center is intended to have a strong, residential**
 15 **component to encourage a lively community during the day and at night**

16
 17 The Winslow Master Plan encourages development of a *neighborhood* of the Island
 18 that contains a strong, vital downtown where people want to live, shop and work.
 19 Outside the mixed use, higher *density* center, there would be a variety of housing
 20 choices, from higher *density multifamily* areas immediately adjacent to the downtown to
 21 single family residential *neighborhoods*.

22
 23 **Policy LU 7.1** (formerly LU 13.1)

24 The major center for new commercial development is the Mixed Use Town Center
 25 (MUTC) and the other commercial districts in Winslow.

26
 27 Development within the MUTC and High School Road Districts shall be consistent with
 28 the Winslow Master Plan (contained in the Subarea chapter of this Plan). The level of
 29 development is determined by using Floor Area Ratio (FAR) rather than *dwelling units*
 30 per acre. The use of FAR may result in an increase in the base level of development
 31 (*density*) over the existing zoning, but will provide greater flexibility in type and size
 32 of housing units that will further the *goals* of this Plan.

33
 34 **Policy LU 7.2** (formerly part of LU 13.1)

35 A base level of commercial and residential *density* within the *overlay districts* of the
 36 MUTC and the High School Road districts is described in the Winslow Master Plan,
 37 with an increase in the FAR allowed through the use of:

- 38 ● *Affordable housing.*
- 39 ● *TDRs (transferable development rights).*
- 40 ● Contributions to public *infrastructure* and public amenities in excess of what is
 41 required to mitigate the impacts of development.
- 42 ● Transfer of *density* within the MUTC and within the High School Road Districts.

- Preservation on-site of historic structures eligible for inclusion on a local, state or federal register of historic places.
- Locating ferry-related parking under building.

Policy LU 7.3

Phasing mechanisms and/or incentives *should* be developed to promote the timely and logical progression of commercial and residential development.

GOAL LU-7

~~Establish areas of urban concentration where public facility and service capacities already exist or are being developed, and which are characterized by growth that will be served by a combination of existing and new public facilities and services.~~

~~Winslow Mixed Use and Commercial Districts~~

~~. The most intense commercial area in Winslow is in the Central Core Overlay District. In this area, a vertical mix of uses is encouraged, but exclusively retail and/or office uses are permitted as well. In other areas of the Mixed Use Town Center District, office and retail uses should include a residential component.~~

~~Policy LU 16.1~~

~~The Mixed Use Town Center is intended for select areas within one mile of the ferry terminal and particularly the downtown core area of Winslow, which is within one-half mile of the ferry terminal, that are suitable for pedestrian-oriented development.~~

~~Policy LU 16.2~~

~~The Mixed Use Town Center District includes diversity in types of housing, shopping, civic facilities, recreation, and employment. A variety of land uses are allowed which promote a pedestrian atmosphere, enhance the viability of the Town Center and can be developed in a manner that is harmonious with the scale of the Town Center. Land uses which require outdoor storage or which have primarily an auto orientation, such as drive-through establishments, are not permitted within the Mixed Use Town Center.~~

~~Policy LU 16.3~~

~~To ensure the visual appeal and pedestrian-orientation of the land uses, the land development regulations include design standards for:~~

- ~~Building height, bulk, and placement.~~
- ~~Landscaping.~~
- ~~Land coverage.~~

- 1 • ~~Open space.~~
- 2 • ~~Parking requirements.~~
- 3 • ~~Signage.~~
- 4 • ~~Street improvements.~~

5

6 **Policy LU 16.4**

7 ~~The base levels of development in the Mixed Use Town Center and High School~~
 8 ~~Road Districts are determined by the floor area ratios (FAR) established in the~~
 9 ~~Winslow Master Plan. A maximum level of development may be achieved through~~
 10 ~~the use of FAR bonus provisions established in the Winslow Master Plan, including~~
 11 ~~Transfer Development Rights, an affordable housing density bonus or contributions to~~
 12 ~~public infrastructure or public amenities in excess of what is required to mitigate~~
 13 ~~development impacts.~~

14

15 **Policy LU 16.5**

16 ~~The area north of Bainbridge Performing Arts to High School Road, between Madison~~
 17 ~~and Ericksen Avenues, is most appropriate for high-density, residential uses.~~

18

19 **Policy LU 16.6**

20 ~~Develop a parking plan for the Mixed Use Town Center District in order to ensure~~
 21 ~~the viability of the Center. The Plan should include provisions for shared parking,~~
 22 ~~public parking structures or garages, parking opportunities off Winslow Way,~~
 23 ~~reduction of the parking requirements for areas within the Center, and identification~~
 24 ~~of areas which could be developed as small, public parking lots to serve the~~
 25 ~~businesses, and the Plan should consider the use of street trees that allow solar~~
 26 ~~access. Establish a public/private partnership, such as a Parking Authority, to~~
 27 ~~implement the parking plan.~~

28

29 ~~A Parking Authority could assist with funding, site acquisition, planning, engineering,~~
 30 ~~and traffic studies, and create an overall integrated plan of action with sequential~~
 31 ~~implementation.~~

32

33 **Policy LU 16.7**

34 ~~Monitor the success in achieving the Plan's goal to increase the vitality of the Mixed~~
 35 ~~Use Town Center and the effectiveness of the bonus density program. The monitoring~~
 36 ~~program includes tracking the use of TDRs, the affordable-housing density bonus and~~
 37 ~~bonuses for contributions to public facilities, the types of businesses which are~~
 38 ~~located in the Town Center, and the number and frequency of business changes.~~

39

40 **Policy LU 16.8**

41 ~~Pursue the construction of a complete waterfront trail system.~~

42

43 **GOAL LU-17**

Maintain *overlay districts* that distinguish the *neighborhoods* and commercial areas within the Mixed Use Town Center.

There are a number of distinct *neighborhoods* or commercial centers within the Mixed Use Town Center. Development within the Town Center *should* reflect the different qualities and characteristics of these distinct areas. Except where explicitly stated, the permitted uses and *densities* are uniform throughout the Mixed Use Town Center. However, design standards and mix of uses may vary. The *overlay districts* establish these variations. Also, the *goal* of achieving *pedestrian-oriented* development is sought throughout the Town Center.

Policy LU 17.1

Encourage *neighborhood* participation in defining the design standards for each *overlay district*.

Central Core Overlay District

Policy LU 17.2

The Central Core Overlay District is the most densely developed and dynamic district within the Mixed Use Town Center. Within this *overlay district*, *residential uses* are encouraged, but exclusive office and/or retail uses are permitted.

Policy LU 17.3

Design standards that address public spaces, parking and landscaping recognize the urban character of the Central Core Overlay District and apply to future development.

In general, *open space* and landscaping standards may be more relaxed in this district in favor of building placement and lot coverage standards which create a continuous urban façade.

Policy LU 17.4

Mixed Use developments within the Central Core Overlay District that include a residential component may be exempt from requirements to provide off-street parking for the residential component of the project. When establishing the parking requirements for such a project, the City *should* consider the extent to which the shared parking will satisfy residents' parking demand.

Policy LU 17.5

Improve pedestrian and visual access to the waterfront from the Central Core.

Ericksen Avenue Overlay District

Policy LU 17.6

1 The Ericksen Avenue Overlay District is intended to preserve the unique and historical
 2 features of the Ericksen Avenue *neighborhood* and to provide for a mix of residential
 3 and small-scale, nonresidential development, with provision for *open space*.

4
 5 **Policy LU 17.7**

6 New multi-story retail development is permitted within the Ericksen Avenue Overlay
 7 District only with a residential component.

8
 9 Historic (pre-1920) single-family, residential structures on Ericksen may be
 10 converted to nonresidential use. However, any additions to the structure must be
 11 added to the rear and must be compatible with the character of the original structure.
 12 *Policies* related to the historic structures on Ericksen Avenue are contained in the
 13 Historic Preservation section of this Element.

14
 15 **Policy LU 17.9**

16 New buildings within the Ericksen Overlay District must be constructed so that the
 17 overall character of the street, including traditional building forms, roof shapes, and
 18 relationship of building to street, is compatible with that of the historic structures on
 19 Ericksen Avenue.

20
 21 **Madison Avenue Overlay District**

22
 23 **Policy LU 17.10**

24 The Madison Avenue Overlay District is intended to provide for a mix of residential
 25 and small-scale, nonresidential development.

26
 27 **Policy LU 17.11**

28 Within the Madison Avenue Overlay District *mixed-use development* is encouraged.
 29 New multi-story retail development is permitted only with a residential project.

30
 31 **Gateway Overlay District**

32 **Policy LU 17.12**

33 The area along SR 305 from Winslow Way to the parcel north of Vineyard Lane is the
 34 gateway to Bainbridge Island and *should* be developed to enhance this role.

35
 36
 37 **Policy LU 17.13**

38 The Gateway Overlay District provides protection for the ravine. The District permits
 39 low-intensity, tourist-oriented, commercial, *multifamily*, and agricultural uses that have
 40 limited parking and minimum traffic impact. Limited, impervious surface coverage is
 41 allowed. If changes to SR 305 are made, then the uses permitted in the District will

1 ~~be re-examined.~~

2
3 **Policy LU 17.14**

4 ~~The ravine is an important, natural feature of Bainbridge Island and must be protected.~~
5 ~~A high priority is to purchase properties or obtain *conservation easements* where the~~
6 ~~ravine is located to provide a permanent *open space* and connect a trail along the~~
7 ~~ravine.~~

8
9 **Ferry Terminal District**

10
11 **GOAL LU-18**

12 ~~The Ferry Terminal Overlay District is intended to provide an attractive setting~~
13 ~~for ferry and associated transportation-oriented uses and serve as the entry point~~
14 ~~into Winslow. This District is also intended as a *pedestrian and transit oriented,*~~
15 ~~mixed-use *neighborhood* that complements the character and vitality of the~~
16 ~~core and serves the *neighborhood* and commuters.~~

17
18 **Policy LU 18.1**

19 ~~Limit commuter parking and locate parking underground below new residential/office~~
20 ~~development in the ferry terminal wherever feasible.~~

21
22 **Policy LU 18.2**

23 ~~Require new development to provide landscaping, landscape buffers and signage that~~
24 ~~enhances the setting of this visually important area, and limits the undesirable visual~~
25 ~~impacts of parking lots.~~

26
27 **Policy LU 18.3**

28 ~~Protect adjacent, residential zones from the encroachment of parking, traffic impacts,~~
29 ~~and development.~~

30
31 **Policy LU 18.4**

32 ~~Landscaping and signage standards *should* provide an attractive entry point that~~
33 ~~emphasizes Winslow’s intimate character and natural setting.~~

34
35 **Ferry Terminal Planning Area**

36
37 **GOAL LU-19**

38 ~~Planning for the Ferry Terminal and Gateway Districts *should* be coordinated~~

39
40 **Policy LU 19.1**

41 ~~The Ferry Terminal and Gateway Districts are developed in cooperation with the City,~~
42 ~~Washington State Department of Transportation, Kitsap Transit, and the private~~

landowners to ensure coordinated and consistent development. The Ferry Terminal plan should address such issues as design standards, coordinated transportation analysis, pedestrian and visual connections between the ferry terminal and the Winslow Way retail center, and environmental protection.

Water-dependent Industrial District
GOAL LU-21

Allow for the continuation of water-dependent, industrial uses on Bainbridge Island in order to preserve elements of a working waterfront within the urban shoreline area. Water-dependent uses require direct contact with the water and cannot exist at a non-water location due to the intrinsic nature of the operation.

Policy LU 21.1

The Water-dependent Industrial District is intended primarily to provide for ship and boat building and boat repair yards. Preference *should* be given to small, local, boat haul-out and repair facilities, and water-oriented industry which serves boating needs.

Policy LU 21.2

Water-dependent industrial development *shall* not be located on sensitive and ecologically valuable shorelines such as natural accretion shore forms, marshes, bogs, swamps, salt marshes and tidal flats, and wildlife habitat areas, nor on shores inherently hazardous to such development, such as flood and erosion prone areas and steep and unstable slopes.

Policy LU 21.3

Industrial uses *shall* employ best management practices (BMPs) and best available facilities practices and procedures concerning the various services and activities performed and their impacts on the surrounding water quality.

Policy LU 21.4

Regional and statewide needs for industrial facilities *should* be carefully considered in reviewing new proposals, as well as in allocating shorelines for such development. Such reviews or allocations *should* be coordinated with port districts, adjacent counties and cities, and the State in order to minimize new industrial development that would duplicate under-utilized facilities elsewhere in the region, or result in unnecessary adverse impacts.

Policy LU 21.5

Expansion or redevelopment of existing, legally established industrial areas, facilities, and services with the possibility of incorporating *mixed use development* should be encouraged over the addition and/or location of new or single-purpose industrial facilities. Such development or redevelopment for mixed use *should* occur

1 through a master planned development process in areas designated appropriate for
2 such urban shoreline uses.

3
4 **~~Policy LU 21.6~~**

5 Joint use of piers, cargo handling, storage, parking, and other accessory facilities
6 among private or public entities *should* be strongly encouraged or required in waterfront
7 industrial areas.

8
9 **~~Policy LU 21.7~~**

10 New or expanded industrial development *should* be required to provide physical and/or
11 visual access to shorelines and visual access to facilities whenever possible, and when
12 such public access does not cause significant interference with operations or hazards
13 to life and property.

14
15 **~~Winslow Residential Districts~~**

16
17 **~~GOAL LU-22 17~~**

18 **~~The Urban Multi-Family District is intended to provide for moderate to high-~~**
19 **~~density residential development that may include some office and governmental~~**
20 **~~uses, and are permitted as conditional uses.~~**

21
22 **~~Policy LU 22.1 17.1~~**

23 Residential development within the Urban Multi-Family District is served by *public*
24 *facilities* and services normally associated with urban area development.

25
26 **~~Policy LU 22.2 17.2~~**

27 Retain the existing *densities of residential uses* which range from 8 to a maximum of
28 14 units per acre within the Urban Multi-Family District.

29
30 **~~Policy LU 22.3 17.3~~**

31 Provide landscape buffers between any *multifamily* and existing single family homes.

32
33 **~~Policy LU 22.4 17.4~~**

34 To ensure the compatibility of *multifamily* developments with adjacent uses and
35 retain the scale of development in Winslow, *development regulations* include design
36 standards for:

- 37 ● Building height, bulk, massing, and articulation to promote a pedestrian scale
38 and to ensure adequate light, air, and view corridors between lots.
- 39 ● Parking requirements, including location of parking to the rear or side yards.
- 40 ● Landscaping, including parking lots.
- 41 ● Lighting standards that prevent unnecessary glare on neighboring residential
42 properties.
- 43 ● Location and screening of service areas such as dumpsters.

- ~~Open space.~~
- ~~Pedestrian linkages between multifamily buildings and the street edge and adjacent residential or commercial properties.~~

Urban Residential District

GOAL LU-23 18

~~The Urban Residential District is intended for moderate density urban residential development.~~

Policy LU 23.1 18.1

~~Residential development within the Urban Residential District is served by public facilities and services normally associated with urban area development.~~

Policy LU 23.2 18.2

~~Densities of residential use within the Urban Residential District range from 4.3 to a maximum of 6 units per acre.~~

Semi-Urban Residential District

GOAL LU-24 19

~~The Semi-Urban Residential District is intended to provide for vital residential neighborhoods in a semi-urban setting.~~

Policy LU 24.1 19.1

~~The Semi-Urban Residential District is located in areas that are suitable to provide a transition from urban uses to the less intensely developed areas of the Island.~~

Policy LU 24.2 19.2

~~Density of residential use within the Semi-Urban Residential District range from 2.9 to a maximum of 3.5 units per acres.~~

High School Road District

GOAL LU-8 (formerly GOAL LU-16)

~~The High School Road District is intended to provide for mixed-use and commercial development in a pedestrian-friendly retail area.~~

Policy LU 8.1 (formerly LU 20.4 16.1)

~~The High School Road District includes a diversity in types of shopping and employment. A variety of commercial uses are allowed which offer goods and services for the convenience of Island residents.~~

Policy LU 8.2 (formerly LU 20.2 16.2)

1 Auto-oriented uses and drive-through businesses that benefit from access to SR305
 2 *shall* be limited to the area shown on Figure LU-2 below.



Policy LU 8.3 (formerly LU 20.3 16.3)
 Development in the High School Road District *should* promote *pedestrian-oriented* mixed-use and residential development to offer a variety of housing types and sizes.

Policy LU 8.4 (formerly LU 20.4 16.4)
 The properties designated on the Land Use Map as High School Road District II

20 are each limited to no more than 14,400 square feet of retail use. Retail use between
 21 5,000 and 14,400 square feet requires a conditional use permit.

22
 23 This portion of High School Road, designated High School Road District II on the Land
 24 Use Map, is immediately adjacent to a semi-urban, residential area of 2.9 to 3.5 units
 25 per acre and *should* have less intense uses than the remainder of the High School Road
 26 district. Since existing businesses are located in this area and infrastructure is in place,
 27 this Plan recommends the area for the High School Road designation, but with a
 28 limitation on the size of retail uses.

29
 30 **Policy LU 8.5** (formerly LU 20.5 16.5)

31 To ensure visual appeal and pedestrian and bicycle safety, the land *development*
 32 *regulations* include design standards for:

- 33 ● Building height, bulk, and placement.
- 34 ● Landscaping, including screening of parking lots, and development of
 35 *pedestrian-oriented* streetscape with building and landscaping (including
 36 trees) located at the street edge.
- 37 ● Lot coverage.
- 38 ● *Open space*.
- 39 ● Road access and internal circulation including pedestrian connections;
 40 developing more pedestrian crossings; and requiring parking in the rear
 41 wherever possible.
- 42 ● Signage.
- 43 ● Additional *transit* stops on both sides of SR 305.

44

Policy LU 8.6 (formerly LU ~~20.6~~ 16.6)

To visually screen development year-round, properties with frontage along SR 305 *shall* provide a vegetated buffer along the highway that includes the preservation and protection of existing vegetation. Access to these properties *should* not be directly from SR 305.

NEIGHBORHOOD SERVICE CENTERS

The Neighborhood ~~service~~ centers provide Island-wide commercial and service activity outside Winslow. These areas *should* be developed at slightly higher *densities* to reinforce their roles as community service centers. The ~~service~~ centers will also help reduce traffic congestion by providing an alternative to shopping in Winslow.

GOAL LU-9 (formerly GOAL LU-20)

Encourage the development of the Neighborhood ~~service~~ centers at Rolling Bay, Lynwood, Day Road, Fort Ward and Island Center, as designated on the Future Land Use Map, as areas with small- scale, commercial, mixed use and residential development outside Winslow.

Policy LU 9.1 (formerly LU 13.2)

The Neighborhood ~~service~~ centers *should* provide Island-wide small-scale commercial and service activity and *mixed-use development* outside Winslow.

Policy LU 9.2 (formerly LU 13.3)

Development *should* be oriented toward the pedestrian. Retail uses *shall* be encouraged on the ground-floor to prevent blank walls with little visual interest for the pedestrian. Offices and/or residential uses should be encouraged above ground floor retail.

Policy LU 9.3 (formerly LU ~~25.4~~ 20.1)

Allow development of Neighborhood ~~service~~ centers in areas designated on the Future Land Use Map.

Lynwood Center

Policy LU 9.4 (formerly LU ~~25.2~~ 20.2)

Any new development or expansion of existing development in Lynwood Center will be required to connect to *public sewer*, when available, or meet other Health District requirements, when appropriate.

Lynwood Center is designated as a *Special Planning Area*, and a *subarea plan* was completed in 1997. The “Lynwood Center Report and Final Recommendations” is

1 included in the section of the *Comprehensive Plan* entitled *Subarea Plans*.

2 **Island Center**

3 **Policy LU 9.5** (formerly LU ~~25.3~~ 20.3)

4
5
6 Island Center is designated as a *Special Planning Area*. The boundaries for Island
7 Center are as shown on the Land Use Map. Any changes to the boundaries may be
8 determined during the special planning process.

9 **NSC Contract Zone: Miller Road/Battle Point Drive**

10 **Policy LU 9.6** (formerly LU ~~25.4~~ 20.4)

11
12 The 16.7-acre site on Miller Road is designated a contract zone to recognize the
13 activities currently occurring on-site under the provisions of an Unclassified Use Permit
14 and to consider some expansion of those activities.

15 **Rolling Bay**

16 **Policy LU 9.7** (formerly LU ~~25.5~~ 20.5)

17
18 The Neighborhood Center boundaries are as shown on the Land Use Map. Rolling Bay
19 is designated as a *Special Planning Area*. Any changes to the boundaries may be
20 determined during the special planning process.

21 **Fort Ward Planning Area**

22 **Policy LU 9.8** (formerly GOAL LU-27)

23
24 Maintain and enhance the unique character of Fort Ward Planning Area (see Figure A)
25 to-recognize the history and natural landscape of the area and the sense of community
26 that exists, including an *open space* system made up of *wetlands*, a *neighborhood park*,
27 the historic marching fields, unbuildable slopes and the State Park (see Figure 4 3B).
28 The Fort Ward Action Plan is a part of the *Comprehensive Plan* (Appendix XX).

29 **Policy LU 9.9** (formerly LU 32.1)

30
31 Where possible, create tax incentives and encourage private purchase and renovation
32 of historic structures. Transfer *density* within the Fort Ward Study Area as incentives
33 for the preservation of historic structures.

34 **All Neighborhood service centers**

35
36 These following standards ensure that development will be designed to fit into the scale
37 and character of the existing centers and the adjacent residential *neighborhoods*. The
38 City developed design prototypes or illustrated design guidelines for each of the three
39 service centers to serve as a visual reference for the future development of the
40 community. These design guidelines can be crafted to recognize the distinct qualities
41
42
43
44

1 of each designated center ~~the three service centers.~~

2

3 **Policy LU 9.10** (formerly LU ~~25.6~~ 20.6)

4 The Neighborhood ~~service~~ centers *should* achieve a mix of *neighborhood*-scale
5 businesses, public uses, and housing which are compatible with the scale and intensity
6 of the surrounding residential *neighborhood* and which minimize the impact of noise,
7 odor, lighting, fire safety, and transportation on the neighborhood

8

9 **Policy LU 9.11** (formerly LU ~~25.7~~ 20.7)

10 *Mixed use development* is strongly encouraged ~~but not required.~~

11

12 **Policy LU 9.12** (formerly LU ~~25.8~~ 20.8)

13 Proposed uses must consider the impact on water quality, stormwater *runoff*, and
14 *environmentally sensitive areas* such as *wetlands*, *streams* and high vulnerability
15 *recharge areas*.

16

17 **Policy LU 9.13** (formerly LU ~~25.9~~ 20.9)

18 The *development regulations* include design standards for:

- 19 • Building height, bulk, massing and articulation to promote a pedestrian scale.
- 20 • Parking requirements, including location of parking to the rear or side yards,
21 unless otherwise provided for in a *Special Planning Area* plan. Landscaping,
22 including parking lots and buffer areas between higher and lower intensity uses and
23 consideration of trees that allow solar access.
- 24 • Lighting standards that prevent unnecessary glare on neighboring residential
25 properties.
- 26 • Location and screening of service areas such as dumpsters.
- 27 • *Open space*.
- 28 • Pedestrian linkages.

29

30 **Policy LU 9.14** (formerly LU ~~25.10~~ 20.10)

31 Encourage *neighborhood* participation in defining the design standards for each service
32 center.

33

34 **Policy LU 9.15** (formerly LU ~~25.11~~ 20.11)

35 Establish and implement a street tree plan and planting program for major roadways
36 at the Neighborhood ~~service~~ centers.

37

38 **Policy LU 9.16** (formerly LU ~~25.12~~ 20.12)

39 Develop a parking plan, if appropriate, for each service center.

40

41 **Policy LU 9.17** (formerly LU ~~25.13~~ 20.13)

42 Opportunities for providing a *neighborhood* commons or meeting place should be considered
43 with any proposal for major redevelopment of an existing Neighborhood Center or as part of

1 development of a new Neighborhood Center to encourage the use of the Neighborhood
 2 Center by surrounding residents.

3
 4 **Policy LU 9.18** (formerly LU 14.1)

5 To minimize visual and environmental impacts, Encourage parking in the rear or side
 6 yards of *multifamily*, commercial, and *mixed use developments*. Parking lots should
 7 be *pedestrian-oriented* and provide pedestrian and bicycle routes between the street,
 8 parking area, and main entrance, and consideration *should* be given to the use of trees
 9 that allow solar access.

10
 11 **Policy LU 9.19** (formerly GOAL LU-26 21)

12 Infill within the boundaries of the Neighborhood ~~service~~ centers, as designated on the
 13 Land Use Map, through the *transfer of development rights* from *TDR* Sending Areas of
 14 the Island or through an *affordable housing density bonus*.

15
 16 **Policy LU 9.20** (formerly LU 21.1)

17 The base density of residential development in the Neighborhood ~~service~~ centers, as
 18 designated on the Land Use Map, is 2 units per acre. A *density bonus* of 3 units per
 19 acre may be obtained in areas not served by public water and sewer systems and using
 20 *TDRs* or providing *affordable-housing*, provided state and local Health District
 21 regulations can be met. Allow up to R-5 with public water and sewer.

22
 23 **BUSINESS/INDUSTRIAL**

24
 25 **GOAL 10** (formerly Goal LU 22)

26 **The Business/ Industrial Zone (B/I) is intended to provide opportunities for**
 27 **expansion of existing Island businesses, for diversity of jobs and for low-impact**
 28 **industrial activity that contributes to well-paying jobs, where traffic congestion,**
 29 **visual, and other impacts on the surrounding neighborhood can be minimized.**

30
 31 **Policy LU 10.1** (formerly LU ~~27.1~~ 22.1)

32 The Business/Industrial District is for non-polluting, light manufacturing development
 33 as well as other uses that add to the diversity of economic activity on the island and are
 34 compatible with other uses in the Business/Industrial District and neighboring zones.

35
 36 **Policy LU 10.2** (formerly LU ~~27.2~~ 22.2)

37 New manufacturing businesses that plan to utilize toxic/hazardous substances must list
 38 these substances and quantities projected for annual usage; demonstrate compliance
 39 with all Federal, State and Kitsap Public Health District requirements for their handling.
 40 Development proposals are evaluated using performance standards for the B/I district.
 41 Uses of certain toxic/hazardous substances can disqualify the application from

1 approval because of potential environmental impact. However, the City would
 2 consider factors such as quantity used, adequacy of storage, containment, spill
 3 management, and waste disposal plans in reviewing such a proposal.
 4

5 **Policy 10.3** (formerly LU ~~22.3~~)

6 ~~The City shall~~ Coordinate with the Bainbridge Island Fire Department when reviewing
 7 development proposals concerning hazardous.
 8

9 **Policy LU 10.4** (formerly LU ~~27.4~~ ~~22.4~~)

10 Applications for development approval within the Business/Industrial District must
 11 show that adequate water, wastewater, transportation, fire, and storm drainage
 12 services are available to serve the development.
 13

14 **Policy LU 10.5** (formerly LU ~~27.5~~ ~~22.5~~)

15 ~~The City should~~ ensure the adequate monitoring and enforcement of hazardous
 16 material regulations.
 17

18 **Policy LU 10.6** (formerly LU ~~27.6~~ ~~22.6~~)

19 Performance standards for the Business/Industrial District address odor, lighting,
 20 noise, vibration, signage, traffic volumes, ingress and egress, parking, delivery and
 21 loading areas, and pedestrian and vehicle circulation, to create safe, efficient,
 22 compatible conditions among a variety of on-site uses and to protect adjacent
 23 residential *neighborhoods*.
 24

25 **Policy LU 10.7** (formerly LU ~~27.7~~ ~~22.7~~)

26 Business/Industrial uses must be visually screened the development year-round from
 27 adjacent, non-industrial properties and from adjacent roadways.
 28

29 This policy establishes a performance standard – Business/Industrial uses must be
 30 visually screened from the roadway and from adjacent non-Business/Industrial
 31 development. The visual screening could be achieved through a combination of
 32 vegetation and building setback that would add depth to the buffer.
 33
 34

35 **GOAL LU-11** (formerly GOAL LU-23)

36 **Provide appropriate land for Business/Industrial in order to provide opportunities**
 37 **for small manufacturing businesses on the Island to expand, and to provide**
 38 **additional employment opportunities.**
 39

40 **Policy LU 11.1** (Formerly GOAL LU-24)

41 **Discourage the inappropriate designation of isolated Business/Industrial**
 42 **Districts.**
 43

1 While seeking to limit isolated Business/Industrial uses, this Plan also recognizes the
 2 concerns of property owners to continue existing businesses at those locations as non-
 3 conforming uses. Discussion included designation of certain businesses and
 4 nonconforming uses. However, owners were concerned about the ability to obtain
 5 financing in the future. This Plan seeks to reach a compromise.

6
 7 **Policy LU 11.2** (Formerly LU ~~29.1-24.4~~)

8 Isolated Business/Industrial ~~zones~~ activities are designated to reflect historical use and
 9 the designation *should* not be expanded.

10
 11 **CONSERVATION AREA OF THE ISLAND**

12
 13 **GOAL LU-12** (formerly LU-2)

14
 15 **Conserve ecosystems and the Island’s green, natural, open character**

16
 17 **Policy LU 5.6**

18 Development outside of ~~designated centers~~ should be compatible with the valued
 19 features of the Island’s ~~open spaces, harbors, winding roads, small-scale agricultural~~
 20 ~~establishments, natural landscape, and distinctive neighborhoods.~~⁷

21 Uses of land on Bainbridge Island ~~should~~ reflect the intent of the ~~vision, goals, and~~
 22 ~~policies as well as the Land Use Map.~~

23
 24 **Policy LU 12.1** (formerly LU 2.1)

25 Preserve the open space area outside ~~Centers~~ designated centers through a *land use*
 26 pattern which will enhance the character of the area – forested areas, meadows, *farms*,
 27 scenic and winding roads that support all forms of transportation – and the valuable
 28 functions the open space area serves on the Island (i.e., *aquifer recharge, fish and*
 29 *wildlife habitat*, recreation). ~~Preservation and protection of the open space area is also~~
 30 ~~addressed in the Environmental, Greenways, Forest Lands and Agricultural Lands~~
 31 ~~sections of the Environmental Element.~~

32
 33 **Policy LU 12.2** (formerly LU 2.2)

34 Protect *open space, critical areas*, and agricultural uses through public and private
 35 initiatives such as open space tax incentives, *cluster development, PUDs, transfer* and
 36 *purchase of development rights*, public land acquisition, greenways, *conservation*
 37 *easements*, landowner compacts, or limiting the amount of lot coverage.

38
 39 **Policy LU 12.3** (formerly LU 2.3)

40 Encourage the aggregation of nonconforming lots of record and undeveloped
 41 subdivisions and short plats in order to achieve a development pattern that is consistent
 42 with *goals* of the Plan to preserve *open space*, provide greenways through the Island,
 43 protect *environmentally sensitive areas*, and protect the water resources.

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Policy LU 12.4 (formerly LU 2.4)
~~Map the existing aquifers and their recharge areas on the Island and utilize the best available science to design and adopt Aquifer Conservation Zone regulations to protect the Island's water supply.~~ Protect aquifer recharge functions throughout the Island, all of which is an aquifer recharge area, through the application of critical areas regulations, Shoreline Master Program use regulations, low impact development regulations, and the wellhead protection regulations administered by the Kitsap Health District.⁸

Policy LU 12.5 (formerly LU 2.5)
 Establish appropriate procedures to monitor the effect of water drawdowns within and between aquifers, and adopt programs and regulations to preclude groundwater contamination, and to encourage water conservation and enhanced aquifer recharge.

Policy LU 12.6 (formerly LU 2.6)
 Provide detailed goals and policies to protect the Island's ecosystems in the Environmental and Water Resources Element.

Policy LU 12.7 (formerly LU 2.7)
~~The City shall work~~ Work with the County Health Department to allow innovative solutions for on-site sewage treatment, including community septic and grey water systems.

Policy LU 12.8 (formerly LU 2.8)
 Allow a density bonus in exchange for dedicating a portion of property into conservation as open space, farmland, or public access. Priority should be given to conserving these lands near more densely developed areas. ~~Homes must be small and utilize green building techniques with significant reduction in resources in order to qualify for a bonus.~~

GOAL LU-13 (formerly LU-3)

Adopt landscape design standards and identify and protect public vantage points, view corridors and scenic vistas to support the Island's sense of place, identity and orientation.

Policy LU 13.1 (formerly LU 3.1)
 Existing vegetated buffers should be managed to preserve the Island's character and the forested view from the road. Invasive species should be removed in order to keep the native vegetation healthy.

Policy LU 13.2 (formerly LU 3.2)
 New development should be designed to respond to the natural landscape and should be sited so as to have the least visual and environmental impact on the Island landscape.

1 Features that enhance the Island’s character such as barns, fences, fruit or vegetable
2 stands, *should* be retained and encouraged.

3
4 **Policy LU 13.3** (formerly LU 3.3)

5 Map tree-covered hillsides and hilltops, particularly the ridgelines so valued by the
6 community, and adopt regulations and programs to protect them for their visual and
7 aesthetic benefits to the Island as well as their functions as wildlife habitat and erosion
8 and runoff retardation.

9
10 **Open Space Residential District**

11
12 **GOAL LU-14** (formerly LU-~~30~~ 25)

13 **Preserve the character of the interior areas of Bainbridge Island through**
14 **establishment of an Open Space Residential District.**

15
16 **Policy LU 14.1** (formerly LU ~~30.4~~ 25.1)

17 The Open Space Residential District is designated for less intensive, residential
18 development and a variety of agricultural and forestry uses.

19
20 **Policy LU 14.2** (formerly LU ~~30.2~~ 25.2)

21 Residential development *should* be compatible with the preservation of *open space*,
22 forestry, agricultural activities, and natural systems. Accessory *farm* buildings and uses
23 are allowable.

24
25 **Policy LU 14.3** (formerly LU ~~30.3~~ 25.3)

26 The overall *density* for *residential use* is a maximum of one unit per 2.5 acres. However,
27 the landscape *should* maintain the natural and scenic qualities of the Island.

28
29 **Policy LU 14.4** (formerly LU 13.4)

30 *Home occupations* provide employment opportunities and *should* be permitted where
31 they are compatible with surrounding neighborhoods and the environment.

32
33 **Residential Open Space**

34
35 **GOAL LU-15** (formerly -LU-~~34~~ 26)

36 **The Residential-1 (R-1) and Residential-2 (R-2) Districts are intended to**
37 **recognize an existing development pattern in the Open Space areas of the Island.**

38
39 **Policy LU 15.1** (formerly LU ~~34.4~~ 26.1)

40 The R-1 District is intended to recognize an existing development pattern of one unit
41 per acre.

1 **Policy LU 15.2** (formerly LU ~~34.2~~ 26.2)

2 The R-2 District is intended to recognize an existing development pattern of two units
3 per acre.

4
5 **Policy LU 15.3** (formerly LU ~~34.3~~ 26.3)

6 The City *should* consider the development of *subarea plans* that establish *land use*
7 *policies* and *development standards* tailored to the individual communities.
8 *Neighborhood* participation in development of *subarea plans* should be encouraged.

9

10 **Local Food Production**

11

12 **GOAL LU-16** (formerly LU-~~39~~ 34)

13 **Promote food security, local food production, and public health by encouraging**
14 **locally-based food production, distribution, and choice through urban agriculture,**
15 **community gardens, farmers markets, and food access initiatives. Establish**
16 **partnerships and share resources to promote food access and production.**

17

18 **Policy LU 16.1** (formerly LU ~~39.1~~ 34.1)

19 Allow community gardening and/or agriculture on public land where appropriate.

20

21 **Policy LU 16.2** (formerly LU ~~39.2~~ 34.2)

22 Encourage the development of neighborhood community gardens.

23

24 **Policy LU 16.3** (formerly LU ~~39.3~~ 34.3)

25 Promote interagency and intergovernmental cooperation and resource-sharing to
26 expand community gardening opportunities.

27

28 **Policy LU 16.4** (formerly LU ~~39.4~~ 34.4)

29 Promote the dedication of land for community gardens in new housing developments.

30

31 **Policy LU 16.5** (formerly LU ~~39.5~~ 34.5)

32 Support the local farmers market and the direct connection between consumers and
33 farmers.

34

35 **Transfer of Development Rights Program**

36

37 **GOAL LU- 17** (formerly GOAL LU-15)

38 **Prioritize program goals and establish and maintain planning tools, including a**
39 **purchase and transfer of development rights program, which implement the**

1 **goals and policies of this Plan to allow transferring development rights from areas**
2 **intended for conservation, and promoting development in areas suitable for**
3 **development.**

4
5 **Policy LU 17.1** (formerly LU 15.1)

6 Maintain and improve the City’s *Purchase of Development Rights* (PDR) and *Transfer of*
7 *Development Rights* (TDR) programs to enable transferring development rights from
8 areas intended for conservation to areas suitable for development.

9
10 **Policy LU 17.2** (formerly LU 15.2)

11 The City recognizes the need to take a proactive role in the *purchase and transfer of*
12 *development rights* and such a program should include:

- 13 1) Designating appropriate staff resources to promote the program;
- 14 2) Providing for the outright *purchase of development rights* by the City and
- 15 establishing a fund for banking development rights; and
- 16 3) Creating a process that coordinates the *purchase and transfer of*
- 17 *development rights*.
- 18 4) Initiating an outreach program to educate property owners and potential
- 19 buyers about the use of the *Purchase and Transfer of Development Rights*
- 20 *program*.

21
22 **Policy LU 17.3** (formerly LU 15.3)

23 The City has identified appropriate *TDR* sending areas and prioritized areas (or
24 resources) of the Island that are valued by the community and are appropriate for
25 conservation through the *PDR* and/or *TDR* programs.

26
27 Appropriate sending areas for example, could contain sensitive lands that are not
28 protected by the *critical areas* regulations, priority links in the Wildlife Corridor, priority
29 *open space* lands, or historic resources. Determination of appropriate sending areas
30 should also be coordinated with the development of an Island-wide *open space* plan.

31
32 **PROPERTY RIGHTS**

33
34 **GOAL LU-18** (formerly LU-10)

35 **Strive to ensure that basic community values and aspirations are reflected in the**
36 **City’s planning program while recognizing the rights of individuals to use and**
37 **develop private property in a manner that is consistent with City regulations.**
38 **Private property shall not be taken for public use without just compensation**
39 **having been made. The property rights of landowners shall be protected from**
40 **arbitrary and discriminatory actions.**

41
42 **INTERGOVERNMENTAL COOPERATION AND COORDINATION**

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GOAL LU-19 (formerly LU-11)

All government entities *should* strive to cooperate and serve their constituents in a fiscally sound manner.

In addition to the City government, there are three special purpose districts and the Kitsap Public Health District and Sewer District #7 which all serve the citizens of Bainbridge Island, as well as a number of state and county agencies. This *goal* addresses the need for cooperation and coordination in order to serve the Island’s citizens in the most cost effective manner.

HISTORIC PRESERVATION

GOAL LU-21 (formerly LU ~~28~~ 28)

Maintain and support a *Historic Preservation Program*– A successful *historic preservation* program requires on-going support of the community, as well as the City government and its designated department.

Policy LU 21.1 (formerly LU ~~28.1~~ 28.1)

The City ~~shall~~ maintain its the City’s status as a Certified Local Government (CLG), thereby promoting collaboration among City departments, boards and commissions.

Policy LU 21.2 (formerly LU ~~28.2~~ 28.2)

The City and its Historic Preservation Commission (HPC) *should* regularly review the local *historic preservation* ordinance and update where necessary to assure that it achieves the *Comprehensive Plan’s* goals and policies.

Policy LU 21.3 (formerly LU ~~28.3~~ 28.3)

The City and the HPC *should* develop the City’s preferred method of project compliance review and reporting, consistent with state laws and local ordinances.

Policy LU 21.4 (formerly LU ~~28.4~~ 28.4)

The City and HPC *shall* coordinate with tribal communities and other interested stakeholders who have an interest in historic resources on the Island.

GOAL LU-22 (formerly LU ~~29~~ 29)

Identification and Evaluation of Historic Resources – Historic property inventory and context statements inform planning efforts by identifying areas where resources worthy of preservation exist or are likely to occur.

Policy LU 22.1 (formerly LU ~~29.1~~ 29.1)

1 The City and HPC *shall* recognize historic resources listed on, or eligible for, the local
 2 registry as significant historic properties.

3
 4 **Policy LU 22.2** (formerly LU ~~34.2~~ 29.2)

5 The City and HPC *shall* continue to inventory historic resources, thereby maintaining
 6 an up-to-date site database using the latest affordable technologies available.

7
 8 **Policy LU 22.3** (formerly LU ~~34.3~~ 29.3)

9 The City and HPC *should* continue to support and expand the Local Historic Register
 10 program.

11 **Policy LU 22.4** (formerly LU ~~34.4~~ 29.4)

12 The City and HPC *should* develop protocols for the consistent evaluation of historic
 13 resources on the Island.

14
 15 **Policy LU 22.5** (formerly LU ~~34.5~~ 29.5)

16 The City and HPC *shall* define and identify its “iconic” structures and sites (those
 17 intended for permanent preservation), which are deemed essential elements of the
 18 community’s character, history and identity.

19

20 **GOAL LU-23** (formerly LU ~~35-30~~)

21

22 **Preservation and Enhancement of Historic Resources – An effective *historic***
 23 ***preservation* program provides meaningful practical incentives and policies for**
 24 **property owners and developers to preserve historic resources.**

25

26 **Policy LU 23.1** (formerly LU ~~35.1~~ 30.1)

27 The City *shall* encourage preservation of existing historic structures and sites
 28 as an important tool in building a sustainable and unique community.

29

30 **Policy LU 23.2** (formerly LU ~~35.2~~ 30.2)

31 Encourage the preservation, rehabilitation and restoration of existing structures through
 32 the adoption and implementation of the International Existing Building Code (IEBC).

33

34 **Policy LU 23.3** (formerly LU ~~35.3~~ 30.3)

35 Collaborate with the HPC and Design Review Board to develop design guidelines
 36 for projects within or adjacent to significant historic properties and/or
 37 *neighborhoods* to ensure compatible development.

38

39 **Policy LU 23.4** (formerly LU ~~35.4~~ 30.4)

40 Develop guidelines to ensure review of potential direct and indirect impacts to
 41 significant historic properties when planning and/or permitting projects.

42

1 **Policy LU 23.5** (formerly LU ~~35.5~~ 30.5)

2 Identify and support practical owner/operator economic incentives and *policies* to
3 encourage the rehabilitation and preservation of significant historic resources.
4

5 **Policy LU 23.6** (formerly LU ~~35.6~~ 30.6)

6 Engage in cooperative efforts with owners to encourage the preservation of historic
7 resources.
8

9 **GOAL LU-24** (formerly GOAL ~~36~~ 31)

10 **Public Participation – Establishing a broad base of support from citizens and**
11 **their city government will strengthen the community’s commitment to *historic***
12 ***preservation*.**
13

14 **Policy LU 24.1** (formerly LU ~~36.4~~ 31.1)

15 Support an on-going education program to increase awareness of the historic
16 resources on the Island.
17

18 **Policy LU 24.2** (formerly LU 36.2)

19 Support efforts to publicly recognize preservation efforts within the Island community.
20

21 **Policy LU 24.3** (formerly LU ~~36.3~~ 31.2)

22 Collaborate with interested stakeholders to promote historic preservation on the Island.
23

24 **Policy LU 24.4** (formerly LU ~~36.4~~ 31.3)

25 Identify and give public access to, an appropriate repository for curating historic
26 preservation records and documentation.
27

28 **Siting of Essential Public Facilities**
29

30 **GOAL LU-25** (formerly LU ~~37~~ 32)

31 **The needs of the community *should* be met by providing *essential public facilities***
32 **and services that are equitably distributed throughout the community; that are**
33 **located and designed to be safe and convenient to the people they serve; that**
34 **provide flexibility of use and maximum efficiency; and that are compatible with**
35 **adjacent uses, the environment, and preservation of public health and safety.**
36

37 The *GMA* requires that all jurisdictions planning under the Act must provide a process
38 for siting *essential public facilities* such as airports, correctional facilities, sewage
39 treatment plants. These *goals* and *policies* are intended to guide the siting process, and
40 therefore, in accordance with RCW 36.70A.200(2), they do not preclude the siting of
41 *essential public facilities*. Site specific consideration of a proposed *essential public*

1 *facility* would occur during the development application review process.

2

3 **Policy LU 25.1** (formerly LU ~~37.4~~ 32.1)

4 The City *should* develop a list of *essential public facilities* of a local nature that may
5 potentially be sited on Bainbridge Island and coordinate with the *Kitsap Regional*
6 *Coordinating Council* in the development of a list of state and countywide *public facilities*.

7

8 **Policy LU 25.2** (formerly LU ~~37.2~~ 32.2)

9 When an *essential public facility* of a statewide or countywide nature is proposed for
10 Kitsap County, the City *should* appoint representatives as members of the Facility
11 Analysis and Site Evaluation Advisory Committee or any other established siting
12 committee to evaluate proposed *public facility* siting.

13

14 **Policy LU 25.3** (formerly LU ~~37.3~~ 32.3)

15 New *essential public facilities* shall not be located in designated resource lands, and
16 *critical areas*.

17

18 **GOAL LU-26** (formerly GOAL ~~38~~ 33)

19 **The process for siting *essential public facilities* should create an environment**
20 **of cooperation and include adequate and early public review to promote trust**
21 **between government agencies and the community.**

22

23 **Policy LU 26.1** (formerly LU ~~38.4~~ 33.1)

24 If an *essential public facility* is proposed for Bainbridge Island that is an “*essential*
25 *public facility*,” as defined in RCW 36.70A.200, the City *should* create a Facility
26 Analysis and Site Evaluation Committee composed of citizens, City staff, elected
27 officials and appropriate technical experts which should consider in determining a
28 recommendation to City Council, at a minimum, the following:

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- Analysis of the need for such facility;
- The development of specific siting criteria for the proposed project;
- Identification, analysis, and ranking of potential sites;
- Consistency with the *goals* and *policies* of the City's *Comprehensive Plan*;
- Identification of potential physical impacts including, but not limited to, those relating to land use, the environment, transportation, utilities, noise, odor and public safety;
- Identification of potential cumulative impacts, including the likelihood of a related development locating in proximity to the proposed *essential public facility*;
- Identification of potential fiscal impacts to the local economy; and
- Measures to minimize and/or mitigate such impacts.

Policy LU 26.2 (formerly LU ~~38.2~~ 33.2)

1 The City or other government agency, if responsible for construction of an *essential*
2 *public facility*, shall develop a community notification and communications plan that
3 will ensure ongoing contact with the community during the planning and construction
4 phase of a project. The plan *should* include identification of all departments that will
5 play a role in the planning or construction of an *essential public facility*; identify other
6 governmental regulatory requirements; identify strategies for coordinating
7 interdepartmental and interagency activities and strategies for responding to
8 emergency or problem situations; and identify a conflict resolution process.

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15 **LAND USE ELEMENT IMPLEMENTATION**

16
17 **GOAL LU-27** (formerly LU-9)

18 **Ensure that the community *vision* and *goals* in this plan are realized.**

19
20 **Policy LU 27.1** (formerly LU 9.1)

21 Develop a series of benchmarks against which to measure the Plan’s continued viability
22 and ensure that continued public input is part of the monitoring program.

23
24 **Policy LU 27.2** (formerly LU 9.2)

25 The Action Plan to implement the *Comprehensive Plan* should be reviewed yearly to
26 determine whether the status of actions described in the Action Plan. ~~have been~~
27 ~~accomplished.~~

28 **HIGH PRIORITY ACTIONS:**

29
30 **Action #1. Update the Winslow Mixed Use Town Center Plan in order to facilitate**
31 **progress on the Housing Priorities that can best be accommodated in an area**
32 **with an existing urban character, urban facilities, services and multi-modal**
33 **transportation options.**

34
35 **Action #2. Adopt a multi-year planning work program for updating the subarea**
36 **plans for Island Center, Rolling Bay, Fort Ward, Sportsman Triangle, and Day**
37 **Road.**

38
39 **Action #3. Prepare a new Conservation Village land use regulation to incent**
40 **creation of a new housing pattern that consolidates and dedicates open space.**

41
42 **Action #4. Adopt a storm and surface water system plan.**

1 **MEDIUM PRIORITY ACTIONS:**

2
3 **Action #1. Identify discrete sections of the Land Use Code to amended to**
4 **eliminate confusion, redundancy and delay in the permit process.**

5
6 **Action #2. Create more efficient review processes, including the roles and best**
7 **practices and procedures for the Planning Commission, Design Review Board,**
8 **and Hearing Examiner.**

9
10 **Action #3. Prepare benchmarks and a schedule to measure progress on**
11 **implementing the above named priorities.**

12
13 **OTHER PRIORITY ACTIONS:**

14 **Action #1. Review and update design standards and guidelines for the**
15 **neighborhood centers.**

16 **ENDNOTES**

¹ The latest proposed revision to Guiding Policy 6.1 refers to a “plan horizon of one hundred years in order to recognize the longer-term life cycles of natural systems. Tailor green building practices and public infrastructure investments, to be in line with this longer term perspective.”

² This reference to a fifty-year time horizon goes well beyond the 20 year GMA timeframe, but is half the 100 year time frame in Guiding Policy 6.1. Perhaps fifty years is appropriate when speaking of the built environment while 100 years may be more appropriate wen considering the even longer cycle of natural systems and climate change dynamics.

³ Fort Ward appears better suited to serve as a center than the other three historic centers it was previously grouped with (Eagledale, Seabold and Port Madison). Unlike those three, Fort Ward has more immediate prospects for new improvements and uses, such as the Design Center and the community meeting room in the former Fort bakery. In addition, Eagledale, Seabold and Port Madison are within the shadow of established or emerging centers (Winslow and Day Road, respectively) while Fort Ward is more remote and stand alone.

⁴ This is a new policy to reflect the direction in the Water Resources Element that water quality and quantity is to be protected. This may result in land use controls in a designated center that prohibit certain uses or require specific geotechnical or other construction measures.

⁵Council members have expressed concerns that listing these four historic as candidate designated centers would detract from the success of other more suitable places for more dense and mixed-use development. As noted above, only Fort Ward appears to be viable

within the time horizon of this plan, so we now recommend elevating it as a “designated center” and deleting references to Eagledale, Port Madison and Seabold.

⁶ The Conservation Villages tool has been explicitly named in the 5.29.16 draft of the Housing Element as a High Priority Action (#2) citing HO-6.4: “Create new conservation villages permit process to apply outside of designated centers to increase housing choices, including affordable housing, while better conserving open space.” It is also defined in the Glossary.

⁷ Old Policy LU 5.6 is redundant with the policy immediately below it.

⁸ This policy helps carry out the direction of the current draft Guiding Policy #1.1 : “Adopt an Island-wide conservation plan to identify and apply effective strategies to preserve the natural and scenic qualities that make the Island a special place, including better protections for trees, soils and native plants.”



LAND USE ELEMENT

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- Island-wide Conservation Area** 20
 - Open Space Residential District** 22
 - Residential Open Space** 22
- Local Food Production** 23
- Transfer of Development Rights** 24
- Property Rights** 25
- Intergovernmental Cooperation and Coordination** 25
- Historic Preservation** 25
- Essential Public Facilities** 27
- Implementation** 29
- MAPS**
 - Island-wide Land Use Concept** 4
 - Future Land Use Map** 7
- SUBAREA PLANS**
 - [Lynwood Center Subarea Plan](#) and [Winslow Master Plan](#)



LAND USE

Introduction

The Land Use Element is one of the mandatory elements of the Comprehensive Plan under the Growth Management Act (GMA). It addresses the general location and distribution of land uses within the city and, in combination with other Plan Elements, guides the use of land on Bainbridge Island. These other Elements include:

- The Environment and Water Resources Elements that address the protection and conservation of natural systems, including the Island’s sole source aquifer, the quality and quantity of water, habitat, vegetation, and air.
- The Housing Element that identifies strategies to increase the diversity of *housing types* and the supply of *affordable housing* on the Island.
- The Economic Element that encourages programs and policies to support economic vitality and opportunity for Island residents.
- The Transportation Element to provide mobility and safety for all users while respecting neighborhood character and climate resilience.
- The Capital Facilities and Utilities Elements to address the infrastructure needed to serve the planned land uses.

Taken together, these Elements balance the Island’s highly held values of environmental stewardship with the needs of its people for housing, health, safety, economic opportunity, and access to goods, services, recreation, and cultural amenities.

All of these Elements are guided by the Eight Guiding Principles set forth in the Introduction Chapter of this Comprehensive Plan. These Principles emphasize the importance of shaping future growth and redevelopment in a way that retains the Island’s character and quality of life that its residents so highly value.

Future growth on Bainbridge will be accommodated in a manner that is consistent with the requirements of the *GMA*, yet in several ways this comprehensive plan goes beyond the *GMA*’s minimum requirements. For example, it exceeds the *GMA*’s minimal requirement to address water resources as a component of the Land Use Element by instead devoting an entire additional Element to Water Resources. The *GMA* requires plans to be based on a twenty-year horizon, but this plan uses a fifty-year/one hundred-year horizon to better account for the implications of Climate Change and the much longer-term cycles of natural systems and public infrastructure investments.

The Island has sufficiently zoned land in 2016 to accommodate the anticipated growth through the year 2036. Therefore, any localized increase in *density* over current *zoning should* further one or more of these a public purposes:

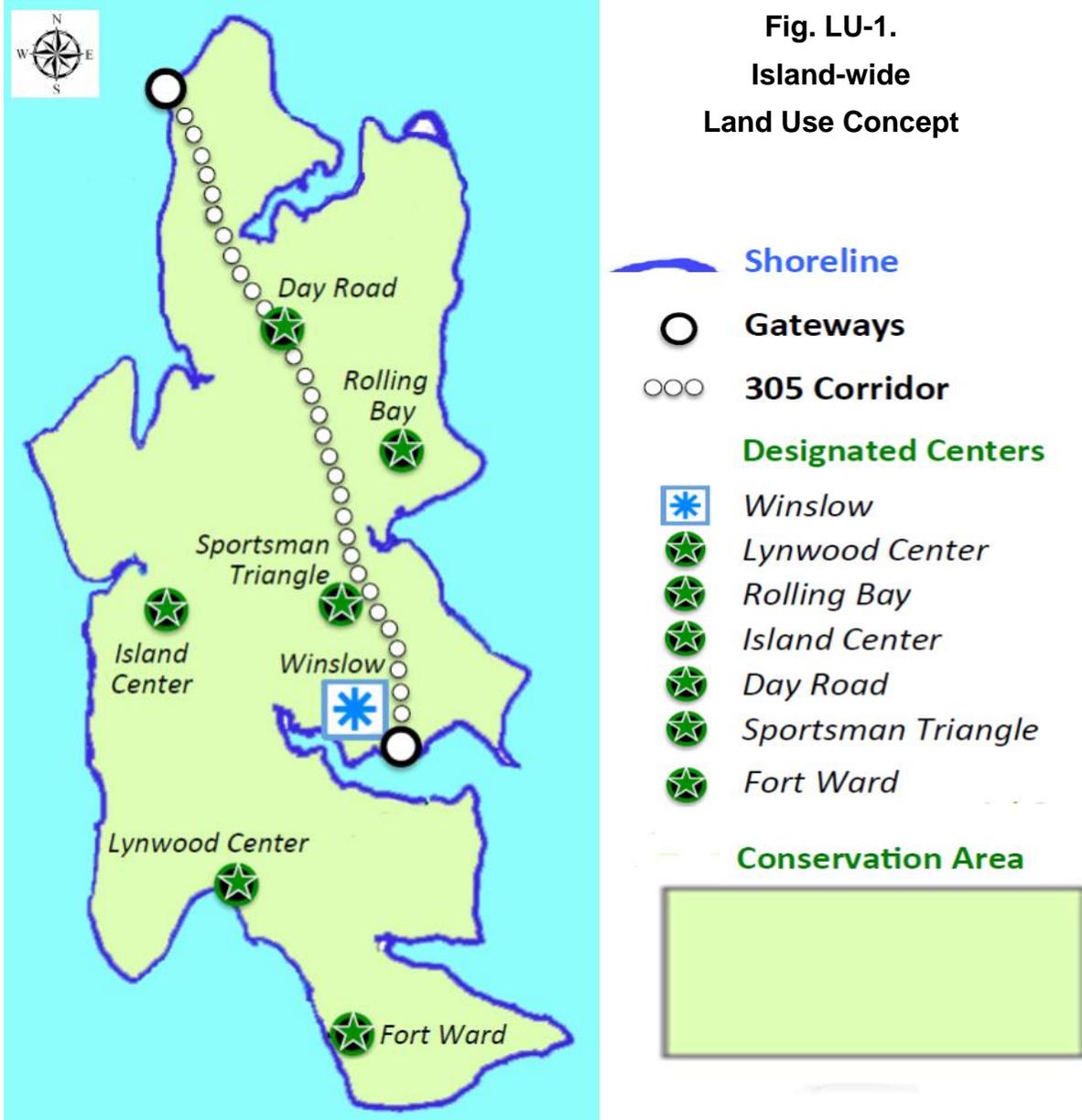
- 1 1) Shift *density* from *critical areas* or farmland to Winslow or other *designated*
- 2 *centers*,
- 3 2) Increase the range and supply of *housing types and affordable housing*.
- 4 3) Contribute to public *infrastructure* or public amenities in excess of what is
- 5 needed to mitigate the impacts of an individual project's development.
- 6 4) Reduce *greenhouse gas* emissions while planning for the effects of *climate*
- 7 *change*.

8
9 Another important component of the Plan's implementation are benchmarks and
10 targets against which to assess progress. For example, the Housing Element sets
11 aspirational targets to increase the diversity of *housing types* and supply of *affordable*
12 *housing*, establishes benchmarks, a monitoring program and a schedule for progress
13 reports. A monitoring program must be created to track progress in achieving other
14 aspects of the Plan's *vision* and *goals*.

15
16

LAND USE VISION

NOTE: THIS SECTION TO BE DRAFTED



GOALS AND POLICIES

GOAL LU-1

Plan for growth based on the growth targets established by the *Kitsap Regional Coordinating Council*: 5,635 additional residents from 2010-2036 and, at the same time, promote and sustain high standards that will not diminish the quality of life and/or degrade the environment of the Island.

Policy LU 1.1

The City accepts the *Kitsap Regional Coordinating Council* (KRPC) population allocation and will continue to analyze the impacts of these allocations as the

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1 *Comprehensive Plan* is implemented. With an allocation of 28,660, the Island must
 2 plan for an increase in population of 5,635 persons by the year 2036.

3
 4 **Policy LU 1.2**

5 Outside of Winslow and the Neighborhood Centers, the Island has a rural appearance
 6 with forested areas, meadows, *farms*, and winding, narrow, and heavily vegetated
 7 roadways. These characteristics represent the Island character that is so highly
 8 valued by its residents. As important as preserving Island character is to its
 9 residents, of equal importance is the protection of the Island's *environmentally*
 10 *sensitive areas*. These outlying areas contain much of the Island's sensitive areas –
 11 the major *recharge* areas for the Island's *aquifers*, *wetlands*, and *streams* that serve
 12 a variety of important functions. Much of the area serves as *fish and wildlife habitat*.
 13 There is strong public support to encourage a pattern of development that preserves
 14 and protects this portion of the Island.

15
 16 **GOAL LU-2**

17 **This *Comprehensive Plan* recognizes and affirms that, as an Island, the City has**
 18 **natural constraints based on the *carrying capacity* of its natural systems.**
 19 **The Plan strives to establish a development pattern that is consistent with the**
 20 ***goals* of the community and compatible with the Island's natural systems.**

21
 22 **Policy LU 2.1**

23 Recognizing that the *carrying capacity* of the Island is not known, the citizens of
 24 Bainbridge Island should strive to conserve and protect its natural systems, within
 25 the parameters of existing data. Revisions to the Plan *should* be made as new
 26 information becomes available.

27
 28 The *carrying capacity* of Bainbridge Island is determined by many factors, including the
 29 supply of limited resources (particularly water), changes in patterns of consumption,
 30 and technological advances. This Plan acknowledges that, with current information,
 31 the carrying capacity of the Island is not known. During the timeframe of this Plan,
 32 additional information on the *carrying capacity* of the Island should be developed.

33
 34 The Plan seeks to take a balanced and responsible approach to future development.
 35 As our understanding of the Island's capacity changes, the recommendations of this
 36 Plan should be reconsidered to ensure that they continue to represent a responsible
 37 path for the long-range future of the Island.

38
 39 **Policy LU 2.2**

40 A public education program *should* be established to foster the community's
 41 understanding of the natural systems on the Island and their *carrying capacity*.

42
 43 **Policy LU 2.3**

44 This Plan recognizes that stewardship of the land is a responsibility of individual
 45 citizens and the community as a whole. Through its status as an employer and
 46 landowner, the City *should* take advantage of its opportunities to be an example of

1 environmental stewardship so that others will be encouraged to follow suit.

2
3 **Policy LU 2.4**

4 The City *should* develop a program that recognizes and rewards stewardship so that
5 others will be encouraged to follow suit.

6
7 **Policy LU 2.5**

8 Work with EcoAdapt and others to prepare a Bainbridge Island Climate Change and
9 Water Conservation Plan strategy.

10
11 **GOAL LU-3**

12 **Develop a meaningful process for citizen participation that includes participation**
13 **from all segments of the Island community.**



14
15 **FIG. LU-2** Strong citizen participation informed the comprehensive plan update.

16
17
18 **ISLAND-WIDE CONSERVATION AND DEVELOPMENT STRATGY**

19
20 **GOAL LU-4**

21 **As part of a long-term, Island-wide, Conservation and Development Strategy,**
22 **focus urban development in designated centers, maximize public access to and**
23 **protect the shoreline, minimize impacts from the SR 305 corridor, and conserve**
24 **the Island’s ecosystems and the green, natural and open character of its**
25 **landscape.**

26
27 **Policy LU 4.1**

28 The majority of development and redevelopment on the Island *should* be
29 accommodated over the next fifty years in *designated centers* that have or will have
30 urban levels of services and *infrastructure*. See Fig. LU-1.

31
32 **Policy LU 4.2**

33 Adopt a multi-year work program to undertake the “*Special Planning Area Process*” for
34 the *designated centers* of Winslow, Island Center, Rolling Bay, Sportsman Triangle, Fort
35 Ward and Day Road. The product of the “*Special Planning Area Process*” will be

1 Subarea Plans for each of the *designated centers* that will be adopted as part of the
 2 *Comprehensive Plan*.

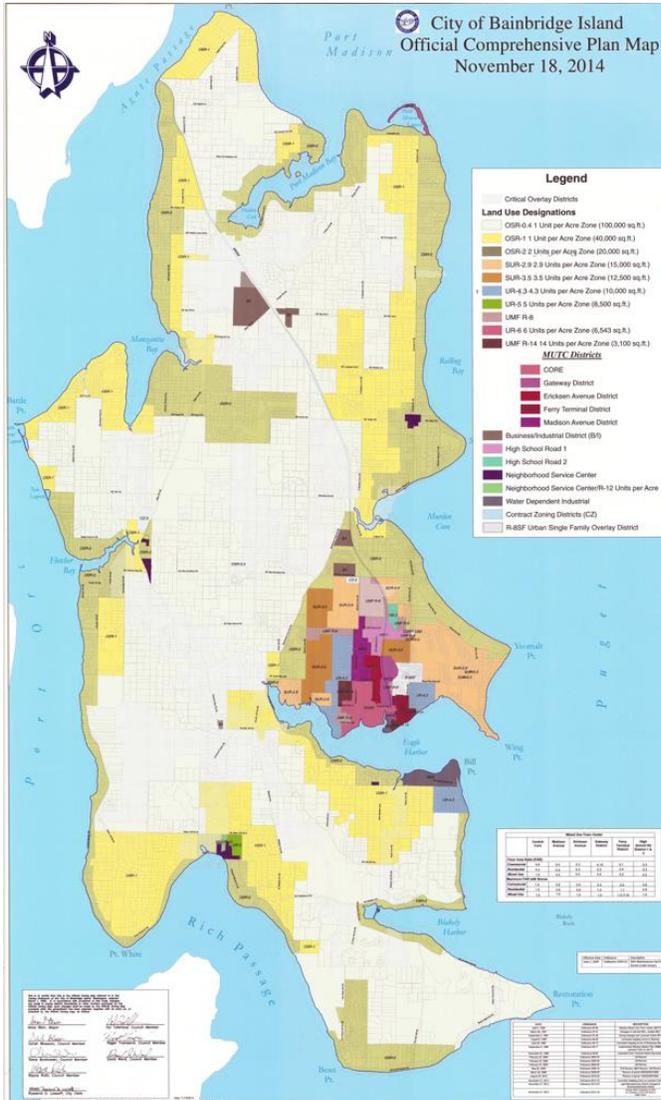
3
 4 **Policy LU 4.3**

5 Updating the Winslow Master Plan is the City's highest work program priority because
 6 the greatest potential for achieving many of the City's priorities is focused there,
 7 including increasing the diversity of *housing types* and the supply of *affordable housing*
 8 while helping to reduce the development pressures in the Island's conservation areas.

9
 10 **Policy LU 4.4**

11 The *special planning area process* for each *designated center* shall be informed by
 12 surface water and aquifer data in the respective watershed and appropriate provision
 13 made to limit permitted uses or require specific measures to protect the water resource.

14
 15



< Fig. LU-3 Future Land Use Map

Policy LU 4.5

The *special planning area process* for each designated center shall engage residents, landowners, businesses and other stakeholders in envisioning the appropriate extent, scale, use mix, and the desired and required services and *infrastructure* to serve the selected use mix and intensity.

Policy LU 4.6

The Future Land Use Map in Fig. LU-2 adopted in this Plan establishes the future distribution, extent, and location of generalized *land uses* on the Island.

Policy LU 4.7

Continue to utilize the *goals* and use regulations of the Shoreline Master Program to protect the environmental quality of and public access to the Island's saltwater shoreline.

16
 17

1 **Policy LU 4.8**

2 The SR 305 corridor, with its gateways at the Washington State Ferry landing in
3 Winslow and the Agate Pass Bridge, is a major regional facility managed by the
4 Washington State Department of Transportation. See Fig. LU-1. The City shall
5 actively work with the State and others to minimize the traffic impacts of SR 305 on
6 mobility, safety, air quality and the visual character of Bainbridge Island, while also
7 serving both the motorized and non-motorized needs of Island residents and
8 businesses.
9



10
11 **Fig. LU-4** The SR 305 corridor is a major part of the Island’s functional mobility and visual character
12

13 **Policy LU 4.9**

14 Lands shown on Fig. LU-1 as “Conservation Areas” are appropriate for residential,
15 recreational, agricultural, habitat and open space uses. The City will use a variety of
16 conservation tools, including public acquisition of certain properties, regulatory
17 protection of environmentally *critical areas*, and innovative *tools* such as aquifer
18 conservation zoning and conservation villages to minimize the development footprint
19 within these Conservation Areas.
20

21
22 **DESIGNATED CENTERS**

23 **GOAL LU-5**

24 **Focus urban development in *designated centers***

25 The Plan focuses residential growth in Winslow and other current and future centers
26 with urban services, such as the Neighborhood Centers. Collectively, Winslow and
27 the Neighborhood centers constitute Bainbridge Island’s *designated centers*.
28

29 This is a change from the 1994 and 2004 Plans, both of which specified a numeric
30 growth strategy as follows: accommodate 50% of the population growth in Winslow
31 through the year 2012, and accommodate 5% of population growth in the
32 Neighborhood Centers. The balance of the growth was to be absorbed throughout the

1 remainder of the Island.

2 **Policy LU 5.1**

3 Winslow is the urban core of the Island, while the Neighborhood Centers are smaller-
4 scale centers. In order to achieve the *goals* of the *GMA* this Plan:

- 5 • Encourages development in areas where *public facilities* and services exist or
- 6 can be provided in an efficient and effective manner.
- 7 • Provides a vibrant, pedestrian-oriented core.
- 8 • Reduces sprawl.
- 9 • Provides choice of housing location and lifestyle.
- 10 • Maintains and protects environmentally sensitive and resource lands.
- 11 • Encourages the retention of open spaces.
- 12 • Maintains and enhances the fish and wildlife habitat.

13
14 **Policy LU 5.2**

15 Increased density over and above the existing zoning in the NSCs *should* only occur
16 through a shift in *density* from *critical areas* and *farms* through *TDRs* and through
17 the use of *density bonuses* for *affordable housing*.

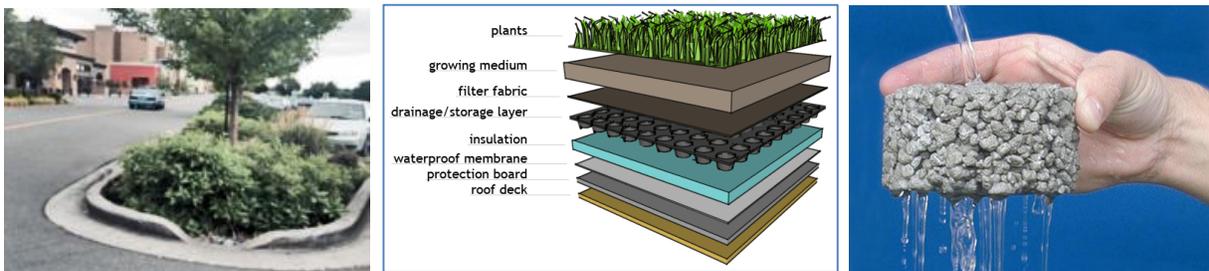
18
19 **Policy LU 5.3**

20 Encourage *residential uses* in a variety of forms and *densities* as part of the use mix in
21 *designated centers*.

22
23 **Policy LU 5.4**

24 *Sustainable* development and redevelopment will be focused in the *designated centers*
25 through a combination of intergovernmental and public-private partnerships, *affordable*
26 *housing* programs, “green” capital projects, and *low impact development* standards.

27



28
29 **Fig. LU 5** Low Impact Development methods mimic natural drainage processes

30
31 **Policy LU 5.5**

32 Implement an optional *green building* code or “green factor” for both commercial and
33 *multifamily* residential projects.

34
35 **Policy LU 5.6**

36 Address mechanisms for retaining and preserving *open space* in the vicinity of
37 *designated centers*.

38
39 **Policy LU 5.7**

40 Encourage the design of buildings in *designated centers* for a long life and adaptability

1 over time to successive uses.

2 **Policy LU 5.8**

3 Adopt *development standards* and program public improvements to encourage
4 walkability within each *designated center* and to the surrounding areas.

6 **Policy LU 5.9**

7 Development *should* be designed and located so as to avoid or minimize potential
8 conflicts with agricultural activities, and right-to-farm ordinances must be recognized
9 by any development located adjacent to agricultural uses.

10 **Policy LU 4.8**

11 Amend the Island-wide Transportation Plan to link *designated centers* and reduce
12 vehicle miles traveled and *greenhouse gas* emissions.

14 **GOAL LU-6**

16 **Ensure a development pattern that is true to the *vision* for Bainbridge Island by
17 reducing the inappropriate conversion of undeveloped land into sprawling
18 development.**

20 **Policy LU 6.1**

21 *Land use* designations *should* reflect the priority of Bainbridge Island to remain primarily
22 residential, with nonresidential development concentrated in the *designated centers*.

24 **Policy LU 6.2**

25 Higher intensity residential and commercial development and human activity is
26 encouraged within Winslow, the heart of Bainbridge Island. In order to create a vibrant
27 city center, direct growth where *infrastructure* exists, reduce reliance on the automobile,
28 provide opportunities for *affordable housing*, and absorb growth that would otherwise be
29 scattered in outlying areas.

31 **Policy LU 6.3**

32 Island Center, Rolling Bay, and Lynwood Centers offer small-scale, commercial and
33 service activity outside of Winslow. These *designated centers should* be allowed to
34 develop at higher *densities* to reinforce their roles as smaller-scale centers.

36 **Policy LU 6.4**

37 Designation of new centers *should* be considered only after detailed analysis of the
38 economic impact of the new development shows there will be no significant, adverse
39 impact on the existing commercial centers, including Winslow.

41 **Policy LU 6.5**

42 The *designated centers* at Day Road and Sportsman Club are intended to augment the
43 Winslow, Lynwood, and Rolling Bay designated centers and allow a diverse economy
44 with business retention, growth and innovation on the island.

46 These Business/Industrial Districts can provide economic activity that includes a variety
47 of low-impact, nonpolluting uses that reflect and respond to changing market conditions

1 and are compatible with the community.

2 **Policy LU 6.6**

3 Applications for development approval on Bainbridge Island *should* be processed within
4 the timelines established in the City's land *development regulations* in order to ensure
5 affordability, fairness, and predictability in the land development process.

7 **Policy LU 6.7**

8 To reflect the policies in the Housing Element to provide for a variety of housing options
9 in areas designated for residential development, including residential open space,
10 *accessory dwelling units* shall be considered allowed uses in all residential zoning
11 districts except R-6.(See Housing Element policy H 3.2)

13 **Policy LU 6.8**

14 Water or wastewater *infrastructure*, which may contribute to system capacity exceeding
15 local need, *shall* not be used to justify development counter to the City-wide *land use*
16 policies.

18 **Winslow**

20 **GOAL LU-7**

21 **The Winslow mixed use and commercial districts are designed to strengthen the**
22 **vitality of downtown Winslow as a place for people to live, shop, and work.**
23 **The Mixed Use Town Center is intended to have a strong, residential component**
24 **to encourage a lively community during the day and at night.**



The Winslow Master Plan encourages development of a *neighborhood* that contains a strong, vital downtown where people want to live, shop and work. Outside the mixed use, higher *density* center, there would be a variety of housing choices, from higher *density multifamily* areas immediately adjacent to the downtown to single-family residential *neighborhoods*.

26
27 **Fig. LU 6** Human scale, pedestrian orientation and active uses create character on Winslow Way

29 **Policy LU 7.1**

30 The major center for new commercial development is the Mixed Use Town Center
31 (MUTC) and the other commercial districts in Winslow.

33 Development within the MUTC and High School Road Districts shall be consistent with
34 the Winslow Master Plan (contained in the Subarea chapter of this Plan). The level of
35 development is determined by using Floor Area Ratio (FAR) rather than *dwelling units*
36 per acre. The use of FAR may result in an increase in the base level of development
37 (*density*) over the existing zoning, but will provide greater flexibility in type and

1 size of housing units that will further the *goals* of this Plan.

2
3 **Policy LU 7.2**

4 A base level of commercial and residential *density* within the *overlay districts* of the
5 MUTC and the High School Road districts is described in the Winslow Master Plan,
6 with an increase in the FAR allowed through the use of:

- 7 • *Affordable housing.*
- 8 • *TDRs (transferable development rights).*
- 9 • Contributions to public *infrastructure* and public amenities in excess of what is
10 required to mitigate the impacts of development.
- 11 • Transfer of *density* within the MUTC and within the High School Road Districts.
- 12 • Preservation on-site of historic structures eligible for inclusion on a local,
13 state or federal register of historic places.
- 14 • Locating ferry-related parking under building.



16
17 **Fig. LU 7** Winslow's residential, commercial and civic uses are inter-connected

18
19 **Policy LU 7.3**

20 Phasing mechanisms and/or incentives *should* be developed to promote the timely
21 and logical progression of commercial and residential development.

22
23 **High School Road District**

24
25 **GOAL LU-8**

26 **The High School Road District is intended to provide for mixed-use and**
27 **commercial development in a pedestrian-friendly retail area.**

28
29 **Policy LU 8.1**

30 The High School Road District includes a diversity of types of shopping and
31 employment. A variety of *commercial uses* are allowed which offer goods and
32 services for the convenience of Island residents.

33
34 **Policy LU 8.2**

35 Development in the High School Road District *should* promote *pedestrian-oriented*
36 mixed-use and residential development to offer a variety of housing types and sizes.

1



Policy LU 8.3

Auto-oriented uses and drive-through businesses that benefit from access to SR305 shall be limited to the yellow dashed area shown in Fig. LU 8.

Policy LU 8.4

To visually screen development year-round, properties with frontage along SR 305 shall provide a vegetated buffer along the highway that includes the preservation and protection of existing vegetation. Access to these properties should not be directly from SR 305.

2 **Fig. LU 8** Detail of the High School Road Area

3

4 **Policy LU 8.4**

5 The properties designated on the Land Use Map as High School Road District II
6 are each limited to no more than 14,400 square feet of retail use. Retail use between
7 5,000 and 14,400 square feet requires a conditional use permit.

8

9 This portion of High School Road, designated High School Road District II on the Land
10 Use Map, is immediately adjacent to a semi-urban, residential area of 2.9 to 3.5
11 units per acre and should have less intense uses than the remainder of the High
12 School Road district. Since existing businesses are located in this area and
13 infrastructure is in place, this Plan recommends the area for the High School Road
14 designation, but with a limitation on the size of retail uses.

15



16 **Fig. LU 9** Low rise and mid-rise building forms in the High School Road Area

17

18

19

1 **Policy LU 8.5**

2 To ensure visual appeal and pedestrian and bicycle safety, the land *development*
 3 *regulations* include design standards for:

- 4 • Building height, bulk, and placement.
- 5 • Landscaping, including screening of parking lots, and development of
 6 *pedestrian-oriented* streetscape with building and landscaping (including
 7 trees) located at the street edge.
- 8 • Lot coverage.
- 9 • *Open space*.
- 10 • Road access and internal circulation including pedestrian connections;
 11 developing more pedestrian crossings; and requiring parking in the rear
 12 wherever possible.
- 13 • Signage.
- 14 • Additional *transit* stops on both sides of SR 305.

17 **NEIGHBORHOOD CENTERS**

18
 19 The Neighborhood Centers provide Island-wide commercial and service activity
 20 outside Winslow. These areas *should* be developed at slightly higher *densities* to
 21 reinforce their roles as community service centers. The service centers will also
 22 help reduce traffic congestion by providing an alternative to shopping in Winslow.

25 **GOAL LU-9**

26 **Encourage the development of the Neighborhood Centers at Rolling Bay,**
 27 **Lynwood, Day Road, Fort Ward and Island Center, as designated on the Future**
 28 **Land Use Map, as areas with small- scale, commercial, mixed use and**
 29 **residential development outside Winslow.**

31 **Policy LU 9.1**

32 The Neighborhood Centers *should* provide Island-wide small-scale commercial and
 33 service activity and *mixed-use development* outside Winslow.

35 **Policy LU 9.2**

36 Development *should* be oriented toward the pedestrian. Retail uses *shall* be
 37 encouraged on the ground-floor to prevent blank walls with little visual interest
 38 for the pedestrian. Offices and/or residential uses should be encouraged above
 39 ground floor retail.

41 **Policy LU 9.3**

42 Allow development of Neighborhood Centers in areas designated on the Future
 43 Land Use Map.

1 **Lynwood Center**
2



3
4 **Fig. LU 10** Lynwood is a thriving mixed-use pedestrian neighborhood center

5
6 **Policy LU 9.4**

7 Any new development or expansion of existing development in Lynwood Center
8 will be required to connect to *public sewer*, when available, or meet other Health
9 District requirements, when appropriate.

10
11 Lynwood Center is designated as a *Special Planning Area*, and a *subarea plan* was
12 completed in 1997. The “Lynwood Center Report and Final Recommendations” is
13 included in the section of the *Comprehensive Plan* entitled *Subarea Plans*.

14
15 **Island Center**
16

17 **Policy LU 9.5**

18 Island Center is designated as a *Special Planning Area*. The boundaries for Island
19 Center are as shown on the Land Use Map. Any changes to the boundaries may be
20 determined during the special planning process.

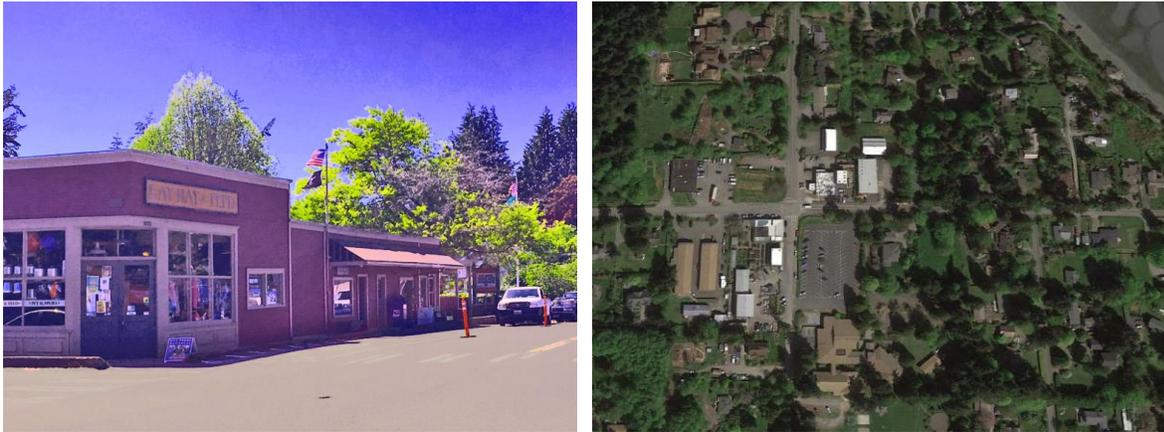
21
22 **NSC Contract Zone: Miller Road/Battle Point Drive**
23

24 **Policy LU 9.6**

25 The 16.7-acre site on Miller Road is designated a contract zone to recognize the
26 activities currently occurring on-site under the provisions of an Unclassified Use Permit
27 and to consider some expansion of those activities.
28
29

1 **Rolling Bay**

2



3

4 **Fig. 11** Rolling Bay is a cluster of primarily retail and civic uses

5

6 **Policy LU 9.7**

7 The Neighborhood Center boundaries are as shown on the Land Use Map. Rolling
8 Bay is designated as a *Special Planning Area*. Any changes to the boundaries may be
9 determined during the special planning process.

10

11

12 **Fort Ward**

13



14

15 **Fig. 12** History and several structures help create unique character and identity at Fort Ward

16

17 **Policy LU 9.8**

18 Maintain and enhance the unique character of Fort Ward Planning Area (see Figure A)
19 to-recognize the history and natural landscape of the area and the sense of community
20 that exists, including an *open space* system made up of *wetlands*, a *neighborhood*
21 park, the historic marching fields, unbuildable slopes and the State Park (see Figure 4
22 3B). The Fort Ward Action Plan is a part of the *Comprehensive Plan* (Appendix XX).

23

24

1 **Policy LU 9.9**

2 Where possible, create tax incentives and encourage private purchase and renovation
 3 of historic structures. Transfer *density* within the Fort Ward Study Area as incentives
 4 for the preservation of historic structures.
 5

6 **All Neighborhood Centers**

7
 8 These following standards ensure that development will be designed to fit into the
 9 scale and character of the existing centers and the adjacent residential *neighborhoods*.
 10 The City developed design prototypes or illustrated design guidelines for each of the
 11 three service centers to serve as a visual reference for the future development of the
 12 community. These design guidelines can be crafted to recognize the distinct qualities
 13 of each designated center.
 14

15 **Policy LU 9.10**

16 The Neighborhood Centers *should* achieve a mix of *neighborhood*-scale businesses,
 17 public uses, and housing which are compatible with the scale and intensity of the
 18 surrounding residential *neighborhood* and which minimize the impact of noise, odor,
 19 lighting, fire safety, and transportation on the neighborhood
 20

21 **Policy LU 9.11**

22 *Mixed use development* is strongly encouraged ~~but not required~~.
 23

24 **Policy LU 9.12**

25 Proposed uses must consider the impact on water quality, stormwater *runoff*, and
 26 *environmentally sensitive areas* such as *wetlands*, *streams* and high vulnerability
 27 *recharge areas*.
 28

29 **Policy LU 9.13**

30 The *development regulations* include design standards for:

- 31 • Building height, bulk, massing and articulation to promote a pedestrian scale.
- 32 • Parking requirements, including location of parking to the rear or side yards,
 33 unless otherwise provided for in a *Special Planning Area* plan. Landscaping,
 34 including parking lots and buffer areas between higher and lower intensity uses
 35 and consideration of trees that allow solar access.
- 36 • Lighting standards that prevent unnecessary glare on neighboring residential
 37 properties.
- 38 • Location and screening of service areas such as dumpsters.
- 39 • *Open space*.
- 40 • Pedestrian linkages.

41
 42 **Policy LU 9.14**

43 Encourage *neighborhood* participation in defining the design standards for each
 44 service center.
 45

1 **Policy LU 9.15**

2 Establish and implement a street tree plan and planting program for major roadways
3 at the Neighborhood Centers.

4
5 **Policy LU 9.16**

6 Develop a parking plan, if appropriate, for each service center.

7
8 **Policy LU 9.17**

9 Opportunities for providing a *neighborhood* commons or meeting place should be considered
10 with any proposal for major redevelopment of an existing Neighborhood Center or as part of
11 development of a new Neighborhood Center to encourage the use of the Neighborhood
12 Center by surrounding residents.

13
14 **Policy LU 9.18**

15 To minimize visual and environmental impacts, encourage parking in the rear or side
16 yards of *multifamily*, commercial, and *mixed use developments*. Parking lots should
17 be *pedestrian-oriented* and provide pedestrian and bicycle routes between the street,
18 parking area, and main entrance, and consideration *should* be given to the use of trees
19 that allow solar access.

20
21 **Policy LU 9.19**

22 Infill within the boundaries of the Neighborhood Centers, as designated on the Land
23 Use Map, through the *transfer of development rights* from *TDR* Sending Areas of the
24 Island or through an *affordable housing density bonus*.

25
26 **Policy LU 9.20**

27 The base density of residential development in the Neighborhood Centers, as
28 designated on the Land Use Map, is 2 units per acre. A *density bonus* of 3 units per
29 acre may be obtained in areas not served by public water and sewer systems and
30 using *TDRs* or providing *affordable-housing*, provided state and local Health District
31 regulations can be met. Allow up to R-5 with public water and sewer.

32
33 **Business/Industrial**

34
35 **GOAL 10**

36 **The Business/ Industrial Zone (B/I) is intended to provide opportunities for**
37 **expansion of existing Island businesses, for diversity of jobs and for low-**
38 **impact industrial activity that contributes to well-paying jobs, where traffic**
39 **congestion, visual, and other impacts on the surrounding neighborhood can be**
40 **minimized.**

41
42 **Policy LU 10.1**

43 The Business/Industrial District is for non-polluting, light manufacturing
44 development as well as other uses that add to the diversity of economic activity on

1 the island and are compatible with other uses in the Business/Industrial District and
2 neighboring zones.

3
4 **Policy LU 10.2**

5 New manufacturing businesses that plan to utilize toxic/hazardous substances must
6 list these substances and quantities projected for annual usage; demonstrate
7 compliance with all Federal, State and Kitsap Public Health District requirements for
8 their handling. Development proposals are evaluated using performance standards
9 for the B/I district. Uses of certain toxic/hazardous substances can disqualify the
10 application from approval because of potential environmental impact. However, the
11 City would consider factors such as quantity used, adequacy of storage,
12 containment, spill management, and waste disposal plans in reviewing such a
13 proposal.

14
15 **Policy 10.3**

16 Coordinate with the Bainbridge Island Fire Department when reviewing development
17 proposals concerning hazardous.

18
19 **Policy LU 10.4**

20 Applications for development approval within the Business/Industrial District must
21 show that adequate water, wastewater, transportation, fire, and storm drainage
22 services are available to serve the development.

23
24 **Policy LU 10.5**

25 Ensure the adequate monitoring and enforcement of hazardous material
26 regulations.

27
28 **Policy LU 10.6**

29 Performance standards for the Business/Industrial District address odor, lighting,
30 noise, vibration, signage, traffic volumes, ingress and egress, parking, delivery and
31 loading areas, and pedestrian and vehicle circulation, to create safe, efficient,
32 compatible conditions among a variety of on-site uses and to protect adjacent
33 residential *neighborhoods*.

34
35 **Policy LU 10.7**

36 Business/Industrial uses must be visually screened the development year-round
37 from adjacent, non-industrial properties and from adjacent roadways.

38
39 This policy establishes a performance standard – Business/Industrial uses must be
40 visually screened from the roadway and from adjacent non-Business/Industrial
41 development. The visual screening could be achieved through a combination of
42 vegetation and building setback that would add depth to the buffer.

43
44 **GOAL LU-11**

45 **Provide appropriate land for Business/Industrial in order to provide**
46 **opportunities for small manufacturing businesses on the Island to expand,**

1 and to provide additional employment opportunities.
2

3 **Policy LU 11.1**

4 **Discourage the inappropriate designation of isolated Business/Industrial**
5 **Districts.**

6
7 While seeking to limit isolated Business/Industrial uses, this Plan also recognizes the
8 concerns of property owners to continue existing businesses at those locations as
9 non-conforming uses. Discussion included designation of certain businesses and
10 nonconforming uses. However, owners were concerned about the ability to obtain
11 financing in the future. This Plan seeks to reach a compromise.
12

13 **Policy LU 11.2**

14 Isolated Business/Industrial activities are designated to reflect historical use and the
15 designation *should* not be expanded.
16
17

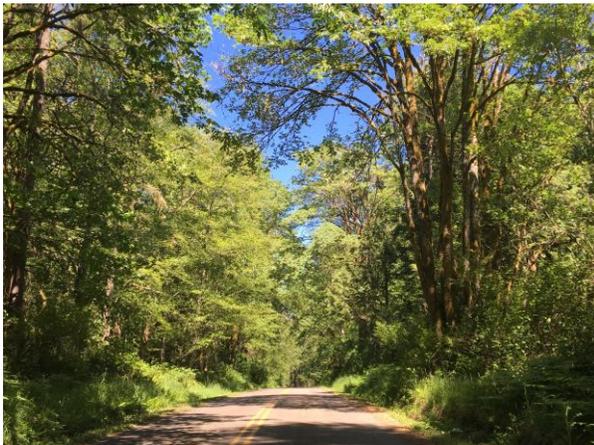
18 **ISLAND-WIDE CONSERVATION AREA**

19
20 **GOAL LU-12**

21
22 **Conserve ecosystems and the Island’s green, natural, open character**
23

24 **Policy LU 12.1**

25 Preserve the open space area outside *designated centers* through a *land use* pattern
26 which will enhance the character of the area – forested areas, meadows, *farms*, scenic
27 and winding roads that support all forms of transportation – and the valuable functions
28 the open space area serves on the Island (i.e., *aquifer recharge, fish and wildlife*
29 *habitat, recreation*).
30



31 **Fig. LU 13** The view from the road on much of the Island is of green, leafy countryside
32
33
34

1 **Policy LU 12.2**

2 Protect *open space, critical areas*, and agricultural uses through public and private
 3 initiatives such as open space tax incentives, *cluster development, PUDs, transfer*
 4 and purchase of *development rights*, public land acquisition, greenways, *conservation*
 5 *easements*, landowner compacts, or limiting the amount of lot coverage-

6
 7 **Policy LU 12.3**

8 Encourage the aggregation of nonconforming lots of record and undeveloped
 9 subdivisions and short plats in order to achieve a development pattern that is
 10 consistent with *goals* of the Plan to preserve *open space*, provide greenways through
 11 the Island, protect *environmentally sensitive areas*, and protect the water resources.

12
 13 **Policy LU 12.4**

14 Protect aquifer recharge functions throughout the Island, all of which is an *aquifer*
 15 *recharge area*, through the application of critical areas regulations, Shoreline Master
 16 Program use regulations, *low impact development* regulations, and the wellhead
 17 protection regulations administered by the Kitsap Health District.

18
 19 **Policy LU 12.5**

20 Establish appropriate procedures to monitor the effect of water drawdowns within and
 21 between *aquifers*, and adopt programs and regulations to preclude *groundwater*
 22 contamination, and to encourage water conservation and enhanced *aquifer recharge*.

23
 24 **Policy LU 12.6**

25 Provide detailed *goals* and *policies* to protect the Island’s ecosystems in the
 26 Environmental and Water Resources Element.

27
 28 **Policy LU 12.7**

29 Work with the County Health Department to allow innovative solutions for on-site
 30 sewage treatment, including community septic and grey water systems.

31
 32 **Policy LU 12.8**

33 Allow a *density bonus* in exchange for dedicating a portion of property into conservation
 34 as *open space*, farmland, or public access. Priority should be given to conserving these
 35 lands near more densely developed areas-

36
 37 **GOAL LU-13**

38 **Adopt landscape design standards and identify and protect public vantage**
 39 **points, view corridors and scenic vistas to support the Island’s sense of place,**
 40 **identity and orientation.**

41
 42 **Policy LU 13.1**

43 Existing vegetated buffers *should* be managed to preserve the Island’s character and
 44 the forested view from the road. Invasive species *should* be removed in order to keep
 45 the *native vegetation* healthy.

1 **Policy LU 13.2**
2 New development *should* be designed to respond to the natural landscape and *should*
3 be sited so as to have the least visual and environmental impact on the Island
4 landscape. Features that enhance the Island’s character such as barns, fences, fruit or
5 vegetable stands, *should* be retained and encouraged.
6

7 **Policy LU 13.3**
8 Map tree-covered hillsides and hilltops, particularly the ridgelines so valued by the
9 community, and adopt regulations and programs to protect them for their visual and
10 aesthetic benefits to the Island as well as their functions as wildlife habitat and erosion
11 and runoff retardation.
12

13 **Open Space Residential District**

14
15 **GOAL LU-14**

16 **Preserve the character of the interior areas of Bainbridge Island through**
17 **establishment of an Open Space Residential District.**
18

19 **Policy LU 14.1**
20 The Open Space Residential District is designated for less intensive, residential
21 development and a variety of agricultural and forestry uses.
22

23 **Policy LU 14.2**
24 Residential development *should* be compatible with the preservation of *open space*,
25 forestry, agricultural activities, and natural systems. Accessory *farm* buildings and
26 uses are allowable.
27

28 **Policy LU 14.3**
29 The overall *density* for *residential use* is a maximum of one unit per 2.5 acres.
30 However, the landscape *should* maintain the natural and scenic qualities of the Island.
31

32 **Policy LU 14.4**
33 *Home occupations* provide employment opportunities and *should* be permitted
34 where they are compatible with surrounding neighborhoods and the environment.
35

36 **Residential Open Space**

37
38 **GOAL LU-15**

39 **The Residential-1 (R-1) and Residential-2 (R-2) Districts are intended to**
40 **recognize an existing development pattern in the Island’s Open Space areas.**
41

42 **Policy LU 15.1**
43 The R-1 District is intended to recognize an existing development pattern of one
44 unit per acre.

1 **Policy LU 15.2**

2 The R-2 District is intended to recognize an existing development pattern of two
3 units per acre.

4
5 **Policy LU 15.3**

6 The City *should* consider the development of *subarea plans* that establish *land use*
7 *policies* and *development standards* tailored to the individual communities.
8 *Neighborhood* participation in development of *subarea plans* should be encouraged.

9

10 **Local Food Production**

11

12 **GOAL LU-16**

13 **Promote food security, local food production, and public health by encouraging**
14 **locally-based food production, distribution, and choice through urban**
15 **agriculture, community gardens, farmers markets, and food access initiatives.**
16 **Establish partnerships and share resources to promote food access and**
17 **production.**

18

19 **Policy LU 16.1**

20 Allow community gardening and/or agriculture on public land where appropriate

21



22

23 **Fig LU 14** Agriculture is part of Bainbridge Island’s landscape, history, economy and culture

24

25 **Policy LU 16.2**

26 Encourage the development of neighborhood community gardens.

27

28 **Policy LU 16.3**

29 Promote interagency and intergovernmental cooperation and resource-sharing to
30 expand community gardening opportunities.

31

32 **Policy LU 16.4**

33 Promote the dedication of land for community gardens in new housing developments.

1 **Policy LU 16.5**

2 Support the local farmers market and the direct connection between consumers and
3 farmers.

4

5 **Transfer of Development Rights Program**

6

7 **GOAL LU- 17**

8 **Prioritize program *goals* and establish and maintain planning tools, including a**
9 ***purchase and transfer of development rights* program, which implement the**
10 ***goals* and *policies* of this Plan to allow transferring development rights from**
11 **areas intended for conservation, and promoting development in areas suitable**
12 **for development.**

13

14 **Policy LU 17.1**

15 Maintain and improve the City’s *Purchase of Development Rights* (PDR) and *Transfer of*
16 *Development Rights* (TDR) programs to enable transferring development rights from
17 areas intended for conservation to areas suitable for development.

18

19 **Policy LU 17.2**

20 The City recognizes the need to take a proactive role in the *purchase and transfer of*
21 *development rights* and such a program should include:

- 22 1) Designating appropriate staff resources to promote the program;
- 23 2) Providing for the outright *purchase of development rights* by the City and
- 24 establishing a fund for banking development rights; and
- 25 3) Creating a process that coordinates the *purchase and transfer of*
- 26 *development rights*.
- 27 4) Initiating an outreach program to educate property owners and potential
- 28 buyers about the use of the *Purchase and Transfer of Development Rights*
- 29 *program*.

30

31 **Policy LU 17.3**

32 The City has identified appropriate *TDR* sending areas and prioritized areas (or
33 resources) of the Island that are valued by the community and are appropriate for
34 conservation through the *PDR* and/or *TDR* programs.

35

36 Appropriate sending areas for example, could contain sensitive lands that are not
37 protected by the *critical areas* regulations, priority links in the Wildlife Corridor,
38 priority *open space* lands, or historic resources. Determination of appropriate
39 sending areas should also be coordinated with the development of an Island-wide
40 *open space* plan.

41

42

43

44

PROPERTY RIGHTS

GOAL LU-18

Strive to ensure that basic community values and aspirations are reflected in the City’s planning program while recognizing the rights of individuals to use and develop private property in a manner that is consistent with City regulations. Private property *shall* not be taken for public use without just compensation having been made. The property rights of landowners *shall* be protected from arbitrary and discriminatory actions.

INTERGOVERNMENTAL COOPERATION AND COORDINATION

GOAL LU-19

All government entities *should* strive to cooperate and serve their constituents in a fiscally sound manner.

In addition to the City government, there are three special purpose districts and the Kitsap Public Health District and Sewer District #7 which all serve the citizens of Bainbridge Island, as well as a number of state and county agencies. This *goal* addresses the need for cooperation and coordination in order to serve the Island’s citizens in the most cost effective manner.

HISTORIC PRESERVATION

GOAL LU-21

Maintain and support a *Historic Preservation Program*– A successful *historic preservation* program requires on-going support of the community, as well as the City government and its designated department.

Policy LU 21.1

Maintain the City’s status as a Certified Local Government (CLG), thereby promoting collaboration among City departments, boards and commissions.

Policy LU 21.2

The City and its Historic Preservation Commission (HPC) *should* regularly review the local *historic preservation* ordinance and update where necessary to assure that it achieves the *Comprehensive Plan’s* goals and policies.

Policy LU 21.3

The City and the HPC *should* develop the City’s preferred method of project compliance review and reporting, consistent with state laws and local ordinances.

Policy LU 21.4

The City and HPC *shall* coordinate with tribal communities and other interested

1 stakeholders who have an interest in historic resources on the Island.

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GOAL LU-22

Identification and Evaluation of Historic Resources – Historic property inventory and context statements inform planning efforts by identifying areas where resources worthy of preservation exist or are likely to occur.

Policy LU 22.1

The City and HPC *shall* recognize historic resources listed on, or eligible for, the local registry as significant historic properties.

Policy LU 22.2

The City and HPC *shall* continue to inventory historic resources, thereby maintaining an up-to-date site database using the latest affordable technologies available.

Policy LU 22.3

The City and HPC *should* continue to support and expand the Local Historic Register program.

Policy LU 22.4

The City and HPC *should* develop protocols for the consistent evaluation of historic resources on the Island.

Policy LU 22.5

The City and HPC *shall* define and identify its “iconic” structures and sites (those intended for permanent preservation), which are deemed essential elements of the community’s character, history and identity.

GOAL LU-23

Preservation and Enhancement of Historic Resources – An effective *historic preservation* program provides meaningful practical incentives and policies for property owners and developers to preserve historic resources.

Policy LU 23.1

The City *shall* encourage preservation of existing historic structures and sites as an important tool in building a sustainable and unique community.

Policy LU 23.2

Encourage the preservation, rehabilitation and restoration of existing structures through the adoption and implementation of the International Existing Building Code (IEBC).

1 **Policy LU 23.3**

2 Collaborate with the HPC and Design Review Board to develop design guidelines
3 for projects within or adjacent to significant historic properties and/or
4 *neighborhoods* to ensure compatible development.

6 **Policy LU 23.4**

7 Develop guidelines to ensure review of potential direct and indirect impacts to
8 significant historic properties when planning and/or permitting projects.

10 **Policy LU 23.5**

11 Identify and support practical owner/operator economic incentives and *policies* to
12 encourage the rehabilitation and preservation of significant historic resources.

14 **Policy LU 23.6**

15 Engage in cooperative efforts with owners to encourage the preservation of historic
16 resources.

17 **GOAL LU-24**

18 **Public Participation – Establishing a broad base of support from citizens and
19 their city government will strengthen the community’s commitment to *historic
20 preservation.***

22 **Policy LU 24.1**

23 Support an on-going education program to increase awareness of the historic
24 resources on the Island.

26 **Policy LU 24.2**

27 Support efforts to publicly recognize preservation efforts within the Island community.

29 **Policy LU 24.3**

30 Collaborate with interested stakeholders to promote historic preservation on the Island.

32 **Policy LU 24.4**

33 Identify and give public access to, an appropriate repository for curating historic
34 preservation records and documentation.

36 **ESSENTIAL PUBLIC FACILITIES**

38 **GOAL LU-25**

39 **The needs of the community *should* be met by providing *essential public
40 facilities* and services that are equitably distributed throughout the community;
41 that are located and designed to be safe and convenient to the people they
42 serve; that provide flexibility of use and maximum efficiency; and that are
43 compatible with adjacent uses, the environment, and preservation of public
44 health and safety.**

1
 2 The *GMA* requires that all jurisdictions planning under the Act must provide a process
 3 for siting *essential public facilities* such as airports, correctional facilities, sewage
 4 treatment plants. These *goals* and *policies* are intended to guide the siting process,
 5 and therefore, in accordance with RCW 36.70A.200(2), they do not preclude the siting
 6 of *essential public facilities*. Site specific consideration of a proposed *essential public*
 7 *facility* would occur during the development application review process.

8
 9 **Policy LU 25.1**

10 The City *should* develop a list of *essential public facilities* of a local nature that may
 11 potentially be sited on Bainbridge Island and coordinate with the *Kitsap Regional*
 12 *Coordinating Council* in the development of a list of state and countywide *public*
 13 *facilities*.

14
 15 **Policy LU 25.2**

16 When an *essential public facility* of a statewide or countywide nature is proposed for
 17 Kitsap County, the City *should* appoint representatives as members of the Facility
 18 Analysis and Site Evaluation Advisory Committee or any other established siting
 19 committee to evaluate proposed *public facility* siting.

20
 21 **Policy LU 25.3**

22 New *essential public facilities* shall not be located in designated resource lands, and
 23 *critical areas*.

24
 25 **GOAL LU-26**

26 **The process for siting *essential public facilities* should create an**
 27 **environment of cooperation and include adequate and early public review to**
 28 **promote trust between government agencies and the community.**

29
 30 **Policy LU 26.1**

31 If an *essential public facility* is proposed for Bainbridge Island that is an “*essential*
 32 *public facility*,” as defined in RCW 36.70A.200, the City *should* create a Facility
 33 Analysis and Site Evaluation Committee composed of citizens, City staff, elected
 34 officials and appropriate technical experts which should consider in determining a
 35 recommendation to City Council, at a minimum, the following:

- 36 ● Analysis of the need for such facility;
- 37 ● The development of specific siting criteria for the proposed project;
- 38 ● Identification, analysis, and ranking of potential sites;
- 39 ● Consistency with the *goals* and *policies* of the City’s *Comprehensive Plan*;
- 40 ● Identification of potential physical impacts including, but not limited to, those
 41 relating to land use, the environment, transportation, utilities, noise, odor and
 42 public safety;
- 43 ● Identification of potential cumulative impacts, including the likelihood of a
 44 related development locating in proximity to the proposed *essential public*
 45 *facility*;

- Identification of potential fiscal impacts to the local economy; and
- Measures to minimize and/or mitigate such impacts.

Policy LU 26.2

The City or other government agency, if responsible for construction of an *essential public facility*, shall develop a community notification and communications plan that will ensure ongoing contact with the community during the planning and construction phase of a project. The plan *should* include identification of all departments that will play a role in the planning or construction of an *essential public facility*; identify other governmental regulatory requirements; identify strategies for coordinating interdepartmental and interagency activities and strategies for responding to emergency or problem situations; and identify a conflict resolution process.

LAND USE ELEMENT IMPLEMENTATION

GOAL LU-27

Ensure that the community *vision* and *goals* in this plan are realized.

Policy LU 27.1

Develop a series of benchmarks against which to measure the Plan’s continued viability and ensure that continued public input is part of the monitoring program.

Policy LU 27.2

The Action Plan to implement the *Comprehensive Plan* should be reviewed yearly to determine the status of actions described in the Action Plan.

HIGH PRIORITY ACTIONS:

Action #1. Update the Winslow Mixed Use Town Center Plan in order to facilitate progress on the Housing Priorities that can best be accommodated in an area with an existing urban character, urban facilities, services and multi-modal transportation options.

Action #2. Adopt a multi-year planning work program for updating the subarea plans for Island Center, Rolling Bay, Fort Ward, Sportsman Triangle, and Day Road.

Action #3. Prepare a new Conservation Village land use regulation to incent creation of a new housing pattern that consolidates and dedicates open space.

Action #4. Adopt a storm and surface water system plan.

MEDIUM PRIORITY ACTIONS:

1 **Action #1.** Identify discrete sections of the Land Use Code to amended to
2 eliminate confusion, redundancy and delay in the permit process.

3
4 **Action #2.** Create more efficient review processes, including the roles and best
5 practices and procedures for the Planning Commission, Design Review Board,
6 and Hearing Examiner.

7
8 **Action #3.** Prepare benchmarks and a schedule to measure progress on
9 implementing the above named priorities.

10

11

12 **OTHER PRIORITY ACTIONS:**

13

14 **Action #1.** Review and update design standards and guidelines for the
15 neighborhood centers.

16

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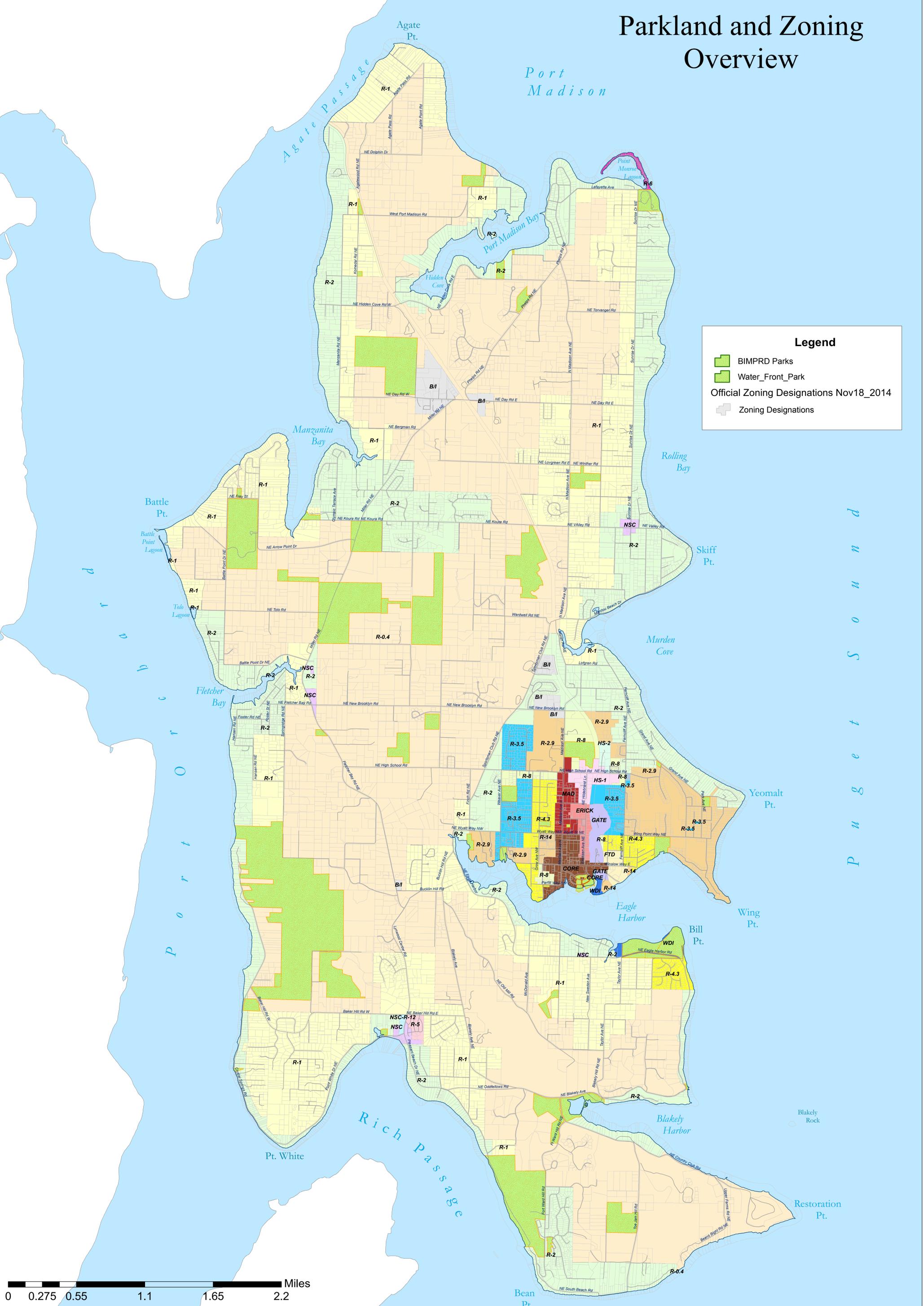
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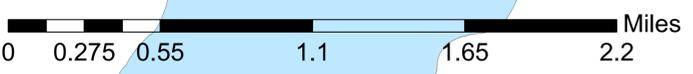
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Parkland and Zoning Overview



Legend

- BIMPRD Parks
- Water_Front_Park
- Official Zoning Designations Nov18_2014
- Zoning Designations



P u r t M a d i s o n S o u n d

Perry Barrett

To: KCook@bainbridgewa.gov
Subject: Parks Comp Plan Amendment
Attachments: Comp Plan Amendment_Parks_2015.pdf

Dear Kathy Cook,

I will drop the hard copy of the proposed amendment to your staff today, but attached is a digital record. The proposal is to provide for a park zoning designation on all park property, City owned and District owned parcels. Also included, is an inventory from 2014 of these park properties. One important note, the Sakai property at Madison will be closing this August to become a new park property for Winslow and the island.

The proposed park zone designation is used on park and open space properties already purchased, and for future properties once purchased by an agency for public park purchases. The zoning does not anticipate possible or future properties not currently a park parcel. Future park properties would be converted to the park designation once the agency had purchased or received as donation the parcel(s) and not prior to closing.

We urge consideration of this amendment and its inclusion in the comprehensive plan update. We see the benefits that a park zone could provide in increasing the administration for a minimal level of park and trail provision and amenity. It also affords the mechanism to provide review and update for any code compliance issues, such as vendor permits or permissions for invasive species/restoration campaigns. For instance, a park zone could afford a basis for the park's property designation, currently done through a Site Plan Permit. Additionally, a park zone could provide for a threshold of acceptable park development. Examples of these include trail head, wayfinding and interpretative signage, play structure, vegetation, access and limited parking. Additionally, a park zone could provide through its classification the adjoining parcel setback, a concern Charles Schmidt has voiced at Pritchard Park where the underlining adjacent zoning is waterfront industrial.

We look forward in working with you and/or your staff as well with Planning Commission. Thank you for your consideration. Please contact me regarding any additional thoughts, concerns or ideas.

Sincerely,

T. Perry Barrett, AICP
Sr. Planner
BIMPRD
206/842-2306 x 119
perry@biparks.org

CITY OF BAINBRIDGE ISLAND
 COMPREHENSIVE PLAN AMENDMENT APPLICATION
 FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
 PENCIL WILL NOT BE ACCEPTED.



<p><u>DATE STAMP FOR CITY USE ONLY</u></p> <p>Bainbridge Island</p> <p>JUN 30 2015</p> <p>Dept. of Planning & Community Development</p>	<p style="text-align: center;"><u>TO BE FILLED OUT BY APPLICANT</u></p> <p>PROJECT NAME: <u>BAINBRIDGE IS MERO PARK & RECREATION DISTRICT</u></p> <p>TAX ASSESSOR'S NUMBER: <u>COMPTON AMENDMENT</u></p> <hr/> <p>PROJECT STREET ADDRESS OR ACCESS STREET: <u>Field NE HIGH SCHOOL RD.</u></p> <hr/> <p style="text-align: center;"><u>FOR CITY USE ONLY</u></p> <p>FILE NUMBER: _____</p> <p>PROJECT NUMBER: _____</p> <p>DATE RECEIVED: _____</p> <p>APPLICATION FEE: _____</p> <p>TREASURER'S RECEIPT NUMBER: _____</p>
<p><u>SUBMITTAL REQUIREMENTS</u></p>	
APPLICATION	<i>One original (which must contain an original signature) and two copies must be provided. Whenever possible, originals must be signed in blue. Please identify the original document.</i>
SUPPORTING DOCUMENTS	<i>One original (which must contain an original signature), where applicable, and two copies (if an original is not applicable, three copies must be provided).</i>
MAPS	Site-specific applications must include vicinity maps.
SUBMITTING APPLICATIONS	Applications <i>must be submitted in person</i> by either the owner or the owner's designated agent. Should an agent submit the application, a <i>notarized Owner/Agent Agreement</i> must accompany the application (owner/app agreement attached). Please call (206) 780-3750 to make an appointment to submit your application.
ATTACHED SUBMITTAL CHECKLIST	Please refer to attached Submittal Fact Sheet for further information. NOTE: When submitting this application, please do not copy or include the Submittal Fact Sheet attached to the back of this application.

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

CITY OF BAINBRIDGE ISLAND
COMPREHENSIVE PLAN AMENDMENT APPLICATION
 FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
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A. GENERAL INFORMATION

1. Name of property owner: BAINBRIDGE IS. METROPOLITAN PARK & RECREATION DISTRICT
 Address: 7660 NE HIGH SCHOOL ROAD
 Phone: 206/842-2300 x119 Fax: 206/842-0209
 E-mail: perry@biparks.org
 Name of property owner: _____
 Address: _____
 Phone: _____ Fax: _____
 E-mail: perry@biparks.org

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

2. Authorized Agent/Project Contact: PERRY BARRETT
 Address: 7660 NE HIGH SCHOOL RD.
 Phone: 206/842-2300 x119 Fax: _____
 E-mail: perry@biparks.org

3. Does the amendment request concern a specific property (or properties)? YES NO
4. Does the request relate to a specific area of the island? YES NO (If yes, provide a description of the area or a map indicating the area.)

SEE ATTACHED MAPS AND FROM BIMPRI COMPREHENSIVE
PLAN PARKS, RECREATION & OPEN SPACE, 2014 CHAPTER 4:
INVENTORY & CLASSIFICATION OF EXISTING PARK, PUBLIC AND OTHER
PROTECTED LAND, PLUS SAKAI PURCHASE ON MADISON

5. Does this proposal include an amendment to the Land Use Map of the Comprehensive Plan?
 YES NO If so, please describe: TO ADD A PARK ZONE TO EXISTING
PARK PROPERTIES.

6. If approved, would your Comprehensive Plan Amendment require a Rezone of your property?
 YES NO OR APPLICATION OF AN OVERLAY ZONE THAT ACCOMPLISHES
THE SAME ACTION.

**CITY OF BAINBRIDGE ISLAND
 COMPREHENSIVE PLAN AMENDMENT APPLICATION
 FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
 PENCIL WILL NOT BE ACCEPTED.**



7. Provide a reference to the element(s) of the Comprehensive Plan that is proposed for amendment and pages of the plan, if applicable. NEW PROVISION FOR LAND USE OR ADD TO ENVIRONMENTAL AND/OR NONMOTORIZED ELEMENT(S) A PARK ZONE AND REFERENCE, SEE BIMPRI CHAPTER 4: INVENTORY & CLASSIFICATION OF EXISTING PARKS - SOURCE BIMPRI PARK & RECREATION COMP. PLAN, 2014.

8. Provide proposed amendatory language. PARK ZONE THE DETAILS ON LANGUAGE TO BE DEVELOPED WITH COST PLANNING STAFF. NET EFFECT WILL REDUCE OR ELIMINATE CERTAIN CODE AND PERMIT PROVISIONS, SUCH AS SITE PLAN REVIEW PERMIT, FOR CLASSIFICATION OF PARKS AND PARK SERVICES.

9. Explain the reasons behind this amendment proposal.

- ENHANCE GOVERNMENTAL COOPERATION AND EFFICIENCY.
- PROVIDE FOR MINIMAL PARK IMPROVEMENTS SUCH AS WAYFINDING, INTERPRETATION, TRAIL, NEIGHBORHOOD PLAY STRUCTURE, MINOR PARKING
- ENHANCE WILDLIFE AREAS & CORRIDORS BY REDUCING BARRIERS
- REVIEW AND PROVIDE SETBACKS AND ADJOINING USES.

B. In order to assist the Planning Commission and the City Council in their selection of comprehensive plan amendments, please describe how your proposed amendment meets the following criteria.

1. The proposed amendment advances goals and policies of the Comprehensive Plan (please cite the goal or policy that supports the amendment):

ENVIRONMENTAL ELEMENT, GOAL 2; EN1.2
GREENWAYS, GOAL 1, GW1.1
NONMOTORIZED NPM 1.3 NPM 1.4
WMP 4.1; WMP 4.2; WMP-TRAILS 4.3

2. The proposed amendment is consistent with the goals and regulations of the Growth Management Act:

GMA GOAL 9: OPEN SPACE AND RECREATION
GMA GOAL 12: PUBLIC FACILITIES AND SERVICES
GMA GOAL 13: HISTORIC PRESERVATION
36.70A200 AND 36.70A600 - ESSENTIAL PUBLIC FACILITIES AND NATURAL & REL. AREAS.

3. The relationship of the proposed amendment to other City codes and regulations:

SITE PLAN REVIEW PERMIT
VENDOR AUTHORIZATION
ACCESS PERMIT

CITY OF BAINBRIDGE ISLAND
COMPREHENSIVE PLAN AMENDMENT APPLICATION
FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
PENCIL WILL NOT BE ACCEPTED.



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

T. Perry Barrett
*Signature of owner or authorized agent

6-30-15
Date

T. Perry Barrett
Please print name

*Signature of owner or authorized agent

Date

Please print name

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

Owner/Agent Agreement

The undersigned is (are) the owner(s) of record of the property identified by the Kitsap County Assessor's account number _____, located at ALL PARK PROPERTY, Bainbridge Island, Washington. The undersigned hereby gives (give) consent and approval to A. PERRY BARRETT

to act on his/her (their) behalf as his/her (their) agent to proceed with an application for (please check all items that apply):

- preapplication conference
- planning permits
- construction permits (i.e. building, water/sewer availability, right-of-way, etc)

on the property referenced herein. This agreement authorizes the agent to act on the owner's behalf for the above checked applications through (date or specific phase) COMP. PLAN AMENDMENT

[Signature] 6-30-15 _____
Owner of record Date Owner of record Date

STATE OF WASHINGTON)
) SS.
COUNTY OF KITSAP)

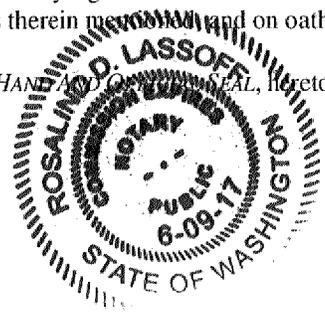
On this 30 day of June, 2015, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared:

A. Perry Barrett

to me known as the individual(s) described in and who executed the foregoing instrument, and acknowledged to me that ~~he~~she/they signed and sealed the said instrument, as hisher/their free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that ~~he~~she/they was(were) authorized to execute said instrument.

WITNESS MY HAND AND SEAL, hereto affixed the day and year in this certificate above written.

Rosalind D. Lassoff
Notary Public in and for the State of Washington
Residing at Bothell, Washington
My appointment expires: 6/9/17



Chapter 4: Inventory & Classification of Existing Park, Public, & Other Protected Land

* C = Community Park, R = Regional Park, N = Neighborhood Park, OS = Open Space, SU = Special Use

** BIMPRD has lease or agreement with owner to manage/operate.

BIMPRD Parks & Properties		* Natural area							Total acres
			Recreational shoreline	Recreational trails	Playground & athletic facilities	Indoor facilities & community centers	Special purpose facilities	Support facilities	
1 Aaron Avenue Tot Lot	N				0.73				0.73
2 Aquatic Center (**BISD)	R					1.50			1.50
3 Battle Point Park/Fairy Dell	R	35.68		X	53.95	0.11		0.11	89.86
4 Blakely Harbor Park	C	20.00	19.09	X					39.09
5 Blossom/Schel Chelb	N	1.64		X					1.64
6 Camp Yeomalt	N	2.62		X		0.18			2.88
7 Eagledale Park	C			X	6.44	0.10			6.54
8 Fay Bainbridge Park	R		16.12					0.20	16.32
9 Fort Ward Parade Grounds	N				2.65				2.65
10 Fort Ward Park	R	132.10	3.23	X					135.33
11 Gazzam Lake Properties/incl Peters	R	468.39	6.50	X					474.89
12 Gideon Park	N			X	2.31			0.10	2.41
13 Gr Forest/HilltopCoridr (** partBISD)	C	240.75		X		0.66			241.41
14 Hawley Cove Park	C	11.64		X					11.64
15 Hidden Cove Ballfields	C	3.03		X	4.75				7.78
16 Hidden Cove Park	C	2.86	2.86	X					5.72
17 Hilltop (** partial lease w/ BILT)	C	26.47						0.20	26.67
18 Island Center Hall	SU					2.29			2.29
19 John Nelson Linear Trail	OS	0.80		X					0.80
20 Madison Avenue Tot Lot	N				0.43				0.43
21 Manzanita Park	C	112.93		X					112.93
22 Meigs Park 1	OS	67.45		X					67.45
23 Nute's Pond	OS	31.80		X					31.80
24 Point White Pier	C		0.69						0.69
25 Pritchard Park (jt owned w/ COBI)	R	25.45	25.51	X					50.96
26 Rockaway Beach	OS		0.52						0.52
27 Rotary Centennial Park (**WSDOT)	SU			X			0.75		0.75
28 Rotary Park	C	2.40		X	7.10	0.10			9.60
29 Sands Avenue Ballfield (**BISD)	C	2.50			7.50				10.00
30 Seabold Hall	SU					1.00			1.00
31 Strawberry Hill Park	C			X	17.44	0.10		0.10	17.64
32 T'Chookwap Park	N	0.32							0.32
33 Ted Olson Nature Preserve	OS	15.30		X					15.30
34 Teen Center (**BISD)	SU					0.10			0.10
35 Waypoint (**COBI)	SU	1.10		X					1.10
36 Waterfront Park Com Cntr (**COBI)	SU					0.34			0.34
37 West Port Madison Nature Preserve	C	12.29		X					12.29
38 Williams-Olson Park	C		3.71					0.10	3.81
39 Yama Property at Blakely Harb Prk	OS	7.40							7.40
40 Trail Easemnt/ROW (open to public)	OS	20.36		X					20.36
41 Conservation Easemts (held by BIMPRD but not open to public)	OS	36.80							36.80
Total		1,282.08	78.23	0.00	103.30	6.48	0.75	0.81	1471.74

Pending Transfers COBI to BIMPRD

1 Blossom/Gazzam		3.32							3.32
2 Lovgren	OS	14.39							14.39
3 Lumpkin	OS	4.45							4.45
4 Manitou Beach Tidelands	OS	0.13							0.13
5 Meigs Park 2	OS	29.64							29.64
Total		51.93	0.00	0.00	0.00	0.00	0.00	0.00	51.93

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* Natural area

	Recreational shoreline					
		Recreational trails				
			Playground & athletic facilities			
				Indoor facilities & community centers		
					Special purpose facilities	
						Support facilities

City of BI Properties

1 Bentryn Farm Property	OS	11.50						11.50
2 Civic Center Plaza/Farmers' Mkt	SU					2.40		2.40
3 Crawford Farm Property	OS	2.30						2.30
4 Johnson Farm	OS	14.00						14.00
5 Lost Valley	OS	33.75						33.75
6 Manitou Beach Upper		0.88						0.88
7 M&E Tree Farm	OS	13.00						13.00
8 Morales Farm Property	OS	4.70						4.70
9 Strawberry Packing Plant	C	3.90						3.90
10 Suyematsu Farm Property	OS	14.80						14.80
11 Waterfront Park	C		4.00	X	2.10			6.10
Total		98.83	4.00	0.00	2.10	0.00	2.40	107.33

BI School District Ownerships

1 Bainbridge High Sch				44.30	0.72			45.02
2 Blakely Elementary Sch				8.70	0.18			8.88
3 Commodore Options Sch				2.62				2.62
4 Grand Forest East (NW Corner)		40.00						40.00
5 Ordway Elementary Sch				1.00	0.18			1.18
6 Sonoji Sakai Intermediate Sch				2.07	0.23			2.30
7 Wilkes Elementary Sch				3.70	0.18			3.88
8 Woodward Middle Sch				40.30	0.28			40.58
Total		40.00	0.00	0.00	102.68	1.77	0.00	144.46

Other Organization Ownerships

1 Bainbr Performg Arts Cultural Cntr					0.29			0.29
2 BI Art Museum					0.20			0.20
3 BI Historical Museum					0.18			0.18
Total		0.00	0.00	0.00	0.67	0.00	0.00	0.67

Other Public Ownerships

1 COBI City Hall					0.13			0.13
2 Fire Station 21 (Madison)					0.03			0.03
3 Fire Station 22 (Bucklin Hill)					0.03			0.03
4 Fire Station 23 (Phelps)					0.03			0.03
5 Fort Ward Historic Bakery Bldg					0.20			0.20
6 Kitsap Regional Library					0.13			0.13
Total		0.00	0.00	0.00	0.54	0.00	0.00	0.54

Private Utility Ownership

Total Puget Sound Energy Agate Pass		0.40						0.40
		0.40	0.00	0.00	0.00	0.00	0.00	0.40

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* Natural area

| Recreational shoreline
 | | Recreational trails
 | | | Playground & athletic facilities
 | | | | Indoor facilities & community centers
 | | | | | Special purpose facilities
 | | | | | | Support facilities

Bl Land Trust In-Fee and Easements

1 Anonymous	6.16							6.16
2 Anonymous	6.30							6.30
3 Anonymous	7.50							7.50
4 Anonymous	7.50							7.50
5 Anonymous	10.00							10.00
6 Bucklin Hill Woods	50.00							50.00
7 Anonymous	20.00							20.00
8 Anonymous	2.94							2.94
9 Fletcher Bay Lots	1.50							1.50
10 Heart of the Forest	19.00							19.00
11 Heron Rookery	10.00							10.00
12 Anonymous	10.00							10.00
13 Anonymous	1.00							1.00
14 Anonymous	7.90							7.90
15 Anonymous	8.30							8.30
16 Anonymous	4.60							4.60
17 Anonymous	7.50							7.50
18 Olympic Terrace Water Association	0.40							0.40
19 Anonymous	7.50							7.50
20 Anonymous	7.00							7.00
21 Anonymous	2.50							2.50
22 Anonymous	0.20							0.20
23 Anonymous	2.60							2.60
24 Sunrise Wetland	5.40							5.40
25 Anonymous	8.00							8.00
26 Anonymous	6.40							6.40
27 Anonymous	2.00							2.00
28 Anonymous	5.00							5.00
29 Anonymous	5.00							5.00
30 Anonymous	4.50							4.50
31 Anonymous	10.00							10.00
31 Anonymous	7.70							7.70
32 W.Bainbridge Shoreline (WBSP)	12.50							12.50
33 Wildlife Corridor	20.00							20.00
Total	286.90	0.00	0.00	0.00	0.00	0.00	0.00	286.90

Private Properties

1 Meadowmeer Golf Course					52.50			52.50
2 Wing Point County Club					104.50			104.50
3 Winslow Green					0.60			0.60
4 Harbor Square					1.00			1.00
Total	0.00	0.00	0.00	0.00	158.60	0.00	0.00	158.60

Non-Profit Properties

1 Bloedel Reserve	149.90	X		0.10				150.00
2 IslandWood	254.48	X		0.52				255.00
Total	404.38	0.00	0.00	0.63	0.00	0.00	0.00	405.01

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** BIMPRD has lease or agreement with owner to manage/operate.

* Natural area
 | Recreational shoreline
 | | Recreational trails
 | | | Playground & athletic facilities
 | | | | Indoor facilities & community centers
 | | | | | Special purpose facilities
 | | | | | | Support facilities

Private Facilities Available for Public Use

1 American Legion Hall					0.07			0.07
2 Bainbridge Athletic Club/Pavillion					0.32			0.32
3 Bainbridge Dance Center					0.05			0.05
4 BI Filipino-American Hall					5.00			5.00
5 BI Grange Hall					0.07			0.07
6 BI Sportsman Club					0.07			0.07
7 Blossom's Community Center					0.07			0.07
8 Hyla Middle School					2.07			2.07
9 Island Fitness					0.18			0.18
10 Island School					0.07			0.07
11 Lynwood Theater					0.07			0.07
Total	0.00	0.00	0.00	0.00	8.03	0.00	0.00	8.03

Note: many churches on the island also have indoor facilities available for public use

Land Classification

Natural Areas

Existing Natural Areas

- 1 Battlepoint Park
- 2 Blakely Harbor Park
- 3 Blossom/Schel Chelb
- 4 Camp Yeomalt
- 5 Fort Ward Park
- 6 Gazzam Lake
- 7 Grand Forest/Hilltop
- 8 Hawley Cove Park
- 9 Hidden Cove Ballfields
- 10 Hidden Cove Park
- 11 John Nelson Linear Trail
- 12 Manzanita Park
- 13 Meigs Park
- 14 Nutes Pond
- 15 Pritchard Park (co-owned COBI)
- 16 Rotary Park
- 17 Sands Ballfield
- 18 T'Chookwap Park
- 19 Ted Olson Nature Preserve
- 20 Waypoint
- 21 West Port Madison Nature Pr
- 22 Yama Property
- 23 Bentryn Farm
- 24 Crawford Property
- 25 Johnson Farm
- 26 Lost Valley
- 27 Manitou Beach Upper
- 28 M&E Tree Farm
- 29 Morales Farm
- 30 Strawberry Packing Plant
- 31 Suyematsu Farm
- 32 Grand Forest East
- 33 Bloedel Reserve
- 34 Islandwood
- 35 Blossom/Gazzam
- 36 Lovgreen
- 37 Lumpkin
- 38 Manitou Beach Tidelands
- 39 Meigs Park 2

Possible Natural Areas

(See next page)



Land Classification

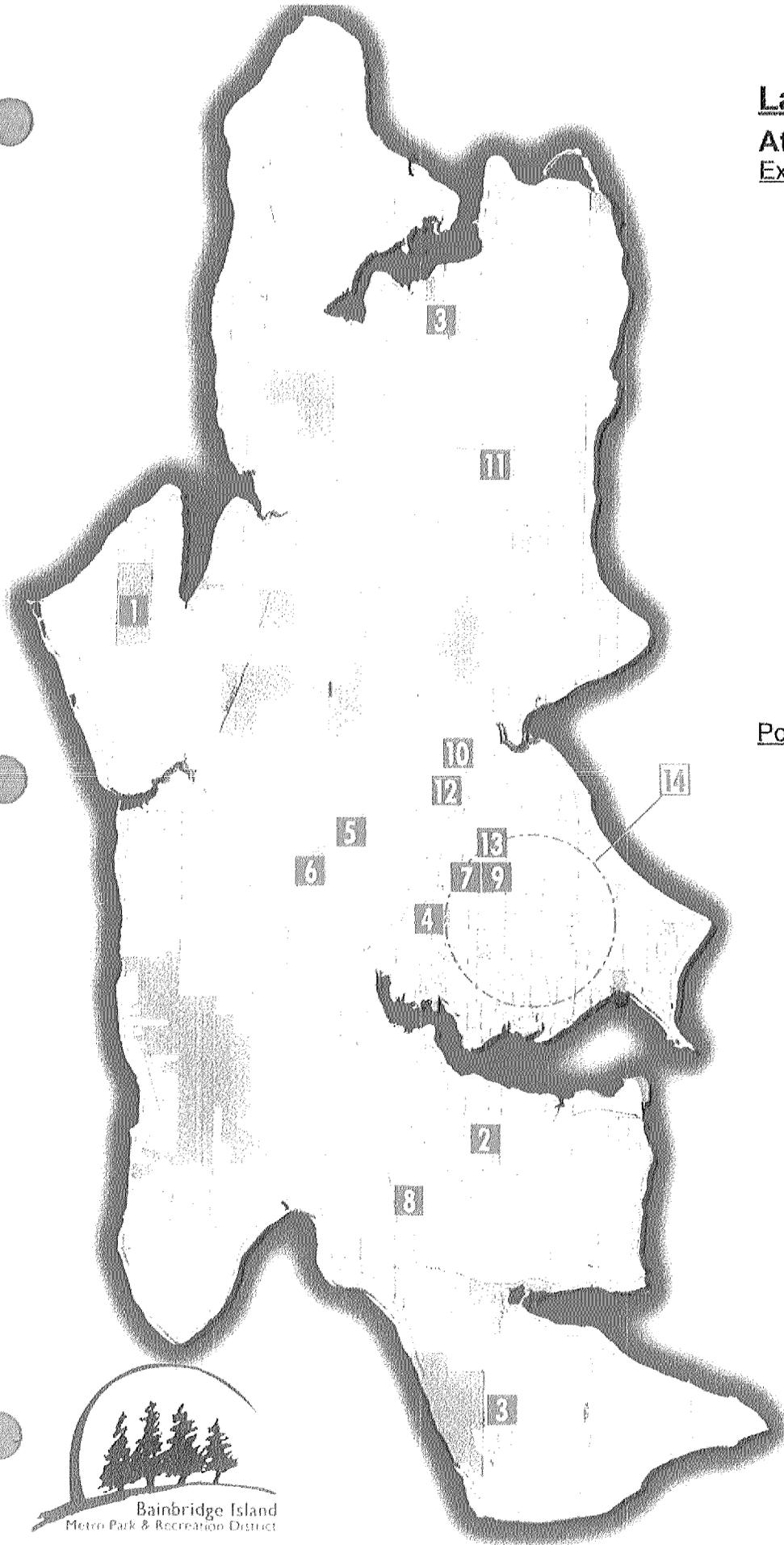
Athletic Facilities

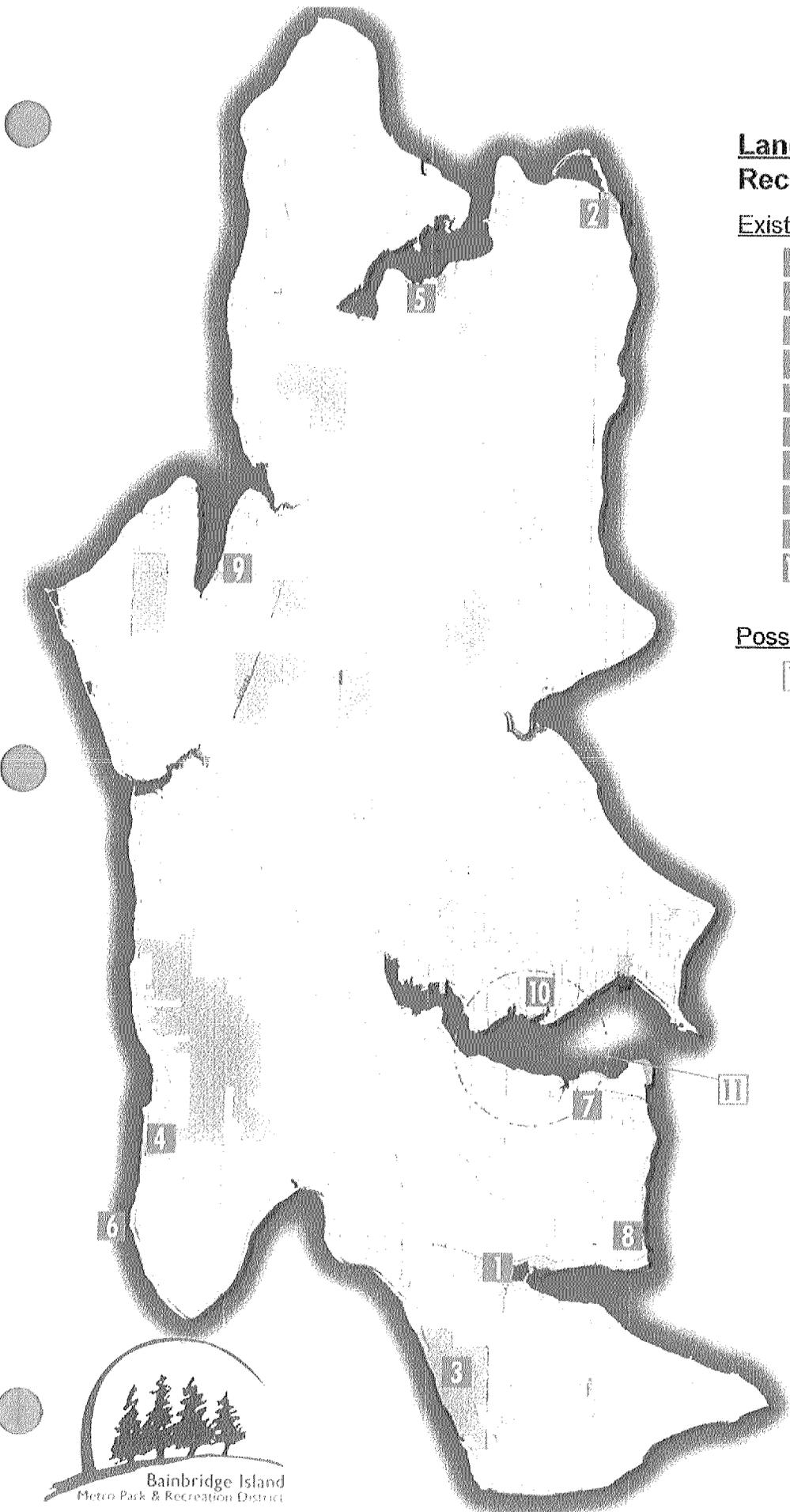
Existing Athletic Facilities

- 1 Battlepoint Park
- 2 Eagledale Park
- 3 Hidden Cove Ballfields
- 4 Rotary Park
- 5 Sands Avenue Ballfield
- 6 Strawberry Hill Park
- 7 Bainbridge HS
- 8 Blakely ES
- 9 Commodore OS
- 10 Sakai IS
- 11 Wilkes ES
- 12 Woodward MS
- 13 Ordway ES

Possible Athletic Facilities

- 14 BI Community Center





Land Classification
Recreational Shoreline

Existing Recreational Shoreline

- 1 Blakely Harbor Park
- 2 Fay Bainbridge Park
- 3 Fort Ward Park
- 4 Gazzam Lake Park
- 5 Hidden Cove Park
- 6 Point White Pier
- 7 Pritchard Park (co-owned COBI)
- 8 Rockaway Beach
- 9 Williams-Olson Park
- 10 Waterfront Park

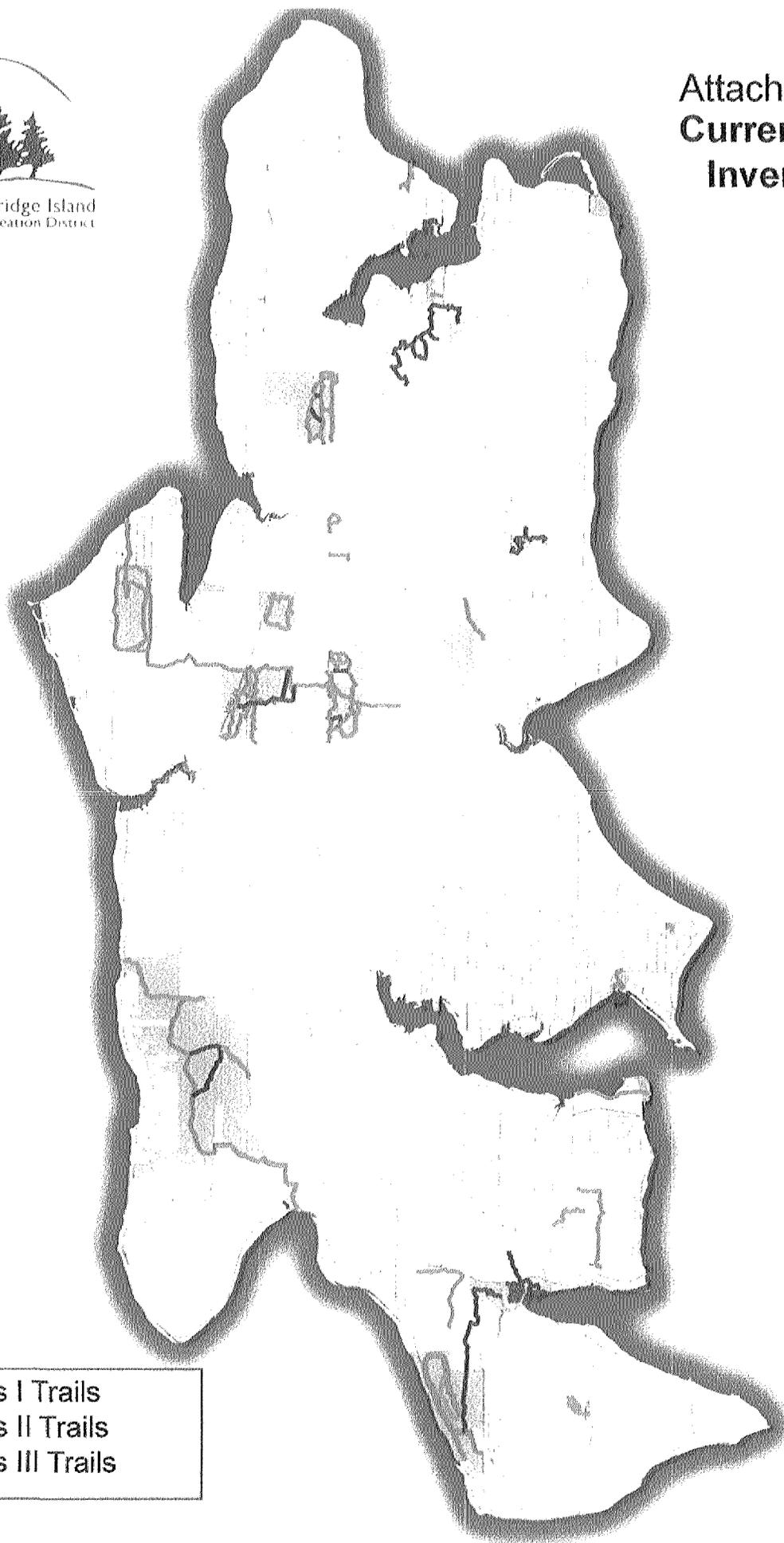
Possible Recreational Shoreline

- 11 Small Craft Facility





Attachment 2 Current Trail Inventory



Legend

	Class I Trails
	Class II Trails
	Class III Trails

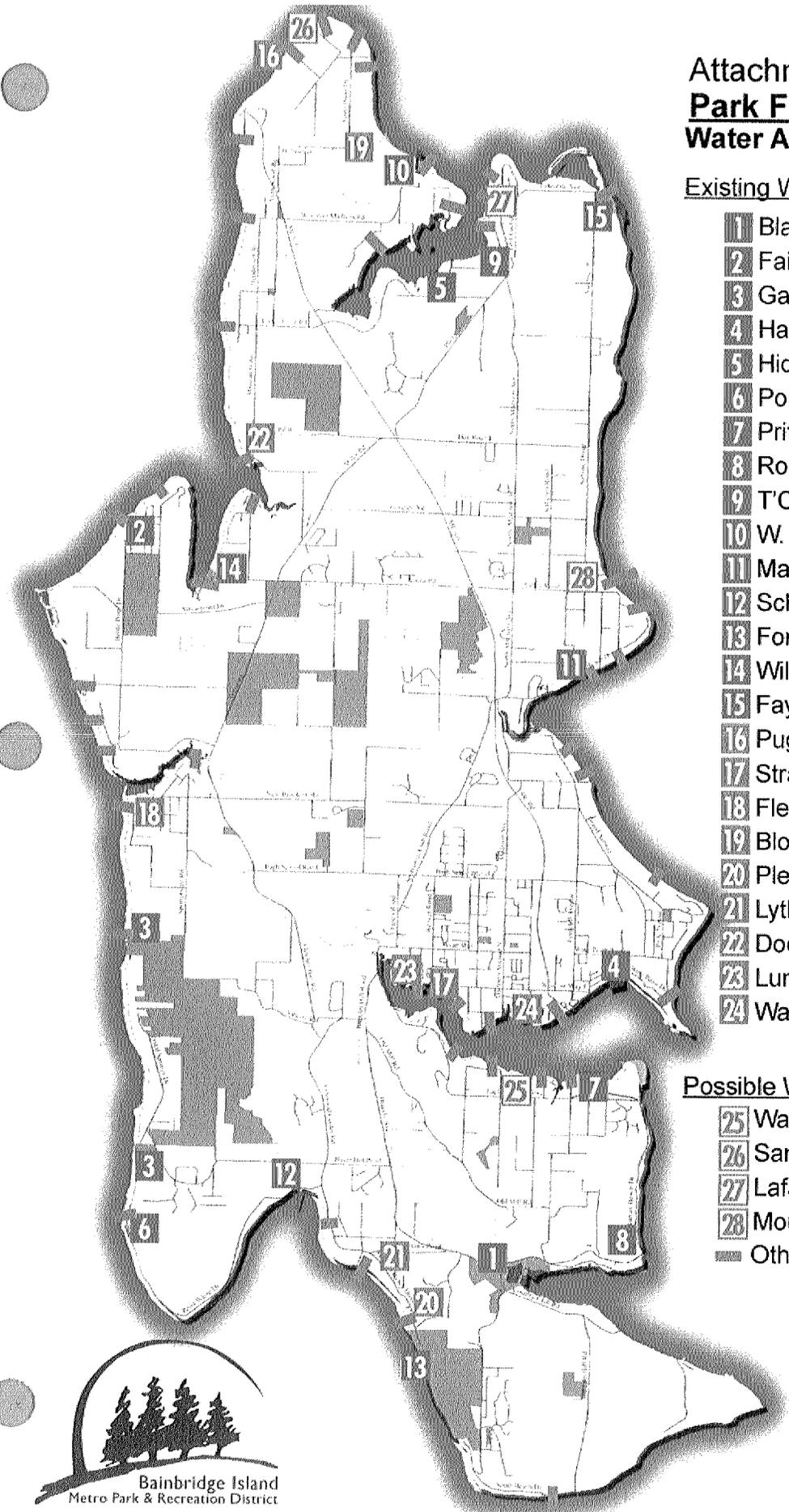
Attachment 3 Park Feature Water Access/Trail

Existing Waterfront Access

- 1 Blakely Harbor
- 2 Fairy Dell Trail
- 3 Gazzam Lake Park
- 4 Hawley Cove Park
- 5 Hidden Cove Park
- 6 Point White Pier
- 7 Pritchard Park (co-owned COBI)
- 8 Rockaway Beach Park
- 9 T'Chookwap Park
- 10 W. Port Madison Nature Prsv.(high bank)
- 11 Manitou Beach
- 12 Schel Chelb
- 13 Fort Ward Park
- 14 Williams-Olson Park
- 15 Fay Bainbridge Park
- 16 Puget Sound Energy
- 17 Strawberry Packing Plant
- 18 Fletcher Bay
- 19 Bloedel Reserve
- 20 Pleasant Beach Drive
- 21 Lytle Road
- 22 Dock Street
- 23 Lumpkin
- 24 Waterfront Park

Possible Waterfront Access

- 25 Ward Avenue
- 26 Sanwick Street
- 27 Lafayette Avenue
- 28 Mountain View Road
- Other Road End Access



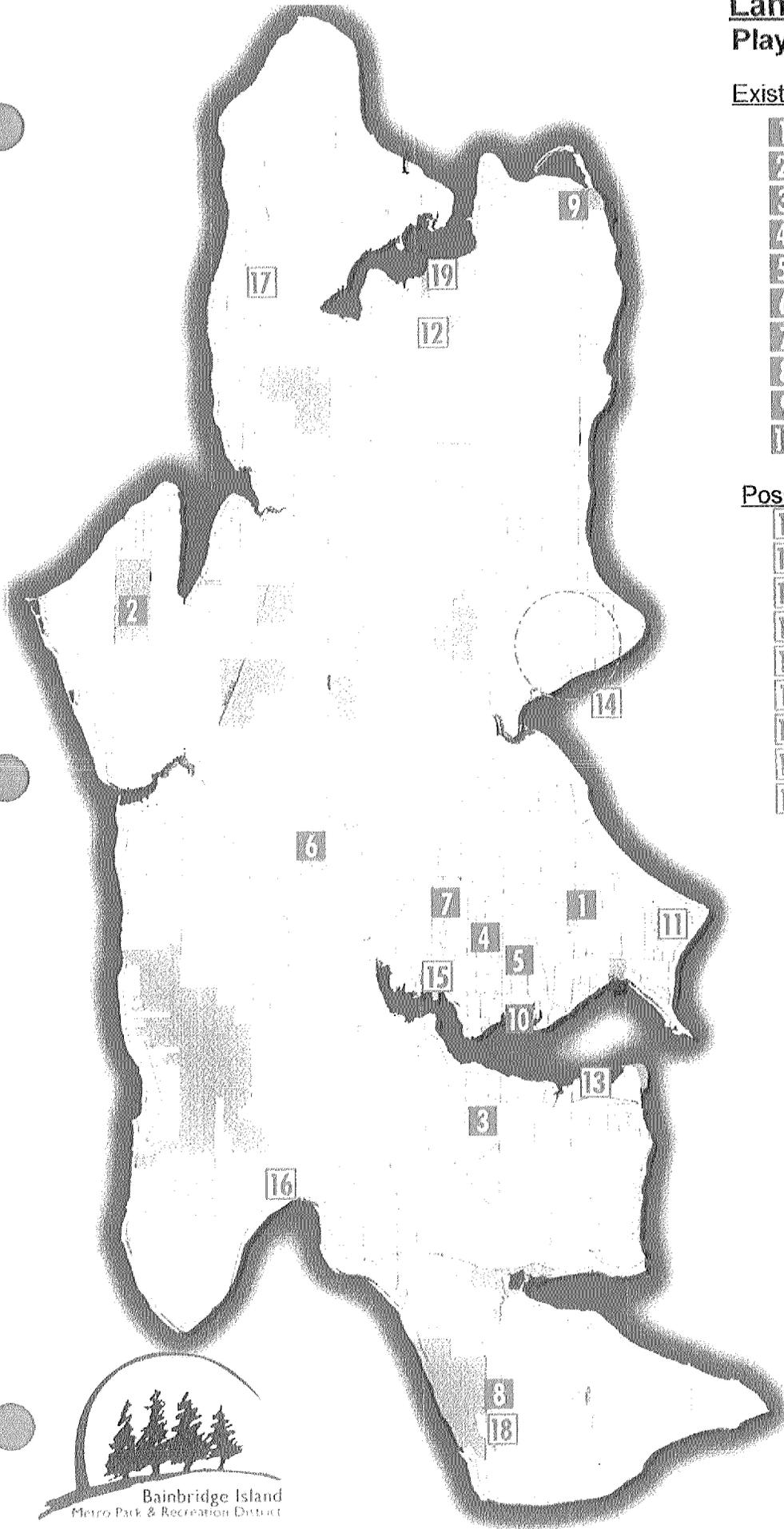
Land Classification Playground/Areas

Existing Playgrounds

- 1 Aaron Avenue Tot Lot
- 2 Battlepoint Park
- 3 Eagdale Park
- 4 Gideon Park
- 5 Madison Avenue Tot Lot
- 6 Strawberry Hill Park
- 7 Rotary Park
- 8 Fort Ward Parade Grounds
- 9 Fay Bainbridge Park
- 10 Waterfront Park

Possible Playgrounds

- 11 Camp Yeomalt
- 12 Hidden Cove Ballfields
- 13 Pritchard Park (co-owned COBI)
- 14 Rolling Bay
- 15 Strawberry Packing Plant
- 16 Schel Chelb
- 17 Seabold Hall
- 18 Fort Ward Park or Parade Grds.
- 19 Hidden Cove Park



Land Classification Indoor Facilities

Existing Facilities

- 1 Battlepoint Park
- 2 Camp Yeomalt
- 3 Eagledale
- 4 Island Center Hall
- 5 Rotary Park
- 6 Strawberry Hill Park
- 7 Prue's House at Hilltop
- 8 Seabold Hall
- 9 Blakely ES
- 10 Ordway ES
- 11 Sakai ES
- 12 Wilkes ES
- 13 Woodward MS
- 14 Hyla MS
- 15 Bainbridge Island HS
- 16 Bainbridge City Hall
- 17 Bainbridge Library
- 18 Bainbridge Dance Center
- 19 Bainbridge Historic Museum
- 20 Bainbridge Athletic Club
- 21 Bainbridge Museum of Art
- 22 Island Fitness
- 23 Fire Station 21 Madison
- 24 Fire Station 22 Bucklin
- 25 Fire Station 23 Phelps
- 26 BI Filipino American Hall
- 27 Bainbridge Island Grange Hall
- 28 American Legion Hall
- 29 Sportsmens Club
- 30 Blossom's Community Center

Existing Large Meeting/Retreat

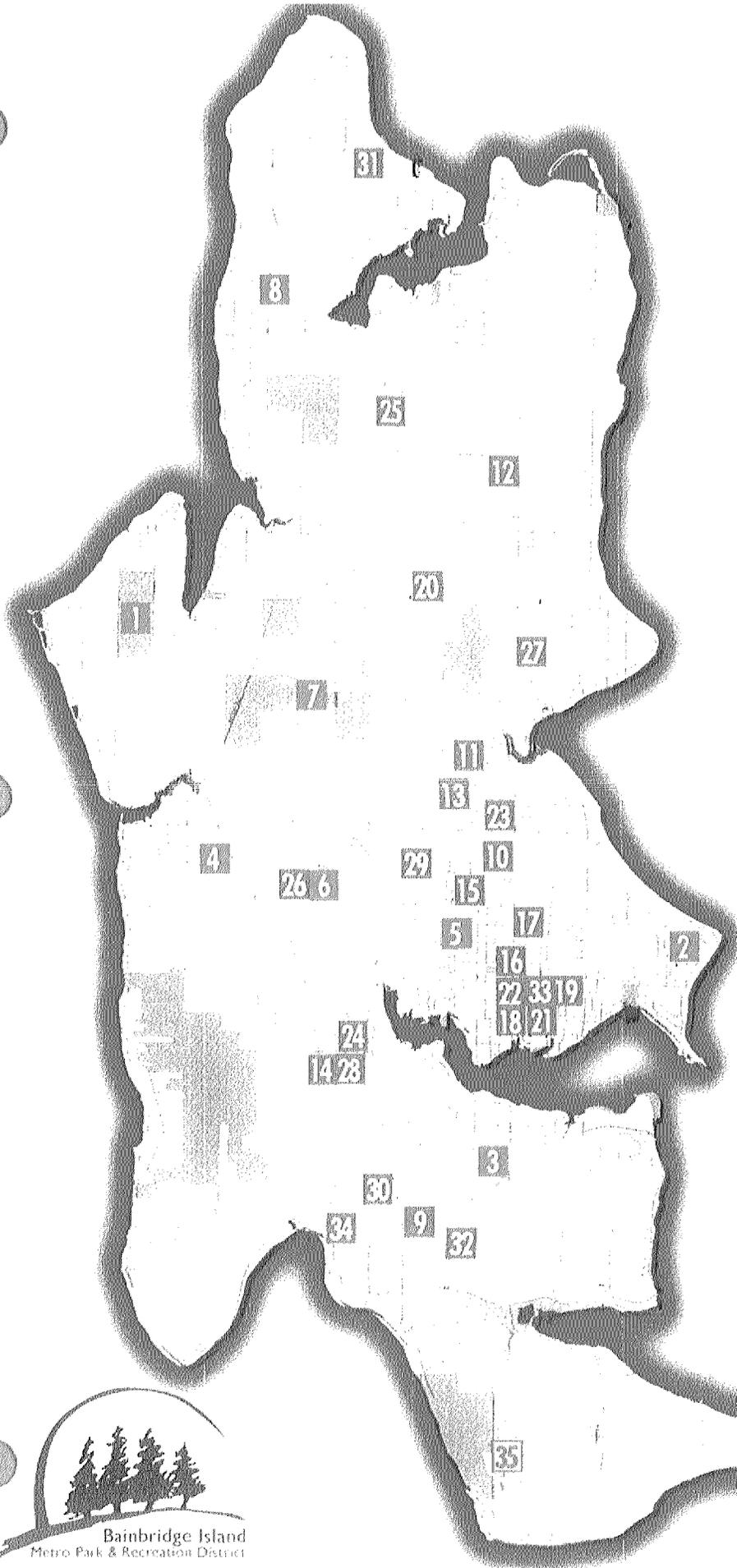
- 31 Bloedel Reserve - private
- 32 Islandwood - private

Existing Auditorium/Theaters

- 33 BI Performing Arts Center
- 34 Lynnwood Center Theater

Possible Multipurpose Facilities

- 35 Fort Ward Bakery



Land Classification **Community Centers**

Existing Facilities

- 1 Aquatic Center
- 2 Waterfront Park CC
- 3 Teen Center

Possible Facilities

- 4 BI Community Recreation Center





Land Classification **Special Purpose Facilities**

Existing Facilities

- 1 Rotary Centennial Park
- 2 BI Civic Center
- 3 Meadowmeer Golf Course
- 4 Wingpoint Country Club
- 5 Harbor Square
- 6 Winslow Green

Land Classification Support Facilities

Existing Facilities

- 1 Gideon Park - Caretaker
- 2 Strawberry Hill Park - Admin.
- 3 Williams Olson - Caretaker
- 4 Hilltop - Caretaker
- 5 Battlepoint Park - Maintenance
- 6 Fay Bainbridge Park - Maint./caretaker

Possible Facilities

- 7 Strawberry Hill Park - Admin
- 8 BI Community Recreation Center - Admin



Jennifer Sutton

From: Perry Barrett <perry@biparks.org>
Sent: Thursday, June 02, 2016 10:05 PM
To: Jennifer Sutton
Subject: Attached draft park zone with reference
Attachments: Park Zone from Goals Objectives_rev.docx; Inventory .pdf

Hi Jennifer,

Attached is the updated draft park zone with our inventory reference. For the entire plan, see http://www.biparks.org/biparks_site/public_info/documents.htm#comp-plan. The material is much the same based on our Goals and Objective section that was submitted previously. However I added what I hope are clarifying references as well as edited section goals to unify topic areas, and added five policy suggestions from staff. Let me know if you have any suggestions!

Thank you.

T. Perry Barrett, AICP
Sr. Planner
BIMPRD
206/842-2306 x 119
perry@biparks.org

Goal P-1 Conserve the Island's ecosystems and the green, natural, open space character of its landscape

Policy 1.1: Designate and map park zone on BIMPRD park properties as attached to the existing inventory, see exhibit, Bainbridge Island Metropolitan Park & Recreation District Comprehensive Plan, 2014, Chapter 4: Inventory & Classification of Existing Park & Other Protected Land; and provide park zone designation to new park properties acquired with public funds, transferred from a public agency or donated from a non-profit or private entity.

Policy 1.2: Specified park properties as attached shall be considered a park site for plan and permitting purposes.

Policy 1.2: BIMPRD will facilitate and assume a primary responsibility for the planning, coordinating, and preserving unique environmental areas, wetlands, wildlife habitat, open spaces, forestlands, and scenic areas on BIMPRD park properties designated as Natural Areas, Bainbridge Island Metropolitan Park & Recreation District Comprehensive Plan, Chapter 4: Inventory & Classification of Existing Park, Public, & Other Protected Land

Policy 1.3: Work with other public agencies such as Kitsap County, Washington State Departments of Fish and Wildlife, Department of Natural Resources, City of Bainbridge Island and mission related non-profit and private agencies such as IslandWood, Bloedel Reserve, Bainbridge Island Land Trust and Bainbridge Island Park Foundation and others, to create an effective approach to identifying key habitat issues and conservation areas.

Policy 1.3 - Wildlife habitat: Identify and conserve critical wildlife habitat including nesting sites, foraging areas, and migration corridors within or adjacent to natural areas, open spaces, and to assist City of Bainbridge policies to create buffers from developing subareas.

Policy 1.4: Preserve sensitive habitat sites that support threatened species and urban wildlife habitat.

Policy 1.5 - Natural areas: Preserve and protect significant environmental features including unique wetlands, open spaces, woodlands, natural shorelines, waterfronts and other characteristics that support wildlife and reflect the island's environmental systems.

Policy 1.6: Provide public access to environmentally significant areas and sites that are especially unique to the island.

Policy 1.7 - Forest lands: Identify and conserve forest cover and the scenic attributes woodlands provide.

Policy 1.8: Identify and preserve prime examples of heritage forestlands on the island.

Policy 1.9: Manage forests for a healthy sustainable ecosystem.

Policy 1.10 - Open spaces: Define and conserve a system of open space corridors to provide definition between natural areas and urban land uses on the island consistent with public values and State of Washington Growth Management Act strategies. Increase natural area and open space linkages to and within the developing urbanizing areas and surrounding neighborhoods such as Rolling Bay, Island Center, Winslow, and Lynwood Center.

Policy 1.11 - Urban growth preserves and set-asides: Cooperate with other public and private agencies, such as the Bainbridge Island Land Trust, and with private landowners to set aside land and resources necessary to provide high quality open space, trail, and park facilities before the most suitable sites are lost to development, and particularly private lands in and around significant wildlife, woodlands, and shoreline areas.

Policy 1.12: Preserve unique environmental features or areas in future land developments and increase public use and public access. Cooperate with other public and private agencies and with private landowners to set aside unique features or areas as publicly accessible resources, such as non-profits, IslandWood and the Bloedel Reserve.

Supporting related references: GOAL LU-2 Policy LU 2.4, aquifers, Policy LU 2.5 *aquifers* and their recharge areas, procedures. Policy LU 2.8, facilitates receiving areas and open space for bonus density. Policy LU 5.7, Land Use designation. Policy LU 6.2, Island Character.

GOAL LU-3 Adopt landscape design standards view corridors and scenic vistas, Island's sense of place, identity and orientation. Policy LU 3.1, Policy LU 4.4, retaining open space in vicinity of neighborhood centers.

Goal P-2 Natural shorelines and shorelines providing developed recreation uses are important characteristics highly valued by residents.

The park zone provides for designated land that BIMPRD will assume a primary responsibility for the planning, development, and operation of a variety of recreational shoreline oriented facilities. These facilities may include fishing sites, boat launch ramps, swimming beaches, picnicking areas, and campgrounds and natural areas. Shoreline parks provide recreational facilities that are directly related to environmental and shoreline access oriented resources. The park zone designation is attached to BIMPRD shoreline park sites in the Natural and Shoreline categories, Bainbridge Island Metropolitan Park & Recreation District Comprehensive Plan, Chapter 4: Inventory & Classification of Existing Park, Public, & Other Protected Land.

Policy 2-1: BIMPRD will work with other public and private agencies, particularly City of Bainbridge Island, Kitsap County, Washington State Park & Recreation Commission, and WA State Departments of Fish & Wildlife and Natural Resources and non-profit entities to develop and operate appropriate recreational shoreline parks.

Policy 2:2 - Waterfront access and facilities: Acquire and develop additional shoreline access for fishing, beachcombing, beach walks, wading, swimming, small water craft center and related water access uses and related recreational activities and pursuits.

Policy 2,3 -Picnicking and day use activities: Acquire and develop additional island-wide picnic sites, shelters, and day-use group picnic grounds at major natural area and recreational shoreline parks throughout the island.

Policy 2:4: Provide for routine maintenance of existing facilities and trails as a permitted use in Shoreline parks and Natural Area and City designated critical areas.

Goal P-3: Continue to develop an island trail network for designated park trail linkages and off-road connections between parks and other off-road destinations.

BIMPRD is responsible for the planning, developing and maintenance of designated trails known as recreational trails. Recreational trails may also include water trails. City of Bainbridge Island is lead for on-road bicycle planning, transportation, touring routes, and scenic drives. The concept is exhibited through the trail planning document attached to the Bainbridge Island Metropolitan Park & Recreation District Comprehensive Plan, Trails Vision Plan Chapter 4. BIMPRD will work with other public and private agencies to achieve these goals to implement its vision for a community trail network. Recreational trails provided for in the park zone are trails attached to BIMPRD park properties.

Policy 3-- Water trails: Incorporate and improve facilities for a shoreline system of boat ramps, landings, and other improvements to public facilities for appropriate non-motorized craft for a water trail around the

island and as an extension of the Cascade Marine Trail and Kitsap Peninsula Water Trails for public enjoyment.

Policy 3-2: Where appropriate incorporate and extend a water trail network for hand-carry or car-top craft including canoes and kayaks for the circumference of the island using BIMPRD parks, designated COBI road-ends, and Washington State Department of Fish & Wildlife and Natural Resources sites and tidelands.

Policy 3-3 Off-road trail systems: Create a comprehensive system of trails appropriate to hike, bike and equestrian experiences that access scenic, environmental, historical, and open space attributes on the island, and expand and link the existing trail systems to create island-wide networks.

Policy 3-4: Develop a series of trailheads, trailside rest stops, viewpoints, interpretive exhibits, and trail signage systems that integrate hike, bike, and horse trails with specific historical, cultural, environmental, and scenic points of interest, such as former boat landings, sawmills, farmsteads, roads, and bridges, among others.

Policy 3-5: Where appropriate, complement continuous trail corridors and/or loop routes with parks, other public facilities, historical sites, the Winslow urban center and subareas, and link to City of Bainbridge Island Non-motorized plan.

Policy 3:6: Furnish trails with appropriate supporting trailhead improvements where appropriate that include interpretive and directory signage systems, rest stops, restrooms, parking and loading areas, water, and other services.

Policy 3-7: Where appropriate, link to trailheads at or in conjunction with park sites, and other community facilities to increase local area access to island-wide trail systems and reduce duplication of supporting improvements.

Policy 3-8: Develop trail improvements of a design and development standard that is easy to maintain and access by maintenance, security, and other appropriate personnel, equipment, and vehicles.

Policy 3-9: Develop and support a Trails Committee and support volunteer Adopt-A-Trail programs for citizens and organizations to provide park maintenance and litter pick-up activities.

Policy 3-10: New trail development and maintenance will conform to trail classifications identified in the Bainbridge Island Metropolitan Park & Recreation Plan, 2014, Ch. 4-3 "Trail Standard" and are a permitted use and exempt from clearing and grading permitting to trail lengths of a .5 mile unless wetland or shoreline factors.

Supporting reference, LU 4.8, trail linkages, greenhouse gases.

Goal P-4: Playground and athletic facilities are components that contribute to public infrastructure and amenities important to the community. BIMPRD will assume a primary responsibility for the development of an integrated system of local neighborhood playgrounds, fields, and courts that are of most interest to island residents. BIMPRD will assume responsibility for the planning of a system of local and regional athletic park facilities including recreational soccer, lacrosse, softball, and baseball fields that are of interest to island residents and league participants. The park zone designates these facilities under Playground and Athletic Facilities categories in the Bainbridge Island Metropolitan Park & Recreation District Comprehensive Plan, Chapter 4: Inventory & Classification of Existing Park, Public, & Other Protected Land.

BIMPRD will work as appropriate with other public and private agencies to achieve these goals, including BISD and island youth sports league organizations. In conjunction with these agencies, BIMPRD will work to site and sponsor the development of major recreational outdoor and indoor athletic facilities for all age and skill groups that are on the island.

Policy 4-1- Playgrounds, tot lots: Develop and designate a network of local play sites and facilities that meet playing standards and requirements for all age groups and skill levels.

Policy 4-2 -Athletic fields: Designate a network of sites that can be developed for organized sports leagues (such as soccer, lacrosse, softball, and baseball fields) to meet the highest quality recreational practice and playing standards and requirements for all age groups, skill levels, and recreational interests, including recreational field sites at Battle Point Park, Strawberry Hill Park, Hidden Cove Ballfield, Sands Avenue Ballfields, and Rotary Park.

Policy 4-3 Athletic Facilities and Playgrounds: Landscaping will seek to preserve public vantage points, view corridors and scenic vistas to support the Island's sense of place. For public safety purposes, fronting street exposure shall allow a partial vegetative screen in order to enhance public safety in neighborhood centers and where currently present in existing athletic facilities and playgrounds.

Policy 4-3: Permitted uses provide for a 100 yard clearing and grading threshold for BIMPRD parks identified for athletic and playground purposes for Athletic Field and Playground park properties identified in the Bainbridge Island Metropolitan Park and Recreation District, Ch.4. Inventory & Classification of Existing Park, Public, & Other Protected Land

Policy 4-4: A concession attached to a park is a permitted use provided the concessionaire provides current state and local licenses.

Supporting reference, Policy LU 1.10, infrastructure accommodation.

Goal 5: Indoor park facilities and community centers are components that contribute to public infrastructure and amenities important to the community. The park zone provides for designated park land that BIMPRD assumes a primary responsibility for the planning, development, and operation of specialized indoor facilities including aquatic facilities, gymnasiums, arts and crafts facilities, classrooms, meeting rooms for special populations, youths and teens, seniors, and general population, that are of major interest to island residents of all ages. . The park zone designates BIMPRD park properties that are indoor and community center type facilities in the Bainbridge Island Metropolitan Park & Recreation District Comprehensive Plan, Chapter 4: Inventory & Classification of Existing Park, Public, & Other Protected Land.

BIMPRD will work in conjunction by agreement with other public agencies such as BISD and mission related non-profits among others, to realize the following effective facilities and services are within reasonable geographic service areas of neighborhoods.

Policy 5-1 - Aquatics center: Continue to develop and maintain the multiple use indoor aquatics center that provides instruction, aerobics, recreation, and competition facilities for all age groups, skill levels, and aquatics interests on a year-round basis, working with groups such as BISD, mission related nonprofits, and other private organizations.

Policy 5-2 -Community recreation centers: Continue to maintain multiple use indoor recreational centers that provide gymnasiums, physical conditioning, recreational courts, and other athletic spaces for all age groups, skill levels, and community interests on a year-round basis, working with groups such as COBI, BISD, the Teen and Senior Centers and where appropriate non-profit groups to assess need, evaluate alternatives with one alternative to possibly include a new consolidated BIMPRD Community Recreation Center facility within the Winslow urban area.

Policy 5-3 Community centers and multiple purpose facilities: Develop and designate a network of multipurpose community center type facilities that can provide arts and crafts, music, classroom instruction, meeting facilities, cooking and health care, daycare, latch key, and other spaces for all age groups including preschool, youth, teens, and seniors on a year-round basis such as the Teen and Senior Centers.

Policy 5-4: Support the continued development of relationships with BISD, IslandWood, Bloedel Reserve, and other organizations of special meeting, assembly, and other community facilities that provide general support to school age populations and community-at-large functions.

Policy 5-5: Establish a centrally located community recreation center that incorporates athletic and cultural arts facilities.

Policy 5-6 - Arts Centers: Continue to develop, maintain, and support special indoor and outdoor cultural and performing arts facilities including performing arts center and outdoor amphitheater that enhance and expand music, dance, drama, cultural and historical interpretations, and other audience and participatory opportunities for the island at large working where appropriate with others such as the Bainbridge Performing Arts Cultural Center (BPA) and COBI in providing special/festival events within the Winslow urban center.

Goal 6: Some facilities are of special, historic or subarea value to the community and contribute to the sense of place.

BIMPRD facilitates will assume some responsibility, including working with public facilities districts (PFD) and/or participating in joint efforts where appropriate, for the development and operation of facilities that have special or unique interests. The park zone designates special purpose facilities on BIMPRD park properties in the Bainbridge Island Metropolitan Park & Recreation District Comprehensive Plan, Chapter 4: Inventory & Classification of Existing Park, Public, & Other Protected Land or relevance to island residents that may not be provided by another public or private agency.

Policy 6-1: If practical, BIMPRD will work with other public and private agencies in these joint efforts, including public facilities districts (PFD), COBI, Kitsap County, and WA State historical societies, as well as interpretive centers, museums, and other specialized facilities.

Policy 6-2 -Special enterprises: Where appropriate and economically feasible (self-supporting), support the operation of specialized and special interest recreational facilities such as historical museums and exhibits, retreats and conference centers, art and performing theaters for these interests in the general population.

Policy 6-3: Where appropriate, participate in joint planning and operating programs with other public and private agencies for special activities such as conference and retreat centers, waterfront landings, and day-camping on the island.

Goal 7: Maintain and create sufficient support facilities for BIMPRD.

Policy 7-1: The park zone facilities designated land that BIMPRD will continue to be responsible that provide for auxiliary support to BIMPRD service functions such as administrative building, park and maintenance, facilities and caretaker residences in parks. The park zone for special facilities is designates special purpose facilities in the Bainbridge Island Metropolitan Park & Recreation District Comprehensive Plan, Chapter 4: Inventory & Classification of Existing Park, Public, & Other Protected Land

Chapter 4: Inventory & Classification of Existing Park, Public, & Other Protected Land

* C = Community Park, R = Regional Park, N = Neighborhood Park, OS = Open Space, SU = Special Use

** BIMPRD has lease or agreement with owner to manage/operate.

BIMPRD Parks & Properties		* Natural area						Total acres	
			Recreational shoreline	Recreational trails	Playground & athletic facilities	Indoor facilities & community centers	Special purpose facilities		Support facilities
1 Aaron Avenue Tot Lot	N				0.73			0.73	
2 Aquatic Center (**BISD)	R					1.50		1.50	
3 Battle Point Park/Fairy Dell	R	35.68		X	53.95	0.11	0.11	89.86	
4 Blakely Harbor Park	C	20.00	19.09	X				39.09	
5 Blossom/Schei Chelb	N	1.64		X				1.64	
6 Camp Yeomalt	N	2.62		X		0.18		2.88	
7 Eagledale Park	C			X	6.44	0.10		6.54	
8 Fay Bainbridge Park	R		16.12				0.20	16.32	
9 Fort Ward Parade Grounds	N				2.65			2.65	
10 Fort Ward Park	R	132.10	3.23	X				135.33	
11 Gazzam Lake Properties/incl Peters	R	468.39	6.50	X				474.89	
12 Gideon Park	N			X	2.31		0.10	2.41	
13 Gr Forest/HilltopCoridr (** partBISD)	C	240.75		X		0.66		241.41	
14 Hawley Cove Park	C	11.64		X				11.64	
15 Hidden Cove Ballfields	C	3.03		X	4.75			7.78	
16 Hidden Cove Park	C	2.86	2.86	X				5.72	
17 Hilltop (** partial lease w/ BILT)	C	26.47					0.20	26.67	
18 Island Center Hall	SU					2.29		2.29	
19 John Nelson Linear Trail	OS	0.80		X				0.80	
20 Madison Avenue Tot Lot	N				0.43			0.43	
21 Manzanita Park	C	112.93		X				112.93	
22 Meigs Park 1	OS	67.45		X				67.45	
23 Nute's Pond	OS	31.80		X				31.80	
24 Point White Pier	C		0.69					0.69	
25 Pritchard Park (jt owned w/ COBI)	R	25.45	25.51	X				50.96	
26 Rockaway Beach	OS		0.52					0.52	
27 Rotary Centennial Park (**WSDOT)	SU			X			0.75	0.75	
28 Rotary Park	C	2.40		X	7.10	0.10		9.60	
29 Sands Avenue Ballfield (**BISD)	C	2.50			7.50			10.00	
30 Seabold Hall	SU					1.00		1.00	
31 Strawberry Hill Park	C			X	17.44	0.10	0.10	17.64	
32 T'Chookwap Park	N	0.32						0.32	
33 Ted Olson Nature Preserve	OS	15.30		X				15.30	
34 Teen Center (**BISD)	SU					0.10		0.10	
35 Waypoint (**COBI)	SU	1.10		X				1.10	
36 Waterfront Park Com Cntr (**COBI)	SU					0.34		0.34	
37 West Port Madison Nature Preserve	C	12.29		X				12.29	
38 Williams-Olson Park	C		3.71				0.10	3.81	
39 Yama Property at Blakely Harb Prk	OS	7.40						7.40	
40 Trail Easemnt/ROW (open to public)	OS	20.36		X				20.36	
41 Conservation Easemts (held by BIMPRD but not open to public)	OS	36.80						36.80	
Total		1,282.08	78.23	0.00	103.30	6.48	0.75	0.81	1471.74

Pending Transfers COBI to BIMPRD

1 Blossom/Gazzam		3.32						3.32	
2 Lovgren	OS	14.39						14.39	
3 Lumpkin	OS	4.45						4.45	
4 Manitou Beach Tidelands	OS	0.13						0.13	
5 Meigs Park 2	OS	29.64						29.64	
Total		51.93	0.00	0.00	0.00	0.00	0.00	0.00	51.93



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STAFF REPORT

Date: May 25, 2016
To: City of Bainbridge Island Planning Commission
From: Joshua Machen, AICP
Planning Manager
Project: Wintergreen Walk Clinic
Site Plan and Design Review
File Number: PLN50231 SPRA

I. INTRODUCTION

Applicant: Wenzlau Architects
490 Madison Ave. North #105
Bainbridge Island, WA 98110

Owner: VWA-Bainbridge Island, LLC
30050 Chagrin Blvd. STE. 360
Pepper Pike, OH

Request: The proposed project is a modification of the approved Visconsi Master Plan. The approved master plan included a 20,000 square foot Medical building. The proposed medical building is 30,000 square feet. The building footprint and location has been altered on the site to accommodate the additional programmatic space needed for the clinic. The footprint of Building 6 is also reduced from 7,200 to 4,800 square feet. The reduction in size is to allow for the expanded parking to accommodate the larger clinic. The proposed concept will also require approval of a boundary line adjustment that is being reviewed concurrently with this application. (Attachments B & C).

Location: Wintergreen Walk, being portions of Sect. 23, T. 25N. R. 02E. W.M. Tax parcel numbers 232502-3-086-2009

Zoning Designation: Mixed-Use Town Center, High School Road District & II (MUTC HSR-I and HSR-II)

Comprehensive Plan Designation: Mixed-Use Town Center, High School Road Districts II (MUTC HSR-II)

Environmental**Review:**

A SEPA Threshold Determination will be issued by the Director concurrently with the decision on this underlying permit.

Recommendation:

Approve the application with the following conditions:

SEPA Conditions

1. All graded materials removed from the subject property shall be hauled to and deposited at City approved locations. Consistent with local regulations a grade/fill permit shall be obtained for any grading or filling of 50 cubic yards of material or more if the grading or filling occurs on a site that has not been previously approved for such activities. A SEPA Threshold Determination is required for any fill over 100 cubic yards on a site that has not previously received a SEPA determination.
2. Work shall immediately stop if any historical or archaeological artifacts are uncovered during excavation or construction 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.
3. To mitigate the possible impact on adjacent properties from light and glare, all exterior lighting shall be hooded and shielded so that the bulb is not visible from adjacent properties. All landscape lighting shall be downcast and lighting within surface parking lots shall be no higher than 14 feet above grade. All exterior lighting shall comply with BIMC Chapter 15.34 (Note: BIMC 15.34 was repealed now BIMC 18.15.040).
4. Prior to any clearing or grading on the site, chain-link construction fencing shall be installed and inspected by the City at the edge of the tree's dripline for trees being preserved as part of the development and along the 100 foot wetland buffer. Signs shall be affixed to the fence every 50 feet indicating the protected area.
5. No disturbance of the wetland buffer shall occur, except for activities described in the approved wetland buffer enhancement, restoration and mitigation plan approved with the Visconsi Master Plan and the installation of a utility stormwater dispersal line to return treated stormwater to the wetland. Prior to installation, the applicant shall apply for and receive approval of a Special Use Review. Proper buffer restoration, mitigation and enhancement shall be proposed and implemented as part of the Special Use review.
6. All construction activities shall comply with the construction operating hours limitations contained in BIMC Chapter 16.16. Noise produced by this development must comply with the maximum environmental noise levels established by law including Washington Administrative Code (WAC) 173-60.

7. No use in this development shall produce emissions of smoke, dust and/or odors beyond the property boundary that may unreasonably interfere with any other property owner's use and enjoyment of his/her property. In addition, all sources and emission units are required to meet the emission and the ambient air quality standards specified in Chapter 173-400 WAC, and administered by the Puget Sound Clean Air Agency, and shall apply to all air contaminants listed in that regulation.

Project Conditions:

8. The site shall be developed in substantial conformance with the site plans and building elevations which shall include the submittals date stamped received February 18, 2016.
9. The 50-foot averaged full landscape screen along Highway SR305, as shown on the submitted plans, shall be maintained between the proposed development and Highway SR 305 to the west. All existing trees within the required buffers shall be retained and protected during and after construction, except for the three trees identified for removal and replacement on the tree retention plan.
10. The applicant shall obtain an approved building and/or grading permit from the Department of Planning and Community Development, prior to any construction activities on the site.
11. A Boundary Line Adjustment approved by the Department of Planning and Community Development shall be recorded with the Kitsap County Auditor prior to the issuance of any building permits where buildings are proposed over property lines or do not otherwise meet lot coverage, FAR or other zoning regulations.
12. Prior to building permit issuance, the applicant shall satisfy the concerns listed in Bainbridge Island Fire Department Memo of February 1, 2016. Specifically, the following comments shall be addressed to the Fire Marshall's satisfaction:
 - a. The project shall comply with the applicable provisions of the adopted Fire Code and any applicable NFPA standards or other requirements as stipulated by the Fire Marshal.
 - b. Landscaping shall not be planted within 36" of fire hydrants as per BIMC 13.10.120 and other fire department connections shall remain clear of plantings.
13. Sign permits shall be obtained as required by BIMC Section 15.08.
14. No signs are permitted to be placed within the 50-foot full screen buffer adjacent to Highway SR305.
15. Signs having internal illumination and standard metal can or plastic panel signs are not allowed, and any new signs shall comply with the Mixed Use Town Center Design Guidelines.
16. The site and buildings shall meet all accessibility standards of the Building Code and other law.
17. All the conditions and recommendations of the Development Engineer Project Review dated May 25, 2016 shall be satisfied (Attachment Q). Specifically, all previous engineering conditions of the Visconsi Master Plan continue to apply to this amendment.

18. Parking shall be improved in substantial conformance with the approved site plan. The parking area shall be paved, all stalls shall be striped to their full dimensions and appropriate signage shall be placed at each handicap stall(s). Each parking stall shall meet the dimensional standards of BIMC Table 18.15.020-3 outside of required driving aisles or minimum sidewalk width of five feet.
19. At least one space within each parking lot of 25 spaces or more shall be designated as a shared-car program or electric vehicle charging station space.
20. No more than 30 percent of the required parking spaces may be designated as compact spaces. All compact spaces shall be properly identified as "compact".
21. The primary walkways throughout the development shall meet accessibility requirements including being surfaced with nonskid hard surfaces and providing a minimum of five feet of unobstructed width.
22. As shown on the site plan, where pedestrian walkways cross driving aisles, contrasting construction material, such as stamped concrete or pavers shall be used for the cross walk.
23. A minimum of 24 bicycle spaces associated with the clinic building shall be installed prior to final inspection. The racks or wall hangers shall allow for the wheel and frame of the bicycle to be locked. The bicycle stalls shall provide for both visitors and employees of the clinic.
24. Prior to issuance of any building permit, a final landscaping plan shall be submitted and approved by the Department of Planning and Community Development.
25. All landscaping shall be installed as provided in the approved landscaping plans or a performance assurance device shall be submitted and approved, prior to final inspection of any building. The installation of landscaping shall be verified by a Landscape Professional and a landscaping declaration shall be signed by either the certified landscape professional or owner.
26. Prior to occupancy of any building or the release of a landscaping performance assurance, a landscaping maintenance assurance device for the required landscaping shall be provided to COBI for a period of three years. All landscaping and buffers shall be maintained for the life of the project.
27. In order to define the circulation system and pedestrian separation, raised curbs shall be used to separate landscaping and raised walkways from parking stalls and drive aisles.
28. Exterior trash receptacles/recycling facilities shall be fully screened with solid walls and gates (no chain-link fencing). The screening enclosures shall be architecturally consistent with the adjacent structures. All enclosures serving associated buildings shall be constructed and inspected prior to final inspection of the associated building.

29. At the time of building permit submittal, detailed lighting plans demonstrating compliance with the lighting standards shall be submitted for review and approval by the COBI.
30. All mechanical equipment shall either be located underground, incorporated into landscaping or integrated within the building or roof form of the building. Parapet walls may be used to screen roof top mechanical equipment as long as equipment is completely obscured from view and the parapet does not substantially detract from the building architecture.
31. A minimum of 16 trees shall be planted outside of the required buffers and in addition to the required trees for the parking lot shall be provided to compensate for the five trees being removed, which are outside of the required buffers.

Staff Analysis

II. FINDINGS OF FACT

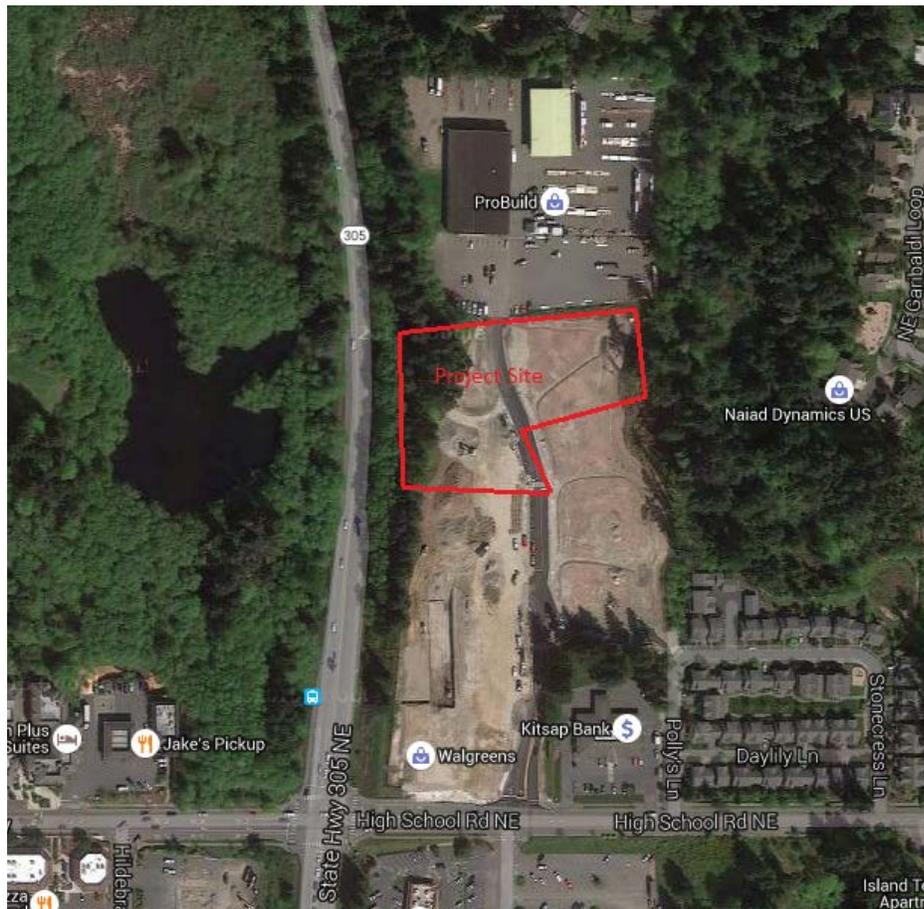
A. Site Characteristics

1. ASSESSOR'S RECORD INFORMATION:

232502-3-086-2009	VWA-Bainbridge	(pre-BLA)	1.67 acres
		(post-BLA)	2.75 acres

2. TERRAIN:

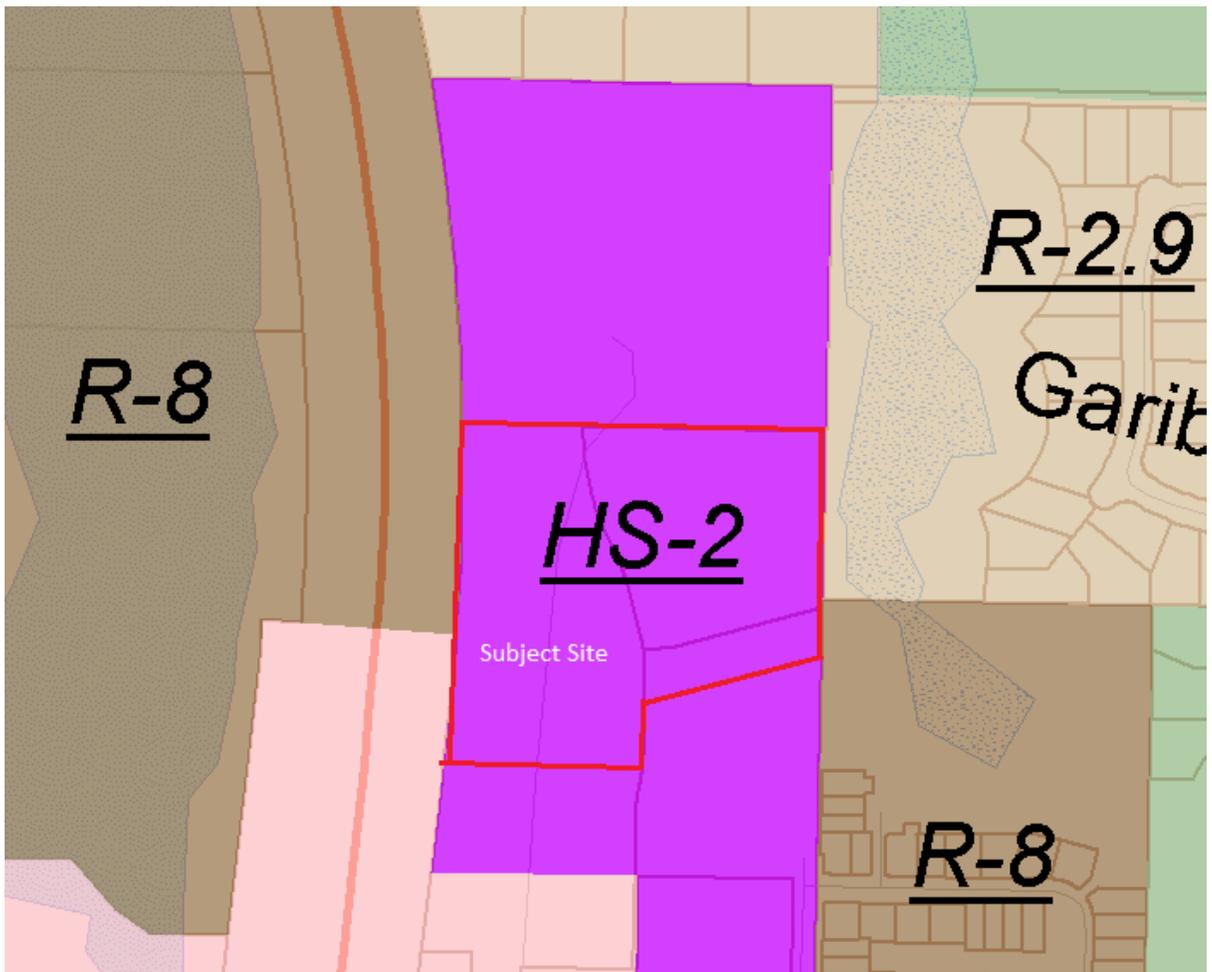
The property has been graded flat with a small slope to the Pro-build property to the north and there is an off-site wetland on the property to the East. Almost all trees and shrubs have been removed from the site outside of the preserved roadside buffer to the west and the wetland buffer area to the east. (Attachments B & E)



3. SITE DEVELOPMENT/EXISTING USE:

The site contains an existing stormwater detention facility and the improved access road that runs through the property to Pro-Build.

4. ACCESS:
Vehicular access to the site is from High School Road on the new road called Wintergreen Lane, non-motorized access will be from improved sidewalks along Wintergreen Lane.
5. PUBLIC SERVICES:
 - a. Police - Bainbridge Island Police Department
 - b. Fire - Bainbridge Island Fire District
6. EXISTING ZONING/ COMPREHENSIVE PLAN DESIGNATION:
HSR-II, (High School Road II overlay districts) Zoning and Comprehensive Plan Designation



7. SURROUNDING ZONING/COMPRHENSIVE PLAN DESIGNATION:
 - a. North: HSR-II
 - b. East: R-8/Urban Multi-family (UMF) and R-2.9/Semi-urban Residential (SUR)
 - c. South: HSR 2
 - d. West: HWY SR305 /R-8

8. SURROUNDING USES:
- e. North: Commercial (Pro Build Development)
- f. East: Stonecress Multi-family Development and Woodland Village Subdivision
- g. South: Commercial (Walgreen's/Key and Kitsap Banks)
- h. West: Highway 305 and Commercial (76 Station)

B. History

1. A pre-application conference was held January 4, 2016.
2. A public participation meeting was held at the City on January 4, 2016. Comments and responses from that meeting are included as Attachment A.
3. On January 4, 2016 the applicants presented the project to the Design Review Board (Attachment T).
4. A formal application for the Site Plan and Design Review and Boundary line Adjustment were submitted on February 18, 2016 (Attachment B & C).
5. On February 1, 2016, the Fire Department provided written comment on the proposal (Attachment S).
6. The City issued non-binding water/sewer availability letter on March 4, 2016.
7. On March 24, 2016 the application was deemed complete.
8. A Notice of Application/SEPA comment period was published and mailed out April 1, 2016. One public comment letter was received from Charles Schmid.
9. The applicant then presented a revised proposal to the Design Review Board on April 18, 2016 (Attachment U)
- 14 The City Development Engineer reviewed the project and provided final comments and recommended conditions on May 25, 2016 (Attachment Q).

C. Public Comment

A single public comment letter was received during the public comment period. The commenter asked that the project be reviewed by the Hearing Examiner for consistency with his original approval on the master plan, since the proposed building is larger, asked for a revised traffic study, the possible need for a cross walk on High School road and encouraged the ample use of trees at the site. **Since this proposal is an amendment to the approved site plan and design review application and not a revision to the conditional use permit, the Director has authority to review and issue a decision, this application will not return to the Hearing Examiner unless there is an appeal filed. A revised traffic study was prepared based on the larger clinic building. The traffic study and traffic engineer have made recommendations regarding the cross walk. The applicant is providing more than the required number of trees to comply with the tree unit regulations.**

D. Comprehensive Plan Analysis

Staff's Analysis

LU 1.2 Winslow is the heart of Bainbridge Island. Higher intensity residential and commercial development and human activity is encouraged within Winslow's central core to create a vibrant city center, place growth where infrastructure exists, reduce reliance on the automobile, provide opportunities for affordable housing, and absorb growth that would otherwise be scattered in the outlying areas. The subject development is proposed within the

High School Road II district, which are part of the “Winslow” zoning districts and were part of the Winslow Master Plan. The properties are zoned for commercial use and have access to existing infrastructure to support commercial uses. While the High School Road Districts are recognized as being more auto-oriented, the proposed development will also attract customers via foot or bicycle due to the close proximity to higher density residential uses within Winslow and the surrounding zones.

LU 2.1 The major center for new commercial development shall be the Mixed Use Town Center and the other commercial districts in Winslow. In accordance with this Comprehensive Plan policy, the subject property and proposed development are located in the High School Road II district, a downtown commercial zoning district.

Commercial High School Road District Goal 5

The commercial High School Road District is intended to provide for commercial uses that complement downtown Winslow and benefit from automobile access near the highway, while creating a pedestrian-friendly retail area. The proposed development will provide a medical clinic, which is benefited from automobile and close highway access. The Visconsi Master Plan development has been planned so that there are safe and attractive pedestrian connections, paths and seating areas.

W 5.2 The Commercial High School Road District includes diversity in types of shopping and employment. A variety of commercial uses are allowed which offer goods and services for the convenience of Island residents and which may have an automobile orientation. Housing at a density of 8 units per acre is also permitted. The proposed Medical Clinic is consistent with this goal as it provides services for the convenience of all island residents and typically is considered to have an automobile orientation.

W 5.4 To ensure visual appeal and pedestrian and bicycle safety, the land development regulations shall include standards for:

- Building height, bulk, and placement
- Landscaping, including screening of parking lots, and development of pedestrian oriented streetscape with building and landscaping (including trees) located at the street edge
- Lot coverage
- Open space
- Road access and internal circulation including pedestrian connections on all sides of the retail area from the high density housing adjacent to High School Road; developing more pedestrian crossings; and requiring parking in the rear whenever possible
- Signage
- Additional transit stops on both sides of SR 305

The adopted Municipal Code contains the standards intended to implement this Comprehensive Plan goal. The Visconsi Development, in which the Wintergreen Walk Clinic is a portion was required to meet the adopted standards contained in the Municipal Code and is providing pedestrian connections, parking lot screening and a buffer to the offsite wetland and Highway SR 305.

W 5.5 Properties with frontage along SR 305 shall provide a vegetated buffer along the highway that shall include the preservation and protection of existing vegetation, to visually screen the development year-round from the Highway. Access to these properties shall not be directly from SR 305. **The proposed Wintergreen Walk Clinic amendment provides a 50 foot averaged buffer adjacent to the Highway SR 305 right-of-way. No direct access from the Highway SR 305 is proposed; access to the site will continue to be from High School Road.**

AQ 1.3 Require that vegetated buffers be maintained between proposed development and the aquatic resource in order to protect the functions and values of such systems. Degraded buffers should be restored to enhance their function. Reductions in vegetated buffers shall be allowed only in areas where such reductions, if consistently applied, would not result in significant cumulative impacts to aquatic resources and fish and wildlife habitat. **The proposed amendment continues to provide the prescribed buffer to the regulated off-site wetland to the northeast of the property.**

AQ 1.4 Ensure that development activities are conducted so that aquatic resources and natural drainage systems are maintained and water quality is protected. **The proposal includes an engineered drainage plan that specifically requires water quantity and quality protections for the adjacent wetland. Water being captured by roof tops, parking lots and other impervious surfaces will be retained, to allow capture of sediments and pollutants before allowing the water to be properly dispersed back into the drainage basins.**

SD 1.3 The City shall require new development to provide both on-site improvements and off-site improvements necessary to avoid adverse downstream water quality and quantity impacts. **The applicant has submitted an engineered comprehensive stormwater drainage plan that addresses downstream water quality and quantity impacts. The submitted plans were reviewed by and found to meet local and state regulations (Attachments Q).**

SD 1.4 Where appropriate and feasible, infiltration of stormwater is preferred over surface discharge to downstream systems. The return of uncontaminated precipitation to the soil at natural rates near where it falls should be encouraged through the use of detention ponds, grassy swales and infiltration facilities. **The stormwater drainage plan submitted with the application includes several of these features, including but not limited to detention ponds, and infiltration/dispersal systems that will allow water to return to the soil and wetlands.**

TR 1.1 Scenic resource protection

Protect the Island's unique scenic resources along non-urban transportation corridors; require broad greenbelts and trees to screen parking and unwanted views and buffer noises between the roadway and development as identified in the Land Use Element. **The proposed development is providing a 50-foot averaged full screen landscaping buffer adjacent to the SR305 right-of-way, which is in addition to the existing trees located within the highway right-of-way outside of the improved roadway (Attachments I). In addition the project is required to provide parking lot landscaping that contains trees, shrubs and groundcover.**

TR1.5 SR 305 scenic character

Retain the scenic character of SR 305 by minimizing the placement of signs, discouraging new access points, and maintaining vegetative buffers. **The proposed development is providing an averaged 50-foot full screen vegetative buffer along the scenic SR 305 right-of-way. As conditioned, no signs will be permitted within this buffer (Condition 14). The project does not propose any new access points to the highway; instead it is relying on High School Road as the primary access point.**

E. Land Use Code Analysis

1. **BIMC Chapter 2.16.040 Site Plans and Design Review**

The Wintergreen Walk Clinic was properly submitted as a major adjustment to the previously approved Visconsi site plan and design review application. Since this is a major amendment to site plan and design review application, the applicant first applied for a pre-application conference and had the preliminary plans reviewed by the Design Review Board. The applicants met with the Design Review Board once during the pre-application phase of the project, on January 4, 2016. The application was also required to have a Public Participation Meeting, which was held that same day during the evening. As a Major Adjustment to Site Plan Review, the application is properly before the Planning Commission for review in a public meeting. The Planning Commission is to provide a recommendation to the Director, who will issue a decision on the consolidated project. The staff recommends the Planning Commission recommends approval of the application with the conditions listed in this project report.

Decision Criteria

The Director and Planning Commission shall base their respective recommendations or decision on site plan and design review applications on the following criteria:

- a. The site plan and design is in conformance with applicable code provisions and development standards of the applicable zoning district; **As summarized in this staff report and in the materials prepared by the applicant, the application, with conditions, is in conformance with the Bainbridge Island Municipal Code.**
- b. The locations of the buildings and structures, open spaces, landscaping, pedestrian, bicycle and vehicular circulation systems are adequate, safe, efficient and in conformance with the non-motorized transportation plan; **The proposed site plan provides a building layout, parking and circulation system that are an efficient use of the available land while providing the required setbacks and screening from the adjacent properties and open spaces.**
- c. The Kitsap County Health District has determined that the site plan and design meets the following decision criteria:
 - i. The proposal conforms to current standards regarding domestic water supply and sewage disposal; or if the proposal is not to be served by public sewers, then the lot has sufficient area and soil, topographic and drainage characteristics to permit an on-site sewage disposal system. **The Health District has not reviewed this amendment because they had no comment on the original Site Plan application as the properties are served by City sewer and water systems. A binding commitment unlimited reservation for sewer and water shall be obtained prior to building permit issuance (Condition 17).**

- ii. If the Health District recommends approval the application with respect to those items in subsection i., the health district shall so advise the director. **No comment.**
 - iii. If the health district recommends disapproval of the application, it shall provide a written explanation to the director. **The Health District has not denied the application.**
- d. The city engineer has determined that the site plan and design meets the following decision criteria:
- i. The site plan and design conforms to regulations concerning drainage in Chapters 15.20 and 15.21 BIMC; and
 - ii. The site plan and design will not cause an undue burden on the drainage basin or water quality and will not unreasonably interfere with the use and enjoyment of properties downstream; and
 - iii. The streets and pedestrian ways as proposed align with and are otherwise coordinated with streets serving adjacent properties; and
 - iv. The streets and pedestrian ways as proposed are adequate to accommodate anticipated traffic; and
 - v. 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 applicable service(s) can be made available at the site; and
 - vi. The site plan and design conforms to the “City of Bainbridge Island Engineering Design and Development Standards Manual,” unless the city engineer has approved a variation to the road standards in that document based on his or her determination that the variation meets the purposes of BIMC Title 18.

The Development Engineer has reviewed the submitted civil plans and has found them to be consistent with these requirements. A detailed response and analysis is contained in her memo (Attachment Q).

- e. The site plan and design is consistent with all applicable design guidelines in BIMC Title 18, unless strict adherence to a guideline has been modified as a housing design demonstration project pursuant to BIMC 2.16.020.Q; **The proposed development was reviewed by the Design Review Board during the pre-application stage of the development and during the Site Plan and Design Review process (Attachment T). The applicant has incorporated the applicable Design Review Board’s recommendations into the final design of the buildings and layout of the site. As now proposed, the design of the building form, wall articulation, roof form, landscaping and overall layout is consistent with the intent of the applicable design guidelines.**

- f. No harmful or unhealthful conditions are likely to result from the proposed site plan; **The proposed development is for a use allowed by the Municipal Code within the High School Road Zoning Districts. While the clinic may use toxic or otherwise harmful chemicals or products, the clinic is required to comply with local, state and federal regulations regarding storage, handling, and disposal of toxic or harmful substances. While the proposed development will produce additional traffic on High School Road and on the common access road that serves Pro Build, the traffic engineer has reviewed the anticipated traffic impacts and found them within the level of service standards adopted by the City.**
- g. The site plan and design is in conformance with the Comprehensive Plan and other applicable adopted community plans; **The proposed plan provides for additional medical clinic within the Winslow Master Plan Study Area, which is consistent with the Comprehensive Plan and zoning regulations. See section II (D.) of this staff report for a detailed analysis of the Comprehensive Plan policies.**
- h. Any property subject to site plan and design review that contains a critical area or buffer, as defined in Chapter 16.20 BIMC, conforms to all requirements of that chapter; **No critical areas are identified on the subject property. However, there is a wetland on the property to the east of this property. The wetland buffer extends on to the subject property. Proper setbacks and protections are being provided as part of this site plan.**
- i. Any property subject to site plan and design review that is within shoreline jurisdiction, as defined in Chapter 16.12 BIMC, conforms to all requirements of that chapter; **The subject property is not within the shoreline jurisdiction.**
- j. If the applicant is providing privately owned open space and is requesting credit against dedications for park and recreation facilities required by BIMC 17.20.020.C, the requirements of BIMC 17.20.020.D have been met; **While the proposal does contain court yards and other public areas, the applicants are not requesting any credits. The requirements of BIMC 17.20.020 are not applicable to this application because the proposal contains no new dwelling units.**
- k. The site plan and design has been prepared consistent with the purpose of the site design review process and open space goals; **The proposed site plan was prepared consistent with the overall purpose and goals of the Site Plan and Design Review process. The process has provided a means for guiding the development in a logical, safe, attractive and expedient manner.**

- I. For applications in the B/I zoning district, the site plan and development proposal include means to integrate and re-use on-site storm water as site amenities. **The subject property is not located within the B/I zoning district.**
2. **BIMC Chapter 2.16.090 D.1**

An application for a boundary line adjustment may be approved or approved with conditions if no additional lot is created and no lot is created that contains insufficient area and dimensions to meet the minimum requirements for area, width and depth for a building site in the zone in which the property is located. **The lots contained within the Boundary Line Adjustment are both contained within the High School Road II commercial zone, which does not have a minimum lot size and no new lots are being created by the adjustment.**
3. **BIMC Chapter 2.16.170 Consolidated Project Review**

When an applicant has two or more land use applications, they may request that the applications be processed under a single consolidated project review process. The proposed Boundary Line Adjustment is being reviewed together with the Site Plan and Design Review application. The Director will issue a joint decision on both applications.
4. **BIMC Chapter 16.16 Noise Regulations**

The proposal is subject to noise regulations related to the construction hours and maximum environmental noise levels from the proposed uses on the property. Since the construction for this proposal will occur within 100 feet of residentially zoned properties, construction activities are limited to certain hours and days of the week in accordance with BIMC 16.16.025. The maximum allowed environmental noise levels are those allowed by state law (Condition 6).
5. **BIMC Chapter 16.20 Critical Areas**

While the subject properties do not contain critical areas, the property to the east of the subject properties contains a Category I wetland with a habitat score of 19. The proposal is providing the prescriptive 100-foot buffer and 15-foot building setback. As part of the Visconsi Master Plan approval, the applicants were required to augment the wetland buffer by removing invasive ivy and by replanting new trees and shrubs. This invasive species removal and replanting occurred and a maintenance assurance device has been received.
6. **BIMC Chapter 18.06.040 High School Road Zone I and II districts**
 - a. The purpose of the High School Road II zone is to provide commercial uses that complement downtown Winslow and benefit from automobile access near the highway, while creating a pedestrian-friendly retail area. A variety of commercial uses are allowed that offer goods and services for the convenience of Island residents and that may have an auto orientation and a drive-through facility. **The proposed Wintergreen Walk Clinic development is consistent with the purpose of the High School Road zone as it will provide a needed service that is typically accessed via automobile.**

- b. Performance Standards. The performance standards applicable to the MUTC district as listed in BIMC 18.06.030.B shall also apply to the HSR I and II districts (below):
- i. Noise. No use shall exceed the maximum environmental noise level, established by Chapter 173-60 WAC, as adopted in Chapter 16.16 BIMC. **As conditioned, noise produced by this development must comply with the maximum environmental noise levels established by the Washington Administrative Code 173-60 or its successor (Condition 6).**
 - ii. Air Quality Emissions. No use in this district shall produce emissions of smoke, dust and/or odors beyond the property boundary that may unreasonably interfere with any other property owners' use and enjoyment of his/her property. In addition, all sources and emission units are required to meet the emission and the ambient air quality standards specified in Chapter 173-400 WAC, and administered by the Puget Sound Air Pollution Control Authority (PSAPCA), and shall apply to all air contaminants listed in that regulation. **As conditioned, all air emissions produced within this development will comply with this regulation (Condition 7).**
 - iii. Lighting. Lighting standards set forth in BIMC 18.15.040 shall apply to the mixed use districts. **(See section II E.10 of this staff report for compliance with lighting standards)**

7. BIMC Chapter 18.09.020 Permitted Use Table

The permitted use table lists the multiple uses that are that are permitted and conditionally permitted within the High School Road Districts I and II. Included in those is health care facilities.

8. BIMC Chapter 18.12 Dimensional Standards

The proposed development is within the High School Road II zone, therefore the maximum floor area ratio (FAR) allowed is .3 (35,970 square feet), or in other words, 30 percent of the area of the resultant B of the boundary line adjustment (119,901 square feet) may be used to calculate the total amount of floor area for proposed building. The proposed building will be at a FAR of .25 following the recording of the boundary line adjustment.

The maximum lot coverage for the HSR II zones is 50 percent. The proposed lot coverage for this development is approximately 12.5 percent overall (15,000 square feet of building footprint).

The setback from the SR 305 right-of-way is a minimum of 50 feet in order to provide a full screen landscape buffer. The required side and rear setbacks are zero feet, however, there is wetland buffer to the east and there is a 10 foot separation being provided between the proposed building and the Pro-build development to the north.

The building height limitations for the HSR II zone is 35 feet to the mid-point of the highest gable. The proposed building is 34 feet to the mid-point of the roof.

9. **BIMC Chapter 18.15 Development Standards and Guidelines**

a. **18.15.010 Landscaping and Screening**

Since the proposal is located within the HSR II zone, the project only has a required perimeter landscape buffer along single-family use or zoning. The only abutting single-family use or zone is the Woodland Village Subdivision to the east of the subject properties. However, this is also the location of the off-site wetland, which has a 100 foot buffer; therefore the wetland buffer supersedes the perimeter landscaping requirement.

A roadside buffer of 50 feet is required along SR305. The buffer may be reduced through averaging, but shall never be less than 35 feet wide. The applicants have proposed buffer averaging to allow minor encroachments of the associated parking lot aisles as shown on the civil drawing sheet 4 (Attachment I). The buffer is 50 feet on average, which averaging includes additional protection of significant trees. The narrow portions of the buffer are not less than 35 feet and are in areas where there are no significant trees. The increased area of the buffer is in an area where there are existing significant trees located in the northwest portion of the site.

The parking lot landscaping requirement for the proposed development entails providing one tree for every four parking stalls as most of the parking areas are located to the side of the buildings. The project has a 120 parking stalls proposed; therefore 30 parking lot related trees will need to be planted. The applicant has proposed planting close to 70 trees, which is in excess of the minimum required. Also as required the landscaping plan properly designates landscape areas at the end of the parking stalls and aisles (Attachments G).

The total site tree requirements for the HSR II zones is 40 tree units per acre. Each existing tree that is being preserved is given a tree unit value based on its size, then all proposed trees to be planted are also given a tree unit value. The post BLA property is 2.75 acres; therefore, a total of 110 tree units would typically be required outside of the significant trees being preserved within the wetland buffer or the roadside buffer. Due to the fact that the subject property was completely cleared except for the required buffers as part of the original Visconsi Development, there are only a few existing trees left that would need to be retained or replaced as part of the significant tree retention requirement. When existing properties have less than 40 tree units per acre, they are only required to maintain the same number of significant as exists prior to the current proposal. Five existing trees are proposed to be removed from the property or roadside buffer to accommodate the proposed development. These trees constitute a total of 15.6 tree units. The proposed landscaping plan is providing in excess of 16 tree units required in addition to the 30 parking lot trees required (Attachment G).

As conditioned, all landscaping and buffers need to be maintained throughout the life of the project and the proposed landscaping must be installed or an assurance device provided prior to any occupancy of the buildings (Conditions 26).

b. **18.15.020 Parking and Loading**

The proposed building is proposed as a health care facility; therefore, the parking regulations require four parking spaces per 1,000 square feet of floor area. As proposed, there is 30,000 square feet of floor area proposed, which requires a minimum of 120 parking spaces, which is the number of parking stalls being proposed for the clinic. Additional parking dedicated to other buildings within the original Visconsi Master plan will remain.

The regulations indicate that at least one parking stall be designated for shared-car programs or electric vehicle charging when the parking lot exceeds 25 parking spaces. The proposed clinic will have two lots that exceed 25 spaces each. As conditioned, at least one space within each parking lot of 25 spaces or more shall be designated as a shared-care program or electric vehicle charging station space (Condition 19).

As required by this section of code the locations of the parking within this development are primarily to the sides or behind the proposed buildings (Attachment E). As conditioned, each parking stall is to meet the dimensional standards of Table 18.15.020-3 outside of required driving aisles or minimum sidewalk widths (Conditions 18). Since there is a limitation on compact stalls within a development, no more than 30 percent of the required spaces may be compact spaces (Condition 20).

c. **18.15.030 Mobility and access**

In order to define the circulation system and pedestrian separation, raised curbs shall be used to separate landscaping and raised walkways from parking stalls and drive aisles (Condition 27). In accordance with the regulations regarding mobility and access, all internal walkways shall be surfaced with nonskid hard surfaces and provide five feet of unobstructed width (Condition 21). As shown on the site plan, where pedestrian walkways cross driving aisles, contrasting construction material, such as stamped concrete or pavers shall be used for the cross walk (Condition 22).

Bicycle spaces are required for the proposed clinic. A minimum of 24 bicycle spaces are required for this development; the spaces should be divided between spaces for employees and spaces available for the public (Condition 23).

d. **18.15.040 Outdoor Lighting**

In order to preserve and enhance the view of the dark sky and promote health, safety and security, outdoor lighting is to be shielded and maintained so there is no light trespass. All lighting shall be downcast and shielded such that it masks the horizontal surface of the light source. At the time of building permit submittal, detailed lighting plans demonstrating compliance with the lighting standards shall be submitted for review and approval by the City (Condition 29).

10. **BIMC Chapter 18.18 Design Guidelines**

The proposed project is subject to three sets of design guidelines; the commercial and mixed-use design guidelines for all zoning districts, the general design guidelines for the Mixed-Use Town Center and High School Road zoning, and the High School Road district design guidelines. The application was first reviewed by the Design Review Board on

January 4, 2016 during the pre-application conference phase of review. The Design Review Board made several suggestions during that meeting and the applicant responded by making several modifications to the design including but not limited to addressing blank walls, pedestrian connections and building orientation (Attachment U).

The Design Review Board (DRB) again reviewed the proposal after the applicant had submitted the formal Site Plan and Design Review Application on April 18, 2016. The Board commended the applicant for the improvements to the design regarding pedestrian connections, and some board members recognized the architectural features that were incorporated to address the previous blank walls, while other board members disagreed. With some additional suggestions the board recommended approval of the application (Attachment U)

- F. Environmental Review:
A SEPA Mitigated Determination of Nonsignificance will be issued by the SEPA Official together with the decision on the Site Plan and Design Review application.

III. CONCLUSIONS

Staff's Conclusion

As conditioned, the proposed project is consistent with the Comprehensive Plan, the applicable sections of the Bainbridge Island Municipal Code including: BIMC 2.16.040 Site Plans and Design Review; BIMC Chapter 2.16.170 Consolidated Project review; BIMC Chapter 16.16 Noise Regulations; BIMC Chapter 16.20 Critical Areas; BIMC 18.06.040 High School Road II zone; BIMC 18.09.020 Permitted Use Table; 18.12 Dimensional Standards; BIMC 18.15.010 Landscaping and Screening; BIMC 18.15.020 Parking and loading; BIMC 18.15.030 Mobility and access; BIMC 18.15.040 Outdoor Lighting; and BIMC 18.18 Design Guidelines. Appropriate notice of application was made and comments were considered. The application is properly before the Planning Commission in a public meeting.

IV. Attachments:

- A. Public Participation Meeting Summary and comment matrix
- B. Site Plan and Design Review Application, Submitted February 18, 2016
- C. Boundary Line Adjustment Application, Submitted February 18, 2016
- D. Cover/Vicinity Map/Aerial/Master Plans A00 –A2.2
- E. Site Plans/Floor Plans A3-A4.2
- F. Building Elevation and Perspective Plans A5.1-A8
- G. Landscape Plans L100-L300
- H. Lighting Plan L200
- I. Preliminary Civil Plans C1-C4
- J. Project Description/Zoning Summary prepared by Wenzlau Architects
- K. Tree Retention Plan L001, L002
- L. Traffic Impact Analysis prepared by Transpo Group, March 23, 2016
- M. Non-binding Water/Sewer Availability letter
- N. Environmental Checklist
- O. Notice of Application, published April 1, 2016

- P. Public Comment Letter (Schmid)
- Q. Development Engineer Project Review Memo
- R. Certificate of Concurrency
- S. Bainbridge Island Fire Department Comments
- T. Design Review Board Minutes, January 4, 2016
- U. Design Review Board Minutes, April 18, 2016
- V. Design Review Board Guideline Checklists with DRB and Staff Responses
- W. Boundary Line Adjustment Plans

ATTACHMENT A

The architect began the meeting with a description of the project along with members of the potential tenant, Virginia Mason present to answer questions. The proposal is for the construction of a two story clinic building approximately 30,000 square feet in size. The footprint of the building was previously approved through the Visconsi Site Plan and Design Review. The building orientation changes and increase in size from the previously approved Site Plan. Additional parking will be provided to the northwest of the site and the size of the abutting building will be reduced to make available additional parking. A mobile medical engineering truck space will be provided, as it currently is at Virginia Mason.

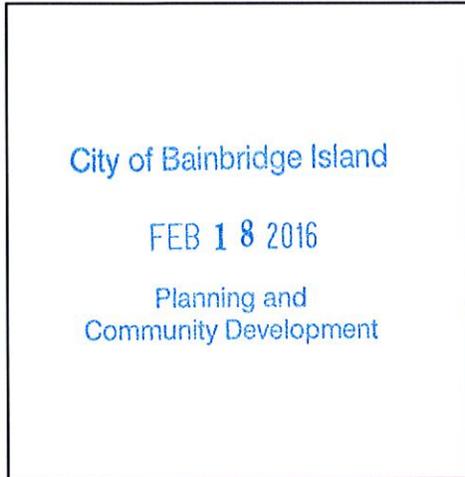
ISSUE/QUESTION	RESPONSE FROM APPLICANT OR CITY
What was some of the feedback you received today at the Design Review Board?	We heard about the proposed concrete block base – that it needed more development to make more inviting. We also heard that the proposed mechanical equipment on the roof needed to be made more visually pleasing.
How will you mitigate the mechanical equipment?	We will seek input from our mechanical engineer. We hope to tuck it closer to the roof element to help screen, and if that doesn't work, we will employ architectural screening devices.
Will you provide landscaping?	We see a landscape opportunity. In the 10' setback we plan on planting a strip of urban trees.
Was the orientation of the buildings changed?	Yes, the building has been moved to the south.
Will the change in orientation impact lighting in the building?	Yes, it should enhance it. The orientation will make 'sun control' easier. The previously proposed western orientation (to the road) wouldn't have offered solar access. Now, we are shifting to the N and the front façade faces south.
We are concerned about the exterior lighting being visible to the neighbors. How can you reduce our concerns?	This is a benefit of the building being pulled toward the north. The building is proposed to be setback an additional 120' from before. This should reduce the light impacts as should the landscape buffers.
Is 24 hour urgent care proposed?	No. We do plan on continuing urgent care on the weekdays and weekends.
How many employees do you currently have?	60
Where do you currently eat lunch?	Many of us bring our lunch.
The proposed facility is larger than the current. Can you enumerate those services?	Procedural space, hoping for GI, urology, classes or group visits for people with mobility issues, diabetes. We will also provide non-procedural accessible space for our community. We would like to offer chemo and dialysis is not offered by us yet.
What process is required for these changes?	An amendment to the site plan review with a revised traffic study & a boundary line adjustment.



CITY OF BAINBRIDGE ISLAND
 Department of Planning & Community Development
 280 Madison Avenue North, Bainbridge Island, WA 98110
 Phone: 206-842-2552 Email: pcd@bainbridgewa.gov
 Website: www.bainbridgewa.gov
 Portal: <https://ci-bainbridgeisland-wa.smartgovcommunity.com/portal>

APPLICATION - PAGE 1

DATE STAMP



DATE SUBMITTED 02/18/2016		PROJECT NUMBER PLN50231 SPRA	
PROJECT NAME WINTERGREEN MEDICAL BUILDING			
PROJECT TYPE Site Plan Review Amendment			
PROJECT ADDRESS OR ACCESS STREET Wintergreen Lane			
TAX PARCEL NUMBER(S) 232502-3-086-2009			
REVISIONS RECEIVED:			
FEE HISTORY		AMOUNT	PAID
Major Adjustment		\$2,160.00	\$2,160.00

PROJECT DESCRIPTION

Modify previous SPR approval for a 20,000 sf medical clinic for proposed 30,000 sf clinic with 31 additional spaces. Also the footprint of building 6 of the Visconsi Site Plan will be reduced from 7,200 sf to 4,800 sf.

PEOPLE ASSOCIATED WITH CASE

COBI PROJECT MANAGER JOSH MACHEN -- PHONE: 206-780-3765 E-MAIL: jmachen@bainbridgewa.gov	
OWNER VWA-BAINBRIDGE ISLAND LLC, Shawn Jurisch, 30050 Chagrin Boulevard, Suite 350, Pepper Pike, OH 44124-5700 Phone: 216-464-5550 ex 203 E-MAIL: sjurisch@visconsi.com	
CONTACT CHARLES WENZLAU, Wenzlau Architects, 490 Madison Avenue North, Suite 105, Bainbridge Island, WA 98110 Phone: 206-780-6882 E-MAIL: Charlie@wenzlauarchitects.com	

CITY OF BAINBRIDGE ISLAND

SITE PLAN AND DESIGN REVIEW APPLICATION

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.

PENCIL WILL NOT BE ACCEPTED.



<p><u>DATE STAMP FOR CITY USE ONLY</u></p> <p style="color: blue; font-size: 1.2em;">City of Bainbridge Island</p> <p style="color: blue; font-size: 1.2em;">FEB 18 2016</p> <p style="color: blue;">Planning and Community Development</p>	<p style="text-align: center;"><u>TO BE FILLED OUT BY APPLICANT</u></p> <p>PROJECT NAME: WINTERGREEN MEDICAL BLDG</p> <p>TAX ASSESSOR'S NUMBER: <u>AP#232502-3-086-2009</u></p> <hr/> <p>PROJECT STREET ADDRESS OR ACCESS STREET: WINTERGREEN LANE NE</p> <p>ENVIRONMENTAL CHECKLIST SUBMITTED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <hr/> <p style="text-align: center;"><u>FOR CITY USE ONLY</u></p> <p>FILE NUMBER:</p> <p>PROJECT NUMBER:</p> <p>DATE RECEIVED:</p> <p>APPLICATION FEE:</p> <p>TREASURER'S RECEIPT NUMBER:</p>
<p>SUBMITTAL REQUIREMENTS</p>	
APPLICATION	<i>One original (which must contain an original signature) and six copies (eleven if commercial) must be provided. Whenever possible, originals must be signed in blue. Please identify the original document.</i>
SUPPORTING DOCUMENTS	<i>One original (which must contain an original signature), where applicable, and six copies (eleven if commercial) (if an original is not applicable, seven copies must be provided).</i>
FULL-SIZE DRAWINGS	<i>Seven copies (twelve if commercial) of the required drawings must be provided. Drawings must be folded and 18" x 24" in size. No construction drawings or other sized drawings will be accepted unless specifically requested.</i>
REDUCED DRAWINGS	<i>Two copies of the drawings reduced to 11" x 17" must be provided.</i>
SUBMITTING APPLICATIONS	Applications <i>must be submitted in person</i> by either the owner or the owner's designated agent. Should an agent submit the application, a <i>notarized Owner/Agent Agreement</i> must accompany the application. If a planner has been assigned to your project, <i>an appointment for submittal must be made</i> with that planner.
FEEES	Please call the Department of Planning & Community Development for submittal fee information.
ATTACHED SUBMITTAL CHECKLIST	Please refer to attached Submittal Checklist for further information. NOTE: when submitting this application, please do not copy or include the Submittal Checklist sheets attached to the back of this application.
<p>APPLICATIONS WILL NOT BE ACCEPTED unless these basic requirements are met and the submittal packet is deemed counter complete.</p>	

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
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CITY OF BAINBRIDGE ISLAND

SITE PLAN AND DESIGN REVIEW APPLICATION

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PENCIL WILL NOT BE ACCEPTED.



A. GENERAL INFORMATION

1. Name of property owner: VWA-BAINBRIDGE ISLAND, LLC
Address: 30050 CHAGRIN BLVD. STE. 360, PEPPER PIKE, OH
Phone: 216-464-5550 Fax:
E-mail:

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

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

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

2. Authorized agent: WENZLAU ARCHITECTS
Address: 490 MADISON AVE. NORTH #105, BAINBRIDGE ISLAND, WA 98110
Phone: 260-780-6882 Fax:
E-mail: charlie@wenzlauarchitects.com

3. Person responsible for payment:
Address:
Phone: Fax:
E-mail:

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
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CITY OF BAINBRIDGE ISLAND

SITE PLAN AND DESIGN REVIEW APPLICATION

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PENCIL WILL NOT BE ACCEPTED.



4. Project contact: _____
Address: _____
Phone: _____ Fax: _____
E-mail: _____

5. Name of land surveyor: _____
Address: _____
Phone: _____ Fax: _____
E-mail: _____

6. Planning department personnel familiar with site: _____

7. Description of proposal: Proposal to modify previous SPR approval for
20,000sf medical clinic for proposed 30,000sf clinic with 31 additional spaces.
The footprint of building 6 will be reduced from 7,200sf to 4,800sf.

8. Driving directions to site: NE Corner of High School Road and Highway 305

9. Please give the following existing parcel information:

Assessor's Parcel Number	Parcel Owner	*Lot Area
232502-3-086-2009		1.67AC (Pre-BLA)
Total of all parcels:		1.67AC

Use additional sheet if necessary

* As defined in Bainbridge Island Municipal Code 18.06.630

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PENCIL WILL NOT BE ACCEPTED.



10. Legal description (or attach): See Attached

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

Lot Number	Comp Plan Designation	Zoning Designation	Shoreline Designation	Current Use
Lot 086	HS-2	HS-2	NA	Vacant
Lot				
Lot				
Lot				

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

Property	Comp Plan Designation	Zoning Designation	Shoreline Designation	Current Use
North	HS-2	HS-2	NA	Probuild
South	HS-2	HS-2	NA	Kitsap Bank
East	R-8, R-2.9	R-8, R-2.9	NA	Stonecrest, vacant
West	HWY 305			

13. Common name of adjacent water area or wetlands area: _____

14. Does the site contain an environmentally sensitive area as defined in Critical Areas Ordinance (*Bainbridge Island Municipal Code Chapter 16.20*)? yes no unknown

If yes, check as appropriate:

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

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

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

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

CITY OF BAINBRIDGE ISLAND

SITE PLAN AND DESIGN REVIEW APPLICATION

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



15. Are there underlying/overlying agreements on the property? yes no unknown
 If yes, check as appropriate and provide a copy of the decision document:

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

Under which jurisdiction was the approval given?

City of Bainbridge Island Kitsap County

Approval date: March 17, 2015

16. Is there any other information which is pertinent to this project? yes no

If yes, please explain: _____

B. TECHNICAL INFORMATION

1. Name of water purveyor: City of Bainbridge Island

If a private well, what class? _____

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

3. General description of the existing terrain: Flat

CITY OF BAINBRIDGE ISLAND

SITE PLAN AND DESIGN REVIEW APPLICATION

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PENCIL WILL NOT BE ACCEPTED.



4. Soil survey classification: See Aspect Geotechnical Reported dated 4/17/13

5. Flood plain designation: A AO AH A1-A30 A99 B C D V VI-V30

6. Access (street functional road classifications):

Street Type	Required ROW Width	Street Name	Existing ROW Width
primary arterial	150 feet	Highway 305	
secondary arterial	60 feet	High School Road	
collector	50 feet		
residential urban	40 feet		
residential suburban	30 feet		
private	20 - 30 feet	Wintergreen Lake	

7. Sidewalks are adjacent to the parcel: yes no

If yes, existing sidewalks are _____ feet wide.

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

Proposed sidewalks: X adjacent to the parcel and are to be 8 feet wide.

X internal to the proposal and are to be 5-8 feet wide.

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

See project description above.

9. Floor area ratio: .41FAR(Pre-BLA) .25FAR (Post-BLA)

10. Dimensions of proposed structures: See Plans

11. Height of proposed buildings or structures: 35'

CITY OF BAINBRIDGE ISLAND

SITE PLAN AND DESIGN REVIEW APPLICATION

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12. Square footage of all spaces: retail: 30,000sf office: storage: residential: other:

13. Number of stories proposed: 2 stories

14. Square feet per story: (1) 15,000sf (2) 15,000sf (3)

15. Setback requirements: north: 0' (10' proposed) east: 0' (115' proposed) south: 0' (195' proposed) west: 10' (60'-195' proposed)

16. Number of parking stalls required: 120 stalls (Medical Clinic)

17. Number of parking stalls proposed: 120 stalls (Medical Clinic)

18. Amount of square footage of proposed paved areas: 53,525sf

19. Square footage of building area: 30,000sf

20. Percent of site to be covered by impervious surfaces: 57.2% (post-BLA) % (If the proposal results in more than 1,000 square feet of additional impervious surface, a drainage plan shall be required.)

21. Percentage of site to be covered by landscaping: 12%

22. Percentage of parking area to be covered by landscaping: 9%

23. Percentage of site to remain undeveloped: 31%

24. Is the applicant proposing any terms, conditions, covenants and agreements or other documents regarding the intended development: (If yes, attach copies) [] yes X no [] unknown

Project is not phased.

CITY OF BAINBRIDGE ISLAND

SITE PLAN AND DESIGN REVIEW APPLICATION

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

Site Plan Review Major Amendment (COBI), Building Permit (COBI), BLA (COBI)

26. Will the completed project result in 800 or more square feet of impervious surface (building footprint + driveways + parking)? X yes [] no [] unknown

27. Will the project result in clearing more than six significant trees or 2,500 square feet of ground? [] yes X no [] unknown

28. Do storm water systems exist on the site? [] yes [] no X unknown

If yes, were they constructed after 1982? [] yes [] no [] unknown

If yes, what type of storm water system exists on the site? [] infiltration [] open ditching [] closed conveyance [] detention

29. Will the completed project result in excavating of or filling in: [] less than 50 cubic yards. [] more than 50 cubic yards but less than 100 cubic yards. X more than 100 cubic yards.

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

Charles Wenman
*Signature of owner or authorized agent

2/17/16
Date

CHARLES WENMAN

Please Print

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

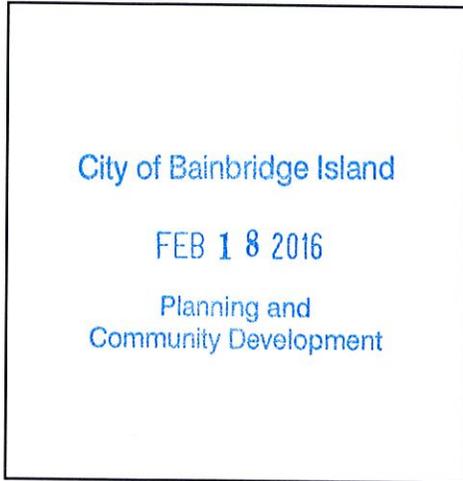
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CITY OF BAINBRIDGE ISLAND
 Department of Planning & Community Development
 280 Madison Avenue North, Bainbridge Island, WA 98110
 Phone: 206-842-2552 Email: pcd@bainbridgewa.gov
 Website: www.bainbridgewa.gov
 Portal: <https://ci-bainbridgeisland-wa.smartgovcommunity.com/portal>

APPLICATION - PAGE 1

DATE STAMP



DATE SUBMITTED 02/18/2016		PROJECT NUMBER PLN17734C BLA
PROJECT NAME VISCONSI BLA		
PROJECT TYPE Boundary Line Adjustment		
PROJECT ADDRESS OR ACCESS STREET Wintergreen Lane		
TAX PARCEL NUMBER(S) 23250230852000, 23250230862009, 23250230882007		
REVISIONS RECEIVED:		
FEE HISTORY	AMOUNT	PAID
Boundary Line Adjustment	\$318.00	\$318.00

PROJECT DESCRIPTION

Reconfiguration of three lots.

PEOPLE ASSOCIATED WITH CASE

COBI PROJECT MANAGER JOSH MACHEN -- PHONE: 206-780-3765 E-MAIL: jmachen@bainbridgewa.gov	
OWNER VWA-BAINBRIDGE ISLAND LLC , Shawn Jurisch, 30050 Chagrin Boulevard, Suite 350, Pepper Pike, OH 44124-5700 Phone: 216-464-5550 ex 203 E-MAIL: sjurisch@visconsi.com	
CONTACT SHAWN JURISCH , Visconsi Companies Ltd., 30050 Chagrin Boulevard, Suite 350, Pepper Pike, OH 44124-5704 Phone: 216-454-5550 ext 203 E-MAIL: sjurisch@visconsi.com	

CITY OF BAINBRIDGE ISLAND
BOUNDARY LINE ADJUSTMENT APPLICATION



FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE. PENCIL WILL NOT BE ACCEPTED.
 Note: The pages in this application are required to have a 1" border on all sides. Applicants can expect to pay \$50 in recording fees for all pages with encroachments into the required border.

<p>DATE STAMP FOR CITY USE ONLY</p> <p style="color: blue; font-size: 1.2em;">City of Bainbridge Island</p> <p style="color: blue; font-size: 1.2em;">FEB 18 2016</p> <p style="color: blue; font-size: 1.2em;">Planning and Community Development</p>	<p><u>TO BE FILLED OUT BY APPLICANT</u></p> <p>PROJECT NAME: VISCONSI BOUNDARY LINE ADJUSTMENT</p> <hr/> <p>TAX ASSESSOR'S NUMBER: <u>232502-3-085-2000</u></p> <hr/> <p>NUMBER: <u>232502-3-086-2009</u></p> <hr/> <p style="text-align: right;"><u>2325002-3-088-2007</u></p> <hr/> <p>PROJECT STREET ADDRESS OR ACCESS STREET: WINTERGREEN LANE NE</p> <hr/> <p style="text-align: center;"><u>FOR CITY USE ONLY</u></p> <p>FILE NUMBER: _____</p> <p>PROJECT NUMBER: _____</p> <p>DATE RECEIVED: _____</p> <p>APPLICATION FEE: _____</p> <p>TREASURER'S RECEIPT NUMBER: _____</p>
SUBMITTAL REQUIREMENTS	
APPLICATION	<i>One original (which must contain an original signature) and three copies</i> must be provided. Whenever possible, originals must be <i>signed in blue</i> . Please identify the original document.
SUPPORTING DOCUMENTS	<i>One original (which must contain an original signature)</i> , where applicable, and <i>three copies</i> (if an original is not applicable, <i>four copies</i> must be provided). For title reports, only a total of two copies must be submitted.
FULL-SIZE DRAWINGS	<i>Four copies</i> of the required drawings must be provided. Drawings <i>must be folded and 18" x 24"</i> in size. <i>No construction drawings or other sized drawings</i> will be accepted unless specifically requested.
REDUCED DRAWINGS	<i>Two copies</i> of the drawings reduced to 11" x 17" must be provided.
SUBMITTING APPLICATIONS	Applications <i>must be submitted in person</i> by either the owner or the owner's designated agent. Should an agent submit the application, a <i>notarized Owner/Applicant Agreement</i> must accompany the application (owner/app agreement attached). Please call (206) 780-3762 to set up an appointment to submit the application.
FEEES	Please call the Department of Planning & Community Development for submittal fee information. Review by the Kitsap County Health Department may require additional fees and processing time.
ATTACHED SUBMITTAL CHECKLIST	Please refer to attached Submittal Checklist for further information. NOTE: when submitting this application, please do not copy or include the Submittal Checklist sheets attached to the back of this application.
APPLICATIONS WILL NOT BE ACCEPTED unless these basic requirements are met and the submittal packet is deemed counter complete.	

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
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CITY OF BAINBRIDGE ISLAND
BOUNDARY LINE ADJUSTMENT APPLICATION



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A. GENERAL INFORMATION

1. Name of property owner: VWA-Bainbridge Island LLC
Address: 30050 Chagrin Boulevard, Suite 350, Pepper Pike, OH 44124
Phone: 216-454-5550 ex 203 Fax: _____
sjurisch@visconsi.com (Shawn
E-mail: Jurisch)

Name of property owner: _____
Address: _____
Phone: _____ Fax: _____
E-mail: _____

Name of property owner: _____
Address: _____
Phone: _____ Fax: _____
E-mail: _____

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

2. Authorized agent: _____
Address: _____
Phone: _____ Fax: _____
E-mail: _____

3. Person responsible for payment: VWA Bainbridge Island LLC
Address: c/o Shawn Jurisch
Phone: _____ Fax: _____
E-mail: _____

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
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4. Project contact: Shawn Jurisch,, VWA-Bainbridge Island LLC
Address: _____
Phone: _____ Fax: _____
E-mail: _____

5. Name of land surveyor: A G O Land Surveying LLC
Address: 1015 NE Hostmark Street, Poulsbo, WA. 98370
Phone: 206-842-9598 Fax: 360-779-4213
E-mail: gavin@agols.com

6. Planning department personnel familiar with site: Josh Machen

7. Description of proposal: _____
Reconfigure the lot the common lot line of Lots A, B and D

8. Driving directions to site: Property is on Wintergreen Lane NE,
North of NE High School Road and East of SR 305.

9. Legal description(s) (or attach): _____
See attached

CITY OF BAINBRIDGE ISLAND
BOUNDARY LINE ADJUSTMENT APPLICATION

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December 2011

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

Page 5 of 8

CITY OF BAINBRIDGE ISLAND
BOUNDARY LINE ADJUSTMENT APPLICATION



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10. Parcel information:

Assessor's Parcel Number	Parcel Owner	Is Property Developed?	Acreage Before Adjustment	Acreage After Adjustment
232502-3-085-2000	VWA-Bainbridge Island LLC	No	93,155 sf	57,452 sf
232502-3-086-2009	VWA-Bainbridge Island LLC	No	73,086 sf	119,901 sf
232502-3-088-2007	VWA-Bainbridge Island LLC	No	81,926 sf	70,814 sf
		Y / N		

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

Lot Number	Comp Plan Designation	Zoning Designation	Shoreline Designation	Current Use
Lot A	HS II	HS II	N/A	Undeveloped
Lot B	HS II	HS II	N/A	Undeveloped
Lot D	HS I & HS II	HS I & HS II	N/A	Undeveloped
Lot				

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

yes no unknown

If yes, check as appropriate:

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

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

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

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13. Was the land platted in the past? (If yes, a copy of recorded plat is required.) yes no unknown

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

If yes, please explain: _____

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

Domen A. Visconti

VWA-Bainbridge Island LLC

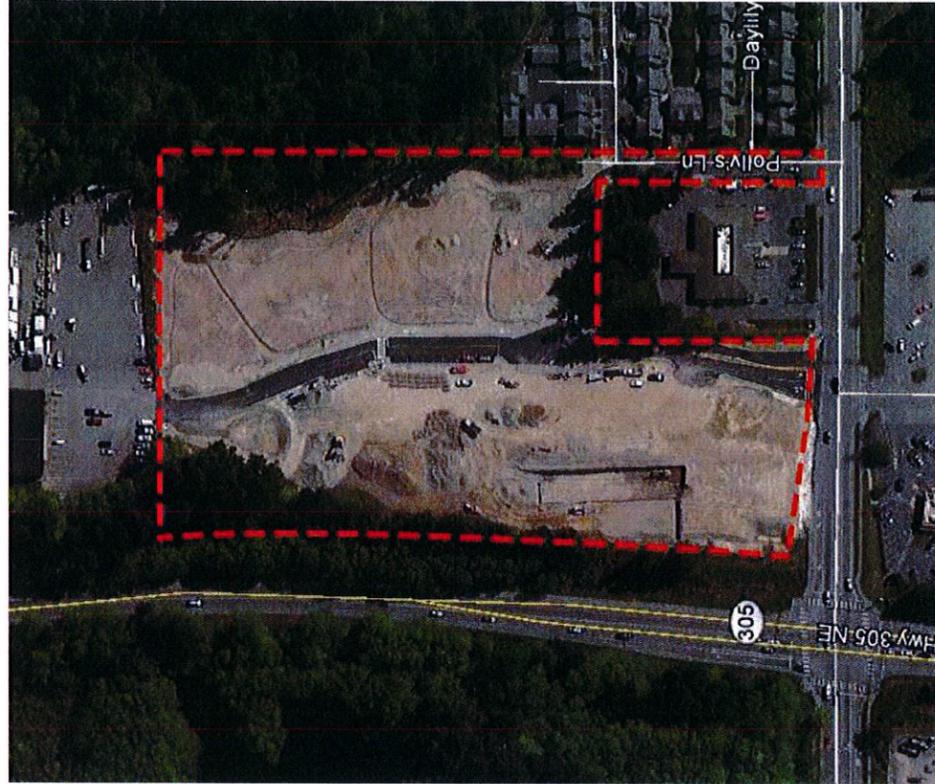
2/9/16

Date

DOMINIC A. VISCONSI, JR., MANAGER

Please print name

2/17/2016 2:47:59 PM (DRAWING SCALED FOR 11" X 17" PAPER SIZE)



AERIAL CONTEXT PHOTO



WINTERGREEN LANE
LOOKING EAST



WINTERGREEN LANE
LOOKING SOUTH



WINTERGREEN LANE
LOOKING NORTH



WINTERGREEN LANE
LOOKING WEST

WENZLAU ARCHITECTS
490 MADISON AVE N., SUITE 105
BAINBRIDGE ISLAND, WA 98110
WWW.WENZLAUARCHITECTS.COM
206.780.6882

**WINTERGREEN
MEDICAL BUILDING**
WINTERGREEN LANE, BAINBRIDGE ISLAND,
WA 91108
OWNER: VISCONSI COMPANIES LTD.

SPR APPLICATION
PROJECT 1518
DATE 02/17/2016
NO. DESCRIPTION DATE
City of Bainbridge Island
FEB 18 2016
Planning and
Community Development

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AERIAL PHOTOS

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1 PREVIOUSLY APPROVED MASTER PLAN
1" = 80'-0"



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**WINTERGREEN
 MEDICAL BUILDING**
 WINTERGREEN LANE, BAINBRIDGE ISLAND,
 WA 91108

OWNER: VISCONSI COMPANIES LTD.

SPR APPLICATION

PROJECT	1518	
DATE	02/17/2016	
NO.	DESCRIPTION	DATE

City of Bainbridge Island

FEB 18 2016

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APPROVED MASTER PLAN

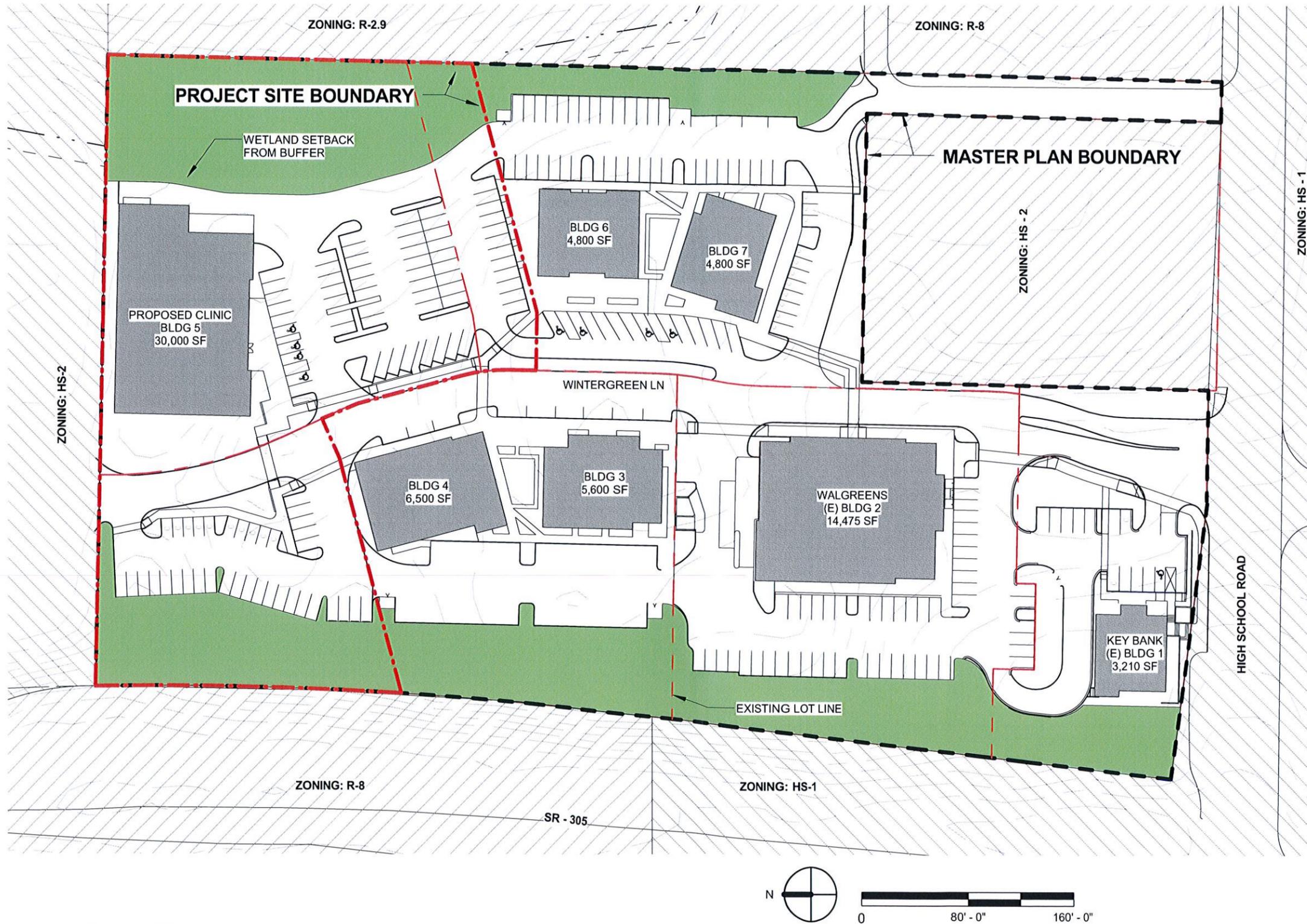
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1

REVISED MASTER PLAN

1" = 80'-0"



WINTERGREEN MEDICAL BUILDING

WINTERGREEN LANE, BAINBRIDGE ISLAND, WA 91108

OWNER: VISCONSI COMPANIES LTD.

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SPR APPLICATION

PROJECT	1518	
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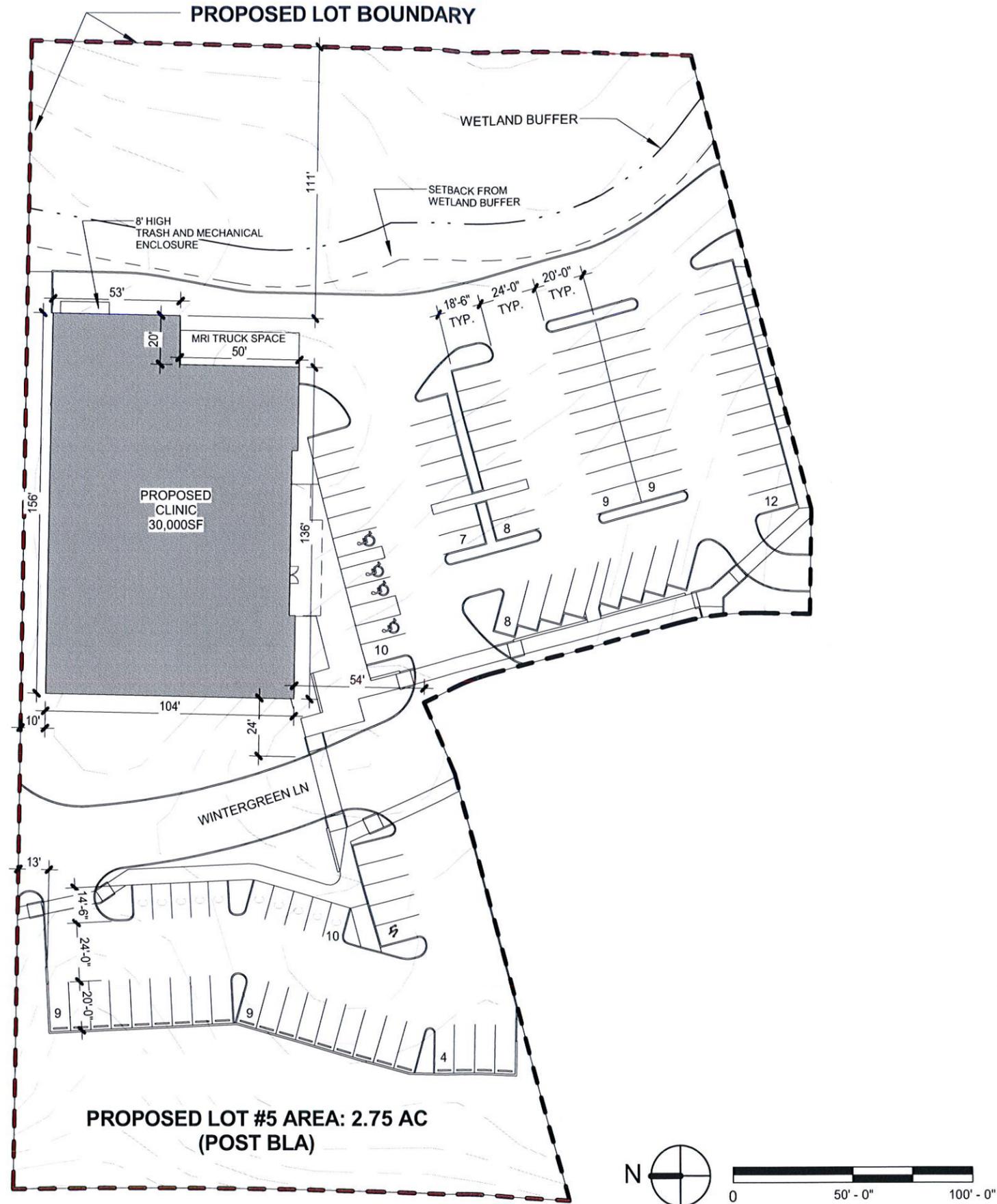
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REVISED MASTER PLAN

A 2.2

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1 LOT #5 SITE MAP
1" = 50'-0"

ATTACHMENT E

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**WINTERGREEN
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WA 91108
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SPR APPLICATION

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SITE PLAN

A 3

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1 PRELIMINARY FLOOR PLAN
1/16" = 1'-0"

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BAINBRIDGE ISLAND, WA 98110
WWW.WENZLAUARCHITECTS.COM
206.780.6882



**WINTERGREEN
MEDICAL BUILDING**
WINTERGREEN WALK
BAINBRIDGE ISLAND, WA 98110
OWNER: VISCONSI COMPANIES LTD.

SPR APPLICATION
PROJECT 1518
DATE 02/17/2016
NO. DESCRIPTION DATE

City of Bainbridge Island

FEB 18 2016

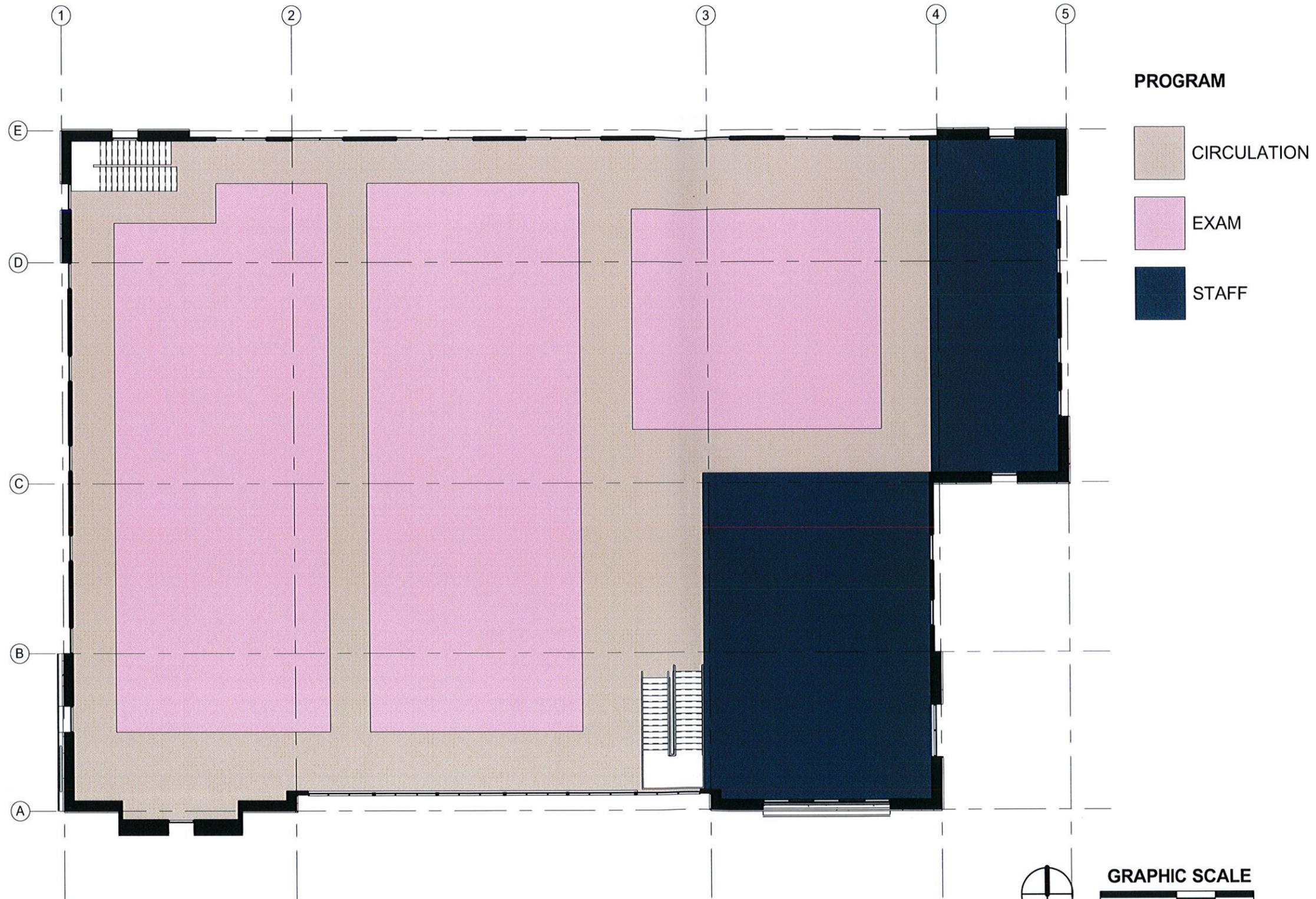
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FLOOR PLAN

A 4.1

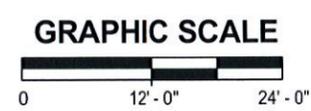
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1 PRELIMINARY SECOND FLOOR PLAN
1/16" = 1'-0"

PROGRAM

- CIRCULATION
- EXAM
- STAFF



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**WINTERGREEN
 MEDICAL BUILDING**
 WINTERGREEN WALK
 BAINBRIDGE ISLAND, WA 98110
 OWNER: VISCONSI COMPANIES LTD.

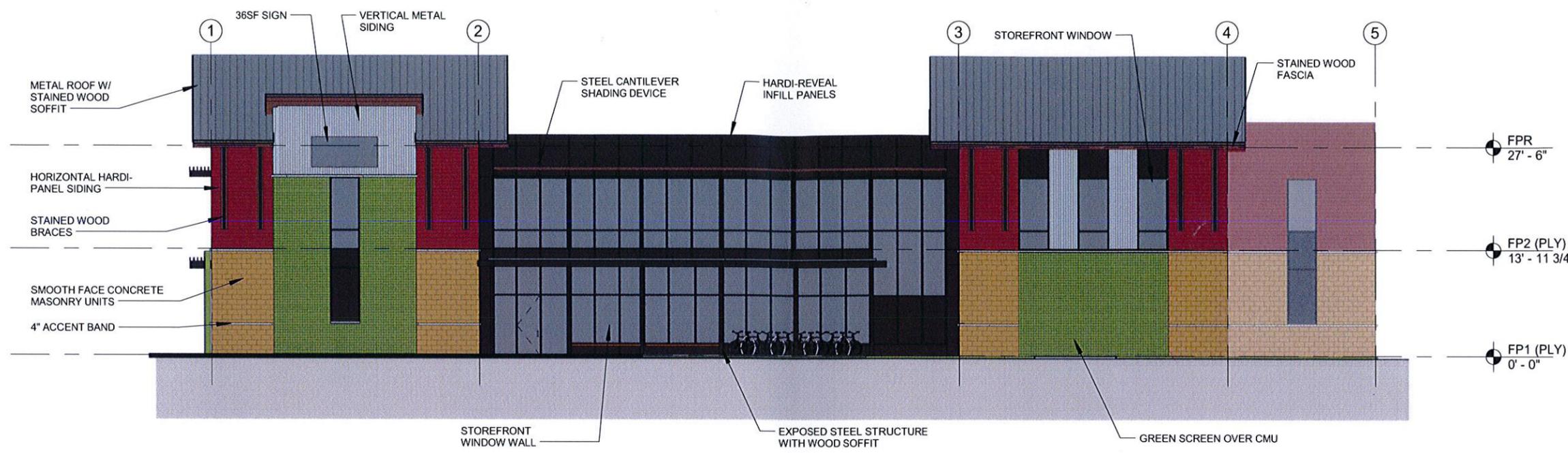
SPR APPLICATION

PROJECT	1518
DATE	02/17/2016
NO.	DESCRIPTION DATE

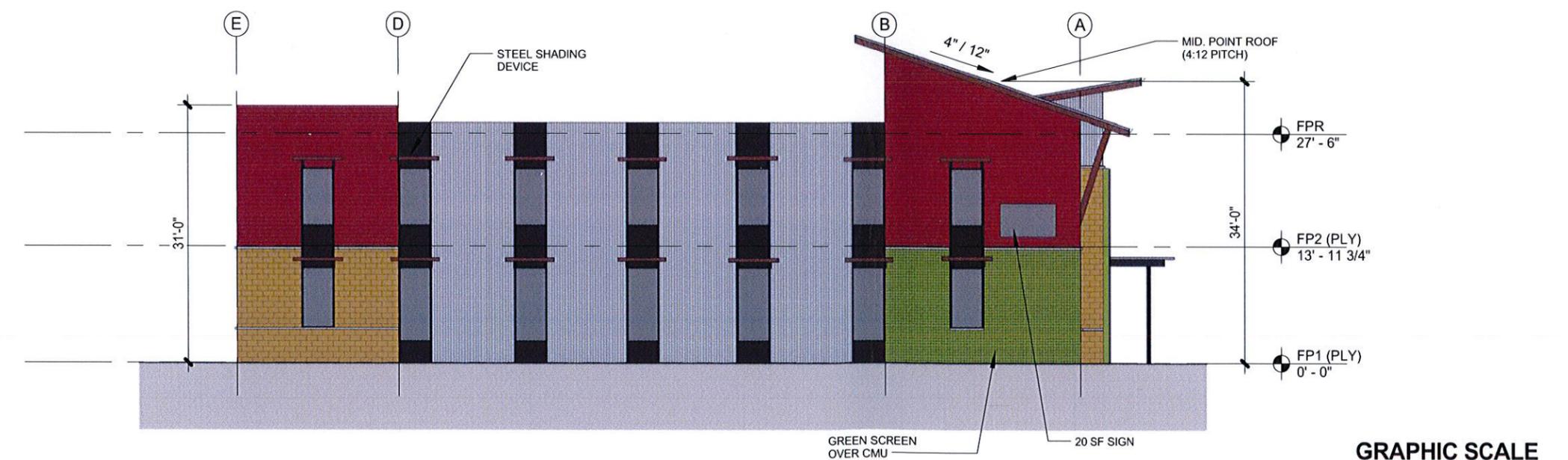
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FLOOR PLAN
A 4.2



1 SOUTH ELEVATION
1/16" = 1'-0"



2 WEST ELEVATION
1/16" = 1'-0"

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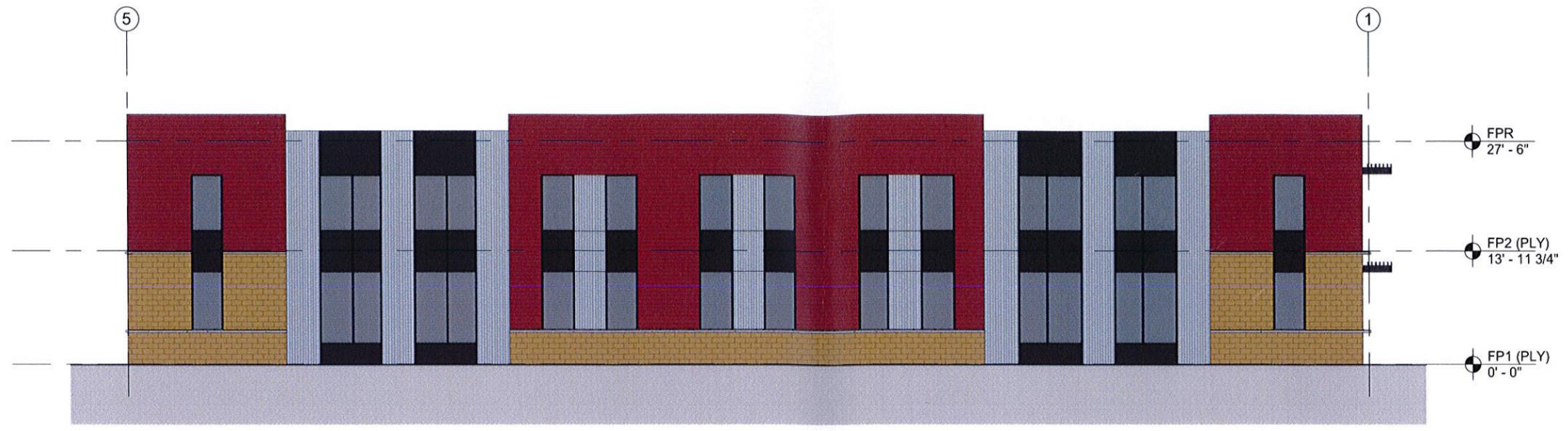
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ATTACHMENT F

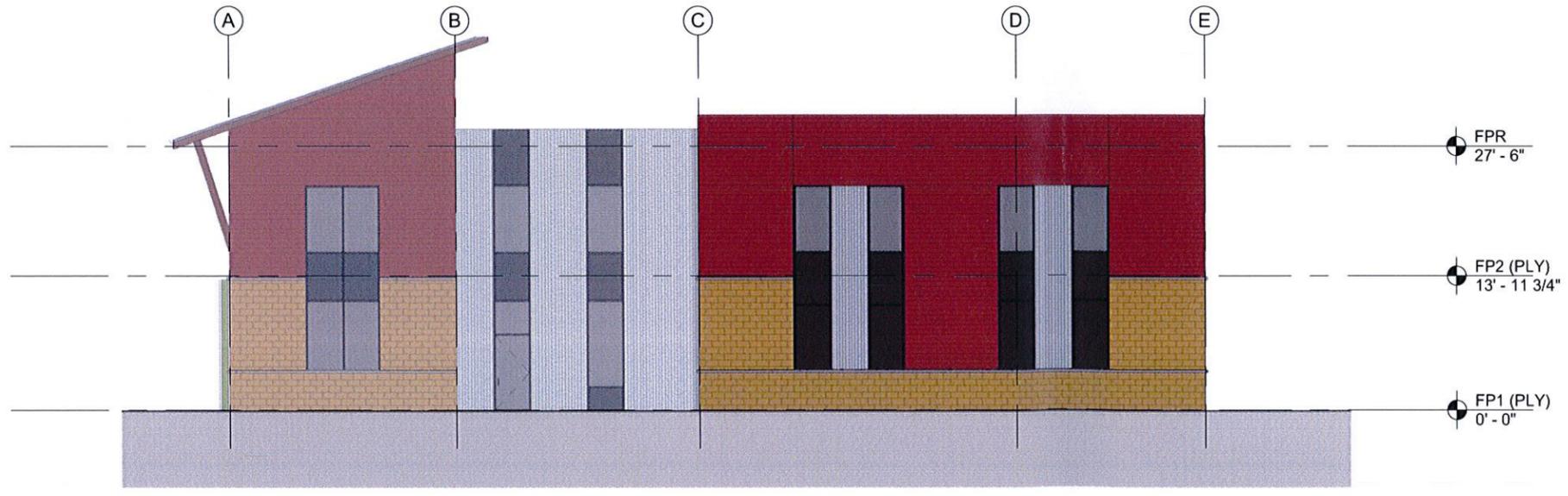
WINTERGREEN MEDICAL BUILDING
WINTERGREEN WALK
BAINBRIDGE ISLAND, WA 98110
OWNER: VISCONSI COMPANIES LTD.

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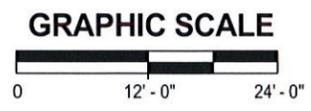
ELEVATIONS
A 5.1



3 NORTH ELEVATION
1/16" = 1'-0"



4 EAST ELEVATION
1/16" = 1'-0"



2/17/2016 2:27:21 PM (DRAWING SCALED FOR 11" X 17" PAPER SIZE)

WENZLAU ARCHITECTS
490 MADISON AVE N., SUITE 105
BAINBRIDGE ISLAND, WA 98110
WWW.WENZLAUARCHITECTS.COM
206.780.6882

**WINTERGREEN
MEDICAL BUILDING**
WINTERGREEN WALK
BAINBRIDGE ISLAND, WA 98110
OWNER: VISCONSI COMPANIES LTD.

SPR APPLICATION

PROJECT	1518	
DATE	02/17/2016	
NO.	DESCRIPTION	DATE

City of Bainbridge Island
FEB 18 2016
Planning and
Community Development

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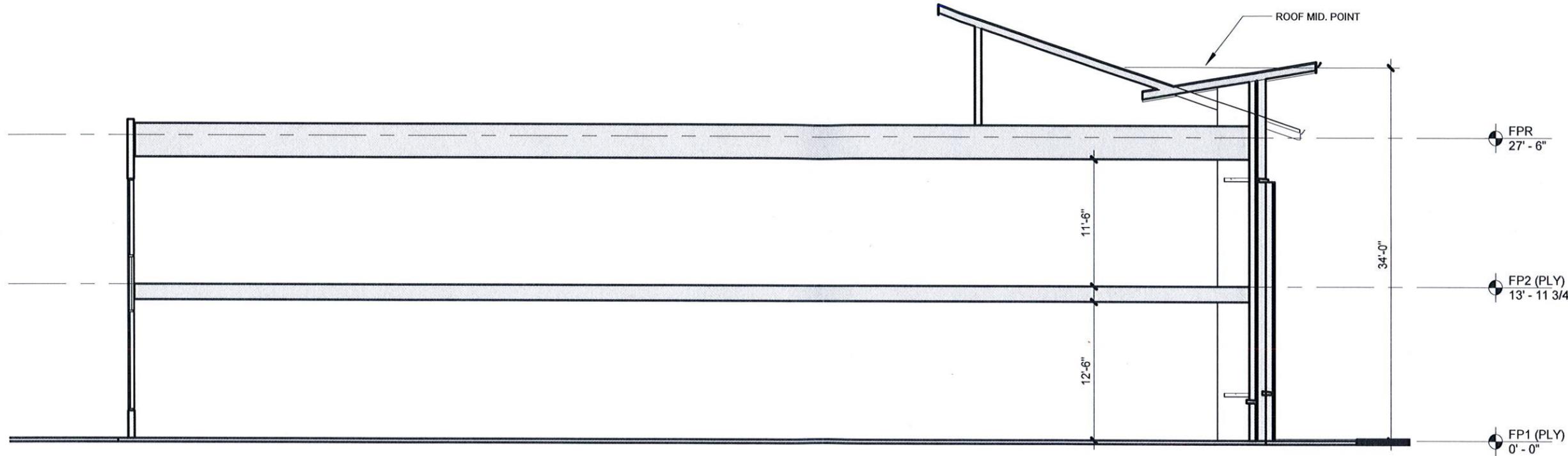
ELEVATIONS
A 5.2

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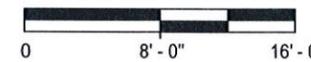
1

SECTION LOOKING EAST

3/32" = 1'-0"



GRAPHIC SCALE



WENZLAU ARCHITECTS
 490 MADISON AVE N., SUITE 105
 BAINBRIDGE ISLAND, WA 98110
 WWW.WENZLAUARCHITECTS.COM
 206.780.8882



**WINTERGREEN
 MEDICAL BUILDING**
 WINTERGREEN WALK
 BAINBRIDGE ISLAND, WA 98110
 OWNER: VISCONSI COMPANIES LTD.

SPR APPLICATION

PROJECT	1518
DATE	02/17/2016
NO.	DESCRIPTION
	DATE

City of Bainbridge Island

FEB 18 2016

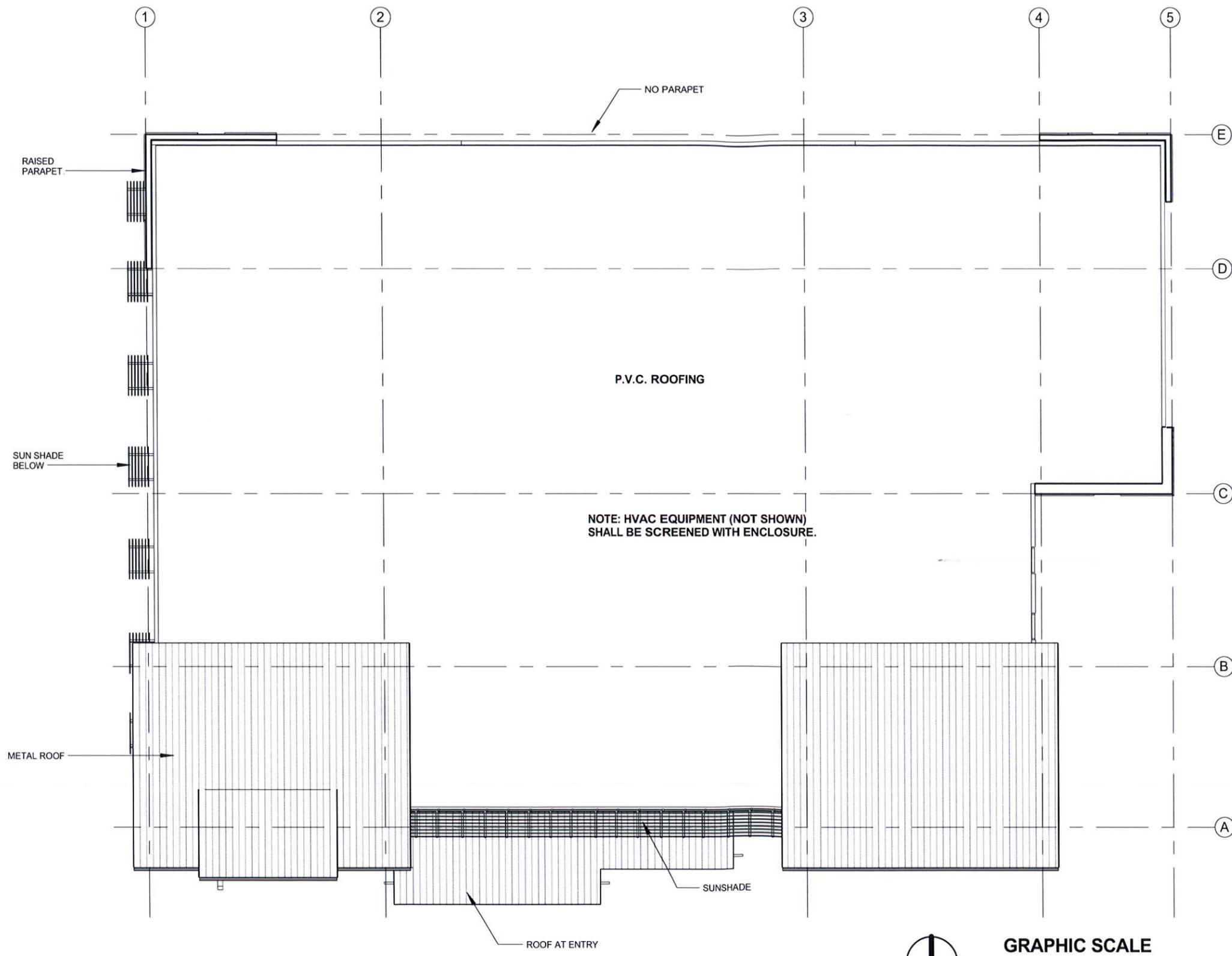
Planning and
Community Development

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SECTION NS

A 6

2/17/2016 2:27:22 PM (DRAWING SCALED FOR 11" X 17" PAPER SIZE)



1 ROOF PLAN
1/16" = 1'-0"

WENZLAU ARCHITECTS
 490 MADISON AVE N., SUITE 105
 BAINBRIDGE ISLAND, WA 98110
 WWW.WENZLAUARCHITECTS.COM
 206.780.6882

WINTERGREEN MEDICAL BUILDING
 WINTERGREEN WALK
 BAINBRIDGE ISLAND, WA 98110
 OWNER: VISCONSI COMPANIES LTD.

SPR APPLICATION

PROJECT	1518
DATE	02/17/2016
NO.	DESCRIPTION
	DATE

City of Bainbridge Island
 FEB 18 2016
 Planning and
 Community Development

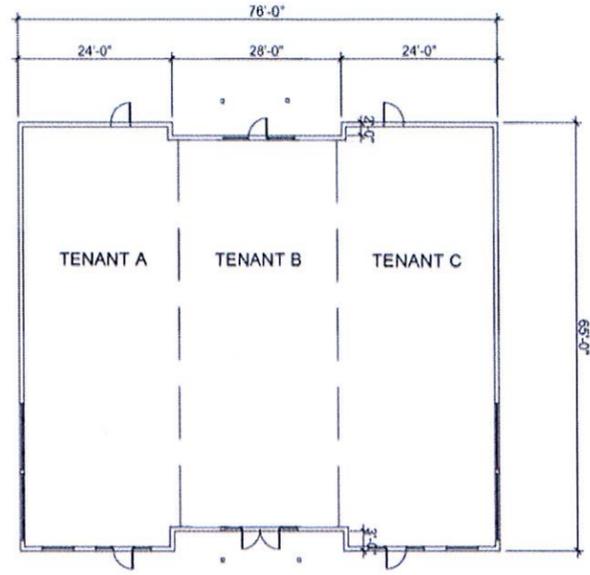
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ROOF PLAN

A7

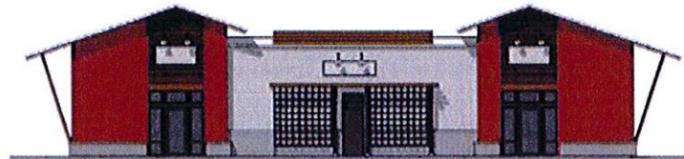
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4/10/2013 9:37:02 AM SHEET SIZE - 11" X 17"

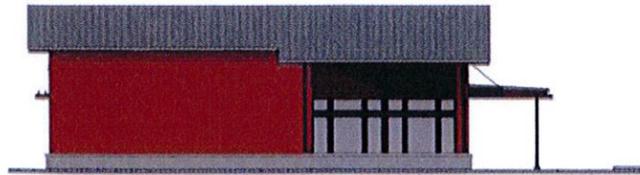


FLOOR PLAN

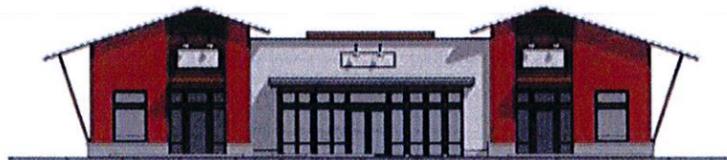
1/8" = 1'-0"



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

WENZLAU ARCHITECTS
 490 MADISON AVE N., SUITE 105
 BAINBRIDGE ISLAND, WA 98110
 WWW.WENZLAUARCHITECTS.COM
 206.780.6882

**WINTERGREEN
 MEDICAL BUILDING**
 WINTERGREEN LANE, BAINBRIDGE ISLAND,
 WA 91108
 OWNER: VISCONSI COMPANIES LTD.

SPR APPLICATION

PROJECT	1518	
DATE	02/17/2016	
NO.	DESCRIPTION	DATE

City of Bainbridge Island

FEB 18 2016

Planning and
Community Development

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REVISED BLDG 6

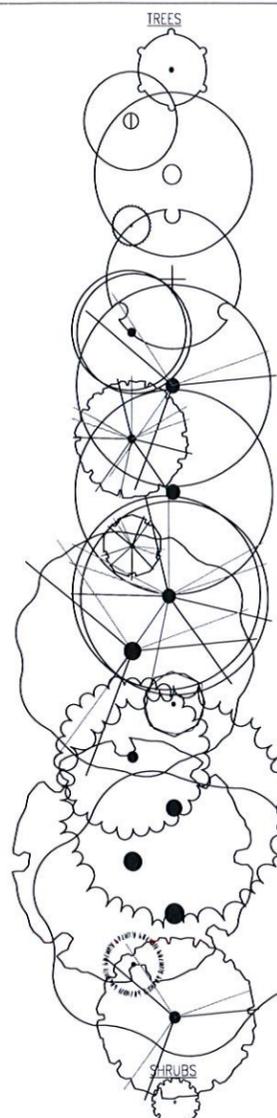
A 8

PLANT SCHEDULE - CONTINUED ON L100B

GENERAL NOTES

1. REFER TO L001B FOR PLANTING NOTES.
2. PROTECT AND PRESERVE EXISTING TREES AS REQUIRED (THEY HAVE ALREADY BEEN FENCED) PER CONDTIO OF THE HEARING EXAMINER'S DECISION.
3. REFER TO CIVIL DRAWINGS FOR LANDSCAPE GRADING AND DRAINAGE.

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	MATURE HT.
	AME GLE	3	AMELANCHIER X GRANDIFLORA 'GLENFORM'	RAINBOW PILLAR SERVICEBERRY-MULTISTEM	B & B	2"		
	ARB UNE	6	ARBUTUS UNEDO	STRAWBERRY TREE	3 GAL	NA		
	ARB MAR	3	ARBUTUS X 'MARINA'	MARINA STRAWBERRY TREE MULTI-TRUNK	B & B	2"		
	CHA GRA	2	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINOKI CYPRESS	NA		6' HT. 10' HT.	
	CHI VIR	1	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	B & B	2"		
	COR KN3	1	CORNUS X 'KN 30-B'	VENUS DOGWOOD	NA	2"		
	GIN JFS	3	GINKGO BILOBA 'JFS-UGA2'	GOLDEN COLONNADE GINKGO	B & B	2"	NA	
	GIN PRI	3	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	B & B	2"		
	HAL TET	2	HALESIA TETRAPTERA	MOUNTAIN SILVERBELL	B & B	2"		
	LIQ SLE	12	LIQUIDAMBAR STYRACIFOLIA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	B & B	2"		
	LIR JFS	2	LIRIODENDRON TULIPIFERA 'JFS-OZ'	EMERALD CITY TULIP TREE	B & B	2"		
	MAA AMU	1	MAACKIA AMURENSIS	AMUR MAACKIA	B & B	2"		
	MAL APF	6	MALUS TSCHONOKII	PILLAR APPLE	B & B	2"	NA 20' HT.	
	OST JFS	6	OSTRYA VIRGINIANA 'JFS-KW5'	AUTUMN TREASURE HOPHORNBEAM	B & B	2"		
	PIN NIG	3	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	NA	6' HT.	
	QUE PHE	2	QUERCUS PHELLOS	WILLOW OAK	B & B	2"		
	SOP HAL	2	SOPHORA JAPONICA 'HALKA'	JAPANESE PAGODA TREE	B & B	2"		
	THU GRE	6	THUJA STANDISHII X PPLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	NA		6' HT.	
	ZEL MUS	6	ZELKOVA SERRATA 'MUSASHINO'	SAWLEAF ZELKOVA	B & B	2"	NA 45' HT.	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT			
	ARB COM	8	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	3 GAL			
	CAL SIL	93	CALLUNA VULGARIS 'SILVER KNIGHT'	SILVER KNIGHT HEATHER	1 GAL			
	CEP DUK	74	CEPHALOTAXUS HARRINGTONIA 'DUKE GARDENS'	DUKE GARDENS PLUM YEW	3 GAL			
	CHO TER	22	CHOISYA TERNATA	MEXICAN ORANGE	3 GAL			
	CIS HYB	133	CISTUS X HYBRIDUS	WHITE ROCKROSE	3 GAL			
	ESC FRA	29	ESCALLONIA X EXONIENSIS 'FRADESII'	FRADESII PINK ESCALLONIA	3 GAL			
	FOT GAR	19	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	3 GAL			
	GAR JAM	42	GARRYA ELLIPTICA 'JAMES ROOF'	JAMES ROOF COAST SILK TASSEL	3 GAL			
	GAU SHA	94	GAULTHERIA SHALLON	SALAL	1 GAL			
	HEB GRE	25	HEBE X 'GREAT ORME'	GREAT ORME HEBE	3 GAL			
	LAV HID	67	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	HIDCOTE BLUE ENGLISH LAVENDER	1 GAL			
	MAH AQU	6	MAHONIA AQUIFOLIUM	OREGON GRAPE	3 GAL			
	MAH COM	114	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	3 GAL			
	PAN NOR	135	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS	3 GAL			

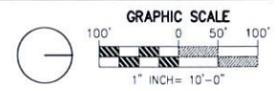
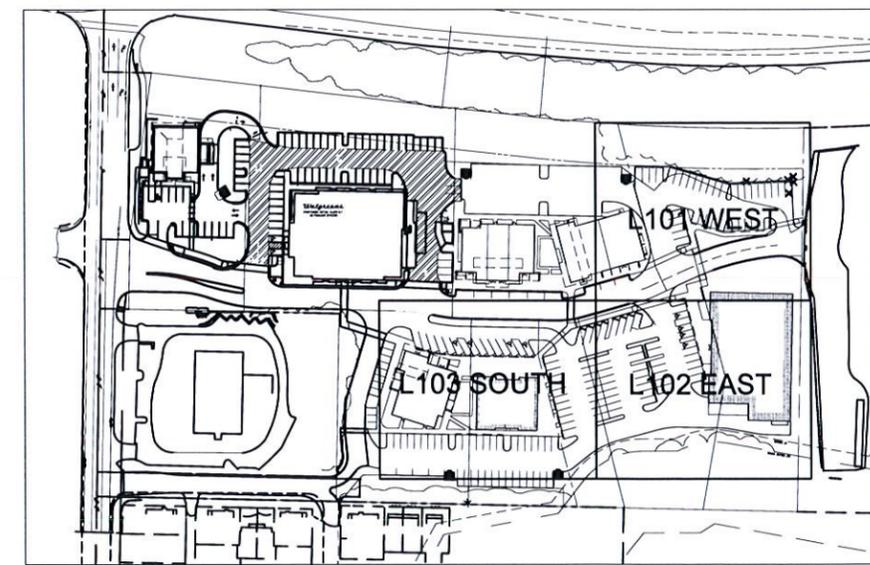


ATTACHMENT G

City of Bainbridge Island
 FEB 18 2016
 Planning and Community Development

LANDSCAPE SHEET INDEX

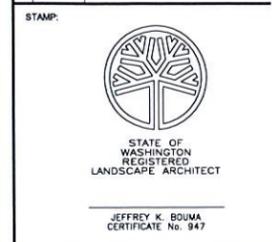
SHEET NO.	SHEET NAME
L000	ILLUSTRATIVE SITE PLAN
L001	TREE RETENTION PLAN WEST
L002	TREE RETENTION PLAN EAST
L100A	PLANTING SCHEDULE & NOTES
L100B	PLANTING SCHEDULE & NOTES
L101	LANDSCAPE PLAN WEST
L102	LANDSCAPE PLAN EAST
L103	LANDSCAPE PLAN SOUTH
L200	SITE LIGHTING PLAN
L300	LANDSCAPE DETAILS



Visconsi Construction Services
 360 Corporate Circle
 30050 Chagrin Blvd.
 Pepper Pike, OH 44124

PROJECT: HIGH SCHOOL ROAD & 305 WINTERGREEN CLINIC
 PROJECT NUMBER: 2015-039
 SUBMITTAL: SITE PLAN REVIEW 02/17/2016

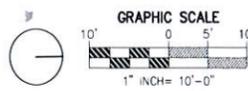
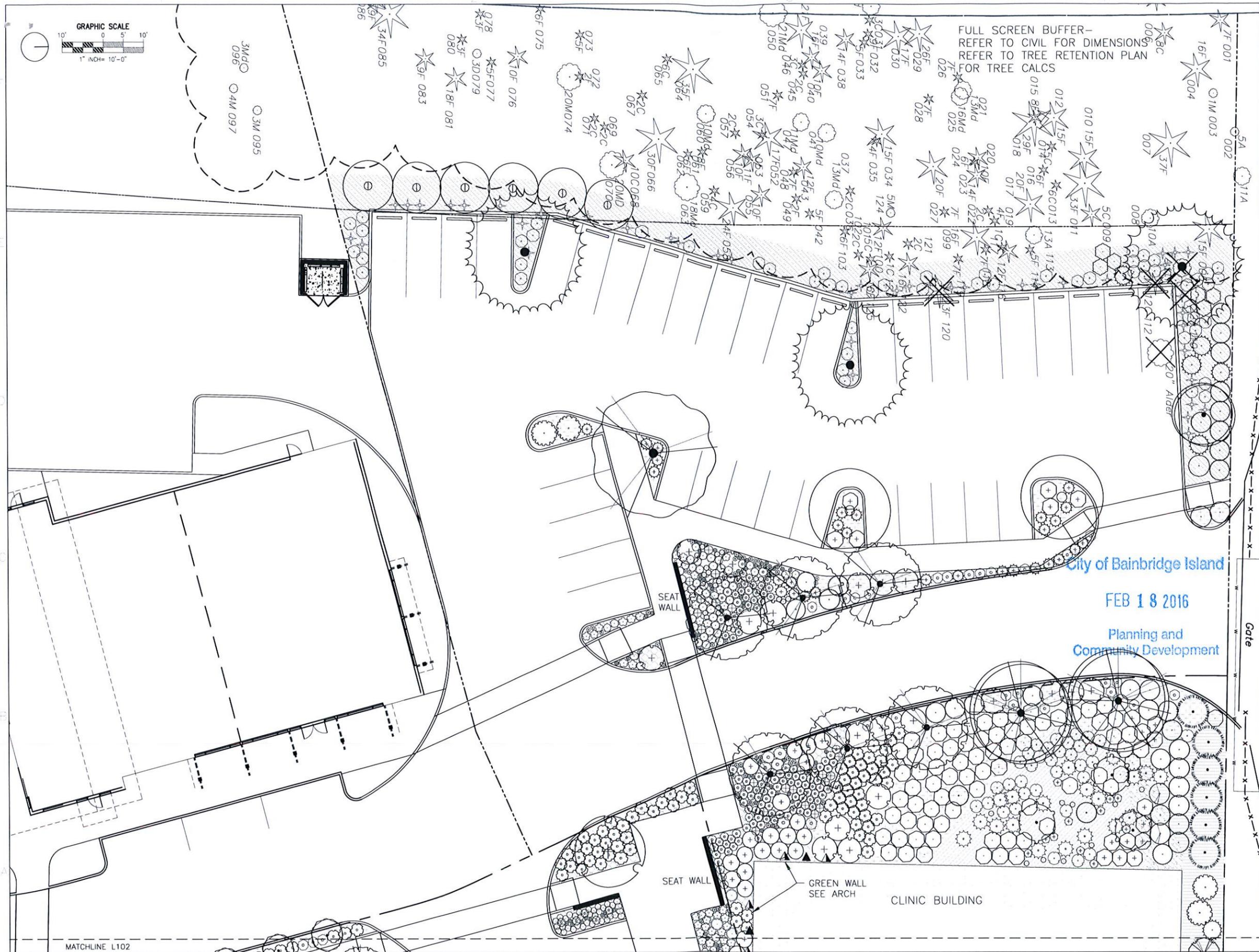
NO.	DATE	DESCRIPTION



PRINCIPAL IN CHARGE:
 DRAWN BY: JB DATE: 02/05/2016
 REVIEWED BY: SF DATE: 02/10/2016

SHEET TITLE:
LANDSCAPE SCHEDULE & NOTES
 SCALE: NTS
 SHEET NUMBER:

L100A



FULL SCREEN BUFFER-
REFER TO CIVIL FOR DIMENSIONS
REFER TO TREE RETENTION PLAN
FOR TREE CALCS

City of Bainbridge Island
FEB 18 2016
Planning and
Community Development

SEAT WALL

SEAT WALL

GREEN WALL
SEE ARCH

CLINIC BUILDING

Gate

MATCHLINE L102

Landscape Architecture + Community Planning
312 Madison Ave South, Suite A
Bainbridge Island, WA 98110
(206) 785-5651
www.fbppartnership.com

Visconsi Construction Services
360 Corporate Circle
30050 Chagrin Blvd.
Pepper Pike, OH 44124

PROJECT: HIGH SCHOOL ROAD & 305
WINTERGREEN CLINIC
PROJECT NUMBER: 2015-039
SUBMITTAL: SITE PLAN REVIEW
02/17/2016

REVISIONS:

NO.	DATE	DESCRIPTION

STAMP:

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
JEFFREY K. BOUMA
CERTIFICATE No. 947

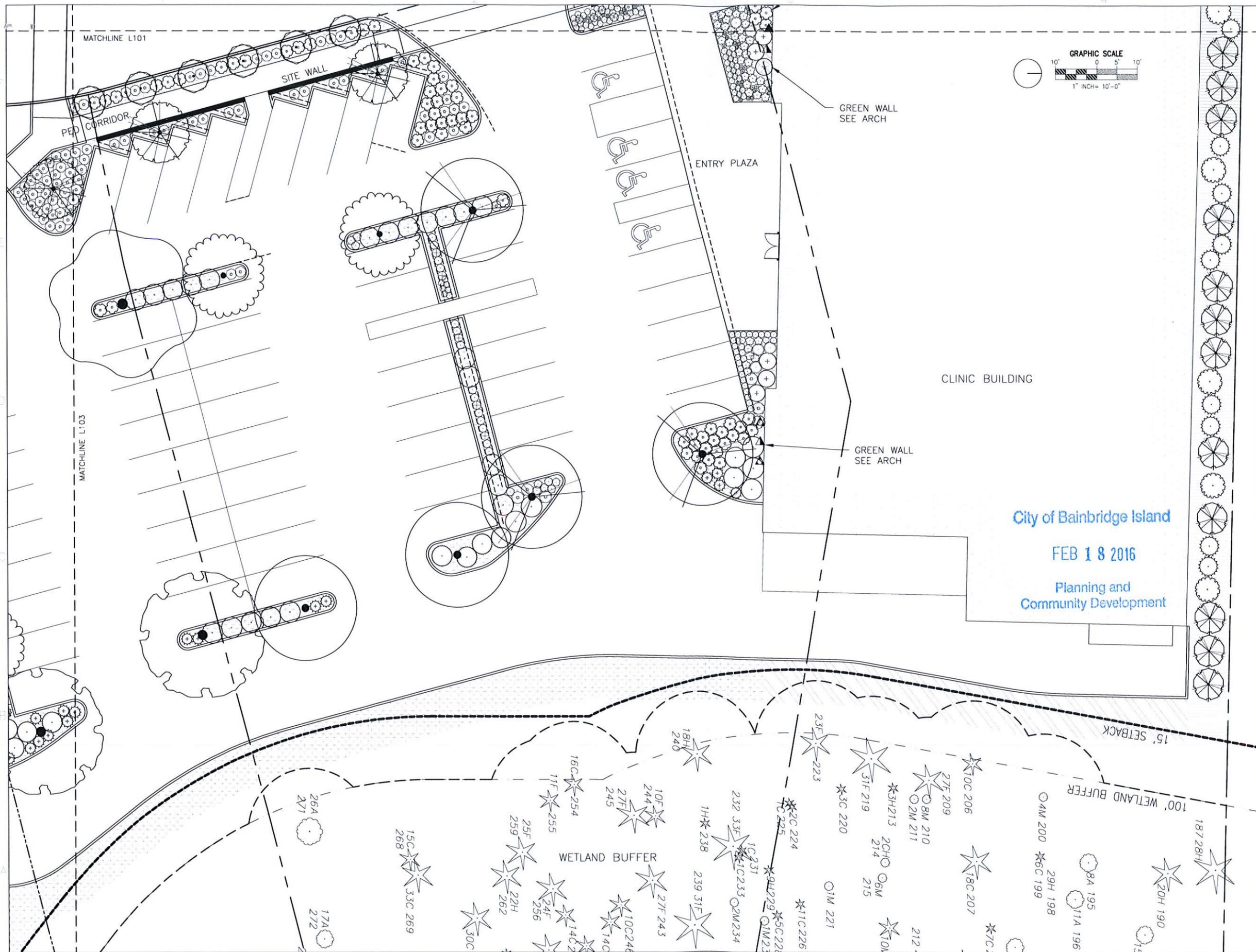
PRINCIPAL IN CHARGE:
DRAWN BY: JP DATE: 02/05/2016
REVIEWED BY: JB DATE: 02/10/2016

SHEET TITLE:
**PLANTING PLAN
WEST**

SCALE: 1" = 10'-0"

SHEET NUMBER:

L101



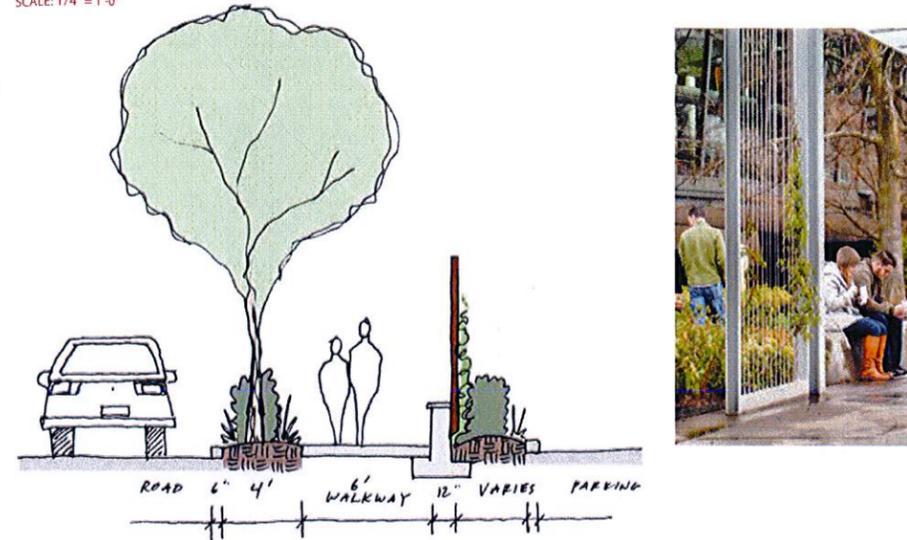
CLINIC PLAZA CONCEPT IMAGES



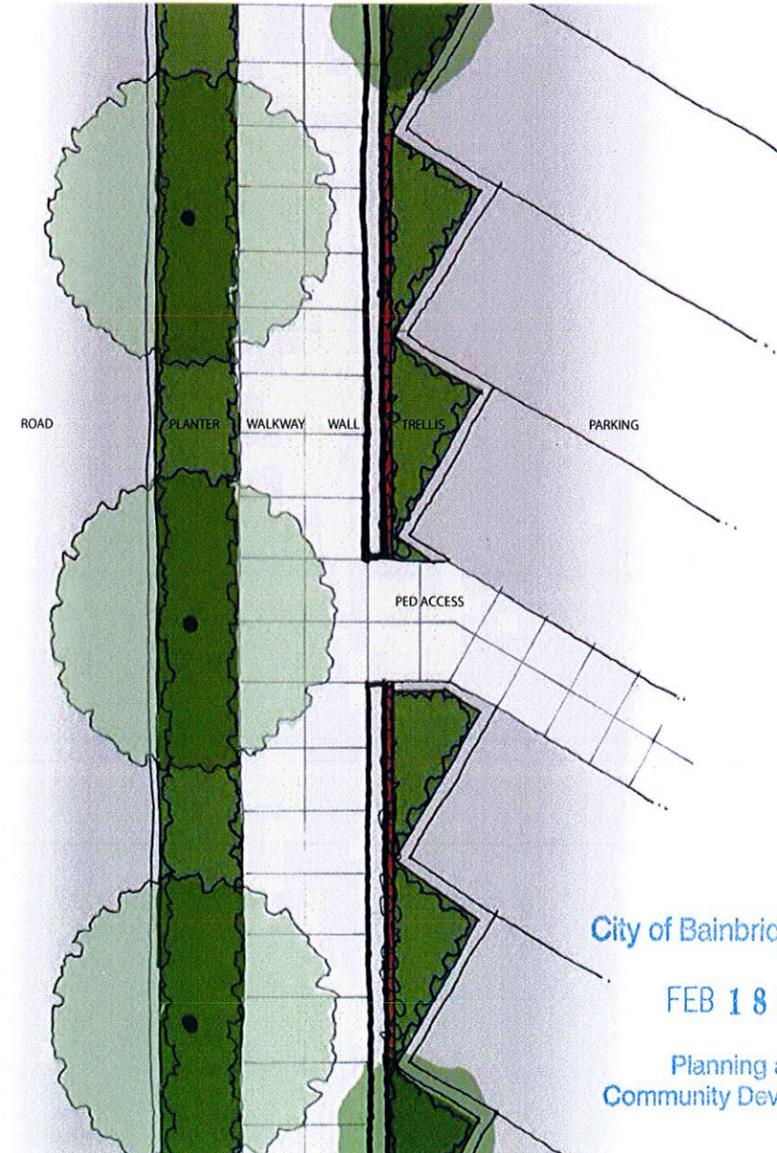
KEY PLAN
SCALE: NTS



PEDESTRIAN CORRIDOR SECTION
SCALE: 1/4" = 1'-0"



PEDESTRIAN CORRIDOR PLAN
SCALE: 1/4" = 1'-0"



City of Bainbridge Island
FEB 18 2016
Planning and
Community Development



Visconci Construction Services
360 Corporate Circle
30050 Chagrin Blvd.
Pepper Pike, OH 44124

PROJECT: HIGH SCHOOL ROAD & 305 WINTERGREEN CLINIC
PROJECT NUMBER: 2015-039
SUBMITTAL: SITE PLAN REVIEW
DATE: 02/17/2016

REVISIONS	
NO.	DESCRIPTION

STAMP:
STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
JEFFREY K. BOUMA
CERTIFICATE No. 847

PRINCIPAL IN CHARGE:
DRAWN BY: JP DATE: 02/02/2016
REVIEWED BY: JB DATE: 02/10/2016

SHEET TITLE:
LANDSCAPE DETAILS
SCALE:
SHEET NUMBER:

L300

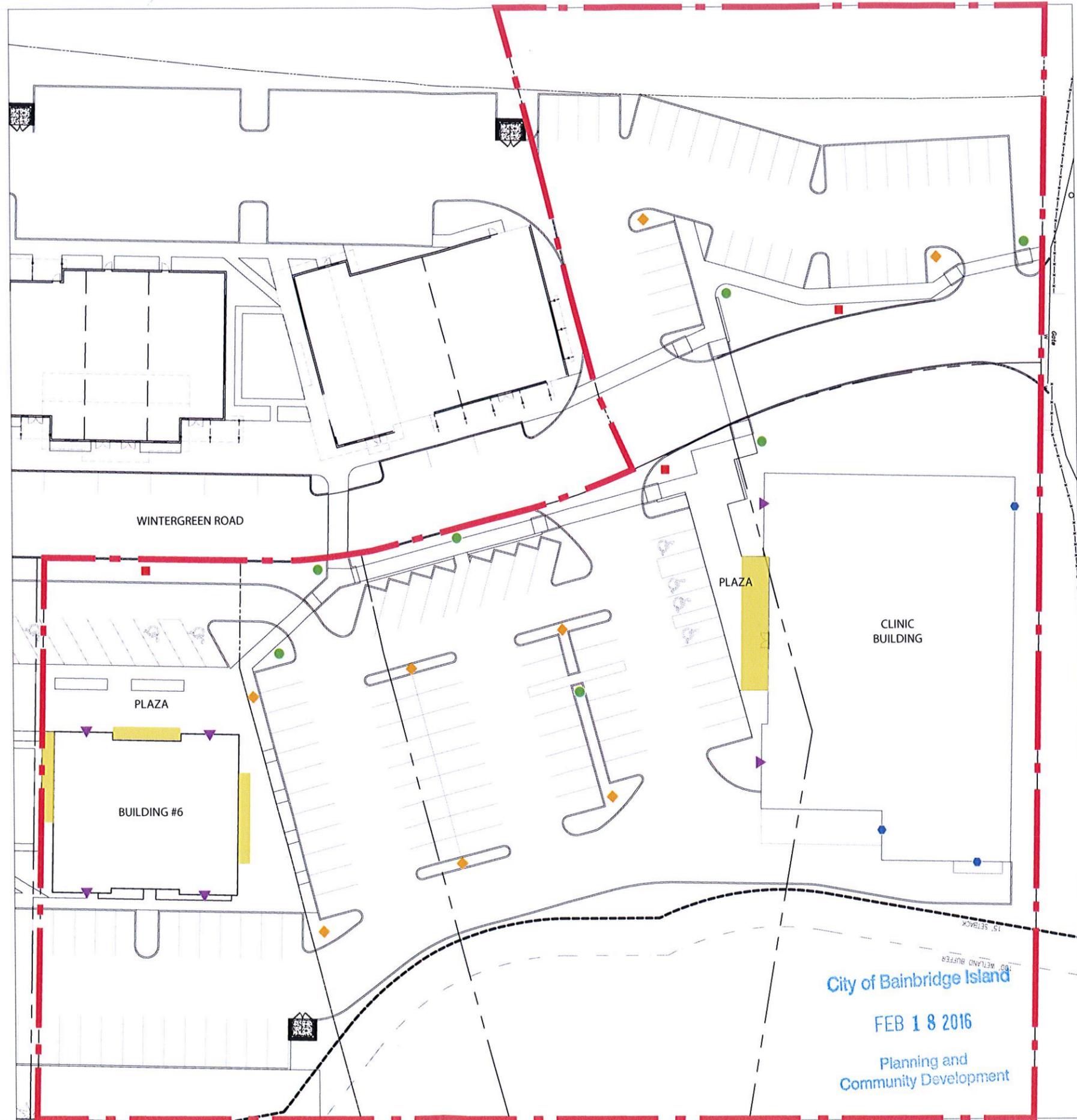
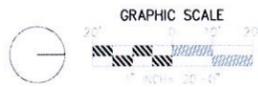
LEGEND

- MAIN STREET LIGHTING
- ◆ PARKING LOT LIGHTING
- PEDESTRIAN PATHWAY LIGHTING
- ▲ SIGN LIGHTING
- EXTERIOR WALL MOUNT LIGHTING
- SOFFIT LIGHTING- FIXTURE TYPE WILL NOT BE VISIBLE
- PROJECT BOUNDARY



d^hseries
modern lighting from modern angles

- ▲ PER ARCHITECT
- PER ARCHITECT



Visconsi Construction S
 360 Corporate Circle
 30050 Chagrin Blvd.
 Pepper Pike, OH 44124

PROJECT: HIGH SCHOOL ROAD & 305 WINTERGREEN CLINIC
 PROJECT NUMBER: 2015-039
 SUBMITTAL: SITE PLAN REVIEW
 DATE: 02/17/2016

REVISIONS	
NO.	DESCRIPTION



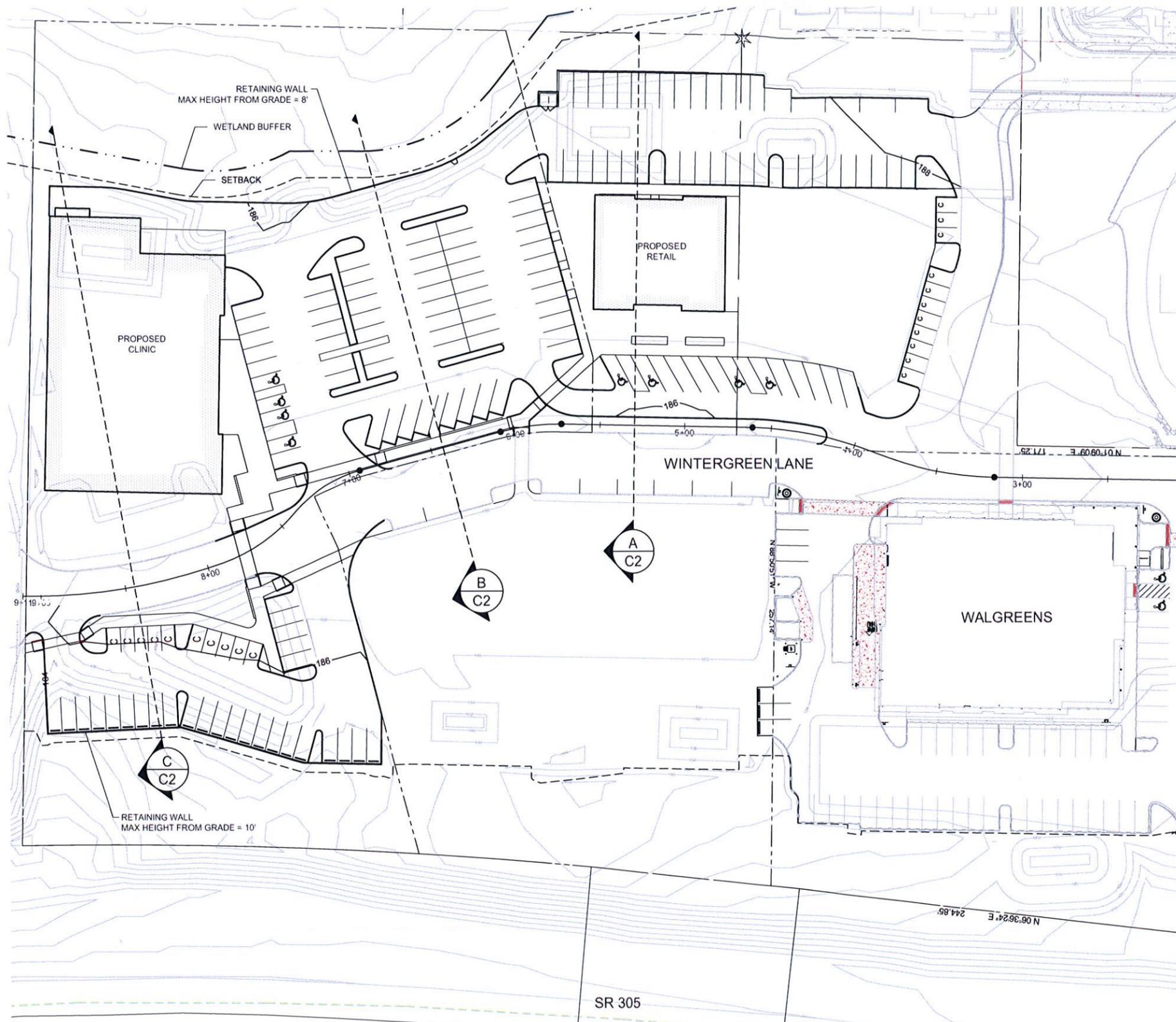
PRINCIPAL IN CHARGE:
 DRAWN BY: JP DATE: 02/05/2016
 REVIEWED BY: JB DATE: 02/10/2016

SHEET TITLE:
LIGHTING PLAN

SCALE: 1" = 10'-0"
 SHEET NUMBER:

L200

ATTACHMENT H



PRELIMINARY
NOT FOR CONSTRUCTION



GRADING PLAN
WINTERGREEN MEDICAL BUILDING
SITE PLAN REVIEW

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

VWA-BAINBRIDGE ISLAND, LLC
 30050 CHAGRIN BLVD, SUITE
 360
 PEPPER PIKE, OH 44124

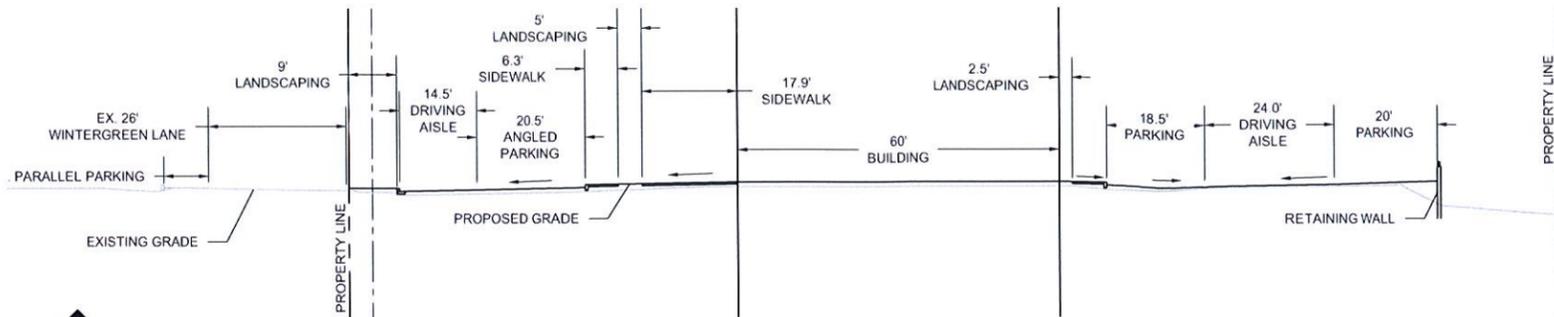
DATE 2/17/16
 DESIGNED AEW
 DRAWN NDW
 CHECKED DWB
 PROJECT # V104-009

C1
 1 OF 4

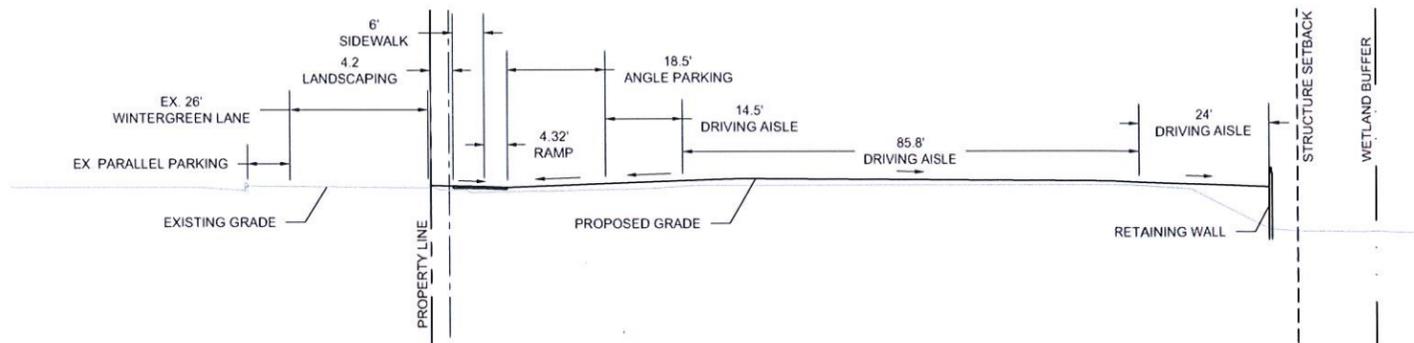
City of Bainbridge Island

FEB 18 2016

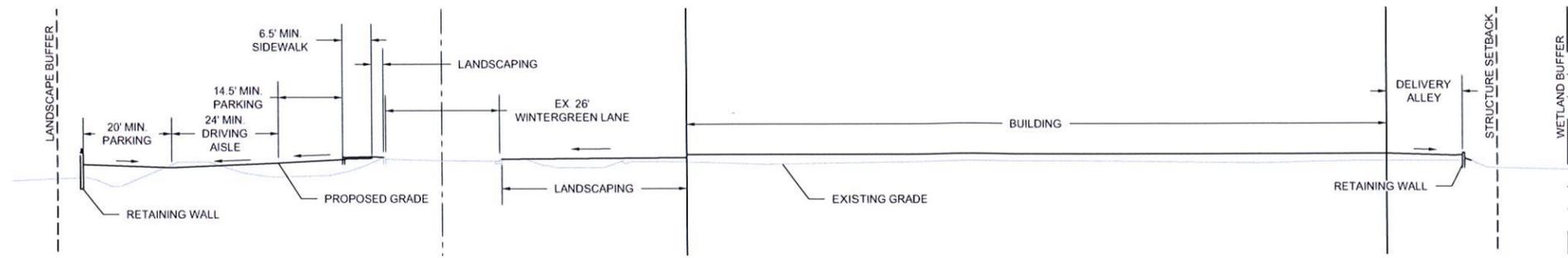
Planning and
Community Development



A
C2
BLDG SITE 6
NO SCALE



B
C2
MAIN PARKING LOT
NO SCALE



C
C2
WINTERGREEN CLINIC AND WEST PARKING
NO SCALE

City of Bainbridge Island
FEB 18 2016
Planning and
Community Development

PRELIMINARY
NOT FOR CONSTRUCTION
2/17/16



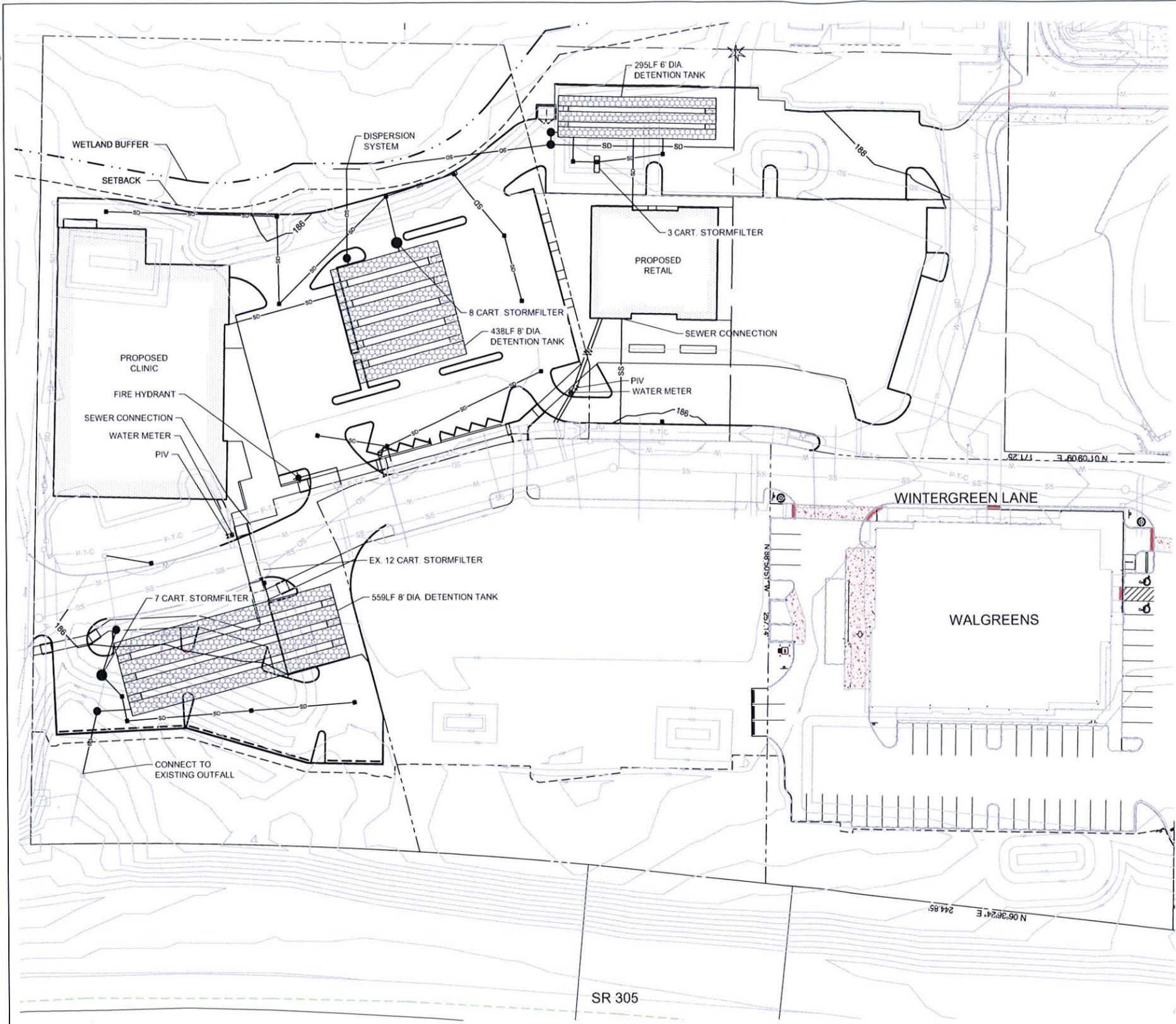
**GRADING SECTIONS
WINTERGREEN MEDICAL BUILDING
SITE PLAN REVIEW**

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

VWA-BAINBRIDGE ISLAND, LLC
30050 CHAGRIN BLVD, SUITE
360
PEPPER PIKE, OH 44124

DATE 2/17/16
DESIGNED AEW
DRAWN NDW
CHECKED DWB
PROJECT # V104-009

C2
2 OF 4



LEGEND

- WATER METER
- ✕ GATE VALVE
- CATCH BASIN
- STORM DRAIN MANHOLE
- ◆ FIRE HYDRANT
- SD — PROPOSED STORM DRAIN
- W — PROPOSED WATER
- SS — PROPOSED SANITARY SEWER

NOTES:

1. STORMWATER MITIGATION MEASURES
 - WATER QUANTITY: DETENTION TANK SYSTEMS DESIGNED TO MEET CITY OF BAINBRIDGE ISLAND DURATION STANDARD
 - WATER QUALITY: CARTRIDGE FILTER SYSTEMS DESIGNED TO MEET CITY OF BAINBRIDGE ISLAND TREATMENT STANDARD
2. DETAILED EROSION CONTROL PLAN WILL BE DESIGNED AND SUBMITTED WITH THE BUILDING PERMIT
3. POWER, TELEPHONE AND CABLE WILL BE DESIGNED BY OTHERS



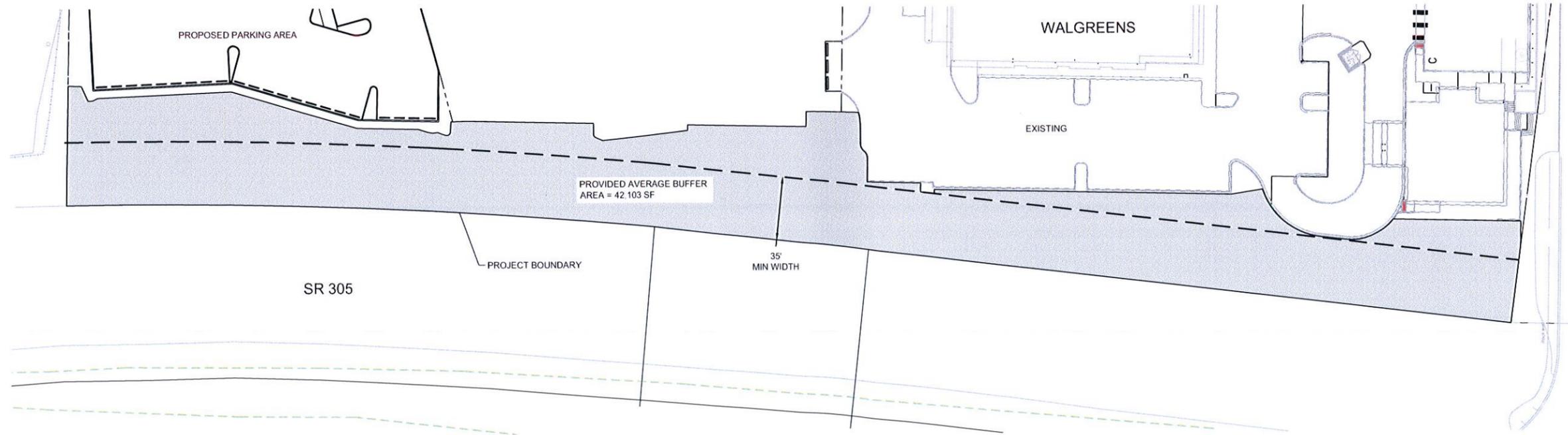
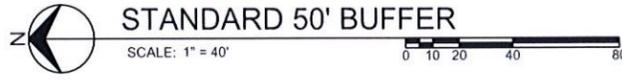
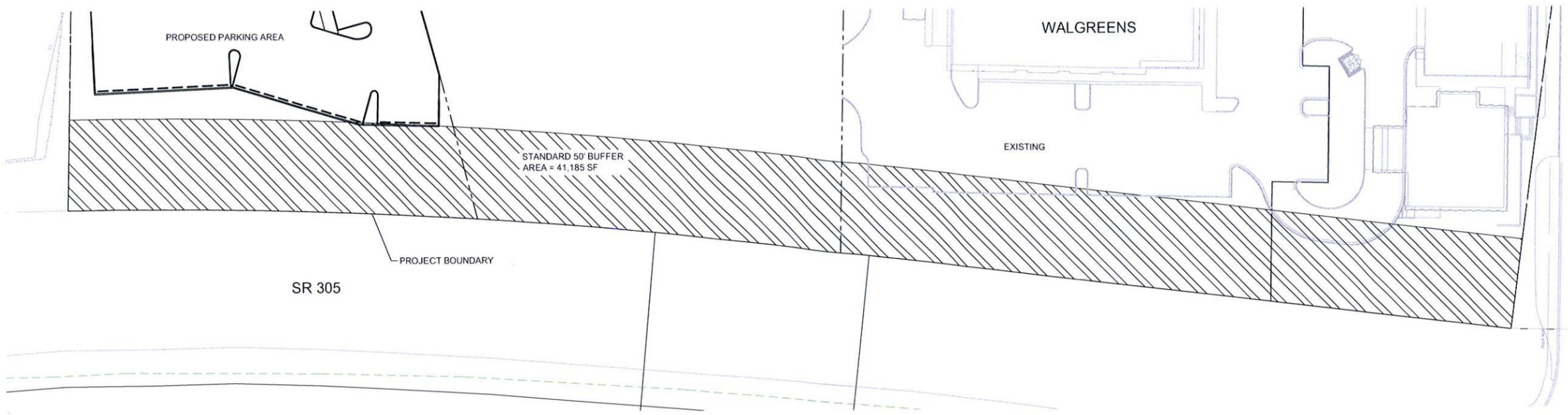
PRELIMINARY
NOT FOR CONSTRUCTION
2/17/16



**UTILITY PLAN
WINTERGREEN MEDICAL BUILDING
SITE PLAN REVIEW**

BROWNE • WHEELER ENGINEERS, INC 40430 241 ERICKSEN AVENUE NE BAINBRIDGE ISLAND, WA 98110 P 206.842.0605 INFO@BrowneWheeler.COM	VWA-BAINBRIDGE ISLAND, LLC 30050 CHAGRIN BLVD, SUITE 360 PEPPER PIKE, OH 44124	DATE 2/17/16	C3
		DESIGNED AEW	
		DRAWN NDW	
		CHECKED DWB	
		PROJECT # VIO4-009	

City of Bainbridge Island
FEB 18 2016
Planning and
Community Development



SPR/CUP APPROVED AVERAGE BUFFER
AREA = 42,090 SF

PRELIMINARY
NOT FOR CONSTRUCTION
2/17/16



BUFFER PLAN		C4
WINTERGREEN MEDICAL BUILDING		
SITE PLAN REVIEW		
BROWNE • WHEELER ENGINEERS, INC 241 ERICKSEN AVENUE NE BAINBRIDGE ISLAND, WA 98110 P 206.842.0605 INFO@BrowneWheeler.COM	VWA-BAINBRIDGE ISLAND, LLC 30050 CHAGRIN BLVD, SUITE 360 PEPPER PIKE, OH 44124	DATE 2/17/16 DESIGNED_AEW DRAWN_NDW CHECKED_DWB PROJECT # V104-009
		4 OF 4

City of Bainbridge Island
FEB 18 2016
Planning and
Community Development



February 17, 2016

City of Bainbridge Island
Dept. Of Planning and Community Development
280 Madison Avenue North
Bainbridge Island, WA 98110-2824

RE: WINTERGREEN MEDICAL BUILDING
SITE PLAN REVIEW – MAJOR AMENDMENT
PROJECT DESCRIPTION

The following project description is being submitted as Major Site Plan Review amendment for the medical facility located within the Wintergreen Walk shopping center in Bainbridge Island, Washington.

EXISTING CONDITIONS

The site is located on Wintergreen Lane NE, on the north side of High School Road between Highway 305 and Polly's Lane. The proposed use is a modification of the approved site master plan. The approved master plan included a medical clinic located in the NE corner of the site.

At present, the master plan has two buildings completed; Walgreens and Key Bank. The site is served by the completed access lane (Wintergreen Lane) which also serves Pro-build. The overall site is comprised of 5 separate parcels.

The surrounding uses include ProBuild to the north, residential (Stonecrest) and vacant land (wetland) to the east, Highway 305 to the west, and commercial (Kitsap Bank) to the south. The 2.75 acre lot for the medical use has been cleared and graded per site plan approval. There is an existing wetland off site to the east. The project site is within the Mixed-use Town Center HS-2 zone. Health care facilities are a permitted use.

PROPOSED MODIFICATION

The proposed project is a modification of the approved master plan. The approved master plan included a 20,000sf medical building. The proposed medical building is 30,000sf. The building has been enlarged to accommodate medical programmatic needs. The footprint of Building 6 has been reduced to 4,800sf from the 7,200sf approved under the SPR master plan. The building was reduced in size to allow for the expanded parking and to maintain number of required parking stalls.

ATTACHMENT J

The proposed concept will require a boundary line adjustment. The increased building size will require 31 additional parking spaces. The total number of parking spaces provided for the site master plan meets parking required based on ratio of 4 spaces per 1000sf.

The proposed building has been shifted to the north edge of the site. The proposed location maintains a compact building footprint, improving aspect ratio of exterior, and accommodates access for the medical imaging truck. The parking lot to the south side of the building has been re-designed to accommodate additional stalls and to provide access for a medical imaging truck. The retention pond to the west has been eliminated to allow for additional parking. The storm water system will be re-designed to include the capacity provided by the storm pond. The parking behind buildings 6 and 7 will be completed prior to occupancy to meet parking requirements and allow for better circulation for the medical building.

The "slip lane" which parallels the main site access has been altered to better serve the medical parking area. The pedestrian route from the retail plaza to the medical building is located between Wintergreen Lane and the parking area. This enhanced pedestrian zone will help provide screening for the parking area and provide pedestrian amenities along the connection.

ARCHITECTURAL DESIGN

The proposed building will be similar in concept to the previously approved medical building. The main façade which faces south is visually split into two masses with a large central glass area. The building design incorporates pitched roofs and a covered entry roof. Building materials are consistent with other buildings in the project site. The exterior materials include; concrete masonry units, vertical metal siding, cement board infill panels, asphalt/metal at pitched roofs, storefront windows, exposed wood braces, sunscreens soffits to maintain a rural utilitarian spirit.



ATTACHMENT K



Visconsi Construction Services
 360 Corporate Circle
 30050 Chagrin Blvd.
 Pepper Pike, OH 44124

PROJECT: HIGH SCHOOL ROAD & 305 WINTERGREEN CLINIC
 PROJECT NUMBER: 2015-039
 SUBMITTAL: SITE PLAN REVIEW
 02/17/2016

REVISIONS:

NO.	DATE	DESCRIPTION



PRINCIPAL IN CHARGE:
 DRAWN BY: JP DATE: 02/02/2016
 REVIEWED BY: JB DATE: 02/10/2016

SHEET TITLE:
ILLUSTRATIVE SITE PLAN

SCALE:
 SHEET NUMBER:

L000

City of Bainbridge Island
 FEB 18 2016
 Planning and
 Community Development

MEMORANDUM

Date: March 23, 2016 **TG:** 12171.02
To: Janelle Hitch – City of Bainbridge Island
From: Michael Swenson PE, PTOE
 Kassi Leingang
Subject: Visconsi TIA update

This memorandum summarizes the results of the updated analysis completed for the proposed land use changes to the approved Visconsi Master Plan mixed use development in Bainbridge Island, WA. The currently proposed land uses are compared to the those submitted in the *Visconsi Master Plan* (April 2013). Additionally, the updated analysis assumes a build-out year of 2017 rather than the previously assumed 2015 build-out year. The trip generation, trip distribution and assignment, traffic volumes, and traffic operations impact are discussed below for the updated land use and build-out year.

Project Description

A summary of the previous proposal and TIA assumptions and the current plans is included in Table 1.

Table 1. Weekday PM Peak Hour Trip Generation Summary

Proposed Land Use	Original sf	Revised sf	Change in Area
Medical Office Building (LU 720)	20,000 sf	30,000 sf	+ 10,000 sf
Pharmacy with Drive Thru (LU 881)	14,490 sf	14,475 sf	- 15 sf
Shopping Center (LU 820)	16,300 sf	12,700 sf	- 3,600 sf
Restaurant (LU 932)	7,800 sf	9,000 sf	+ 1,200 sf
Bank with Drive Thru (LU 912)	3,300 sf	3,210 sf	- 90 sf
Total	61,890 sf	69,385 sf	+ 7,495

Notes: sf = square-feet

As shown in Table 1 several of the uses are shown to increase in development area. Most notably is the medical space, which is showing a 10,000 sf increase. Overall the proposed plan represents an approximate 7,500 sf increase over the approved plan. The updated site plan is shown in Figure 1.

ATTACHMENT L

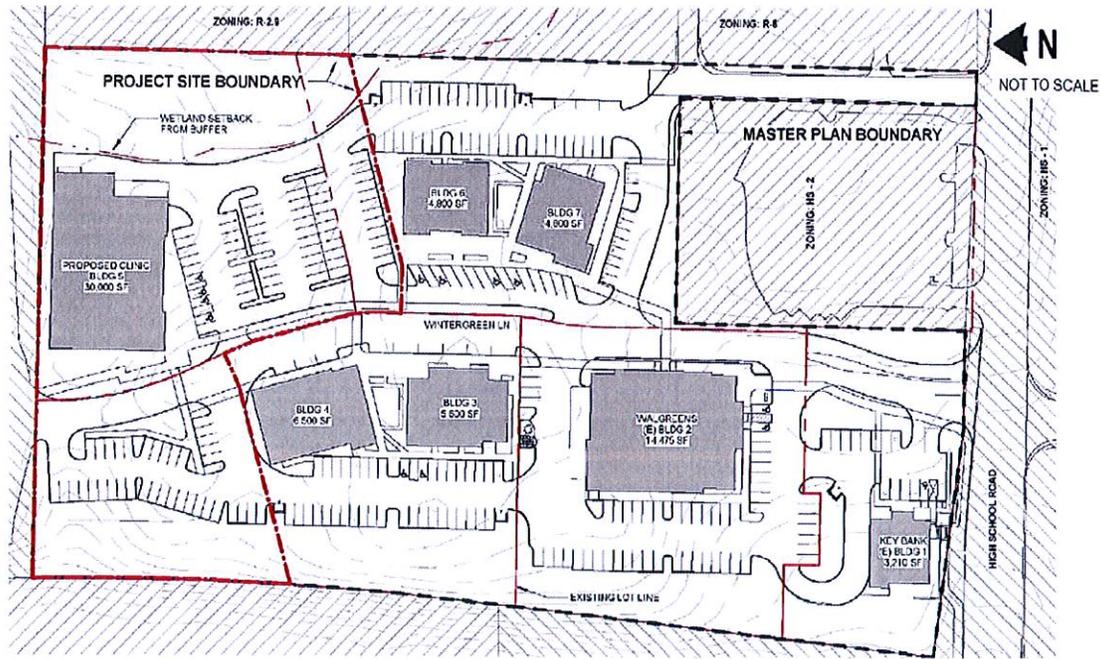


Figure 1 – Revised Site Plan

Trip Generation

Project trip generation was estimated based on average trip rates and equations published by the Institute of Transportation Engineers (ITE) in *Trip Generation* (9th Edition, 2012), consistent with the previous analysis. Based on the mix of land uses both pass-by trips and internal trips were accounted for.

Pass-by trips represent trips that are currently passing by the site. With the addition of the proposed development, these trips would stop at the site before continuing on their way. As such, the trips do not represent new trips to the adjacent roadway system. Internal trips are those that occur between uses internal to the site. The *ITE Trip Generation Handbook* contains information related to potential internalization between uses. Based on the mix of land uses, ITE procedures suggest an internal capture rate of approximately 30 percent during the weekday PM peak hour. As dictated by the City and consistent with previous analyses, the reduction for internalization of trips has been reduced to 15 percent. The number of internal trips for each land use was reduced proportionately based on the individual trip generation estimate.

Table 2 shows the resulting weekday PM peak hour vehicle trip generation for the entire site. A detailed trip generation summary is provided in Attachment A.

Table 2. Weekday PM Peak Hour Trip Generation Summary

Proposed Land Use	Size	Total Trips ¹	Internal Trips ²	Pass-by Trips ³	New Trips		
					Total	In	Out
Medical Office Building (LU 720)	30,000 sf	99	-8	0	91	25	66
Pharmacy with Drive Thru (LU 881)	14,475 sf	143	-24	-58	61	31	30
Shopping Center (LU 820)	12,700 sf	47	-8	-14	25	12	13
Restaurant (LU 932)	9,000 sf	89	-14	-32	43	26	17
Bank with Drive Thru (LU 912)	3,210 sf	78	-14	-30	34	17	17
Sub-Total		429	-68	-134	254	111	143
Less existing land use on-site to be removed(Coldwell Banker-McKenzie)⁴					12	2	10
Net New Trips					242	109	133

Notes: sf = square-feet

1. Trip rate based on ITE Trip Generation Manual, 9th Edition (2012).
2. Internal capture rate based on ITE Trip Generation Handbook rates for multi-use developments, proportionately capped at 15%.
3. Pass-by trip rate based on ITE Trip Generation Handbook.
4. Based on actual counts.

As shown in Table 2, the project is anticipated to generate 242 trips during the weekday PM peak hour with 109 inbound trips and 133 outbound trips. The previous trip generation submitted in the *Visconsi Master Plan* (April 2013) anticipated a total of 215 trips during the weekday PM peak hour. **This is an increase of 27 trips during the weekday PM peak hour with the updated land use.**

Planned Improvements

A review of City of Bainbridge Island Transportation Capital Improvement Plan (CIP) (2015 – 2020) 2016 Update and the WSDOT Capital Improvement Program (2016 – 2019) was completed to determine if any capacity improvement projects are identified within the study area. Based on this review, there are capacity improvements planned at the Madison Ave / Wyatt Way intersection; however, the improvement is not anticipated to be completed until 2018 and as such was not included in the analysis. No other planned capacity improvements were identified within the study area.

Trip Distribution and Assignment

Project traffic was assigned to the surrounding roadway network based on the distribution shown in Figure 2, consistent with the previous analysis. Trip distribution patterns for the development were based upon turning movement counts and observed travel patterns within the project vicinity.

Project trips were assigned to the roadway network based on the distribution patterns shown in Figure 2. The resulting trip assignment is illustrated in Figure 2.

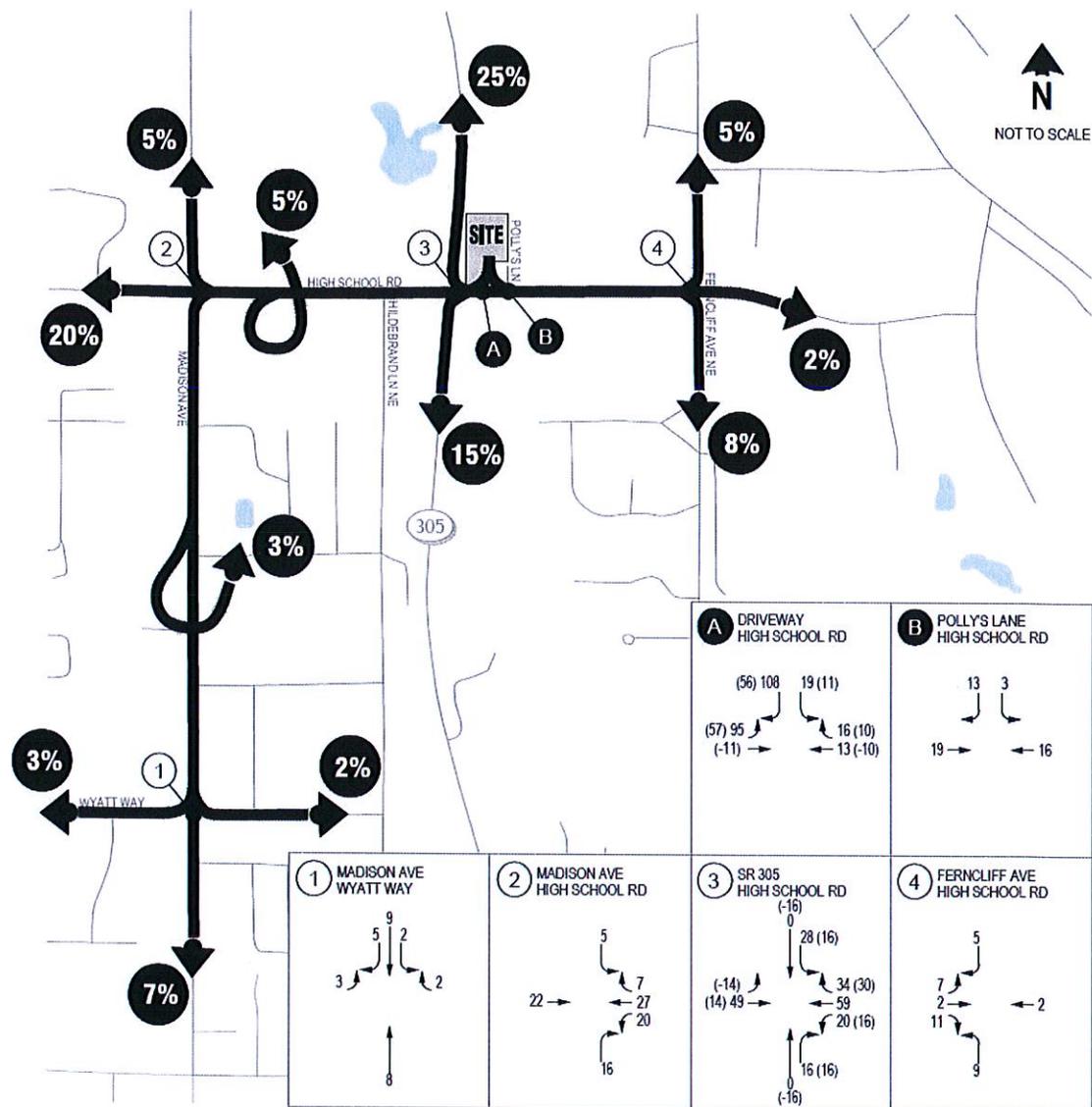


Figure 2 – Project Distribution and Assignment

Traffic Volumes

Existing weekday PM peak hour traffic counts at study intersections and the existing access to the ProBuild and Coldwell Banker-McKenzie development were collected in March 2013 for the previous analysis and detailed worksheets are provided in Attachment B.

Based on coordination with the City, 2017 without-project volumes were estimated by applying an annual growth rate of 1.5-percent to existing volumes and one pipeline project (Madrona Townhomes) was included in the 2017 traffic volume forecast.¹ Figure 3 illustrates 2017 without-project weekday PM peak hour traffic volumes at the study intersections.

The net new project-generated traffic was added to without project traffic volumes to obtain 2017 with-project weekday PM peak hour traffic volumes for the study intersections and is illustrated in Figure 3. At the driveways, the existing traffic previously observed at the site was reassigned to the

¹ The annual growth rate was applied to the through volumes but not to the existing driveway volumes. An annual background growth rate of 1 percent was previously assumed in the *Visconsi Master Plan* (April 2013) but based on discussions with the City this was increased to 1.5 percent per year to accommodate the anticipated household and employment growth forecast in the Draft Island Wide Transportation Plan (IWTP).

site driveways. Thus the analysis of the site access operations reflects the total project trips anticipated for the project.

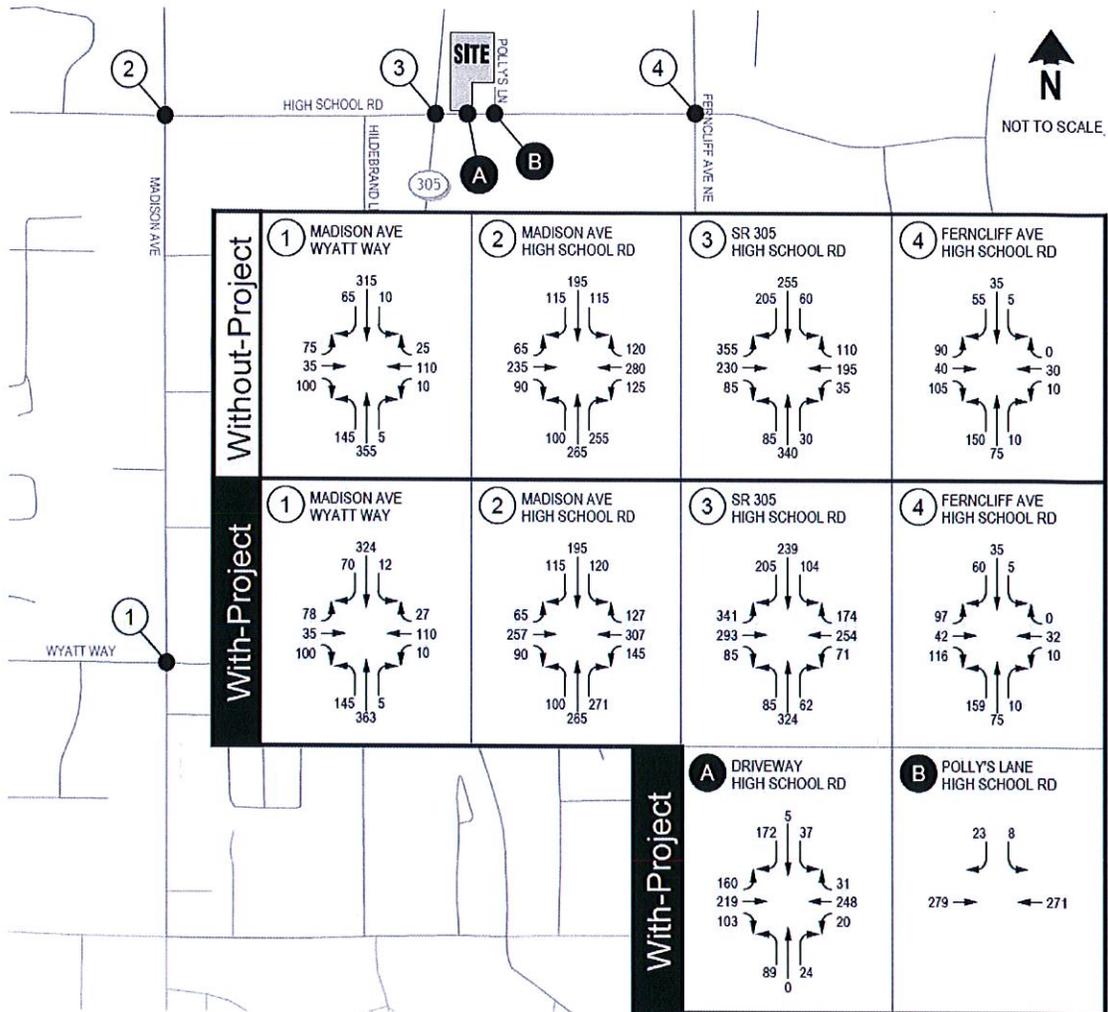


Figure 3 – Future (2017) Weekday PM Peak Hour Traffic Volumes

Traffic Operations Impact

The operational characteristics of an intersection are determined by calculating the intersection level of service (LOS). Level of service for intersection operations is described alphabetically (A through F). LOS is based on the calculated average control delay per vehicle and is typically reported for the whole intersection for signalized, all-way stop-controlled intersections, and roundabouts, and by movement for two-way stop-controlled intersections. Control delay is defined as the combination of initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Attachment C provides a more detailed explanation of LOS.

The City of Bainbridge Island and WSDOT have established an LOS standard of LOS D at both unsignalized and signalized intersections within the study area. 2017 without-project and with-project peak hour level of service was calculated at study intersections based on methodologies contained in the *Highway Capacity Manual* (Transportation Research Board, 2000). *Synchro 9.1* was used for the calculations of the signalized and unsignalized intersections and *Sidra 6.0* was used for the roundabout controlled intersections. Signal timing was obtained from WSDOT and was optimized for the future conditions. Results for the without-project and with-project weekday PM peak hour conditions are summarized in Table 3. Detailed LOS worksheets are included in Attachment D.

Table 3. Future Without- and With-Project Off-Site Study Intersections LOS Summary – Weekday PM Peak Hour

Intersection	Intersection Control	2017 Without-Project			2017 With-Project		
		LOS ¹	Delay ²	V/C ³	LOS	Delay	V/C or WM
SR 305 / High School Rd NE	Signal	D	39.5	0.74	D	50.8	0.81
Madison Ave N / High School Rd NE	Roundabout	C	26.7	0.89	C	34.1	0.94
Madison Ave N / Wyatt Way NW	All-way Stop	C	20.0	-	C	21.7	-
High School Rd NE / Ferncliff Ave NE	All-way Stop	B	12.1	-	B	12.9	-

1. Level of Service as defined by the *Highway Capacity Manual* (TRB, 2000)
2. Average delay per vehicle in seconds.
3. Volume-to-capacity ratio reported for signalized intersections and roundabouts.

As shown in Table 3, all off-site study intersections are anticipated to operate at LOS D or better under future conditions both with and without project.

Table 4 shows a comparison of the original land use and the proposed land use off-site study operations. As shown in the table, all off-site study intersections are anticipated to continue to operate at LOS D or better with minor of increases in delay of 5 seconds or less. This minor increase in delay is due to the increased background annual growth rate from 1 percent to 1.5 percent, the change in horizon year from 2015 to 2017, and the minor increase in land use described above.

Table 4. Proposed and Original With-Project Off-Site Study Intersections LOS Comparison Summary – Weekday PM Peak Hour

Intersection	Intersection Control	2015 With-Project (Original Land Use)			2017 With-Project (Proposed Land Use)		
		LOS ¹	Delay ²	V/C ³	LOS	Delay	V/C
SR 305 / High School Rd NE	Signal	D	45.8	0.78	D	50.8	0.81
Madison Ave N / High School Rd NE	Roundabout	C	17.9	0.90	C	34.1	0.94
Madison Ave N / Wyatt Way NW	All-way Stop	C	19.0	-	C	21.7	-
High School Rd NE / Ferncliff Ave NE	All-way Stop	B	12.2	-	B	12.9	-

1. Level of Service as defined by the *Highway Capacity Manual* (TRB, 2000)
2. Average delay per vehicle in seconds.
3. Volume-to-capacity ratio reported for signalized intersections and roundabouts.

Site Access

Site access operations are reviewed to evaluate future performance. WSDOT and City operational standards noted previously do not apply to private driveways. Access to the project would be provided via two driveways on High School Road NE. The primary access is a full access driveway and is proposed via a relocated connection effectively across from the McDonalds / Ace Hardware access driveway. It should be noted that this access will also serve the ProBuild development north of the site. The secondary access to the proposed development would be from Polly's Lane. The Polly's Lane access provides outbound access only from the site, which is a change in channelization from the previous analysis which assumed the Polly's Lane access to be a full access driveway. Site access LOS analysis was conducted for the weekday PM peak hour and compared to the original site access operations. The same methodologies were applied as described above. Table 5 below shows the LOS comparison.

Table 5. Proposed and Original With-Project Site-Access LOS Comparison Summary – Weekday PM Peak Hour

Intersection	Intersection Control	2015 With-Project (Original Land Use)			2017 With-Project (Proposed Land Use)		
		LOS ¹	Delay ²	WM ³	LOS	Delay	V/C or WM
Site Access / High School Road	Two-way Stop	D	34.7	NBL	F	50.7	NBL
Polly's Lane / High School Road	Two-way Stop	B	11.0	SBL	B	10.8	SBL

1. Level of Service as defined by the *Highway Capacity Manual* (TRB, 2000)
2. Average delay per vehicle in seconds.
3. Worst Movement reported for two-way stop controlled intersections.

As shown in Table 5, the northbound-left movement at the primary access is anticipated to operate at LOS F under the proposed land use, compared to LOS D under the original land use; however, the 95th percentile queue from the northbound-left movement is projected to increase by only 1 vehicle. As discussed above, all inbound site volumes now access the site primary access as the result of the change in channelization of the Polly's Lane driveway, resulting in the degraded LOS. It should be noted that the project approach (southbound) to the primary access is anticipated to operate at LOS C during the weekday PM peak hour with-project conditions. The Polly's Lane access is expected to operate at LOS B with the proposed land use, consistent with the original land use. The detailed LOS worksheets for the site access analysis are included in Attachment D.

Additional analysis was completed to determine the impact of the proposed project by analyzing the original land use with the conversion of Polly Lane to outbound access only as well as with the further horizon year of 2017. This analysis resulted in the original land use operating at LOS E at the primary access for the northbound-left movement. Overall, given the same background conditions and roadway alignments the main project access would operate at LOS F with the proposed land use compared to LOS E with the original land use.

With the close proximity of the primary access to the traffic signal at SR 305 / High School Road NE, a review of the westbound queues at the signal was completed to determine if the existing² or forecast queuing levels would impact the ability for vehicles to enter or exit the site. The queue analysis was completed using Synchro 9.1.

The primary site driveway will be relocated to effectively align with the McDonalds / Ace Hardware access driveway. This driveway will be located approximately 250 feet east of the SR 305 / High School Road NE intersection. Based on the Synchro analysis, the 95th percentile queue is approximately 85 feet for the westbound left-turn and 275 feet for the westbound through lane. As noted in the previous analysis, existing through lane queues were observed and were generally consistent with the "existing" calculated queue lengths in Synchro. The results of the analysis indicate that the queue in the through lane is anticipated to block the driveway for a few cycles during the weekday PM peak hour. These queues at the westbound approach to SR 305 / High School Road NE are anticipated to clear each cycle, allowing for movements in/out of the site driveway. In addition, the second access through Polly's Lane is accessible during these situations.

A review of the eastbound left-turn into the primary site access shows 95th percentile queues are anticipated to be less than one vehicle. Based on this, no conflict between the eastbound left-turn into the site and westbound left-turn at SR 305 / High School Road NE is anticipated and inbound left-turn movements can operate safely with minimal impact to the High School Road NE operation.

Conclusion

With the change in land use from the previously submitted *Visconsi Master Plan* (April 2013), the project is anticipated to generate 242 trips during the weekday PM peak hour compared to the anticipated total of 215 trips during the weekday PM peak hour. This is an increase of 27 trips during the weekday PM peak hour with the updated land use.

With the nominal increase in net new project trips reflected in the current proposal, the off-site study intersections are still anticipated to operate at LOS D or better under the future 2017 conditions compared with the 2015 future conditions. However, the site access driveways are anticipated to operate at LOS F for the northbound-left movement at the primary access and LOS B at the Polly Lane access, under 2017 with-project conditions, rather than the previously anticipated LOS D and LOS B under 2015 with-project conditions. The decrease in LOS at the primary access is the result of the increased background annual growth rate from 1 percent to 1.5 percent, the change in horizon year from 2015 to 2017 giving two additional years of background growth, the increase in trip generation of the updated land use, and the conversion of Polly's Lane to southbound traffic only. The project approach (southbound) to the primary access is anticipated to operate at LOS C during the weekday PM peak hour with-project conditions under both the 2015 and 2017 analyses.

² The existing queues were discussed in the previously submitted *Visconsi Master Plan* (April 2013).

Attachment A: Trip Generation

Visconsi Master Plan Trip Generation

PM Peak Hour Trip Generation

Proposed Land Use	LU Code	Size	Units	Trip Rate ¹	Total Unadjusted Veh. Trips	Reduction for Internal Capture			Pass-by Rate ²	Reduction for Pass-by	New PM Peak Hour Trips ⁴		
						In	Out	Subtotal			Total	In	Out
Medical Office Building	#720	30,000	1,000 gsf	EQN	99	5	3	91	0%	0	91	25	66
Pharmacy (with Drive-Thru)	#881	14,475	1,000 gsf	9.91	143	12	12	119	49%	58	61	31	30
Shopping Center	#820	12,700	1,000 gsf	3.71	47	4	4	39	34%	14	25	12	13
Restaurant	#932	9,000	1,000 gsf	9.85	89	7	7	75	43%	32	43	26	17
Bank (with Drive-Thru)	#912	3,210	1,000 gsf	24.30	78	7	7	64	47%	30	34	17	17
Sub-Total					456	35	33	388	2	134	254	111	143
Less Existing Land Use to be Removed (Based on actual Counts)											12	2	10
Total											242	109	133

1. Trip Rate from ITE Trip Generation Manual, 9th Edition (2012).

2. Pass-by rate based on ITE Trip Generation Handbook.

3. Internal capture rate based on capture rates published by ITE suggests 30 percent. Internal capture capped at 15 percent.

4. In/out percentages based on ITE Trip Generation Manual, 9th Edition (2012).

Attachment B: Traffic Counts

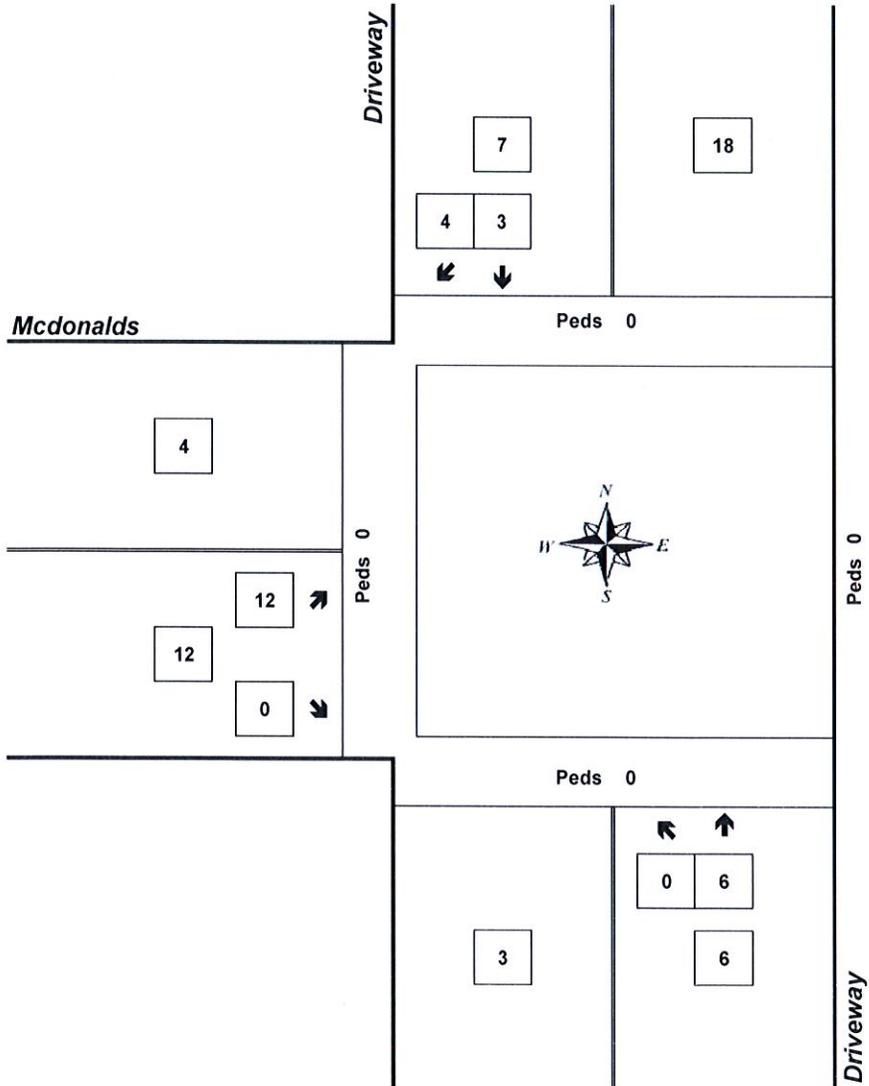
Peak Hour Summary



Mark Skaggs
(206) 251-0300

Driveway & McDonalds

4:15 PM to 5:15 PM
Tuesday, March 12, 2013



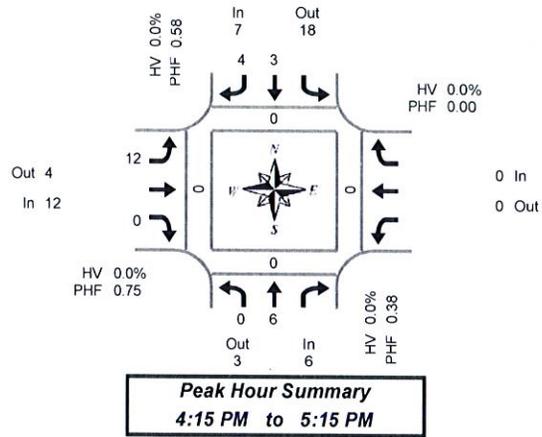
Approach	PHF	HV%	Volume
EB	0.75	0.0%	12
WB	0.00	0.0%	0
NB	0.38	0.0%	6
SB	0.58	0.0%	7
Intersection	0.78	0.0%	25

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

Total Vehicle Summary



Mark Skaggs
(206) 251-0300



Driveway & Mcdonalds

Tuesday, March 12, 2013
4:00 PM to 6:00 PM

15-Minute Interval Summary 4:00 PM to 6:00 PM

Interval Start Time	Northbound Driveway			Southbound Driveway			Eastbound Mcdonalds			Westbound Mcdonalds			Interval Total	Pedestrians Crosswalk			
	L	T	HV	T	R	HV	L	R	HV	In	Out	Total		North	South	East	West
4:00 PM	0	2	0	0	0	0	2	0	0	0	0	0	4	0	0	0	0
4:15 PM	0	1	0	0	0	2	0	3	0	0	0	0	6	0	0	0	0
4:30 PM	0	0	0	0	0	1	0	4	0	0	0	0	5	0	0	0	0
4:45 PM	0	1	0	0	2	1	0	2	0	0	0	0	6	0	0	0	0
5:00 PM	0	4	0	0	1	0	0	3	0	0	0	0	8	0	0	0	0
5:15 PM	0	1	0	0	0	1	0	0	0	0	0	0	2	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	2	0	0	0	0	2	0	0	0	0
5:45 PM	0	1	0	0	0	0	0	4	0	0	0	0	5	0	0	0	0
Total Survey	0	10	0	0	3	5	0	20	0	0	0	0	38	0	0	0	0

Peak Hour Summary 4:15 PM to 5:15 PM

By Approach	Northbound Driveway				Southbound Driveway				Eastbound Mcdonalds				Westbound Mcdonalds				Total	Pedestrians Crosswalk			
	In	Out	Total	HV		North	South	East	West												
Volume	6	3	9	0	7	18	25	0	12	4	16	0	0	0	0	0	25	0	0	0	0
%HV	0.0%				0.0%				0.0%				0.0%				0.0%				
PHF	0.38				0.58				0.75				0.00				0.78				

By Movement	Northbound Driveway				Southbound Driveway				Eastbound Mcdonalds				Westbound Mcdonalds				Total
	L	T	Total	HV	T	R	Total	HV	L	R	Total	HV	In	Out	Total	HV	
Volume	0	6	6	0	3	4	7	0	12	0	12	0	0	0	0	0	25
PHF	0.00	0.38	0.38	0.38	0.38	0.50	0.58	0.75	0.75	0.00	0.75	0.00	0.00	0.00	0.00	0.00	0.78

Rolling Hour Summary 4:00 PM to 6:00 PM

Interval Start Time	Northbound Driveway			Southbound Driveway			Eastbound Mcdonalds			Westbound Mcdonalds			Interval Total	Pedestrians Crosswalk			
	L	T	HV	T	R	HV	L	R	HV	In	Out	Total		North	South	East	West
4:00 PM	0	4	0	2	4	0	11	0	0	0	0	0	21	0	0	0	0
4:15 PM	0	6	0	3	4	0	12	0	0	0	0	0	25	0	0	0	0
4:30 PM	0	6	0	3	3	0	9	0	0	0	0	0	21	0	0	0	0
4:45 PM	0	6	0	3	2	0	7	0	0	0	0	0	18	0	0	0	0
5:00 PM	0	6	0	1	1	0	9	0	0	0	0	0	17	0	0	0	0

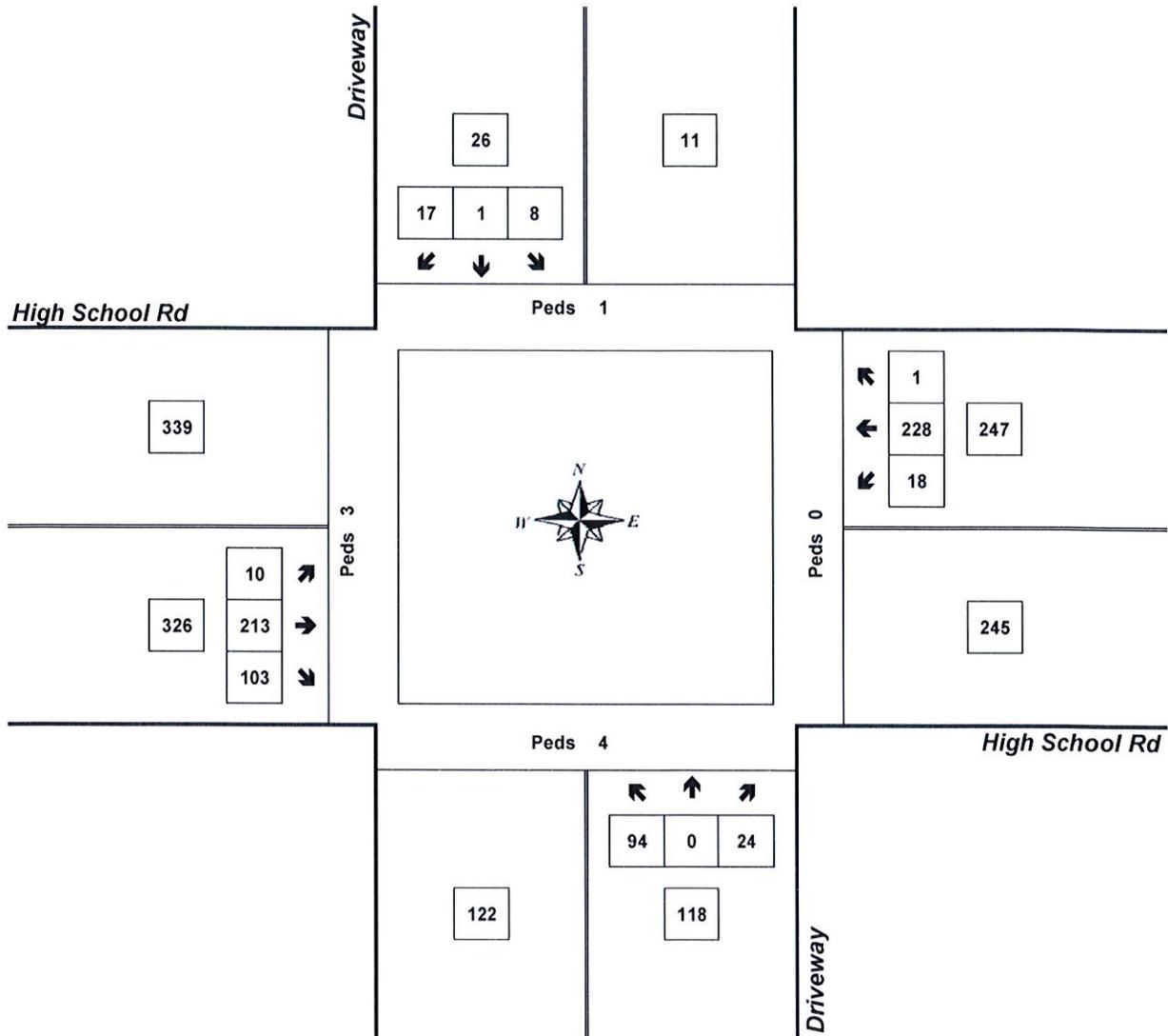
Peak Hour Summary



Mark Skaggs
(206) 251-0300

Driveway & High School Rd

4:45 PM to 5:45 PM
Tuesday, March 12, 2013



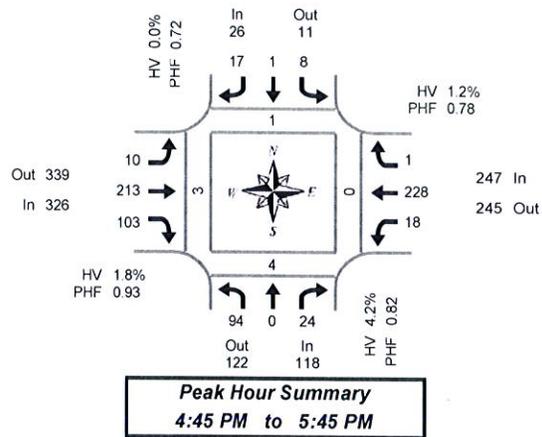
Approach	PHF	HV%	Volume
EB	0.93	1.8%	326
WB	0.78	1.2%	247
NB	0.82	4.2%	118
SB	0.72	0.0%	26
Intersection	0.86	2.0%	717

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

Total Vehicle Summary



Mark Skaggs
(206) 251-0300



Driveway & High School Rd

Tuesday, March 12, 2013
4:00 PM to 6:00 PM

15-Minute Interval Summary 4:00 PM to 6:00 PM

Interval Start Time	Northbound Driveway				Southbound Driveway				Eastbound High School Rd				Westbound High School Rd				Interval Total	Pedestrians Crosswalk			
	L	T	R	HV	L	T	R	HV	L	T	R	HV	L	T	R	HV		North	South	East	West
4:00 PM	36	1	2	0	0	0	6	1	4	47	32	0	2	41	0	1	171	0	3	0	0
4:15 PM	31	0	8	0	1	1	5	0	4	49	38	0	3	73	0	1	213	0	2	0	0
4:30 PM	33	0	4	1	0	1	3	0	4	28	20	2	2	37	4	1	136	0	1	0	0
4:45 PM	18	0	3	0	3	0	6	0	5	43	30	0	1	46	0	0	155	0	1	0	0
5:00 PM	27	0	6	0	1	0	4	0	2	58	22	3	5	39	0	1	164	0	1	0	2
5:15 PM	28	0	8	4	1	1	3	0	2	61	25	2	2	76	1	1	208	0	1	0	0
5:30 PM	21	0	7	1	3	0	4	0	1	51	26	1	10	67	0	1	190	1	1	0	1
5:45 PM	28	0	2	0	0	0	4	0	3	41	20	1	1	41	0	0	140	2	1	0	0
Total Survey	222	1	40	6	9	3	35	1	25	378	213	9	26	420	5	6	1,377	3	11	0	3

Peak Hour Summary 4:45 PM to 5:45 PM

By Approach	Northbound Driveway				Southbound Driveway				Eastbound High School Rd				Westbound High School Rd				Total	Pedestrians Crosswalk			
	In	Out	Total	HV	In	Out	Total	HV	In	Out	Total	HV	In	Out	Total	HV		North	South	East	West
Volume	118	122	240	5	26	11	37	0	326	339	665	6	247	245	492	3	717	1	4	0	3
%HV	4.2%				0.0%				1.8%				1.2%				2.0%				
PHF	0.82				0.72				0.93				0.78				0.86				

By Movement	Northbound Driveway				Southbound Driveway				Eastbound High School Rd				Westbound High School Rd				Total
	L	T	R	Total	L	T	R	Total	L	T	R	Total	L	T	R	Total	
Volume	94	0	24	118	8	1	17	26	10	213	103	326	18	228	1	247	717
PHF	0.84	0.00	0.75	0.82	0.67	0.25	0.71	0.72	0.50	0.87	0.86	0.93	0.45	0.75	0.25	0.78	0.86

Rolling Hour Summary 4:00 PM to 6:00 PM

Interval Start Time	Northbound Driveway				Southbound Driveway				Eastbound High School Rd				Westbound High School Rd				Interval Total	Pedestrians Crosswalk			
	L	T	R	HV	L	T	R	HV	L	T	R	HV	L	T	R	HV		North	South	East	West
4:00 PM	118	1	17	1	4	2	20	1	17	167	120	2	8	197	4	3	675	0	7	0	0
4:15 PM	109	0	21	1	5	2	18	0	15	178	110	5	11	195	4	3	668	0	5	0	2
4:30 PM	106	0	21	5	5	2	16	0	13	190	97	7	10	198	5	3	663	0	4	0	2
4:45 PM	94	0	24	5	8	1	17	0	10	213	103	6	18	228	1	3	717	1	4	0	3
5:00 PM	104	0	23	5	5	1	15	0	8	211	93	7	18	223	1	3	702	3	4	0	3

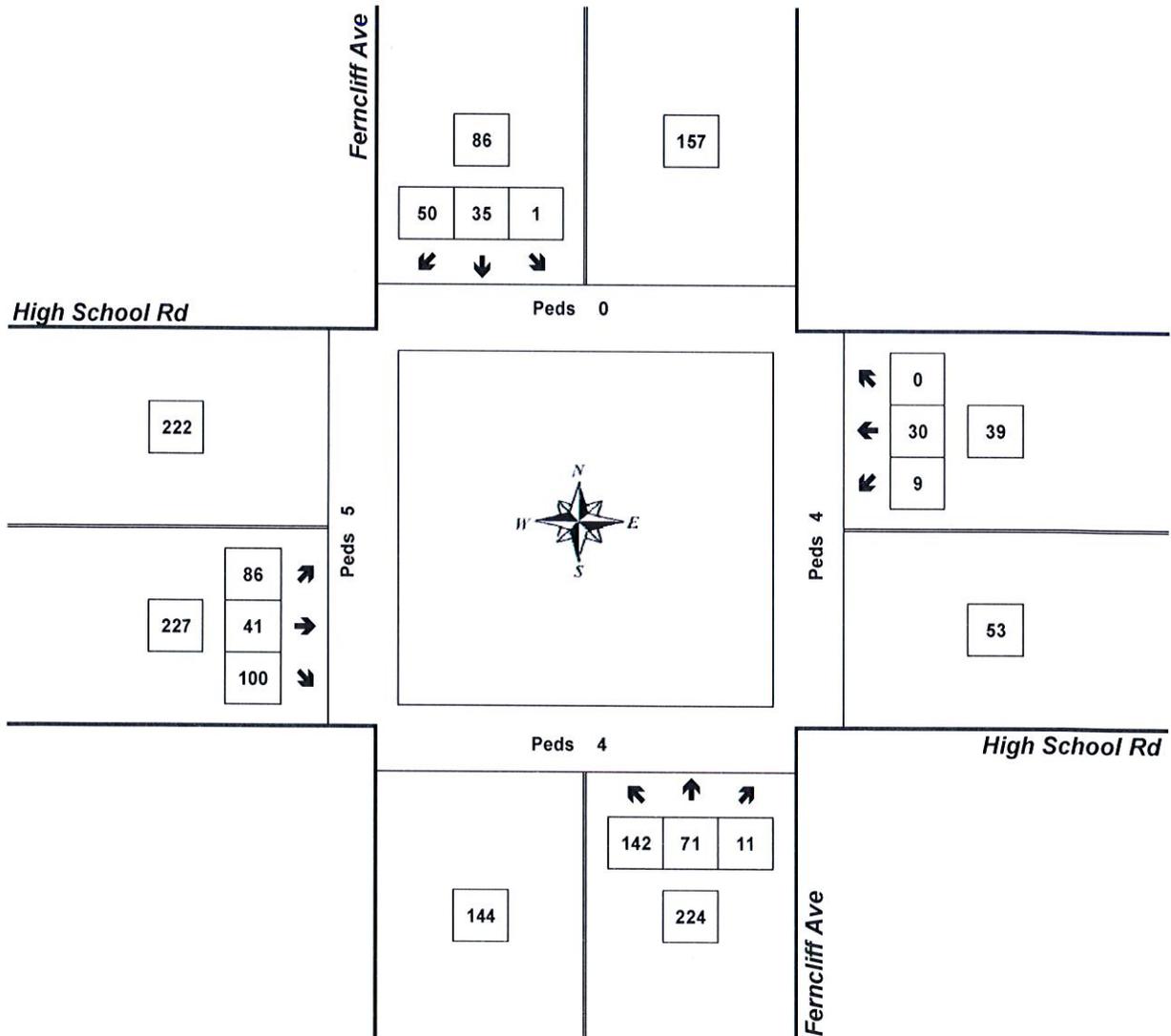
Peak Hour Summary



Mark Skaggs
(206) 251-0300

Ferncliff Ave & High School Rd

5:00 PM to 6:00 PM
Tuesday, March 12, 2013



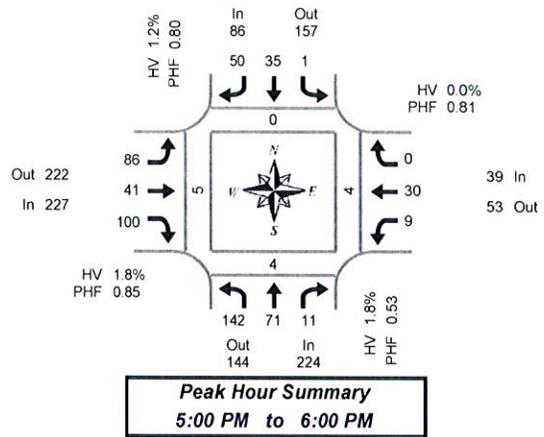
Approach	PHF	HV%	Volume
EB	0.85	1.8%	227
WB	0.81	0.0%	39
NB	0.53	1.8%	224
SB	0.80	1.2%	86
Intersection	0.71	1.6%	576

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

Total Vehicle Summary



Mark Skaggs
(206) 251-0300



Ferncliff Ave & High School Rd

Tuesday, March 12, 2013
4:00 PM to 6:00 PM

15-Minute Interval Summary 4:00 PM to 6:00 PM

Interval Start Time	Northbound Ferncliff Ave				Southbound Ferncliff Ave				Eastbound High School Rd				Westbound High School Rd				Interval Total	Pedestrians Crosswalk			
	L	T	R	HV	L	T	R	HV	L	T	R	HV	L	T	R	HV		North	South	East	West
4:00 PM	17	4	4	1	1	0	9	0	12	9	25	0	1	12	0	0	94	0	3	0	2
4:15 PM	52	19	5	1	0	8	8	0	19	11	19	0	0	10	1	0	152	0	3	0	0
4:30 PM	23	7	3	1	0	4	9	1	14	2	11	2	0	6	0	0	79	0	0	0	2
4:45 PM	10	2	0	0	1	3	18	0	9	8	20	0	0	9	1	0	81	0	1	1	2
5:00 PM	16	6	3	1	0	13	14	0	20	14	26	1	3	9	0	0	124	0	1	0	0
5:15 PM	62	39	5	2	1	10	9	0	26	9	32	1	3	6	0	0	202	0	0	0	1
5:30 PM	44	23	2	1	0	2	13	1	24	12	23	1	1	7	0	0	151	0	0	4	2
5:45 PM	20	3	1	0	0	10	14	0	16	6	19	1	2	8	0	0	99	0	3	0	2
Total Survey	244	103	23	7	3	50	94	2	140	71	175	6	10	67	2	0	982	0	11	5	11

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

By Approach	Northbound Ferncliff Ave				Southbound Ferncliff Ave				Eastbound High School Rd				Westbound High School Rd				Total	Pedestrians Crosswalk			
	In	Out	Total	HV		North	South	East	West												
Volume	224	144	368	4	86	157	243	1	227	222	449	4	39	53	92	0	576	0	4	4	5
%HV	1.8%				1.2%				1.8%				0.0%				1.6%				
PHF	0.53				0.80				0.85				0.81				0.71				

By Movement	Northbound Ferncliff Ave				Southbound Ferncliff Ave				Eastbound High School Rd				Westbound High School Rd				Total
	L	T	R	Total													
Volume	142	71	11	224	1	35	50	86	86	41	100	227	9	30	0	39	576
PHF	0.57	0.46	0.55	0.53	0.25	0.67	0.89	0.80	0.83	0.73	0.78	0.85	0.75	0.83	0.00	0.81	0.71

Rolling Hour Summary 4:00 PM to 6:00 PM

Interval Start Time	Northbound Ferncliff Ave				Southbound Ferncliff Ave				Eastbound High School Rd				Westbound High School Rd				Interval Total	Pedestrians Crosswalk			
	L	T	R	HV	L	T	R	HV	L	T	R	HV	L	T	R	HV		North	South	East	West
4:00 PM	102	32	12	3	2	15	44	1	54	30	75	2	1	37	2	0	406	0	7	1	6
4:15 PM	101	34	11	3	1	28	49	1	62	35	76	3	3	34	2	0	436	0	5	1	4
4:30 PM	111	54	11	4	2	30	50	1	69	33	89	4	6	30	1	0	486	0	2	1	5
4:45 PM	132	70	10	4	2	28	54	1	79	43	101	3	7	31	1	0	558	0	2	5	5
5:00 PM	142	71	11	4	1	35	50	1	86	41	100	4	9	30	0	0	576	0	4	4	5

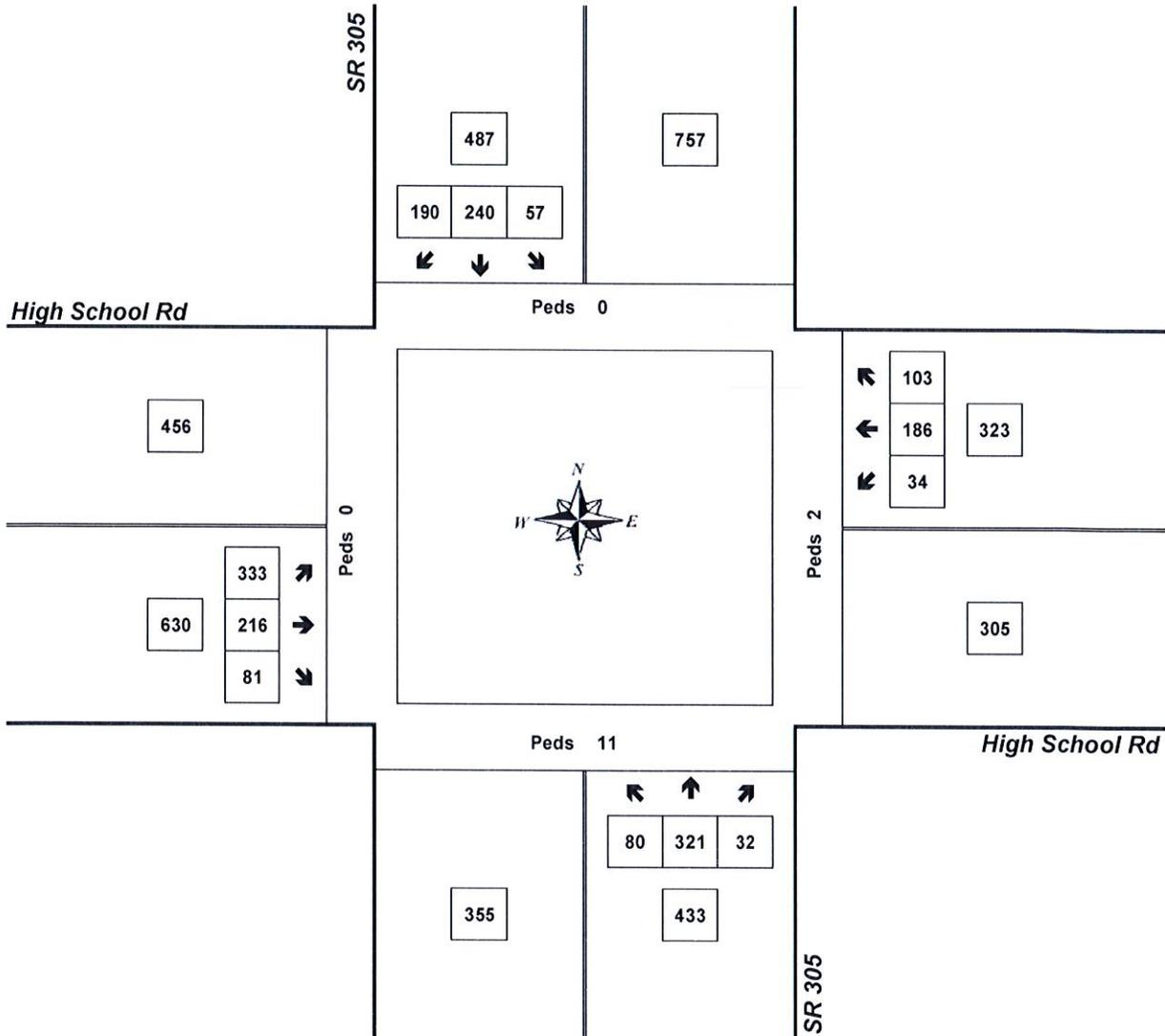
Peak Hour Summary



Mark Skaggs
(206) 251-0300

SR 305 & High School Rd

4:15 PM to 5:15 PM
Tuesday, March 12, 2013



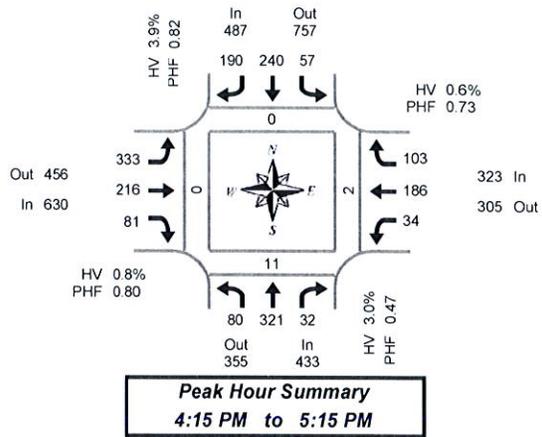
Approach	PHF	HV%	Volume
EB	0.80	0.8%	630
WB	0.73	0.6%	323
NB	0.47	3.0%	433
SB	0.82	3.9%	487
Intersection	0.77	2.1%	1,873

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

Total Vehicle Summary



Mark Skaggs
(206) 251-0300



SR 305 & High School Rd

Tuesday, March 12, 2013
4:00 PM to 6:00 PM

15-Minute Interval Summary 4:00 PM to 6:00 PM

Interval Start Time	Northbound SR 305				Southbound SR 305				Eastbound High School Rd				Westbound High School Rd				Interval Total	Pedestrians Crosswalk			
	L	T	R	HV	L	T	R	HV	L	T	R	HV	L	T	R	HV		North	South	East	West
4:00 PM	6	61	11	1	23	69	38	7	73	53	21	2	6	42	31	2	434	0	3	0	0
4:15 PM	45	169	17	4	13	67	42	2	76	55	18	0	8	60	42	1	612	0	3	0	0
4:30 PM	14	62	4	9	9	39	50	1	75	42	17	1	9	41	23	0	385	0	5	0	0
4:45 PM	13	30	4	0	20	42	56	7	75	56	18	2	11	50	14	0	389	0	0	1	0
5:00 PM	8	60	7	0	15	92	42	9	107	63	28	2	6	35	24	1	487	0	3	1	0
5:15 PM	52	171	16	12	11	60	32	2	55	55	12	2	7	60	36	4	567	1	1	0	0
5:30 PM	12	52	9	1	15	41	29	1	62	57	8	1	1	70	29	1	385	1	3	0	0
5:45 PM	10	34	3	0	17	42	35	6	57	43	18	3	6	51	16	0	332	2	1	0	0
Total Survey	160	639	71	27	123	452	324	35	580	424	140	13	54	409	215	9	3,591	4	19	2	0

Peak Hour Summary 4:15 PM to 5:15 PM

By Approach	Northbound SR 305				Southbound SR 305				Eastbound High School Rd				Westbound High School Rd				Total	Pedestrians Crosswalk			
	In	Out	Total	HV	In	Out	Total	HV	In	Out	Total	HV	In	Out	Total	HV		North	South	East	West
Volume	433	355	788	13	487	757	1,244	19	630	456	1,086	5	323	305	628	2	1,873	0	11	2	0
%HV	3.0%				3.9%				0.8%				0.6%				2.1%				
PHF	0.47				0.82				0.80				0.73				0.77				

By Movement	Northbound SR 305				Southbound SR 305				Eastbound High School Rd				Westbound High School Rd				Total
	L	T	R	Total	L	T	R	Total	L	T	R	Total	L	T	R	Total	
Volume	80	321	32	433	57	240	190	487	333	216	81	630	34	186	103	323	1,873
PHF	0.44	0.47	0.47	0.47	0.71	0.65	0.85	0.82	0.78	0.86	0.72	0.80	0.77	0.78	0.61	0.73	0.77

Rolling Hour Summary 4:00 PM to 6:00 PM

Interval Start Time	Northbound SR 305				Southbound SR 305				Eastbound High School Rd				Westbound High School Rd				Interval Total	Pedestrians Crosswalk			
	L	T	R	HV	L	T	R	HV	L	T	R	HV	L	T	R	HV		North	South	East	West
4:00 PM	78	322	36	14	65	217	186	17	299	206	74	5	34	193	110	3	1,820	0	11	1	0
4:15 PM	80	321	32	13	57	240	190	19	333	216	81	5	34	186	103	2	1,873	0	11	2	0
4:30 PM	87	323	31	21	55	233	180	19	312	216	75	7	33	186	97	5	1,828	1	9	2	0
4:45 PM	85	313	36	13	61	235	159	19	299	231	66	7	25	215	103	6	1,828	2	7	2	0
5:00 PM	82	317	35	13	58	235	138	18	281	218	66	8	20	216	105	6	1,771	4	8	1	0

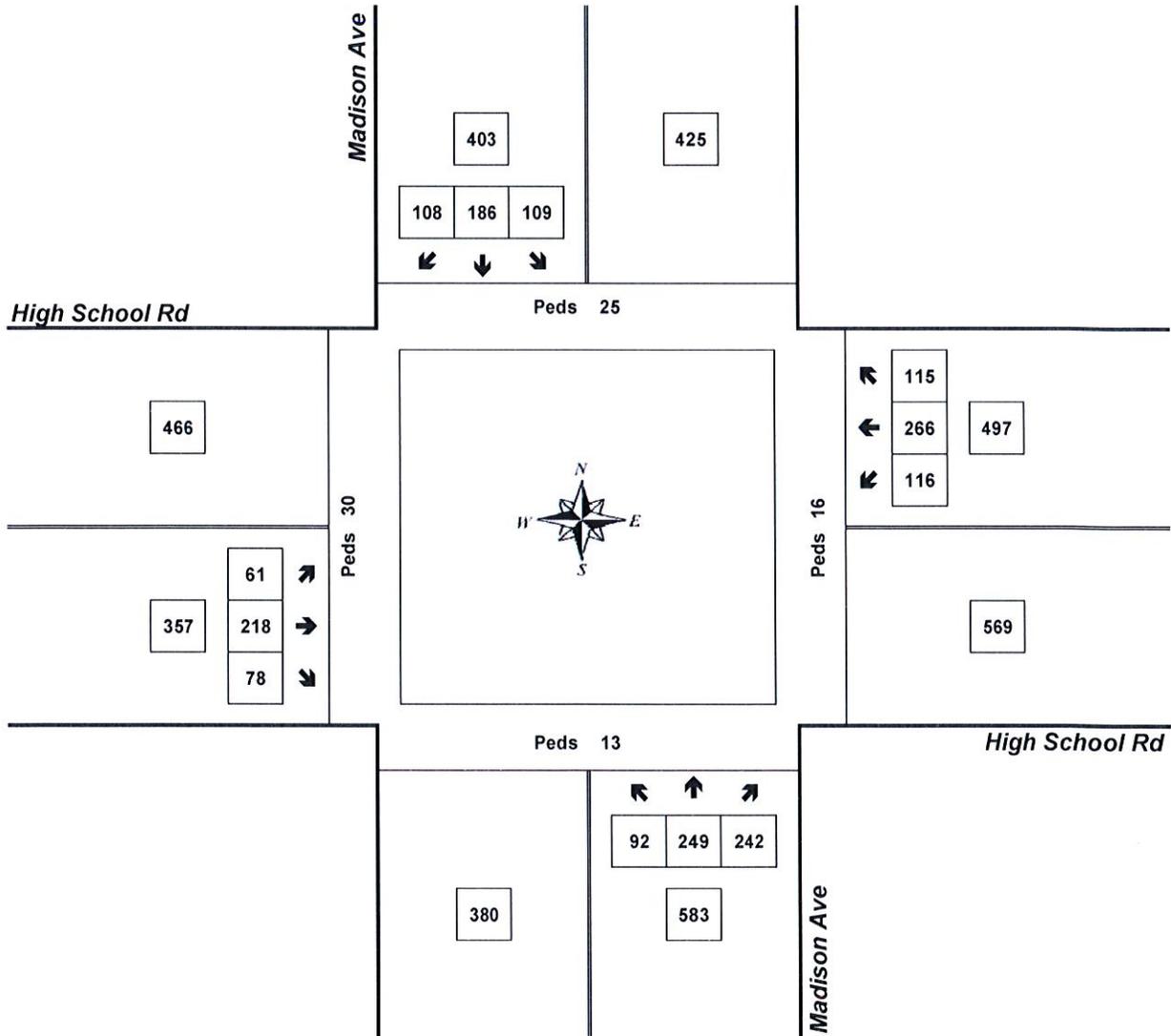
Peak Hour Summary



Mark Skaggs
(206) 251-0300

Madison Ave & High School Rd

4:45 PM to 5:45 PM
Tuesday, March 12, 2013



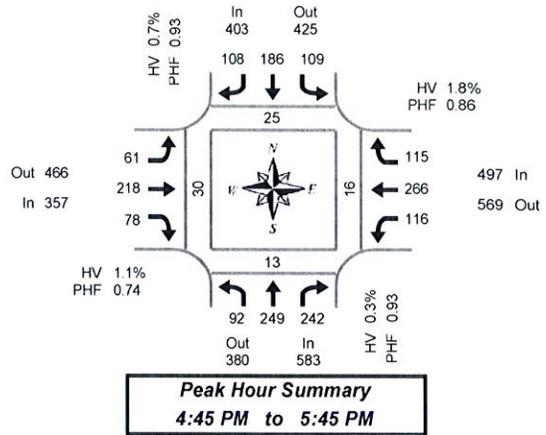
Approach	PHF	HV%	Volume
EB	0.74	1.1%	357
WB	0.86	1.8%	497
NB	0.93	0.3%	583
SB	0.93	0.7%	403
Intersection	0.95	1.0%	1,840

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

Total Vehicle Summary



Mark Skaggs
(206) 251-0300



Madison Ave & High School Rd

Tuesday, March 12, 2013
4:00 PM to 6:00 PM

15-Minute Interval Summary

4:00 PM to 6:00 PM

Interval Start Time	Northbound Madison Ave				Southbound Madison Ave				Eastbound High School Rd				Westbound High School Rd				Interval Total	Pedestrians Crosswalk			
	L	T	R	HV	L	T	R	HV	L	T	R	HV	L	T	R	HV		North	South	East	West
4:00 PM	15	52	63	0	27	39	16	2	17	51	17	1	19	56	21	3	393	2	8	0	9
4:15 PM	22	31	59	2	13	28	17	1	9	46	19	0	28	82	19	1	373	5	5	7	4
4:30 PM	23	46	56	1	15	47	25	0	16	42	12	1	20	62	17	3	381	3	12	0	10
4:45 PM	25	51	62	0	23	52	33	1	11	56	17	3	23	64	19	0	436	11	13	4	10
5:00 PM	15	64	67	0	35	48	23	0	24	70	26	0	34	57	21	3	484	4	0	5	12
5:15 PM	23	78	55	1	26	45	26	2	15	48	18	0	22	74	39	2	469	6	0	6	1
5:30 PM	29	56	58	1	25	41	26	0	11	44	17	1	37	71	36	4	451	4	0	1	7
5:45 PM	30	47	38	0	20	51	23	1	8	35	19	2	28	75	24	0	398	2	0	3	4
Total Survey	182	425	458	5	184	351	189	7	111	392	145	8	211	541	196	16	3,385	37	38	26	57

Peak Hour Summary

4:45 PM to 5:45 PM

By Approach	Northbound Madison Ave				Southbound Madison Ave				Eastbound High School Rd				Westbound High School Rd				Total	Pedestrians Crosswalk			
	In	Out	Total	HV	In	Out	Total	HV	In	Out	Total	HV	In	Out	Total	HV		North	South	East	West
Volume	583	380	963	2	403	425	828	3	357	466	823	4	497	569	1,066	9	1,840	25	13	16	30
%HV	0.3%				0.7%				1.1%				1.8%				1.0%				
PHF	0.93				0.93				0.74				0.86				0.95				

By Movement	Northbound Madison Ave				Southbound Madison Ave				Eastbound High School Rd				Westbound High School Rd				Total
	L	T	R	Total	L	T	R	Total	L	T	R	Total	L	T	R	Total	
Volume	92	249	242	583	109	186	108	403	61	218	78	357	116	266	115	497	1,840
PHF	0.79	0.80	0.90	0.93	0.78	0.89	0.82	0.93	0.64	0.78	0.75	0.74	0.78	0.90	0.74	0.86	0.95

Rolling Hour Summary

4:00 PM to 6:00 PM

Interval Start Time	Northbound Madison Ave				Southbound Madison Ave				Eastbound High School Rd				Westbound High School Rd				Interval Total	Pedestrians Crosswalk			
	L	T	R	HV	L	T	R	HV	L	T	R	HV	L	T	R	HV		North	South	East	West
4:00 PM	85	180	240	3	78	166	91	4	53	195	65	5	90	264	76	7	1,583	21	38	11	33
4:15 PM	85	192	244	3	86	175	98	2	60	214	74	4	105	265	76	7	1,674	23	30	16	36
4:30 PM	86	239	240	2	99	192	107	3	66	216	73	4	99	257	96	8	1,770	24	25	15	33
4:45 PM	92	249	242	2	109	186	108	3	61	218	78	4	116	266	115	9	1,840	25	13	16	30
5:00 PM	97	245	218	2	106	185	98	3	58	197	80	3	121	277	120	9	1,802	16	0	15	24

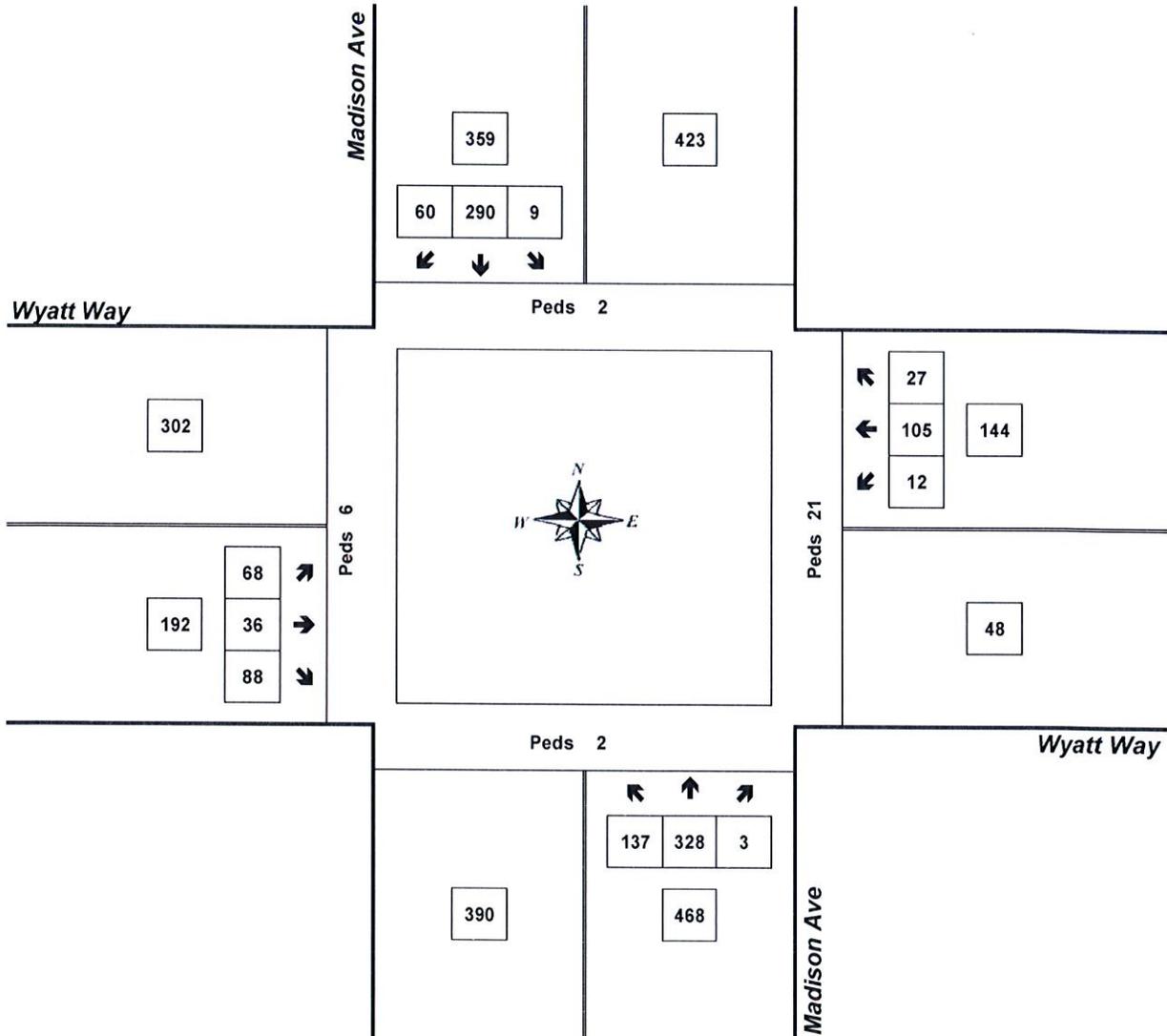
Peak Hour Summary



Mark Skaggs
(206) 251-0300

Madison Ave & Wyatt Way

5:00 PM to 6:00 PM
Tuesday, March 12, 2013



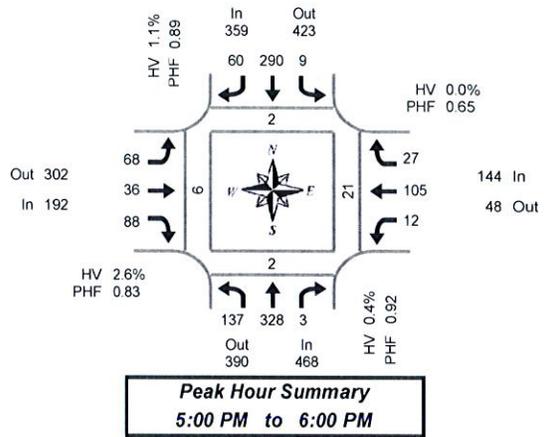
Approach	PHF	HV%	Volume
EB	0.83	2.6%	192
WB	0.65	0.0%	144
NB	0.92	0.4%	468
SB	0.89	1.1%	359
Intersection	0.93	0.9%	1,163

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

Total Vehicle Summary



Mark Skaggs
(206) 251-0300



Madison Ave & Wyatt Way

Tuesday, March 12, 2013
4:00 PM to 6:00 PM

15-Minute Interval Summary 4:00 PM to 6:00 PM

Interval Start Time	Northbound Madison Ave				Southbound Madison Ave				Eastbound Wyatt Way				Westbound Wyatt Way				Interval Total	Pedestrians Crosswalk			
	L	T	R	HV	L	T	R	HV	L	T	R	HV	L	T	R	HV		North	South	East	West
4:00 PM	24	84	6	0	3	62	15	1	21	6	24	3	6	13	7	0	271	0	2	7	2
4:15 PM	24	64	2	1	3	51	13	0	20	20	16	1	4	40	2	0	259	0	0	2	2
4:30 PM	30	78	1	2	3	54	10	1	15	6	25	0	4	19	6	0	251	0	0	3	1
4:45 PM	27	70	5	0	3	65	16	1	20	6	12	5	13	14	4	1	255	0	2	3	0
5:00 PM	37	88	2	1	3	79	19	1	19	14	17	1	7	21	7	0	313	0	1	4	1
5:15 PM	33	89	0	0	2	73	12	2	12	8	20	0	1	48	6	0	304	2	1	8	1
5:30 PM	41	80	1	1	2	71	15	1	17	4	23	1	1	18	10	0	283	0	0	6	4
5:45 PM	26	71	0	0	2	67	14	0	20	10	28	3	3	18	4	0	263	0	0	3	0
Total Survey	242	624	17	5	21	522	114	7	144	74	165	14	39	191	46	1	2,199	2	6	36	11

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

By Approach	Northbound Madison Ave				Southbound Madison Ave				Eastbound Wyatt Way				Westbound Wyatt Way				Total	Pedestrians Crosswalk			
	In	Out	Total	HV	In	Out	Total	HV	In	Out	Total	HV	In	Out	Total	HV		North	South	East	West
Volume	468	390	858	2	359	423	782	4	192	302	494	5	144	48	192	0	1,163	2	2	21	6
%HV	0.4%				1.1%				2.6%				0.0%				0.9%				
PHF	0.92				0.89				0.83				0.65				0.93				

By Movement	Northbound Madison Ave				Southbound Madison Ave				Eastbound Wyatt Way				Westbound Wyatt Way				Total
	L	T	R	Total	L	T	R	Total	L	T	R	Total	L	T	R	Total	
Volume	137	328	3	468	9	290	60	359	68	36	88	192	12	105	27	144	1,163
PHF	0.84	0.92	0.38	0.92	0.75	0.92	0.79	0.89	0.85	0.64	0.79	0.83	0.43	0.55	0.68	0.65	0.93

Rolling Hour Summary 4:00 PM to 6:00 PM

Interval Start Time	Northbound Madison Ave				Southbound Madison Ave				Eastbound Wyatt Way				Westbound Wyatt Way				Interval Total	Pedestrians Crosswalk			
	L	T	R	HV	L	T	R	HV	L	T	R	HV	L	T	R	HV		North	South	East	West
4:00 PM	105	296	14	3	12	232	54	3	76	38	77	9	27	86	19	1	1,036	0	4	15	5
4:15 PM	118	300	10	4	12	249	58	3	74	46	70	7	28	94	19	1	1,078	0	3	12	4
4:30 PM	127	325	8	3	11	271	57	5	66	34	74	6	25	102	23	1	1,123	2	4	18	3
4:45 PM	138	327	8	2	10	288	62	5	68	32	72	7	22	101	27	1	1,155	2	4	21	6
5:00 PM	137	328	3	2	9	290	60	4	68	36	88	5	12	105	27	0	1,163	2	2	21	6

Attachment C: LOS Definitions

Highway Capacity Manual, 2000

Signalized intersection level of service (LOS) is defined in terms of the average total vehicle delay of all movements through an intersection. Vehicle delay is a method of quantifying several intangible factors, including driver discomfort, frustration, and lost travel time. Specifically, LOS criteria are stated in terms of average delay per vehicle during a specified time period (for example, the PM peak hour). Vehicle delay is a complex measure based on many variables, including signal phasing (i.e., progression of movements through the intersection), signal cycle length, and traffic volumes with respect to intersection capacity. Table 1 shows LOS criteria for signalized intersections, as described in the *Highway Capacity Manual* (Transportation Research Board, Special Report 209, 2000).

Table 1. Level of Service Criteria for Signalized Intersections

Level of Service	Average Control Delay (sec/veh)	General Description (Signalized Intersections)
A	≤10	Free Flow
B	>10 - 20	Stable Flow (slight delays)
C	>20 - 35	Stable flow (acceptable delays)
D	>35 - 55	Approaching unstable flow (tolerable delay, occasionally wait through more than one signal cycle before proceeding)
E	>55 - 80	Unstable flow (intolerable delay)
F	>80	Forced flow (jammed)

Source: *Highway Capacity Manual*, Transportation Research Board, Special Report 209, 2000.

Unsignalized intersection LOS criteria can be further reduced into two intersection types: all-way stop-controlled and two-way stop-controlled. All-way, stop-controlled intersection LOS is expressed in terms of the average vehicle delay of all of the movements, much like that of a signalized intersection. Two-way, stop-controlled intersection LOS is defined in terms of the average vehicle delay of an individual movement(s). This is because the performance of a two-way, stop-controlled intersection is more closely reflected in terms of its individual movements, rather than its performance overall. For this reason, LOS for a two-way, stop-controlled intersection is defined in terms of its individual movements. With this in mind, total average vehicle delay (i.e., average delay of all movements) for a two-way, stop-controlled intersection should be viewed with discretion. Table 2 shows LOS criteria for unsignalized intersections (both all-way and two-way, stop-controlled).

Table 2. Level of Service Criteria for Unsignalized Intersections

Level of Service	Average Control Delay (sec/veh)
A	0 - 10
B	>10 - 15
C	>15 - 25
D	>25 - 35
E	>35 - 50
F	>50

Source: *Highway Capacity Manual*, Transportation Research Board, Special Report 209, 2000.

Attachment D: LOS Worksheets

HCM Signalized Intersection Capacity Analysis
1: SR 305 & High School Rd NE

Visconsi Master Plan Update
2017 Without Project Conditions

													
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations													
Traffic Volume (vph)	355	230	85	35	195	110	85	340	30	60	255	205	
Future Volume (vph)	355	230	85	35	195	110	85	340	30	60	255	205	
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	
Total Lost time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.9		4.5	4.9	4.9	
Lane Util. Factor	0.95	0.95	1.00	1.00	1.00	1.00	1.00	0.95		1.00	1.00	1.00	
Frt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	0.99		1.00	1.00	0.85	
Flt Protected	0.95	0.99	1.00	0.95	1.00	1.00	0.95	1.00		0.95	1.00	1.00	
Satd. Flow (prot)	1698	1767	1599	1787	1881	1599	1752	3462		1736	1827	1553	
Flt Permitted	0.95	0.99	1.00	0.95	1.00	1.00	0.95	1.00		0.95	1.00	1.00	
Satd. Flow (perm)	1698	1767	1599	1787	1881	1599	1752	3462		1736	1827	1553	
Peak-hour factor, PHF	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	
Adj. Flow (vph)	461	299	110	45	253	143	110	442	39	78	331	266	
RTOR Reduction (vph)	0	0	78	0	0	113	0	5	0	0	0	171	
Lane Group Flow (vph)	373	387	32	45	253	30	110	476	0	78	331	95	
Heavy Vehicles (%)	1%	1%	1%	1%	1%	1%	3%	3%	3%	4%	4%	4%	
Turn Type	Split	NA	Perm	Split	NA	Perm	Prot	NA		Prot	NA	Perm	
Protected Phases	8	8		7	7		1	6		5	2		
Permitted Phases			8			7						2	
Actuated Green, G (s)	27.6	27.6	27.6	19.7	19.7	19.7	5.8	22.2		6.7	23.1	23.1	
Effective Green, g (s)	27.6	27.6	27.6	19.7	19.7	19.7	5.8	22.2		6.7	23.1	23.1	
Actuated g/C Ratio	0.29	0.29	0.29	0.21	0.21	0.21	0.06	0.23		0.07	0.24	0.24	
Clearance Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.9		4.5	4.9	4.9	
Vehicle Extension (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.5	3.0		2.5	3.0	3.0	
Lane Grp Cap (vph)	495	515	466	372	391	332	107	812		122	446	379	
v/s Ratio Prot	c0.22	0.22		0.03	c0.13		c0.06	0.14		0.04	c0.18		
v/s Ratio Perm			0.02			0.02						0.06	
v/c Ratio	0.75	0.75	0.07	0.12	0.65	0.09	1.03	0.59		0.64	0.74	0.25	
Uniform Delay, d1	30.4	30.4	24.2	30.4	34.3	30.2	44.4	32.1		42.8	33.0	28.8	
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00	
Incremental Delay, d2	6.1	5.8	0.0	0.1	3.2	0.1	94.8	1.1		9.3	6.6	0.4	
Delay (s)	36.5	36.2	24.3	30.5	37.5	30.3	139.2	33.2		52.0	39.6	29.1	
Level of Service	D	D	C	C	D	C	F	C		D	D	C	
Approach Delay (s)		34.8			34.5			52.9			36.9		
Approach LOS		C			C			D			D		
Intersection Summary													
HCM 2000 Control Delay			39.5		HCM 2000 Level of Service						D		
HCM 2000 Volume to Capacity ratio			0.74										
Actuated Cycle Length (s)			94.6		Sum of lost time (s)					18.4			
Intersection Capacity Utilization			59.6%		ICU Level of Service					B			
Analysis Period (min)			15										
c Critical Lane Group													

MOVEMENT SUMMARY

 Site: Without-Project

Without Project Conditions

Roundabout

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance ft	Prop. Queued	Effective Stop Rate per veh	Average Speed mph
South: Madison Ave N											
3	L2	105	0.0	0.886	34.7	LOS C	16.6	416.0	1.00	1.43	18.2
8	T1	279	0.0	0.886	34.7	LOS C	16.6	416.0	1.00	1.43	18.1
18	R2	268	0.0	0.886	34.7	LOS C	16.6	416.0	1.00	1.43	17.8
Approach		653	0.0	0.886	34.7	LOS C	16.6	416.0	1.00	1.43	18.0
East: High School Rd											
1	L2	132	2.0	0.816	28.5	LOS C	11.9	303.0	1.00	1.29	19.1
6	T1	295	2.0	0.816	28.5	LOS C	11.9	303.0	1.00	1.29	19.0
16	R2	126	2.0	0.816	28.5	LOS C	11.9	303.0	1.00	1.29	18.7
Approach		553	2.0	0.816	28.5	LOS C	11.9	303.0	1.00	1.29	19.0
North: Madison Ave N											
7	L2	121	1.0	0.720	22.8	LOS C	8.2	205.4	0.96	1.18	20.1
4	T1	205	1.0	0.720	22.8	LOS C	8.2	205.4	0.96	1.18	19.9
14	R2	121	1.0	0.720	22.8	LOS C	8.2	205.4	0.96	1.18	19.6
Approach		447	1.0	0.720	22.8	LOS C	8.2	205.4	0.96	1.18	19.9
West: High School Rd											
5	L2	68	1.0	0.595	15.6	LOS B	5.4	136.3	0.85	0.90	21.5
2	T1	247	1.0	0.595	15.6	LOS B	5.4	136.3	0.85	0.90	21.4
12	R2	95	1.0	0.595	15.6	LOS B	5.4	136.3	0.85	0.90	21.0
Approach		411	1.0	0.595	15.6	LOS B	5.4	136.3	0.85	0.90	21.3
All Vehicles		2063	1.0	0.886	26.7	LOS C	16.6	416.0	0.96	1.23	19.3

Level of Service (LOS) Method: Delay (HCM 2000).

Roundabout LOS Method: Same as Signalised Intersections.

Vehicle movement LOS values are based on average delay per movement

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

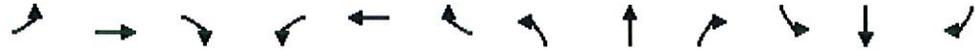
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

HCM Unsignalized Intersection Capacity Analysis
 3: Madison Ave N & Wyatt Way NW

Visconsi Master Plan Update
 2017 Without Project Conditions



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔		↔	↔			↔	
Sign Control		Stop			Stop			Stop			Stop	
Traffic Volume (vph)	75	35	100	10	110	25	145	355	5	10	315	65
Future Volume (vph)	75	35	100	10	110	25	145	355	5	10	315	65
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Hourly flow rate (vph)	81	38	108	11	118	27	156	382	5	11	339	70
Direction, Lane #	EB 1	WB 1	NB 1	NB 2	SB 1							
Volume Total (vph)	227	156	156	387	420							
Volume Left (vph)	81	11	156	0	11							
Volume Right (vph)	108	27	0	5	70							
Hadj (s)	-0.16	-0.09	0.50	-0.01	-0.08							
Departure Headway (s)	6.9	7.2	7.2	6.7	6.3							
Degree Utilization, x	0.44	0.31	0.31	0.72	0.74							
Capacity (veh/h)	460	430	485	521	545							
Control Delay (s)	15.2	13.5	12.2	23.5	24.8							
Approach Delay (s)	15.2	13.5	20.3		24.8							
Approach LOS	C	B	C		C							

Intersection Summary				
Delay			20.0	
Level of Service			C	
Intersection Capacity Utilization		73.4%		ICU Level of Service D
Analysis Period (min)		15		

HCM Unsignalized Intersection Capacity Analysis
 4: Ferncliff Ave NE & High School Rd NE

Visconsi Master Plan Update
 2017 Without Project Conditions

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Sign Control		Stop			Stop			Stop			Stop	
Traffic Volume (vph)	90	40	105	10	30	0	150	75	10	5	35	55
Future Volume (vph)	90	40	105	10	30	0	150	75	10	5	35	55
Peak Hour Factor	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71
Hourly flow rate (vph)	127	56	148	14	42	0	211	106	14	7	49	77
Direction, Lane #	EB 1	WB 1	NB 1	SB 1								
Volume Total (vph)	331	56	331	133								
Volume Left (vph)	127	14	211	7								
Volume Right (vph)	148	0	14	77								
Hadj (s)	-0.16	0.05	0.14	-0.32								
Departure Headway (s)	5.1	5.8	5.3	5.2								
Degree Utilization, x	0.47	0.09	0.49	0.19								
Capacity (veh/h)	663	545	638	630								
Control Delay (s)	12.5	9.3	13.2	9.4								
Approach Delay (s)	12.5	9.3	13.2	9.4								
Approach LOS	B	A	B	A								
Intersection Summary												
Delay			12.1									
Level of Service			B									
Intersection Capacity Utilization			46.4%	ICU Level of Service	A							
Analysis Period (min)			15									

Queues
1: SR 305 & High School Rd NE



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	399	425	110	92	330	226	110	502	135	310	266
v/c Ratio	0.79	0.81	0.20	0.22	0.74	0.43	1.12	0.67	1.22	0.76	0.50
Control Delay	48.1	48.6	7.1	35.3	48.7	9.7	176.5	41.9	199.1	52.4	10.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	48.1	48.6	7.1	35.3	48.7	9.7	176.5	41.9	199.1	52.4	10.3
Queue Length 50th (ft)	261	278	0	52	216	14	~97	165	~125	205	14
Queue Length 95th (ft)	364	384	27	86	275	47	#198	202	#234	275	49
Internal Link Dist (ft)		1264			232			673		338	
Turn Bay Length (ft)	280		280	100			220		250		160
Base Capacity (vph)	624	653	656	638	671	699	98	1034	111	561	643
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.64	0.65	0.17	0.14	0.49	0.32	1.12	0.49	1.22	0.55	0.41

Intersection Summary

- ~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
- # 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

HCM Signalized Intersection Capacity Analysis
1: SR 305 & High School Rd NE

Visconsi Master Plan Update
2017 With Project Conditions



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	341	293	85	71	254	174	85	324	62	104	239	205
Future Volume (vph)	341	293	85	71	254	174	85	324	62	104	239	205
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.9		4.5	4.9	4.9
Lane Util. Factor	0.95	0.95	1.00	1.00	1.00	1.00	1.00	0.95		1.00	1.00	1.00
Frt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	0.98		1.00	1.00	0.85
Flt Protected	0.95	0.99	1.00	0.95	1.00	1.00	0.95	1.00		0.95	1.00	1.00
Satd. Flow (prot)	1698	1778	1599	1787	1881	1599	1752	3420		1736	1827	1553
Flt Permitted	0.95	0.99	1.00	0.95	1.00	1.00	0.95	1.00		0.95	1.00	1.00
Satd. Flow (perm)	1698	1778	1599	1787	1881	1599	1752	3420		1736	1827	1553
Peak-hour factor, PHF	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77
Adj. Flow (vph)	443	381	110	92	330	226	110	421	81	135	310	266
RTOR Reduction (vph)	0	0	77	0	0	152	0	13	0	0	0	187
Lane Group Flow (vph)	399	425	33	92	330	74	110	489	0	135	310	79
Heavy Vehicles (%)	1%	1%	1%	1%	1%	1%	3%	3%	3%	4%	4%	4%
Turn Type	Split	NA	Perm	Split	NA	Perm	Prot	NA		Prot	NA	Perm
Protected Phases	8	8		7	7		1	6		5	2	
Permitted Phases			8			7						2
Actuated Green, G (s)	30.4	30.4	30.4	24.3	24.3	24.3	5.8	22.1		6.6	22.9	22.9
Effective Green, g (s)	30.4	30.4	30.4	24.3	24.3	24.3	5.8	22.1		6.6	22.9	22.9
Actuated g/C Ratio	0.30	0.30	0.30	0.24	0.24	0.24	0.06	0.22		0.06	0.22	0.22
Clearance Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.9		4.5	4.9	4.9
Vehicle Extension (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.5	3.0		2.5	3.0	3.0
Lane Grp Cap (vph)	507	530	477	426	449	381	99	742		112	410	349
v/s Ratio Prot	0.24	c0.24		0.05	c0.18		0.06	0.14		c0.08	c0.17	
v/s Ratio Perm			0.02			0.05						0.05
v/c Ratio	0.79	0.80	0.07	0.22	0.73	0.19	1.11	0.66		1.21	0.76	0.23
Uniform Delay, d1	32.7	32.9	25.6	31.1	35.8	30.9	48.0	36.4		47.6	36.8	32.2
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00
Incremental Delay, d2	7.6	8.3	0.0	0.2	5.8	0.2	123.6	2.1		150.4	7.8	0.3
Delay (s)	40.4	41.2	25.6	31.3	41.6	31.1	171.6	38.5		198.0	44.6	32.6
Level of Service	D	D	C	C	D	C	F	D		F	D	C
Approach Delay (s)		39.0			36.5			62.4			69.2	
Approach LOS		D			D			E			E	

Intersection Summary

HCM 2000 Control Delay	50.8	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.81		
Actuated Cycle Length (s)	101.8	Sum of lost time (s)	18.4
Intersection Capacity Utilization	63.1%	ICU Level of Service	B
Analysis Period (min)	15		
c Critical Lane Group			

MOVEMENT SUMMARY

 **Site: With-Project**

With Project Conditions

Roundabout

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Flows Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Queue Distance ft	Prop. Queued	Effective Stop Rate per veh	Average Speed mph
South: Madison Ave N											
3	L2	105	0.0	0.944	45.3	LOS D	21.7	542.4	1.00	1.69	16.7
8	T1	279	0.0	0.944	45.3	LOS D	21.7	542.4	1.00	1.69	16.7
18	R2	285	0.0	0.944	45.3	LOS D	21.7	542.4	1.00	1.69	16.4
Approach		669	0.0	0.944	45.3	LOS D	21.7	542.4	1.00	1.69	16.6
East: High School Rd											
1	L2	153	2.0	0.893	37.7	LOS D	16.7	423.8	1.00	1.47	17.7
6	T1	323	2.0	0.893	37.7	LOS D	16.7	423.8	1.00	1.47	17.6
16	R2	134	2.0	0.893	37.7	LOS D	16.7	423.8	1.00	1.47	17.4
Approach		609	2.0	0.893	37.7	LOS D	16.7	423.8	1.00	1.47	17.6
North: Madison Ave N											
7	L2	126	1.0	0.777	28.3	LOS C	9.7	245.5	1.00	1.31	19.1
4	T1	205	1.0	0.777	28.3	LOS C	9.7	245.5	1.00	1.31	19.0
14	R2	121	1.0	0.777	28.3	LOS C	9.7	245.5	1.00	1.31	18.7
Approach		453	1.0	0.777	28.3	LOS C	9.7	245.5	1.00	1.31	19.0
West: High School Rd											
5	L2	68	1.0	0.647	17.9	LOS B	6.4	162.2	0.89	1.00	21.1
2	T1	271	1.0	0.647	17.9	LOS B	6.4	162.2	0.89	1.00	20.9
12	R2	95	1.0	0.647	17.9	LOS B	6.4	162.2	0.89	1.00	20.6
Approach		434	1.0	0.647	17.9	LOS B	6.4	162.2	0.89	1.00	20.9
All Vehicles		2165	1.0	0.944	34.1	LOS C	21.7	542.4	0.98	1.41	18.1

Level of Service (LOS) Method: Delay (HCM 2000).

Roundabout LOS Method: Same as Signalised Intersections.

Vehicle movement LOS values are based on average delay per movement

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

HCM Unsignalized Intersection Capacity Analysis
 3: Madison Ave N & Wyatt Way NW

Visconsi Master Plan Update
 2017 With Project Conditions



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↕		↖	↗			↕	
Sign Control		Stop			Stop			Stop			Stop	
Traffic Volume (vph)	78	35	100	10	110	27	145	363	5	12	324	70
Future Volume (vph)	78	35	100	10	110	27	145	363	5	12	324	70
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Hourly flow rate (vph)	84	38	108	11	118	29	156	390	5	13	348	75

Direction, Lane #	EB 1	WB 1	NB 1	NB 2	SB 1
Volume Total (vph)	230	158	156	395	436
Volume Left (vph)	84	11	156	0	13
Volume Right (vph)	108	29	0	5	75
Hadj (s)	-0.16	-0.10	0.50	-0.01	-0.08
Departure Headway (s)	7.0	7.4	7.3	6.8	6.4
Degree Utilization, x	0.45	0.32	0.32	0.74	0.77
Capacity (veh/h)	452	427	479	513	542
Control Delay (s)	15.7	13.9	12.4	25.4	27.7
Approach Delay (s)	15.7	13.9	21.7		27.7
Approach LOS	C	B	C		D

Intersection Summary				
Delay			21.7	
Level of Service			C	
Intersection Capacity Utilization		75.0%	ICU Level of Service	D
Analysis Period (min)		15		

HCM Unsignalized Intersection Capacity Analysis
 4: Ferncliff Ave NE & High School Rd NE

Visconsi Master Plan Update
 2017 With Project Conditions

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Sign Control		Stop			Stop			Stop			Stop	
Traffic Volume (vph)	97	42	116	10	32	0	159	75	10	5	35	60
Future Volume (vph)	97	42	116	10	32	0	159	75	10	5	35	60
Peak Hour Factor	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71
Hourly flow rate (vph)	137	59	163	14	45	0	224	106	14	7	49	85
Direction, Lane #	EB 1	WB 1	NB 1	SB 1								
Volume Total (vph)	359	59	344	141								
Volume Left (vph)	137	14	224	7								
Volume Right (vph)	163	0	14	85								
Hadj (s)	-0.16	0.05	0.14	-0.33								
Departure Headway (s)	5.2	5.9	5.4	5.3								
Degree Utilization, x	0.52	0.10	0.52	0.21								
Capacity (veh/h)	654	525	624	609								
Control Delay (s)	13.6	9.6	14.1	9.7								
Approach Delay (s)	13.6	9.6	14.1	9.7								
Approach LOS	B	A	B	A								
Intersection Summary												
Delay			12.9									
Level of Service			B									
Intersection Capacity Utilization			48.0%	ICU Level of Service	A							
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis
5: High School Rd NE & Driveway

Visconsi Master Plan Update
2017 With Project Conditions

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	160	219	103	20	248	31	89	0	24	37	5	172
Future Volume (Veh/h)	160	219	103	20	248	31	89	0	24	37	5	172
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86
Hourly flow rate (vph)	186	255	120	23	288	36	103	0	28	43	6	200
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		TWLT			TWLT							
Median storage (veh)		2			2							
Upstream signal (ft)		312										
pX, platoon unblocked				0.94			0.94	0.94	0.94	0.94	0.94	
vC, conflicting volume	324			375			1224	1057	315	1007	1099	306
vC1, stage 1 conf vol							687	687		352	352	
vC2, stage 2 conf vol							537	370		655	747	
vCu, unblocked vol	324			308			1208	1031	245	978	1075	306
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)							6.1	5.5		6.1	5.5	
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	85			98			42	100	96	87	98	73
cM capacity (veh/h)	1236			1182			176	318	750	331	309	739
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1	NB 2	SB 1	SB 2				
Volume Total	186	375	23	324	103	28	43	206				
Volume Left	186	0	23	0	103	0	43	0				
Volume Right	0	120	0	36	0	28	0	200				
cSH	1236	1700	1182	1700	176	750	331	710				
Volume to Capacity	0.15	0.22	0.02	0.19	0.58	0.04	0.13	0.29				
Queue Length 95th (ft)	13	0	1	0	79	3	11	30				
Control Delay (s)	8.4	0.0	8.1	0.0	50.7	10.0	17.5	12.1				
Lane LOS	A		A		F	A	C	B				
Approach Delay (s)	2.8		0.5		42.0		13.1					
Approach LOS					E		B					
Intersection Summary												
Average Delay			8.2									
Intersection Capacity Utilization			53.0%		ICU Level of Service			A				
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis
6: High School Rd NE

Visconsi Master Plan Update
2017 With Project Conditions



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	0	279	271	0	8	23
Future Volume (Veh/h)	0	279	271	0	8	23
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.86	0.86	0.86	0.86	0.86	0.86
Hourly flow rate (vph)	0	324	315	0	9	27
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	TWLTL		TWLTL			
Median storage veh	2		2			
Upstream signal (ft)	618					
pX, platoon unblocked						
vC, conflicting volume	315				639	315
vC1, stage 1 conf vol					315	
vC2, stage 2 conf vol					324	
vCu, unblocked vol	315				639	315
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)					5.4	
tF (s)	2.2				3.5	3.3
p0 queue free %	100				99	96
cM capacity (veh/h)	1245				627	730
Direction, Lane #	EB 1	EB 2	WB 1	SB 1	SB 2	
Volume Total	0	324	315	9	27	
Volume Left	0	0	0	9	0	
Volume Right	0	0	0	0	27	
cSH	1700	1700	1700	627	730	
Volume to Capacity	0.00	0.19	0.19	0.01	0.04	
Queue Length 95th (ft)	0	0	0	1	3	
Control Delay (s)	0.0	0.0	0.0	10.8	10.1	
Lane LOS				B	B	
Approach Delay (s)	0.0		0.0	10.3		
Approach LOS				B		
Intersection Summary						
Average Delay			0.5			
Intersection Capacity Utilization			24.7%	ICU Level of Service	A	
Analysis Period (min)			15			



March 4, 2016

VWA-Bainbridge Island, LLC
30050 Chagrin Boulevard, Suite 360
Pepper Pike, OH 44124

RE: **Non-binding Commitment** for Water and Sewer System Capacity
Parcel Tax Account Number 23202-3-085-200, 23202-3-086-2009, 232502-3-088-2007,
located at Wintergreen Lane NE

Charlie Wenzlau:

The City of Bainbridge Island ("City") Department of Public Works completed a review of your Water Availability and Sewer Availability Applications submitted February 4, 2016 for a property with Parcel Tax Account Number 23202-3-085-200, 23202-3-086-2009, 232502-3-088-2007, located at Wintergreen Lane NE.

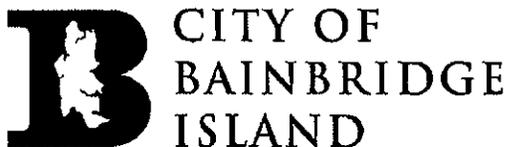
Our review determined that this parcel is within current City water and sewer service areas, and that water and sewer mains are adjacent to the subject property on Wintergreen Lane NE. This parcel is eligible for connection to the City's water and sewer systems.

A binding commitment limited reservation is required prior to issuance of a building permit and a binding commitment unlimited reservation with approval to connect is required prior to connection.

This letter is a **Non-binding Commitment** to Wintergreen Walk Clinic for water and sewer system capacity for the property with Parcel Tax Account Number 23202-3-085-200, 23202-3-086-2009, 232502-3-088-2007, located at Wintergreen Lane NE based upon information provided in the Water/Sewer Availability Application submitted February 4, 2016 and contingent upon all conditions being met within the plat utility permit process and the City having available water and sewer capacity at the time of application of binding commitment. A Non-binding Commitment for water or sewer system capacity means that the City currently has available water or sewer system capacity but does not guarantee the future availability of water or sewer system capacity.

7305 Hidden Cove Road NE
Bainbridge Island, Washington 98110-1812
www.bainbridgewa.gov
206.842.1212

ATTACHMENT M



Page-2 of 2

March 4, 2016

RE: **Non-binding Commitment** for Water and Sewer System Capacity
Parcel Tax Account Number 23202-3-085-200, 23202-3-086-2009, 232502-3-088-2007,
located at Wintergreen Lane NE

Prior to the City issuing a Building Permit a determination of water supply adequacy by Kitsap Public Health District (KPHD) is required. This requirement is met by obtaining a binding commitment from the City. A **Binding Commitment** for Water and Sewer System Capacity may be obtained by submitting a Water/Sewer Availability Request with the most current project information. Binding commitments for water or sewer system capacity mean that upon payment of system participation the City shall reserve water or sewer system capacity, and shall allow connection to the City's water and sewer system.

A **Binding Commitment** may be given as a **Limited Reservation** for a period not to exceed 4 years, or as an unlimited reservation in perpetuity. The type of reservation is dependent upon what choice you make in paying system participation fees. A payment of a 10%, non-refundable deposit on water and sewer system participation fees will provide for a limited reservation.

Full payment of water and sewer system participation fees will provide for a **Binding Commitment Unlimited Reservation** and approval to connect and will be required prior to connection.

Additional and modified requirements may be established at the time of the request for binding commitment based upon information submitted at that time.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Claiborne', written over a white background.

Aaron Claiborne, PMP
Operations Project Manager

cc: File

CITY OF BAINBRIDGE ISLAND

City of Bainbridge Island

ENVIRONMENTAL (SEPA) CHECKLIST - *UPDATED 2014*
FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE
PENCIL WILL NOT BE ACCEPTED

FEB 18 2016

Planning and
Community Development



PLEASE READ THE FOLLOWING CAREFULLY BEFORE FILLING OUT THE CHECKLIST

Purpose of checklist:

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

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

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

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

Instructions for Lead Agencies:

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

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

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

Department of Planning and Community Development
280 Madison
Phone: (206) 842-2

VA • 98110-1812
pcd@bainbridgewa.gov

ATTACHMENT N

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

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A. background

1. Name of proposed project, if applicable:

Wintergreen Medical Clinic

2. Name of applicant:

Wenzlau Architects

3. Address and phone number of applicant and contact person:

Wenzlau Architects, Charles Wenzlau AIA
490 Madison Avenue North, Bainbridge Island, WA 98110
206-780-6882, charlie@wenzlauarchitects.com

4. Date checklist prepared:

02/15/2016

5. Agency requesting checklist: City of Bainbridge Island

6. Proposed timing or schedule (including phasing, if applicable):

Project construction will begin summer 2016

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

Project is not phased

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

Geotechnical report, wetland report

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

✓

✓

✓

✓

✓

✓

✓

✓

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

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None known

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

Site Plan Review, Building Permit

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

Proposal is to modify previous approval for 20,000sf medical clinic for proposed 30,000sf medical clinic with 31 additional parking spaces. The footprint of Building 6 will be reduced from 7,200SF to 4,800SF.

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.

NE CORNER OF HIGH SCHOOL ROAD AND HIGHWAY 305

B. ENVIRONMENTAL ELEMENTS

1. Earth

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)?

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

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

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them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Sand (SM) and silt (ML) per soils report by Aspect Consulting.



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

None known



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.

Site grading is completed besides filling of existing detention pond. Fill will come from on-site utility spoils.



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

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



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

59% (POST-BLA)



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

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



2. Air

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

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

✓

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

No

✓

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

CONSTRUCTION EQUIPMENT WILL BE WELL MAINTAINED, AND DUST CONTROL MEASURES WILL BE TAKEN TO REDUCE DUST.

✓

3. Water

a. Surface Water:

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.

✓

No surface body of water was found on the site. A wetland is located off site to the east. See the wetlands report.

✓

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.

✓

YES. Wetland buffer is identified on site plans.

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

✓

None

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

✓

No

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

No

✓

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

No

✓

b. Ground Water:

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

✓

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.

NONE

✓

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.

The grade on the site divides the site into two drainage basins: northeast and northwest. Water in the northeast basin is either generated from rain fall on the basin or water entering the site from the ProBuild site from the north. This water flows to the east into a wetland on the adjacent parcel to the east. This wetland is part of a series of wetlands in the Wing Point Country Club golf course. This system eventually discharges into the Halls wetland before draining into Eagle

*STORM
water is to be
detained and
cleaned before
entering wetland
or flowing off
site in controlled
manner - see
Engineered storm-
water report/plan.*

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

No

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

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

A stormwater system will be constructed that provides water quality and quantity mitigation in accordance with the City code. The system will be divided into separate systems for each building site and one for the north portion of the access road. The systems will consist of a collection and conveyance system that will discharge into a water quality treatment system. The water quality treatment system will discharge into a detention system that will reduce the flow rate of the water before being discharged from the site.

4. Plants

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other**
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, 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?

A small number of trees will be removed per tree retention plan.

**CITY OF BAINBRIDGE ISLAND
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c. List threatened and endangered species known to be on or near the site.

None know

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

Specifically, the landscape for this site has been defined by various planting categories and contains prescriptions for planting in each as found in BIMC Section 18.15.010. These categories include the Highway 305 Full Screen Planting, Parking Lot Landscaping and Street Frontage Landscaping, East Property Line Full Screen Planting, and Wetland Buffer Setback Filtered Screen Planting.

In each of these categories native vegetation, drought resistant plant material, and adapted ornamentals will be specified to promote plant establishment, increase the likelihood of long-term planting success, reduce water consumption, and promote habitat. The quantity, species, and density of plants in each of these areas will meet the City's code for each category and plant selection will be based on the plant list in Appendix 2: Suggested Landscape Materials Matrix as provided in the COBI Administrative Manual.

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

None known

5. Animals

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

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

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

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

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

None known

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

No

✓

Southroom/
Blackburn 4
July.

✓

✓
✓

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

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

USE OF NATIVE VEGETATION AND BUFFER PROTECTION.

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

None known

6. Energy and natural resources

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

Project will utilize electricity and propane for heating, cooling and lighting.

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

No

c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any:

Building will meet state energy requirements. Site will include an electric vehicle charging station and bicycle parking.

7. Environmental health

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

No

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

None



**CITY OF BAINBRIDGE ISLAND
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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

b. Noise

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

Street noise from adjacent streets and adjacent properties.



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.

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



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

Construction activities will be limited to normal hours.



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

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8. Land and shoreline use

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

Adjacent uses include: to the east a bank, residential neighborhood (Stonecrest) and large vacant tract (wetland); to the north is a lumber yard, to the west across HWY 305 is commercial, and to the south across High School Road is commercial.

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 known

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

No

c. Describe any structures on the site.

No structures on subject parcel.

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

No

e. What is the current zoning classification of the site?

HS-2

f. What is the current comprehensive plan designation of the site?

NORTH-HS-2, SOUTH-HS-2, EAST-R-8, R-2.9, HWY 305

**CITY OF BAINBRIDGE ISLAND
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g. If applicable, what is the current shoreline master program designation of the site?

None



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

The site has a buffer associated with an off-site wetland to the Northeast.



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

Estimated at 30 staff



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

None



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

NONE



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

Comply with existing land use regulations and design guidelines.



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

None



9. Housing

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

None



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

None

✓

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

None

✓

10. Aesthetics

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

35'

✓

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

None

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

None

✓

11. Light and glare

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

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

✓

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

No

Orientation of building to have minimal light intrusion on neighbors.

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

None

✓

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

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

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



12. Recreation

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

Playfields at the High School and Ray Williamson Swim Center.



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

No



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

None



13. Historic and cultural preservation

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

No



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

None known



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

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

None



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

None



14. Transportation

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

Site is adjacent to SR 305 and High School Road. Wintergreen Lane has been completed and provides access to the site.



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?

Site is served by Kitsap Transit which has a bus stop at the corner of SR 305 and High School Road. The site is served by 7 transit routes.



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

Proposed design will add 30 space to previously approved site plan. No spaces will be eliminated.



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



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

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

No



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

Vehicle trips will be determined by third party traffic study provided by City of Bainbridge Island.

See Traffic Report on file w/ city.

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

No



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

Site is adjacent to several bus transit routes. Site will have bicycle parking.

15. Public services

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

NO



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

None



16. Utilities

a. Circle utilities currently available at the site:

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

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FOR STAFF USE ONLY

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Proposed utilities include: sewer and water (COBI), electrical (PSE), cable (Comcast), and Phone (Century Link).

C. Signature

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: Charles Wenzlau

Name of signee Charles Wenzlau

Position and Agency/Organization Wenzlau Architects

Date Submitted: 2-17-16

CHECKLIST REVIEWED BY:

Joshua Mader, Planning Manager
Project Manager, Department of Planning and Community Development

D. supplemental sheet for nonproject actions

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

To: LEGAL NOTICES

Publication Date: April 1, 2016

NOTICE OF APPLICATION/SEPA COMMENT PERIOD

The City of has received the following land use application:

Date of Issuance: April 1, 2016
Project Name & Number: WINTERGREEN MEDICAL BUILDING PLN50231 SPRA
Project Type: Site Plan Review Amendment
Applicant: Charlie Wenzlau
Owner: VWA LLC
Project Site & Tax Parcel: Wintergreen Lane, TA#23250230862009

Project Description: Modify previous SPR approval for a 20,000 sf medical clinic for proposed 30,000 sf clinic with 31 additional spaces. Also the footprint of building 6 of the Visconsi Site Plan will be reduced from 7,200 sf to 4,800 sf

Environmental Review: This proposal is subject to State Environmental Policy Act (SEPA) review as provided in *WAC 197-11-800*. The City, acting as lead agency expects to issue a Determination of Non-significance (DNS) threshold determination for this proposal. Utilizing the **optional DNS process** provided in *WAC 197-11-355*, the comment period specified in this notice may be the only opportunity to comment on the environmental impact of this proposal. The Proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request.

Comment period: The City will not take a final action on the proposal nor make a threshold determination for 14 days from the date of this notice. Any person may comment on the proposal and/or the SPEA review. Additionally, any person may participate in a public hearing, if any, and my request a copy of any decision. **For consideration under SEPA environmental review, comments must be submitted by April 15, 2016**

If you have any questions, contact:
Joshua Machen, AICP
Planning Manager
City of Bainbridge Island
280 Madison Ave North
Bainbridge Island, WA 98110
206-780-3765 or jmachen@bainbridgewa.gov

ATTACHMENT O

To: Joshua Machen
City of Bainbridge Island
280 Madison Ave. N, Bainbridge Island 98110
Subject: Comments on Wintergreen Medical Building PLN50231 SPRA Notice of
Application/SEPA
Date: April 15, 2016
From: Charles Schmid
Association of Bainbridge Communities (ABC)
365 Ericksen Ave. Suite 327, Bainbridge Island, WA 98110

References: 1) Wintergreen Medical Building Site Plan Review- Major Amendment Project
Description, Wenzlau Architects, November 5, 2015
2) Visconsi Master Plan Conditional Use Permit and Site Plan Review SEPA
Threshold Determination Appeal, Stafford Smith, Hearing Examiner, March 27,
2014

The Wintergreen Medical Building is planned for 30,000 sf (Reference 1). The initial approval for the Medical Building was 20,000 square feet (Reference 2), thus requiring a Major Amendment. The original approval was part of a Master Plan which included Conditional Uses for some buildings which were not part of the Medical Building.

Since the original project was approved as a Master Plan, this modification for a Medical Building now has an additional 10,000 square feet, I suggest the following be carried out:

- 1) The Hearing Examiner be asked to review this enlarged building to insure that this addition is consistent with his decision approving the Master Plan (Reference 2) without requiring an appeal to initiate this action; at a minimum the Hearing Examiner's report should be references and used where applicable (SEPA Conditions, Project Conditions, Storm water Management, Traffic and Roads, Water and Sewer Improvements and Permits required)
- 2) Redo the traffic study to account for additional traffic based on medical staff and patient numbers. This additional congestion might place the City's traffic study results over the LOS threshold. (The appellant's threshold for backup on High School Road was already over the threshold.)
- 3) Redo the threshold stipulating the need for a crosswalk based on additional medical staff and patient numbers who wish to cross High School Road to find food or other items. It is assumed the Health Care Facility will not include a restaurant.
- 4) Ample use of trees at site -- given approximately 800 originally were taken down and some later recently blew over in windstorms since they were no longer shielded by adjacent trees.

The retention pond to the west of the site has been eliminated and "the storm water system will be redesigned to include the capacity provided by the storm pond." (Reference 1), Will this system meet LID requirements – which are not presently required, but encouraged? This includes on-site dispersal if feasible. If it is environmentally advantageous to distribute water to both the wetlands, and Highway305, then this should be considered.

Thank you for considering the above recommendations, and I hope to attend the DRB meeting.

ATTACHMENT P



Department of Planning and community development

Memorandum

Date: May 25th, 2016
To: Josh Machen, Planning
From: Janelle Hitch, P.E., Development Engineer *JH*
Subject: PLN50231 SPRA – Wintergreen Medical Building, Site Plan Review Amendment

This project is an amendment to the original project called Visconsi Master Plan Site Plan Review; application No. PLN17734SPR.

The amendment is to construct a 30,000 square foot medical clinic where a 20,000 square foot medical clinic had previously been proposed and approved through the site plan review process. Additional parking spaces have been added to the site with this amendment and Building 6 from the Visconsi Master Plan will be reduced from 7,200 square feet to 4,800 square feet.

I have completed a review of the revised land use proposal application. The City has had a traffic study completed to provide updated traffic impacts from the proposed amendment. The review indicates that the proposed revision will meet the Bainbridge Island Municipal Code Regulations as follows:

1. The site plan conforms to regulations concerning drainage in BIMC 15.20 and 15.21;
2. 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;
3. The streets and pedestrian ways as proposed are adequate to accommodate anticipated traffic. A Certificate of Concurrency is attached.; and
4. The site plan conforms to the "City of Bainbridge Island Design and Construction Standards and Specifications".

All previous conditions of approval apply. The project amendment is recommended for approval.

ATTACHMENT Q



**DEPARTMENT OF PLANNING AND COMMUNITY
DEVELOPMENT
CERTIFICATE OF CONCURRENCY**

Pursuant to The City of Bainbridge Island Municipal Code 15.32.040.B; the City Engineer has determined that the capacity of transportation facilities affected by the proposed development is equal to or greater than the capacity required to maintain the level of service standard for the impact of the development.

Property Location or Description: **Wintergreen Walk Medical Building
High School Road
Tax Parcel No: 23250230862009
Permit Number: PLN50231 SPRA**

Development Type: **Commercial**

Approved Uses: **Commercial**

Approved Density: **N/A**

Approved Intensity:

As indicated in the attached Transpo Groups, *Visconsi TIA update March 23, 2016*

Transportation Facilities Reserved in this Certificate: **Volumes are shown in the attached Transpo Group study dated March 23, 2016**

Date Issued: **This certificate is effective on the issuance date of the above referenced permit number.**

Expiration Date: **This certificate expires on the earlier of: 1) The date of expiration of the above referenced permit number, or 2) Three years after the above effective (issuance) date of this certificate.**


BY: Janelle C. Hitch, P.E.

- Attachments:
- 1: Concurrency Test
 - 2: Traffic Analysis (or)
 - 3: Applicant's agreement to provide specific frontage improvements (Traffic analysis not required, per BIMC 15.40.060.B)

Bainbridge Island Fire Department

Memo

February 1, 2016

TO: Josh Machen, Planning Department

FR: Assistant Chief Luke Carpenter, Fire Marshal

RE: Wintergreen Medical Building

PLN50251SPRA

The submittal has been reviewed resulting in the following comments:

1. The project shall comply with the requirements of the adopted Fire Code and any applicable NFPA standards or other requirements as stipulated by the Fire Marshal.
2. Fire hydrant location and PIV location appear acceptable at this time.
3. Landscaping shall not be planted within 36" of fire hydrants as per BIMC 13.10.120 and other fire department connections shall remain clear of plantings.
4. The Fire Department recommends the addition of a patient transfer area to facilitate the pick-up/drop off of patients coming to the facility by ambulance.

ATTACHMENT S



CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD
Regularly Scheduled Meeting Minutes
Monday, January 4, 2016 at 2:00 p.m.
City Council Conference Room
280 Madison Ave N
Bainbridge Island, Washington 98110

Call to Order (Attendance, Agenda, Ethics)
Creative Space (PLN50177SPR)
Wintergreen Walk (PLN50231PRE)
Old and New Business
Adjournment

Call to Order (Attendance, Agenda, Ethics)

Chair Alan Grainger called the meeting to order at 2:01 PM. Design Review Board members also in attendance were Jim McNett, Chuck Depew and, Jeff Boon. Susan Bergen and Chris Gutsche were absent and excused. City Staff in attendance were Planning Manager Josh Machen, Senior Planner Heather Beckmann and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

Mr. Grainger mentioned that Mr. Michael Wangen was once an employee and Mr. Depew stated he lived across the wetlands from the Wintergreen Walk project site and had opposed the development but did not feel that would be an issue.

Creative Space (PLN50177SPR)

Senior Planner Heather Beckmann gave an update to the new members of the DRB providing past minutes and a brief synopsis of the DRB's work thus far. Mr. Wangen also gave an overview of the changes to the project since the DRB had seen it last citing the long delay was due to work with a wetlands specialist. The proposed equestrian/pedestrian trail was highlighted with the justification for the trail being on the eastern side of the road as opposed to on the BIMPD side (higher and drier ground). Mr. McNett asked about building materials. Mr. Dave Christianson (owner/developer) stated they would be metal siding in muted colors exactly the same as his previous development. He also stated he would be using vinyl windows. Mr. Depew asked why the final materials were not selected since this was the developer's final review with the DRB. Mr. McNett asked about trees, both saving (the property was primarily clear of trees) and adding new trees. Mr. Wangen stated 2/3 of the property was not being developed. Discussion of landscaping requirements for the parking lot occurred. Ms. Beckmann confirmed landscaping was required. Mr. Christianson stated that since they were leaving 67% of the parcel undeveloped, they would rather not have to do that. Mr. Grainger replied they had an obligation to state they were not meeting the standards and their rationale for why they should not have to meet the standard. Mr. McNett then asked whether the trash/recycling area was large enough for the development. The applicant stated it was conservatively sized for 12 or more small trash containers.

Mr. Wangen verbalized the issue as the prescribed end caps for the parking spaces and that they did not work with the creative open space design desired. Mr. McNett suggested a street elevation to show how the project would look. He also suggested they show a landscaping plan with landscape that would work for the open space design they wanted. Seeing how the developer could achieve their open space design with their own landscaping would be helpful. Landscape buffers and surety were discussed. Ms. Jackie Chipman spoke as a

representative of the Saddle Club and asked that ideally the equestrian trail would be better/safer on the Westside of the road. She also stated she understood why it would be proposed on the drier east side. She was also concerned about vehicular traffic and dust. Mr. Christianson stated he would be willing to pave the roadway up to the driveway which would help with potholes and dust when traffic levels were higher during special events (horse shows, etc.). The easement and whether it was a public or private easement was discussed.

Ms. Beckmann recommended for approval with the following conditions:

- 1. Engineer check infiltration with landscape architect to ensure buffer requirements can be met.
- 2. Landscaping in parking area should meet the code.
- 3. If there was any change to buffer, the applicant would return to the DRB.

Mr. Grainger confirmed that Ms. Beckmann would work out with the developer the four issues mentioned above.

**Motion: I move approval of application subject to clarification of above points.
Depew/Perry: Unanimously approved 5-0**

Wintergreen Walk (PLN50231PRE)

Planning Manager Josh Machen gave an overview of the project answering Mr. Depew’s concerns over reviewing a project that has not had an architect engaged for the design. Discussion regarding the difference between a “clinic” and “building” as related to City Code occurred. Changes from the original Visconsi site plan to this new plan were reviewed. The developers were invited in at 3:32 PM. Architect Charles Wenzlau provided overview of the preliminary design concept of the project stating the design was based on future tenant Virginia Mason’s ongoing design development. Highlights included how the site design had changed from the original site plan review with the original Visconsi development. Pedestrian connective walkways with adjacent rain garden were presented. It was stated the previously proposed stormwater pond would become an underground stormwater vault beneath one of the adjacent parking lots.

Mr. Grainger brought up the cement block walls that faced the lane and hoped they could create a front corner that would draw people in and be more attractive, such as that previously proposed by Virginia Mason in the Ericksen Avenue location. Mr. Wenzlau reiterated this was a preliminary concept and the design would only get better stating there were different ways to deal with the issues the DRB had brought up. Mr. Goldberg also agreed that the roof mechanicals would always be well screened. It was confirmed that Mr. Wenzlau would be designing the outside of the building. Concerns about employee parking as well as whether there was an appropriate number of customer parking spots included in the design were expressed. Mr. Charles Schmid (citizen) asked where the ambulance would be entering the clinic and both Mr. Wenzlau and Mr. Goldberg stated they needed to speak with Virginia Mason about that.

Old and New Business

Discussion of whether or not to move the January 18, 2016 meeting due to the holiday occurred. The DRB opted to simply cancel that meeting unless there were a sufficient number of projects to fill the agenda.

Adjournment

Meeting was adjourned at 4:29 PM.

Approved by:


Alan Grainger, Chair


Jane Rasely, Administrative Specialist



**CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD - REGULAR MEETING
January 4, 2016**

PLEASE PRINT

Name	Affiliation	Phone/ E-Mail	Join ListServ Yes/No
Peter Perouy	DRB		
Stan Grainger	DRB		
JIM McNETT	DRB		
Michael Wangen	Architect	michaelwangen@gmail.com	
Dave R. Christianson	Tseng Associates LLC	drcdesign@mac.com	
Brian Kelly	Bainbridge Review	editor@bainbridgereview.com	
JEFF BOON	DRB	jeff.boon@cityofbainbridge.com	
Jackie Chipman	BI Saddle Club	jackie_chipman@rush.com	
Chuck Dopau	DRB	ceschmid@att.net	
CHARLES SCHMID	ABC		
BRAD GONDELA	Visions Co	216-964-5550	
Shay Rush	Visions Co	// // //	
Charles Worman	Architect	charleswormanarchitects.com	



CITY OF
BAINBRIDGE ISLAND

**Design Review Board
Regular Meeting Minutes
Monday, April 18, 2016**

Call to Order (Attendance, Agenda, Ethics)
Approval of Minutes
Fort Ward Community Hall (PLN50380SPR/CUP)
Grow Community Phase II (PLN50481SPRA)
Wintergreen Medical Building (PLN50231SPRA)
New/Old Business
Adjourn

ATTACHMENT U

Call to Order (Attendance, Agenda, Ethics)

Chair Alan Grainger opened the meeting at 2:00 PM. Other Design Review Board (DRB) members present were Peter Perry, Jim McNett, Jeffrey Boon, Chris Gutsche and Susan Bergen. Chuck Depew was absent and excused. City Staff in attendance were Planning Director Gary Christensen, Planning Manager Joshua Machen, Senior Planner Heather Beckmann and Administrative Specialist Jane Rasely, who monitored recording and prepared minutes. Councilmember Ron Peltier and Brian Kelly from the Bainbridge Island Review were also present.

Approval of Minutes

Motion: I move we approve the four sets of meeting minutes with Jane checking an item on the March 7, 2016 minutes.

McNett/ Boon: Passed Unanimously

New Planning Director Gary Christensen was introduced to the DRB members.

Fort Ward Community Hall (PLN50380SPR/CUP)

Ms. Wright gave a brief overview of the project. Mr. Gutsche asked about the continuation into the property next door through the right of way and location of the rain garden in it. Discussion continued about shared on-street parking and location of the driveway in relationship with the rain garden. It was suggested that rotating the rain garden would allow further development within the right of way. Mr. Wenzlau stated the assumption was the rain garden would get moved when the adjacent property owners began their development. Ms. Wright stated the DRB could look at the design as presented but not precluding any changes that would be made if/when the adjacent property was developed. Chair Grainger stated he did not feel they had to condition their approval based on a project that had not even been developed yet. Mr. McNett asked about freeing up space at the front of the property for landscaping. Mr. Wenzlau stated there was more landscaping than it seemed on the plans.



Motion: I move that we approve this lovely, wonderful project with this fantastic rain garden contingent on that it is done in a way that allows continued use of the right of way.

Gutsche/Perry: Passed 6-1

Mr. Wenzlau asked for a definition of continued use. Mr. Gutsche stated his intent was that if someone on the other side of the right of way wanted to drive through, they could.

Grow Community Phase II (PLN50481SPRA)

Ms. Wright passed out a set of drawings that was not included in the original packet. The building and landscape architects participated in the meeting via phone call. Mr. Lotakis gave a quick presentation detailing where they had been and where the project was headed. He mentioned this was the first HDDP Green Tier 2 project in the City and touted solar, water conservation and large open spaces as positive aspects of the Grow Community development. They continued by addressing the concerns expressed by the DRB:

1. Change of Conceptual Design
2. Mass of Buildings E-H and Retaining Wall
3. Garden Integration with Community Center

Landscape integration was spoken of citing raised garden beds and vertical gardens along the walls all at grade level. The landscaper touted the design as an 8/80 garden, which was a way to say the garden would appeal to all ages 8 through 80. Mr. Gutsche asked that they consider a living wall as opposed to vertical trellises. Ms. Bergen suggested creating a green border/wall along the side of the garden that edges the green. She also stated she would plant more trees along the border of the green, perhaps a second row. Mr. Grainger stated he was disappointed in the building design of Phase II and that he felt there should be doors on the sides of the community center as well as at either end. The DRB members thought the design was almost there but needed a little more work to really create the draw desired as a community center. Mr. Lotakis stated he felt there had been some great ideas that came out of the conversation.

Wintergreen Medical Building (PLN50231SPRA)

Mr. Machen reminded the DRB this was the second meeting on this project and that this was the Site Plan Review meeting where they would go over the two design checklists and make a recommendation on the project. Ms. Bergen asked about landscaping required for parking lots. Mr. Machen stated there were trees and landscaping at the ends of rows.

Charlie Wenzlau, project architect gave an introduction of the revised design of the building and site plan describing the size changes in the buildings, moved pedestrian connections, additional parking and landscape design. Mr. McNett asked about the mechanical "penthouse." Mr. Wenzlau stated they would be screened and would try to match the pitch of the reverse pitched



roof. He went on to say that Virginia Mason was in the process of determining which sustainable standards they were going to incorporate into the design of the building. Ms. Bergen stated she felt they did not have enough trees and that ideally, she would like to see a full canopy over the parking lot in 10 years. Mr. Jeff Bouma stated variety was possible and they would take a close look at the number of parking planters and how that would affect their parking space numbers. Ms. Bergen also felt there needed to be another row of trees in back to back parking rows and that the trees should be spreading and not columnar. Mr. Bouma stated that while it was not reflected in the site plan, some of the trees they were planning to use actually had large canopies. Mr. Grainger asked about the planter width in front of Building 6, saying he felt they needed to be wider so the trees planted would not be clipped by passing trucks headed to the ProBuild facility. He also asked about the generator being placed next to the wetlands on the residential side of the property and the noise it would add to that neighborhood as well as the potential contamination to the wetlands. Mr. Grainger went on to address the southwest corner which was a blank wall and thought it would work to put a large specimen tree to soften the look as an axis area. He also asked that they lower the sign down to a pedestrian eye level. Mr. Gutsche suggested removing the parallel parking spaces along Wintergreen Lane and planting a corridor of trees.

5:17 PM

Commercial Mixed-Use Guidelines

1. Develop façade variation – Yes
2. Modulate scale of building masses – Yes
3. Limit visual impact of blank facades – Yes with additional mitigation of a large specimen tree on blank wall corner.
4. Visually prominent ground floor facades – Yes
5. Maintain pedestrian scale along facades – Yes
6. Encourage continuous frontages along sidewalks – Yes
7. Reduce overall scale – Yes
8. Creation of outdoor space – Yes
9. Soften impact of built environment – Yes
10. Neighborhood character – Yes
11. Minimize intrusiveness of signage – Yes provided not at top of building
12. Drive thru – N/A
13. Provide pedestrian access – Yes
14. Weather protection for pedestrians – Yes
15. Maintain smaller scale commercial buildings – Yes
16. Reduce visual impact of parking – Yes



Mixed-Use Town Center

1. Parking lot location – Yes
2. Outdoor space – Yes
3. Pedestrian connections – Yes
4. Shielded lighting - Yes
5. Screening service areas – Yes
6. Common Open Space – Yes
 - a. Conceal Garage doors – N/A
7. Overall Forms – Yes
8. Entrances – Yes
9. Conceal Mechanical Equipment – Yes
10. Structured Parking – Yes
11. Encouraging varied details – Yes
12. Integration of signage – Yes
13. Creativity – Yes
14. Awning Signs – N/A

High School Road District

1. Sidewalks and Street Trees – Yes
2. Breaking up the Large Blocks – Yes
3. Minimize Impact of Driveways – Yes
4. Connections to Neighboring Areas – Yes
5. Public Spaces – Yes
6. Set to Line – Yes
7. Street Front Transparency – Yes
8. Small Building Forms – Yes
9. Pitched Roof Forms Preferred – Yes
10. Landmark Structures – N/A
11. Locations and Height – Yes

Motion: I move we pass this proposal with certain recommendations:

- 1. More development of plaza on front corner of building to help mitigate blank walls with large size tree and monument signage.**
- 2. Encourage additional large canopy trees wherever possible.**
- 3. Remove three parking spaces along drive and add alley of trees by making every effort to find parking elsewhere.**

Perry/McNett – Passed Unanimously

New/Old Business

None.



CITY OF
BAINBRIDGE ISLAND

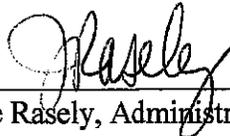
**Design Review Board
Regular Meeting Minutes
Monday, April 18, 2016**

Adjourn

Meeting was adjourned at 5:46 PM.

Accepted by:


Alan Grainger, Chair


Jane Rasely, Administrative Specialist

Design Review Board Design Guideline Checklist

Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

City of Bainbridge Island

FEB 18 2016

Planning and
Community Development

“Pre-App” Meeting Checklist



“Post-App” Meeting Checklist

Project Name/Case #: WINTERGREEN MEDICAL BUILDING

Land Use Application
(Pre-app, Site Plan Review etc.): SITE PLAN REVIEW – MAJOR AMENDMENT

Project Description: Proposal to modify planning approval for 20,000sf medical clinic to increase size to 30,000sf and modify Building 6.

Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
1.	To develop variation in façade treatment to provide visual interest.	Vary building materials or patterns to produce variations in texture.	Consistent with completed portions of the shopping center, the project will utilize a variety of materials including CMU, CMU veneer, vertical metal siding, cement board panels, asphalt composition roofing &/or metal (4:12 and greater), aluminum storefront systems, and exposed wood framing at roof braces.	Y
2.	To modulate the scale of building masses.	Building elevations shall be vertically modulated in no more than 20' increments or horizontally in no more than 30' increments. Modulation is defined as a change in plane or articulation (such as bands, cornices, setbacks or changes in	The building materials and fenestration provide both vertical and horizontal modulation.	Y

Design Review Board Design Guideline Checklist
Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
3.	To limit the visual impact of blank walls and facades and better assure aesthetic appeal.	Blank walls shall not be visible to public spaces. Blank facades should otherwise be limited to the back of buildings or where required by the building code. Treatments to alleviate blank walls shall be similar in materials to facades normally in view of the public.	No blank facades are proposed.	Y <i>mitigate w/ specimen tree</i>
4.	To establish visually prominent ground floor facades.	The first floor of multi-storied buildings should be taller than upper floors. Minimum ceiling height should be at least 10' to allow transom or larger display windows. Other elements such as transom windows, canopies, cornices, and prominent entries are encouraged. First floor uses shall be pedestrian oriented and include substantial shop windows. Display windows on the first floor of retail and commercial buildings should be the predominant surface of the first floor.	The building will provide a minimum ceiling height of 10'.	Y
5.	To maintain pedestrian scale along facades facing public ways.	Facades facing public ways shall incorporate setbacks or articulation that establishes a pattern of bays or window openings. Facades shall include features such as display windows, columns or bays, recessed entries or canopies or other recesses. The use of a variety of materials at the sidewalk level is encouraged. Multiple building entrances are encouraged.	The façade includes setbacks where façade is recessed at main façade with public entry. This façade includes covered entry canopy and sunshade devices at upper windows. Exterior materials include metal siding, CMU, cement infill panels, and steel columns.	Y

Design Review Board Design Guideline Checklist
Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
6.	To maintain the pedestrian activities by encouraging continuous frontages along sidewalks.	Where parking fronts onto a public street, the maximum separation between buildings shall be 80 feet. Greater separations are permitted if landscape setbacks are increased or other design features such as low walls, trellises and public spaces are created along the street frontage.	A continuous screening feature with landscaping is proposed along the sidewalk connection.	Y
7.	To reduce overall scale of the building into multiple building masses.	Facades over 128' in length shall be separated by pedestrian passage or open space. Passages should be at least 12' wide and two stories in height if covered. Façade setback should be expressed at the roof line by changes in plane. Passage should connect to public open space.	The building is visually split into two masses by a central glass area. The façade is setback is expressed between the two sloped roofs.	Y
8.	To encourage the creation of public outdoor spaces.	Building setbacks may be increased for the creation of public outdoor seating areas. Entry alcoves and small outdoor spaces may be located between the building and the sidewalk.	The south façade will have a pedestrian plaza and sitting areas.	Y
9.	To soften the impact of the built environment.	Encourage public pedestrian passageways and vegetation between buildings.	Master plan has pedestrian passageways between buildings.	Y
10.	To encourage compatibility of development with both community and neighborhood characteristics.	Building designs should respond to nearby buildings that meet the upgraded design standards by using shared elements, materials or massing.	The building will use similar materials and features to complement other buildings in the retail center.	Y

Design Review Board Design Guideline Checklist

Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

Applicable Design Guidelines				
Design Guideline	Design Guideline	Design Guideline	Design Guideline	Design Guideline
11.	To minimize the intrusiveness of commercial signage.	Signage, corporate colors and other icons of the business may not dominate the exterior of the building, including canopies and separate outdoor structures covering activities associated with the business. Color should be used to express changes in detail or material but exterior building or structure colors may not be used as signs, or the extension of signs. When businesses are sold or tenants are changed, any sign modification shall trigger this requirement.	In general, we anticipate using externally illuminated façade signage visible from Wintergreen Lane.	Y
12.	To improve the pedestrian environment around buildings and minimize curb cuts.	Where a drive through facility is allowed, drive throughs must be in conjunction with a parking lot that serves the same business, must be to the side or rear of the building and should not be visible from public streets. Drive throughs should consist of no more than a single vehicle lane.	Not applicable.	N/A
13.	To provide pedestrian access to buildings.	Provide multiple entrances along streets. Pedestrian passageways are encouraged.	Site master plan provides multiple entry's and passages. The main entry for the clinic is located near SW corner since that is the direction from which the building is approached.	Y
14.	To provide weather protection for pedestrians.	Recessed entries and/or overhead weather protection above the sidewalk entrances shall be used.	A covered entry porch is proposed.	Y

Design Review Board Design Guideline Checklist

Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

15.	To maintain smaller scale commercial buildings.	Buildings in excess of a 10,000 square foot footprint should be visually split into two or more distinct elements.	The building is visually split into distinct elements.	Y
Applicable Design Guidelines				
Design Guideline	Design Guideline	Design Guideline	Design Guideline	Design Guideline
16.	To reduce the visual impact of parking areas.	Create small parking clusters connected by vegetated landscaping and pedestrian walkways. Internal streets that connect or serve parking areas shall be designed as streets with sidewalks, planters and pedestrian scale lighting.	The sidewalk connection from the retail to the medical will be designed as a sidewalk with planters and pedestrian scaled lighting.	Y Add Ishwals

Guidelines Requiring Action per DRB: _____

DRB Summary Motion on Actions: _____

Design Review Board Design Guideline Checklist
Mixed Use Town Center/ General Design Guidelines– BIMC 18.18.030

City of Bainbridge Island

FEB 18 2016

Planning and
Community Development

"Pre-App" Meeting Checklist

"Post-App" Meeting Checklist

Project Name/Case #: WINTERGREEN MEDICAL BUILDING

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

SITE PLAN REVIEW – MAJOR AMENDMENT

Project Description: Proposal to modify planning approval for 20,000sf medical clinic to increase size to 30,000sf and modify Building 6.

Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
1. Parking Lot Location	To have parking lots be as visually unobtrusive as possible.	Parking lots should not front upon intersections. Parking lots should be located behind or to the side of buildings.	Parking is located to side of building. Parking will be screened by landscaping.	Y <i>more trees to Island</i>
2. Outdoor Open Spaces and Amenities	To establish, over time, a variety of open spaces within the town center	New development and redevelopment should provide facilities near or visible from the sidewalk for outdoor public use. Examples of such facilities include seating areas, courtyards, and small plaza spaces. Generally, the larger the development, the greater the number and size of such spaces. Furthermore, it is desirable to locate these spaces where they can receive sun and where they can easily be connected to adjacent concentrations of land use.	Project includes a series of public seating areas at plaza in front of building. All spaces have south exposure and are located along primary pedestrian circulation routes.	Y
3. Pedestrian Connections	To create a network of safe, comfortable and attractive linkages for people on foot	New development and redevelopment should include pedestrian walkways, raised and/or separated from traffic lanes, that offer access from the public sidewalk to the main entrance to the building. (Locating a building entrance directly on the sidewalk satisfies this guideline.) In addition, connections to adjoining properties should be provided. Furthermore, within parking lots, there should be pedestrian walkways that allow people to traverse the lot without being forced to use vehicular aisles.	The public sidewalk will connect directly to the pedestrian plaza in front of the building. A pathway will provide a connection to Pro-Build to the north. The parking lots have direct proximity to public sidewalks.	Y
4. Shielded Lighting	To ensure that the source of lighting for parking, service and loading areas is not visible from neighboring development.	Freestanding light fixtures should not exceed 14' in height. All exterior lighting fixtures should incorporate cutoff shields to prevent spillover.	Exterior lighting will be LED shielded lights. Lighting will be provided for illumination of parking areas, pathways and signage.	Y

Design Review Board Design Guideline Checklist
Mixed Use Town Center/ General Design Guidelines– BIMC 18.18.030

Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
5. Screen Service Areas	To conceal loading, trash, and storage areas from view.	Trash containers should be enclosed on all sides with solid walls and gates. Loading docks, outdoor storage and staging areas should be screened with fencing and vegetation, such as evergreen hedges. Chain link fencing is not acceptable.	Trash containers will be located within screened enclosures. Enclosures will be placed at perimeter of parking areas.	Y
6. Common Open Space	To ensure that open spaces within a development containing dwelling units are truly usable by all residents.	While some portions of common open space may be dedicated to specific amenities such as pools and tennis courts, most of it should be designed in such a manner as to allow walking throughout the development, to any adjacent commercial or recreational areas, and to surrounding streets. Except for designated senior housing, some place for children to play should also be provided.	Not applicable	N/A
6a. Conceal Garage Doors	To ensure that street frontages are not dominated by vehicular storage facilities.	Entrances to parking garages and structures should be from alleys, access lanes, or minor side streets, rather than from principal through streets. If access from a principal street is unavoidable, such access should be restricted to a single, two-way curb cut for each development.	Not applicable	N/A
7. Overall Form	To create visual continuity among buildings having potentially different styles.	Buildings should utilize elements such as massing, materials, windows, canopies, and pitched or terraced roof forms to create both a visually distinct "base" as well as a "cap".	The project will complement other buildings in through common design features. Buildings have been designed with masonry bases and visually distinct roof forms.	Y
8. Entrances	To make it apparent from the street where major entrances to buildings are located.	Principal entrances to buildings should be visually prominent and located within close proximity to the public sidewalk. Entrances should incorporate elements such as setbacks, recesses, balconies, porches, arches, trellises, or other architectural devices.	The main entry will be visually prominent from sidewalk and parking areas. The entry is located close to sidewalk. The entry design includes a recess and entry roof.	Y
9. Conceal Mechanical Equipment	To ensure that larger pieces of mechanical equipment are visually unobtrusive.	Rooftop mechanical equipment should be concealed by and integrated within the roof form of a building. Simply surrounding it with a parapet wall is not sufficient.	Commercial equipment will be placed on the roof behind low screens.	Y
10. Structured Parking	To diminish the visual impact of parking as viewed from streets.	Any level of parking contained within or under a structure that is visible from a public street shall fully screen the parking with either another use, a facade that incorporates artwork, or trees and other vegetation.	Not applicable	N/A
11. Encouraging Varied Details	To ensure that denser types of housing include details that create a sense of human scale and that break down the bulk of larger buildings.	Buildings containing residential dwellings should incorporate most, if not all, of the following elements: <ul style="list-style-type: none"> • Front porches or stoops • Bay windows or dormers • Visible trim around windows and building corners • Base articulation, such as a plinth or first floor raised above grade 	Not applicable	N/A

Design Review Board Design Guideline Checklist
Mixed Use Town Center/ General Design Guidelines– BIMC 18.18.030

Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
12. Integration	To ensure that signage is a part of the overall design approach to a project and not an afterthought.	The design of signs should be integrated with the architecture and site design of a project.	The signage design has not been determined at this time. The signage will be placed on facades to the side of main entrances, located facing central access lane and main parking lot.	Y
13. Creativity	To encourage interesting and even unusual approaches to graphic design.	Signs should be expressive and even whimsical, exhibiting a graphic design approach to form and lighting. Standard, back-lighted, metal frame and plastic panel signs are discouraged.	The signage design has not been determined at this time. Signage design will be submitted at time of building permit application.	Y
14. Awning Signs	To produce a visual effect that emphasizes buildings and vegetation, not advertising.	Signs painted on awnings are allowed, but awnings should not be internally illuminated.	No internally illuminated signage is proposed.	Y
Design Guidelines Applicable to the High School Road District				
1. Sidewalks and Street Trees	To extend some of the character of the older portion of the town center into this area and to provide safe and convenient connections for people on foot.	New development and redevelopment should provide sidewalks with a minimum width of 8 feet. Street trees should be located along the curb line, with a minimum caliper of 2 ½" and a maximum spacing of 30'.	Sidewalks will be 6' with street trees installed at minimum spacing.	Y
2. Breaking Up the Large Blocks	To reduce the scale of development.	New development and redevelopment should include streets, alleys, or lanes that can serve to break down the scale of these larger blocks.	Site master plan utilizes a series of internal lanes to help reduce the scale of the development.	Y
3. Minimize Impact of Driveways	The number and spacing of driveways should not disrupt the movement of pedestrians.	To the greatest extent possible, driveways should be shared and the minimum separation should be 100 feet. Driveways should not be closer than 150 feet to an intersection.	No new driveway is proposed. Site utilizes existing shared drive off High School Road	NA
4. Connections to neighboring Areas	To allow people the opportunity to walk directly between adjacent developments.	Pathways and walkways should be provided across adjacent property lines in locations where people would be likely to want to walk.	Pathways are consistent with SPR approval.	Y
5. Public Spaces	Because this area attracts a large number of people for its goods and services, there should be opportunities for lingering and sitting outside.	New development and redevelopment should include elements such as landscaped squares, courtyards, plazas, gardens, and alleys that contain seating, lighting, seasonal color, and other furnishings arranged and designed for people on foot. Some of these spaces may be relatively small, but the larger the development, the larger, more extensive, and more elaborate these spaces should be. A general rule of thumb is that such spaces should comprise approximately 5% of the site area.	Proposed site plan includes pedestrian plaza at building entry, enhanced pedestrian connection along access lane, and garden area to west of building.	Y
6. Set To Line	To reinforce connections between buildings and	Building facades along High School Road should be located at the back of the sidewalk or within 10 feet of it.	Not applicable	NA

Design Review Board Design Guideline Checklist
Mixed Use Town Center/ General Design Guidelines-- BIMC 18.18.030

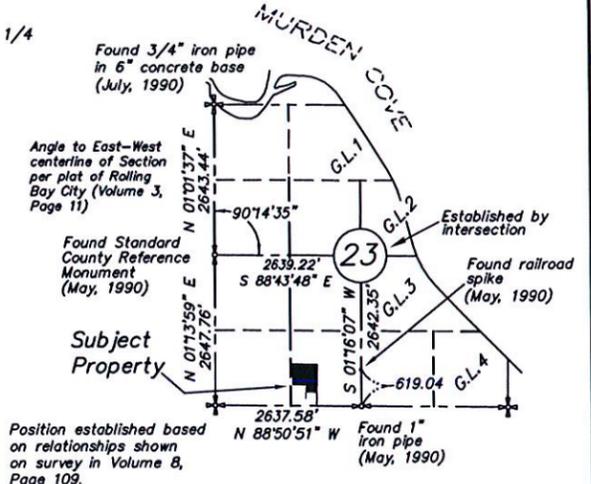
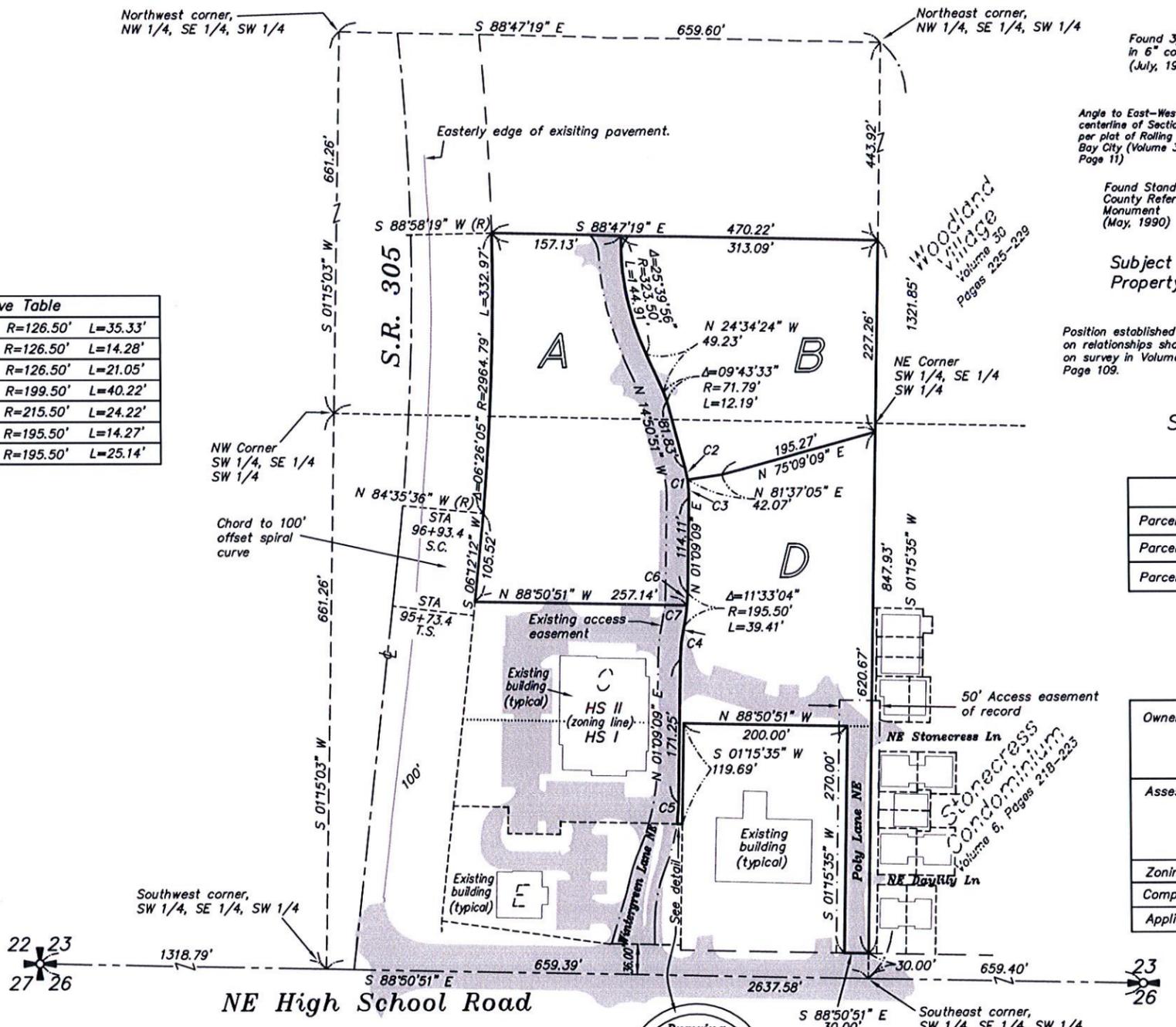
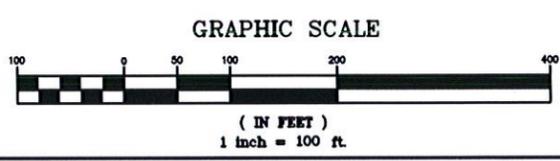
	the public right-of-way.			
7. Street-front Transparency	To enliven the street environment by allowing people to see goods and activities within buildings.	Commercial uses should incorporate storefront windows that face the street. The proportion of glass surfaces should exceed the proportion of opaque surfaces.	The south façade has extensive storefront glazing to main public areas. The west façade facing the street is setback and screened by garden area.	Y
8. Small Building Forms	This district should not be dominated by commercial buildings with large, rectangular floor plates.	The larger the building, the more elements that should be used to diminish the scale, especially from the street side. Such elements should include offsets in facades, deep overhangs, recessed entrances, varied roof heights, canopies, arcades, clearstories, cornice lines, horizontal banding, and other features that are bold enough to be visible from the street.	The proposed building utilizes façade offsets, deep overhangs, entry canopy, and variations in façade treatment.	Y
9. Pitched Roof Forms Preferred	Buildings should reflect roof forms frequently associated with rural settings.	Pitched elements should be included in the roof forms of new buildings. In order to have the pitch be noticeable but not obtrusive or contrived, it should range between 4:12 and 12:12. There may, however, be places where flat roofs are appropriate, but this should be considered an exception.	Proposed building includes pitched roof forms. Proposed roof pitches are 4:12.	Y
10. Landmark Structures	To establish a major location of orientation as seen from a number of directions.	The intersection of High School Road and SR 305 is appropriate for visually prominent architecture that incorporates elements such as distinctive roof forms, cupolas, and landscaped roof decks.	Not applicable	N/A
11. Location and Height	To ensure that building forms are more visually prominent than signs.	Signs should not be mounted on rooftops of buildings. Freestanding signs should not be higher than 5 feet from grade and should be integrated with shrubs and seasonal color.	No signage is proposed for rooftops.	Y

Guidelines Requiring Action per DRB:

DRB Summary Motion on Actions:

Curve Table		
C1	Δ=16°00'00"	R=126.50' L=35.33'
C2	Δ=06°27'56"	R=126.50' L=14.28'
C3	Δ=09°32'04"	R=126.50' L=21.05'
C4	Δ=11°33'04"	R=199.50' L=40.22'
C5	Δ=06°26'19"	R=215.50' L=24.22'
C6	Δ=04°10'57"	R=195.50' L=14.27'
C7	Δ=07°22'06"	R=195.50' L=25.14'

Scale: 1" = 100'
 Assumed



Section Subdivision
 Section 23, T.25N., R.2E., W.M.
 (no scale)

Original Parcel Areas		
Parcel A	93,155 sq. ft.	2.14 acres
Parcel B	73,086 sq. ft.	1.68 acres
Parcel D	81,926 sq. ft.	1.88 acres

Owner:	VWA-Bainbridge Island LLC 30050 Chagrin Boulevard, Suite 360 Pepper Pike, OH 44124
Assessor's Account No.	Parcel A: 232502-3-085-2000 Parcel B: 232502-3-086-2009 Parcel D: 232502-3-088-2007
Zoning:	HS I & HS-II
Comprehensive Plan:	HS-I & HS II
Application File No.	

Legend
 = Paved surface

Visconsi II Boundary Line Adjustment
 Original Parcels
 SE 1/4, SW 1/4, Sec.23, T.25N., R.2E., W.M.
 City of Bainbridge Island, Kitsap County, Washington



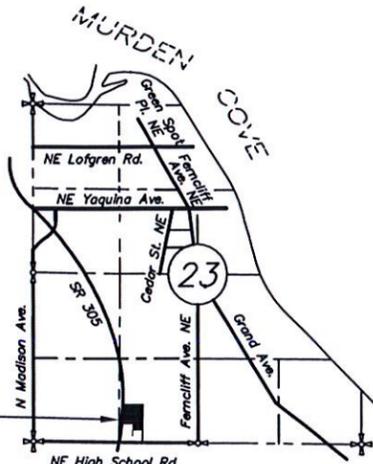
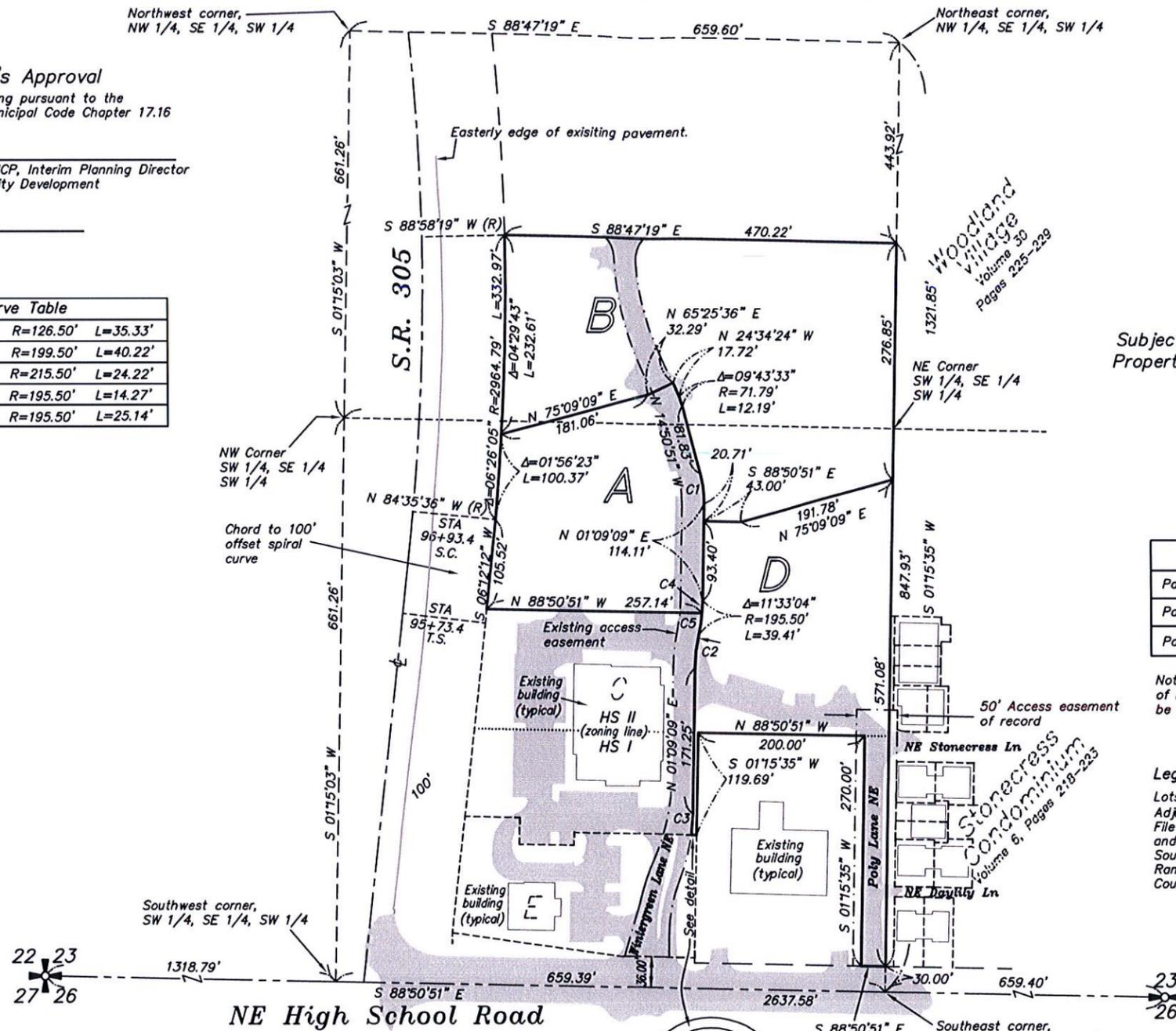
ADAM • GOLDSWORTHY • OAK
 A G O LAND SURVEYING, LLC
 1015 NE HOSTMARK ST. (360)779-4299
 POULSBORO, WA 98370 (206)842-9598
 DATE 2/8/16 FIELD BOOK ----
 DRAWING 5970BLA1 SHEET 1 / 3

Director's Approval
 Approved for recording pursuant to the
 Bainbridge Island Municipal Code Chapter 17.16

Joseph W. Tovar, FAICP, Interim Planning Director
 Planning & Community Development

Date: _____

Curve Table			
C1	Δ=16°00'00"	R=126.50'	L=35.33'
C2	Δ=11°33'04"	R=199.50'	L=40.22'
C3	Δ=06°26'19"	R=215.50'	L=24.22'
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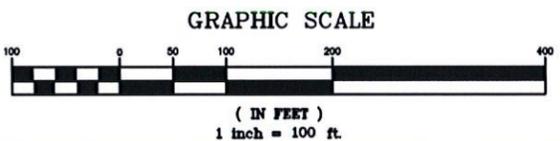
Vicinity Map
 Section 23, T.25N., R.2E., W.M.
 (no scale)

Resultant Parcel Areas		
Parcel A	57,452 sq. ft.	1.32 acres
Parcel B	119,901 sq. ft.	2.75 acres
Parcel D	70,814 sq. ft.	1.63 acres

Note: The flag lot area at the Southwest portion of Parcel D is 571 square feet. This area can not be used for density calculations.

Legal Description
 Lots A, B and D of the Visconsi II Boundary Line Adjustment recorded under Kitsap County Auditor's File No. _____ and situate in the Southeast quarter of the Southwest quarter of Section 23, Township 25 North, Range 2 East, W.M., City of Bainbridge Island, Kitsap County, Washington.

Legend
 = Paved surface



**Visconsi II Boundary Line Adjustment
 Resultant Parcels**
 SE 1/4, SW 1/4, Sec.23, T.25N., R.2E., W.M.
 City of Bainbridge Island, Kitsap County, Washington



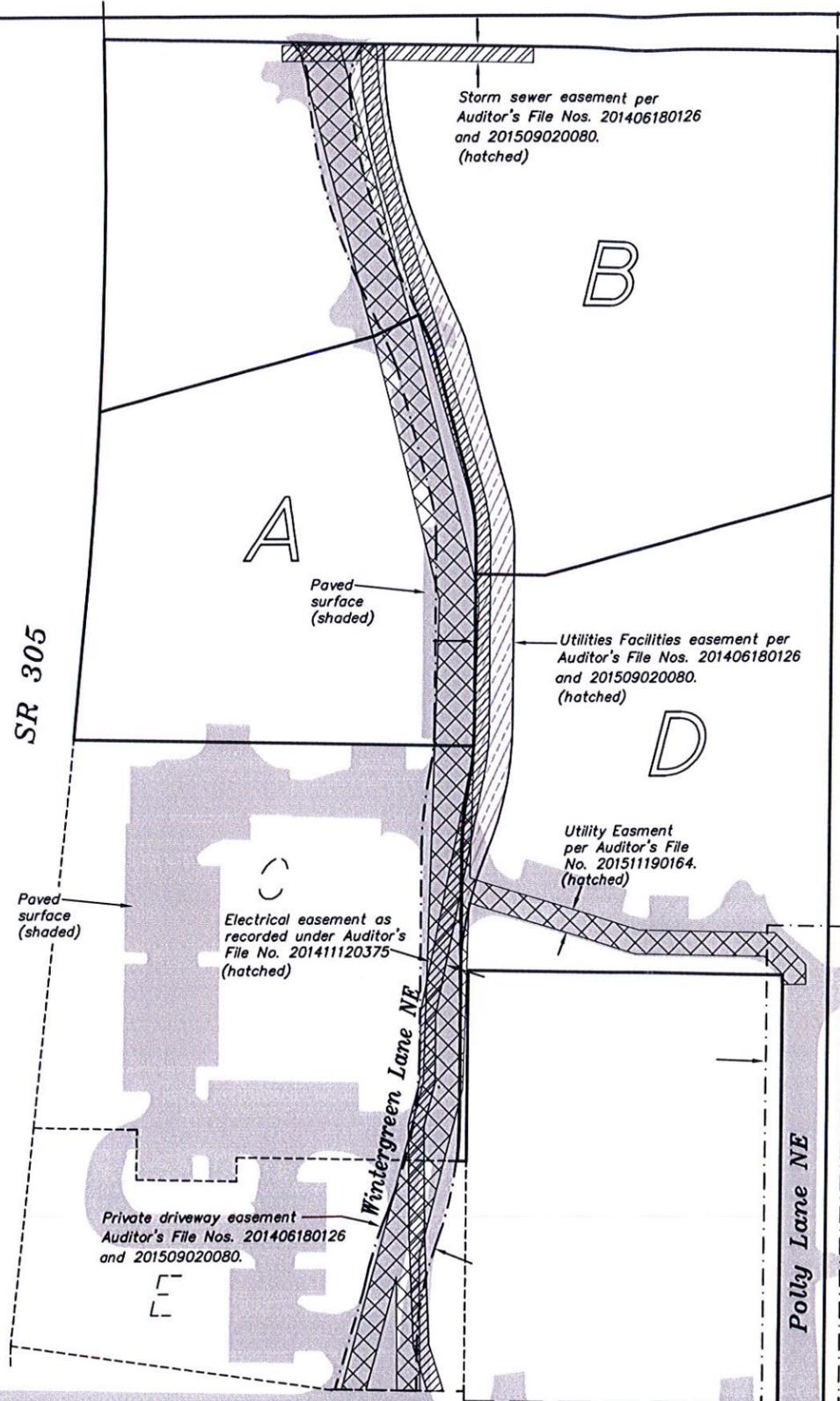
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City of Bainbridge Island
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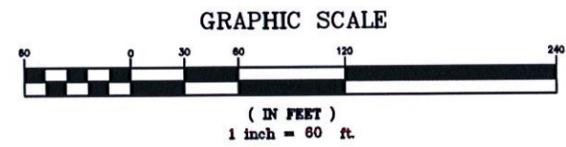
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 City of Bainbridge Island, Kitsap County, Washington

Easement Details

Scale: 1" = 60'
 Assumed



Note
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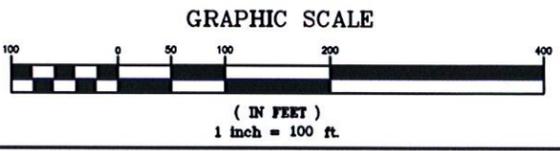


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 DRAWING 5970BLA3 SHEET 3 / 3

NE High School Road

Curve Table		
C1	Δ=16°00'00"	R=126.50' L=35.33'
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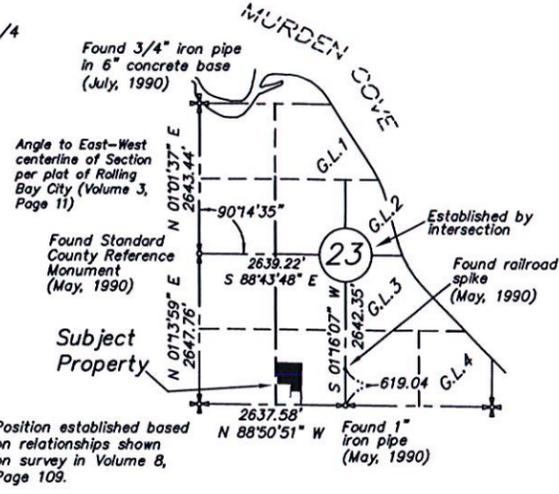
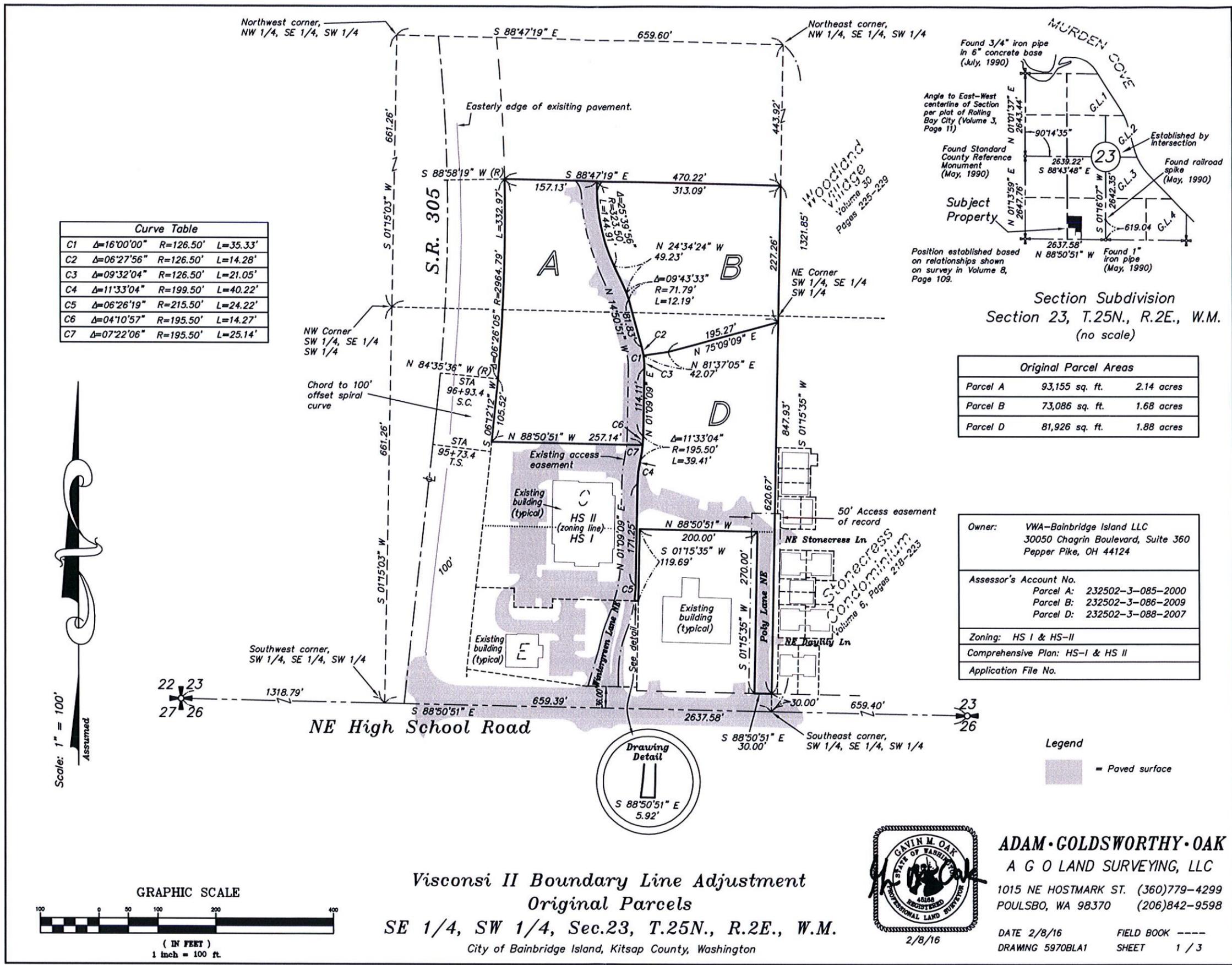
Scale: 1" = 100'
 Assumed



**Visconsi II Boundary Line Adjustment
 Original Parcels**
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 City of Bainbridge Island, Kitsap County, Washington



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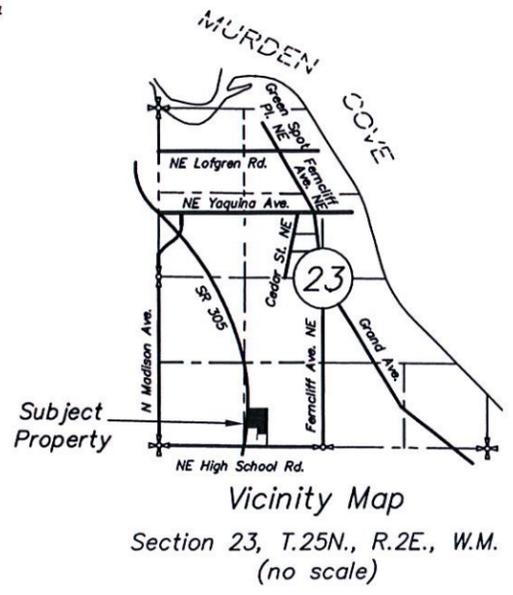
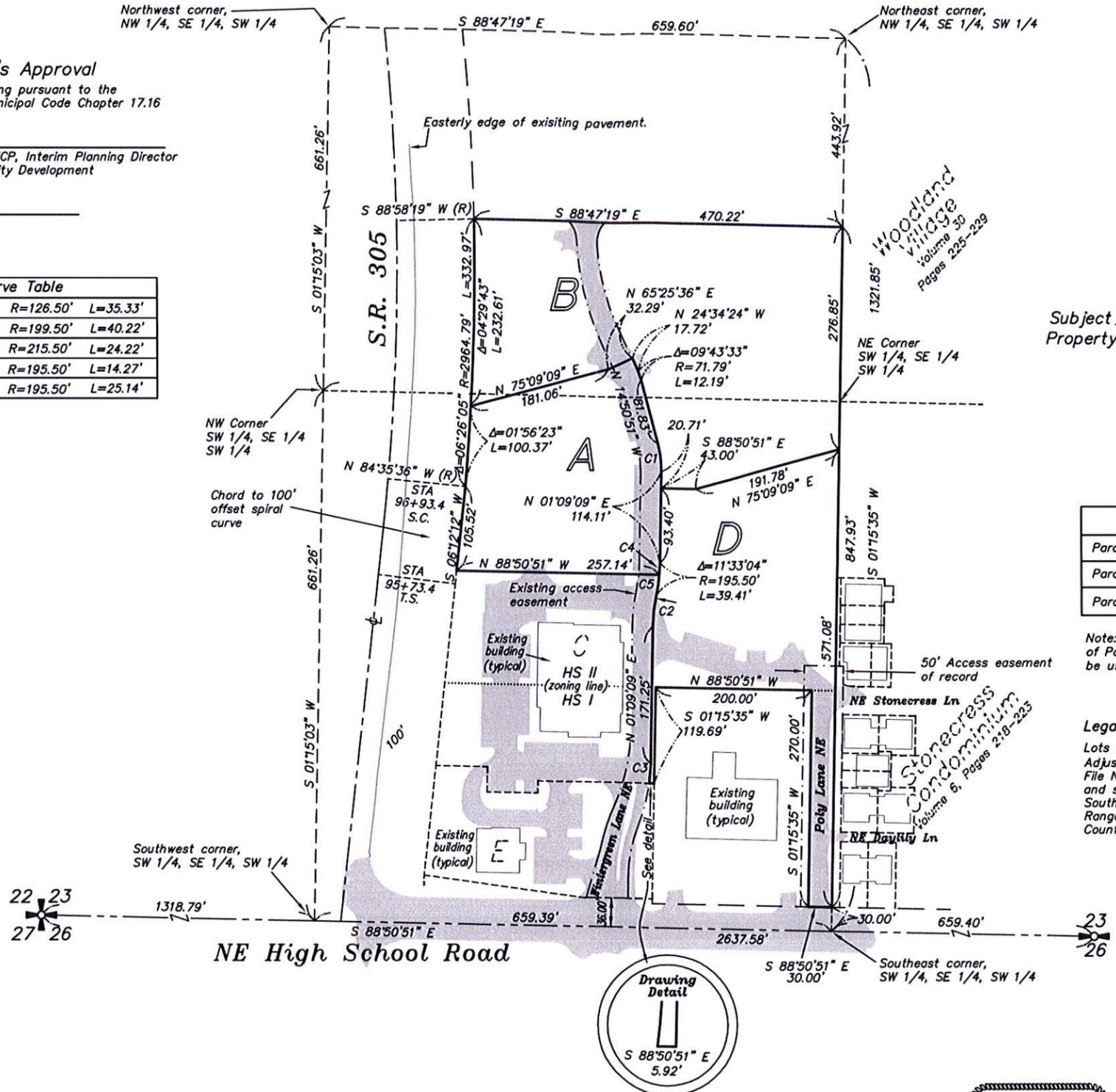
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Comprehensive Plan:	HS-I & HS II
Application File No.	

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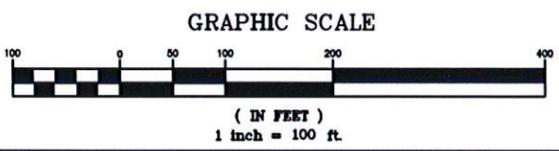


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 City of Bainbridge Island, Kitsap County, Washington

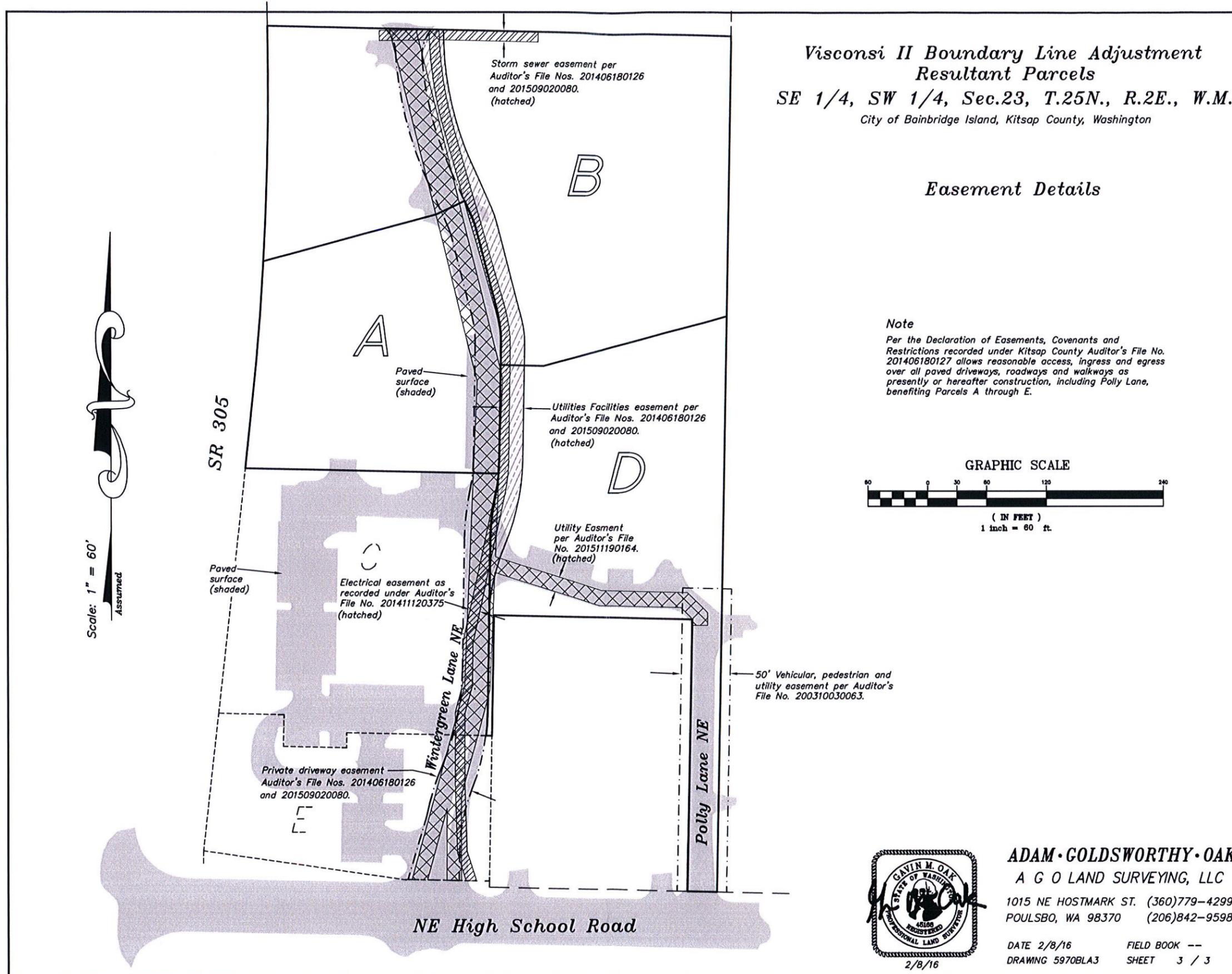


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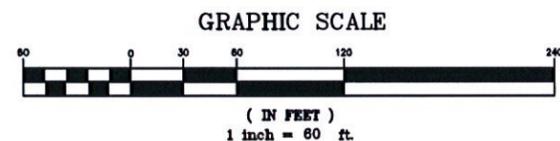
City of Bainbridge Island
 FEB 18 2016
 Planning and
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**Visconsi II Boundary Line Adjustment
 Resultant Parcels**
 SE 1/4, SW 1/4, Sec.23, T.25N., R.2E., W.M.
 City of Bainbridge Island, Kitsap County, Washington

Easement Details



Note
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