



**CITY OF BAINBRIDGE ISLAND
REGULAR PLANNING COMMISSION MEETING
THURSDAY, OCTOBER 23, 2014
280 MADISON AVENUE N., BAINBRIDGE ISLAND, WASHINGTON**

- 7:00 p.m. CALL TO ORDER**
Call to Order, Agenda Review, Conflict Disclosure
- 7:05 p.m. PUBLIC COMMENT**
Accept public comment on off-agenda items
- 7:15 p.m. REVIEW AND APPROVE MEETING MINUTES**
October 1st and 9th Planning Commission meetings
- 7:20 p.m. PUBLIC RECORDS ACT & OPEN PUBLIC MEETINGS ACT**
Presentation by City Attorney
- 7:50 p.m. BAINBRIDGE ARTISAN RESOURCE NETWORK (BARN)
SITE PLAN & DESIGN REVIEW PERMIT**
Public Meeting/ Recommendation
- 8:45 P.M. NEW/OLD BUSINESS**
- 9:00 P.M. 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.

Americans with Disabilities Act (ADA) accommodations provided upon request. Those requiring special accommodations, please contact the City Clerk at 206-842-2545 (cityclerk@bainbridgewa.gov) by noon on the day preceding the meeting.

**PLANNING COMMISSION SPECIAL MEETING - MINUTES
OCTOBER 1, 2014 7:00-9:00 p.m.**

1. CALL TO ORDER-AGENDA REVIEW-APPROVAL OF MEETING MINUTES-CONFLICT DISCLOSURE
2. PUBLIC COMMENT-OFF-AGENDA ITEMS
3. PUBLIC PARTICIPATION PROGRAM FOR 2016 COMPREHENSIVE PLAN UPDATE
 - REVIEW AND MAKE RECOMMENDATIONS TO CITY COUNCIL ON DRAFT PROGRAM
4. NEW/OLD BUSINESS
5. ADJOURN

1. CALL TO ORDER-AGENDA REVIEW-APPROVAL OF MEETING MINUTES-CONFLICT DISCLOSURE

The special meeting of the Bainbridge Island Planning Commission was called to order at 6:58 PM. Kate Kelly was absent and excused. Staff members present were City Manager Doug Schulze, Planning and Community Development Director Kathy Cook, Special Project Planner Jennifer Sutton and Community Engagement Specialist Kellie Stickney. Administrative Specialist Jane Rasely monitored the recording of the meeting and prepared the minutes. There were no conflicts of interest or additions to the agenda.

The meeting minutes for August 23, 2014 were approved.

MOTION: I move that we approve the minutes of August 23, 2014.

GALE/LEWARS: The motion carried 6-0.

The meeting minutes for September 11, 2014 were approved.

MOTION: I move that we approve the minutes of September 11, 2014.

GALE/LEWARS: The motion carried 6-0.

2. PUBLIC COMMENT-OFF-AGENDA ITEMS

No public comment for other agenda items.

3. PUBLIC PARTICIPATION PROGRAM FOR 2016 COMPREHENSIVE PLAN UPDATE

- **REVIEW AND MAKE RECOMMENDATIONS TO CITY COUNCIL ON DRAFT PROGRAM**

Jennifer provided a brief summary of the draft Public Participation Program (PPP) including changes since September 11th as well as rollup of two documents into one. The option to create citizen advisory committees as needed was made clear as well as the hope for a recommendation to Council on the draft program at this evening's meeting.

Joe Tovar was introduced as the consultant who designed the process diagrams in the PPP illustrating when and how the public will be able to participate in the Comprehensive Plan update. Mr. Tovar described the diagrams as a visual lesson in the sequence of events to help citizens understand the Comprehensive Plan process. He explained they did not include new information, just presented the information graphically. Mr. Tovar then addressed questions from the Planning Commission. The City may want to process some development regulations concurrently with Comprehensive Plan amendments while others may be set aside for review and/or processing at a later date. The update will be aligned with

themes identified by Council during the budget process: Safe City, Healthy and Attractive Community, Green, Well Planned Community, Vibrant Economy, Reliable Infrastructure and Connected Mobility and Good Governance.

Commission discussion included the following:

- Importance of tapping into community expertise and talent.
- Role of the Steering Committee and how they will guide the process making recommendations, not decisions. Steering Committee will weigh the facts and public comments and give a recommendation.
- Recording public comments. All public comments will be recorded, but comments beyond the purview of Comprehensive Plan will not be included in the update but will be forwarded to pertinent departments or organizations (i.e., Park District, Fire District, etc) or may be categorized as “temporary moorage” for future City consideration.
- Change of wording from ad hoc committees “if needed” to ad hoc committee “as needed”

***MOTION:** I move to re-word “if needed” to “as needed.”*

***QUITSLUND/GALE:** Motion carried 6-0.*

- Multiple tools will be utilized to keep public apprised of public comment meetings.
- Planning Commission members will facilitate six topical public comment meetings, but citizens not able to make a particular meeting can still have their comments recorded at any meeting they attend. City Council came up with the topic areas as part of the Priority Based Budget process.

Public Comment

Jacqueline Young is concerned that fact finding mission time is too short for collecting public information. Offers the following ideas about disseminating public comment times: ferry terminal booth, Winslow Way, library, mass mailing of tri-fold informational flyer to every resident. She would like to know if Council has approached businesses or non-profits for feedback, how much of current Comprehensive Plan has been realized and how much the City wants to take on. Additionally, she feels the Comprehensive Plan needs to be more specific about changes in the Island, both physical and citizenry.

Kellie Stickney stated some of these ideas are included in the plan. Ferry commuters will be informed and the City’s website will have an interactive tool for public to use. There has already been outreach into the community at local harvest fair the past weekend where citizens were able to sign-up for listserv, etc.

Commissioner Pearl asks whether mailings have been considered.

Kellie states that mailings are not a cost effective method to reach people.

Commissioner Quitslund suggests including an insert in the Islander.

Young says we have a democratic process by giving a mailing to every resident.

Leif Utne proposed the idea of MetroQuest as a strong tool to provide public engagement of process. Stated it promotes public engagement and would enable quality input as well as quality data. Allows people to engage in visualization of what they would like to see in the future of Bainbridge. He feels there is a lot to gain from using a tool like this, including quantifiable data that is easier to process and an increase in the number of people that can participate. Mr. Utne responded to questions from the Planning Commission as to anonymity of data (can or cannot be anonymous) and that he anticipated the tool being used during visioning process. Concern was expressed by Planning Commission as to cost (\$12,000 (for 3 months of online tools plus additional \$1000 for first month of kiosk use with \$600 per month fee thereafter.) not being available in budget.

Kellie Stickney asked for contact information and said she would look into the cost and other cities' experience with MetroQuest.

Neal Mark proposed mailing information to everyone on the island to make sure everyone has been given information on the Comprehensive Plan Update. He is also uncertain as to how much work actually needs to be done because a lot of information that will be brought up is already in city code. He feels the weakest link is at city hall when code compliance does not follow through with code violations referencing a letter he wrote to the Code Compliance Officer almost a year ago. He feels the rules are already in place to accomplish the City's goal/vision, but the weakest link is city hall where employees do not follow through.

Deborah D'Angelo shared her gratefulness for the first residents of the island and feels thankful she can voice her opinion. She says the process is not engaging to public and does not trust that public voices matter. The community needs to be expanded and monumental. She feels the City needs to tap into the incredible artistic and knowledgeable (members of the community) to form the plan and wants to make sure the human health services component are considered.

Debbie Vann referred to the previous speaker as someone who does not understand process and if a PhD on the commission also does not understand the process, something needs to be changed. How many people care deeply about what is going on, yet will come to public meetings? Public meetings are not the answer to getting public involvement. The City will be lucky to get 200 participants at meetings. Thinks City should consider MetroQuest or some sort of survey tool to engage more citizens.

Kellie Stickney mentioned that there is a plan to use an online survey tool.

Patty Dusbabek said that comments here (at the meeting) illustrate citizens do not feel as though they are being listened to. She feels City Planning is not following the current Comprehensive Plan. What is the point of an update if plans that are already put in place are not being followed? She feels that had the plan in place been followed, the Visconsi project would not have been approved.

Commissioner Quitslund responded that changes must be made in how the CP is implemented. The City can look back at lessons learned, opportunities missed and change going forward, but it needs the goodwill of citizens with a positive outlook to carry out the process. The Planning Commission and City Council would not have put forth such a scope of work if they did not want to move forward.

Ms. Dusbabek said there needs to be follow-through.

Commissioner Pearl responded that the City Code is the final word, not the Comprehensive Plan. Part of updating the Comprehensive Plan is to see if City Code needs to be changed.

Commissioner Quitslund said he is aware of voices across a broad spectrum of the community. He is concerned about all voices being heard and the Planning Commission is working hard to do this and just beginning to work. They need to trust in their goodwill, have real conversations and sort out what is important.

Commissioner Gale stated that they do listen and she has had dialogue with Ms. Dusbabek before during the agriculture working group portion of the code update.

Chris Snow congratulated the Planning Commission on the hard work to create the Public Participation Program (PPP). He had a question about icons on the bottom of page 3 and would like to know how to make sure the other five elements from the previous Comprehensive Plan are addressed as well as the seven required elements. He would like the Human Services and Arts Elements to be better because they are very important to the citizens and asked where the listening forums for these two areas are because people are going to wonder about them. He feels the list of outreach methods is terrific. He stated a

significant portion of the island is not tech savvy so he appreciated there is provision to inform them via mail and phone.

Commissioner Lewars stated he appreciated Chris Snow's remarks and responded that moving beyond the seven required elements requires budgetary consideration and that is a big deal.

Ron Peltier stated there are ideals in the existing Comprehensive Plan that have not been implemented. It has not necessarily been intentional, the ideals are just vague. He feels the Comprehensive Plan should be more specific and a robust process that involves thoughtfully engaged citizens is needed. He would like to see all different interest groups together to integrate their ideas and ideals and thanks the Planning Commission and staff for their hard work.

Debbie Lester. Thanked the Planning Commission for their service and was excited to see diversity in the audience tonight. She showed a list of non-profit and other agencies that should have representation on the Steering and Ad Hoc committees. She referenced the synergy when these agencies enter into dialogue results in great ideas. Ms. Lester also endorsed MetroQuest as a great option for commuters, seniors and others who do not want to come out to public meetings at night.

Commissioner Thomas asked if there are plans for articles and advertisements.

Kellie Stickney responded affirmatively.

Commissioner Pearl asked about survey currently taking place.

Kellie Stickney stated the national citizen survey was completed a few weeks ago and the results can certainly feed the Comprehensive Plan Update process.

Commissioner Thomas asked who the survey was sponsored by. (National Resource Council)

There was further discussion about the scoping phase potentially lasting through March, more information coming from the City to flesh out the public information and if the public will be able to tell where their interests will fit in. Varied methods of outreach at different times of day are great. Parallel process of updating City code during update process was discussed and that some code will need to be updated immediately due to state requirements and some will wait until the required components of the Comprehensive Plan Update have been completed. **Commissioner Kriegh** stated she would like to see a structure in place to track the code changes that should be made later. **Commissioner Gale** hoped the Steering Committee will make whatever public input process that happens a more interactive one between citizens and not just between individuals and the Planning Commission. She feels ideas are lost when this does not occur. She encouraged groups of citizens to get together and create dialogue resulting in ideas.

***MOTION:** I move to recommend the Public Participation Program to City Council.*

***GALE/LEWARS:** Motion carried 6-0.*

Discussion ensued about the icons being confusing and that this is deliberate to get citizens to think differently. There is a document behind each icon and it is requested that the links to each be added to website for reference as well as sent to the Planning Commissioners. Commissioner Pearl promised citizens they that he and the other commissioners will listen to public comments.

NEW/OLD BUSINESS

There was not any new or old business.

MEETING IS ADJOURNED.

**PLANNING COMMISSION REGULAR MEETING
October 9, 2014 7:00-9:00 PM**

- 7:00 PM CALL TO ORDER
Call to Order, Agenda Review, Conflict Disclosure
- 7:05 PM PUBLIC COMMENT
Accept public comment on off-agenda items
- 7:15 PM ORDINANCE 2014-07 TREE AND LANDSCAPING REGULATIONS
Study Session
- 8:45 PM NEW/OLD BUSINESS
- 9:00 PM ADJOURN

CALL TO ORDER - 6:59 PM

Meeting called to order by Mack Pearl. John Thomas was absent and excused. Kate Kelly was absent. Staff member present was Special Project Manager Jennifer Sutton. Administrative Specialist Jane Rasely monitored recording of the meeting and prepared the minutes. There were no conflict disclosures.

PUBLIC COMMENT - 7:00 PM

No public comment.

ORDINANCE 2014-07 TREE AND LANDSCAPING REGULATIONS - 7:00 PM

Jennifer Sutton briefed Commissioners on the first phase of work from the Tree Ordinance Ad Hoc Committee. First phase work consisted of reviewing which regulations apply in a mixed use town center, general tree issues, code enforcement and limiting soil compaction during construction. Phase 1 recommendations were presented to City Council on 9/2/14. Jennifer addressed the fact that changes to the administrative manual are adopted through resolution by the City Council. The larger project of making changes to the administrative manual will be in the future. There was discussion about the City creating a much more active tree program, especially in urban areas. Committee work is ongoing in other areas.

Commissioner Pearl stated that some changes to ordinance have gone forward to help with code compliance enforcement. He proposed “after the fact” clearing permits with a fee attached for areas already cleared that probably would have been permitted had the permit been applied for in advance.

Commissioner Quitslund mentioned that the Tree Ordinance Ad Hoc Committee is not completely done with that chapter, but are working to consolidate land and vegetation clearing to make one user friendly chapter to help citizens know which type of permit they need. He also wanted to make it clear that Tree Ordinance Ad Hoc Committee meetings are open to the public and they welcome their input.

Commissioner Gale worried that after the fact clearing permits will encourage people to clear before they even have site plan approval.

Jennifer Sutton responded that language in the Land Clearing Ordinance, 2014-38 could be strengthened to head that off.

The difference in vegetation buffer requirements between business industrial and residential areas was discussed. There was extensive dialogue on parking lot trees with visual aid using Town and Country's parking lot diagram of tree placement. Clarification on tree units was made: Existing trees left in parking lot areas will count toward tree units, while new trees planted in parking lot areas will not. Jennifer states there are two ways to meet the tree unit requirement: An equal number of trees after construction as there were before construction or a units per acre formula.

Commissioner Gale mentioned Charles Wenzlau's theory of 100% canopy in parking lots. She also stated the City should consider limitations on the number of elevated (rooftop) trees that count toward total tree units. Commissioner Kriegh stated there are two approaches to categorizing trees: Pedestrian and environmental, and she would like to promote the roof garden effect for its overall environmental enhancement as well as its water cleansing and building cooling qualities. Discussion then ensued regarding green walls with Commissioner Pearl suggesting that if there is not enough room for trees, builders might get credit for living walls or roof gardens.

Commissioner Kriegh then suggested the City model a "Green Factor Scorecard" after the City of Seattle. Jennifer Sutton stated this was an easy to use tool for developers to predict which landscape approach works best for any given project.

Averaging of vegetation buffers was discussed. Jennifer explained that there are minimum and maximum buffer requirements, but not averaging. She also stated that buffer requirements for Highway 305 are different than for other roadways. Vegetation buffers have not yet been addressed by the Tree Ordinance Committee. Discussion moved to protecting residential subdivision buffers, requiring buffers large enough for protected trees and ways to prevent removing existing trees. Building options like using piers to prevent disrupting trees were mentioned as a viable, though costly, alternative were mentioned by Commissioner Kriegh.

Commissioner Quitslund remarked that he would like to see the purpose statement projected more often stating builders need to be aware of the purpose stated to have greater understanding of building parameters. He feels the general statement introduced is too vague and later sections should reference that they comply with the general requirements in Section A. Regulatory language should reflect broad ideals and character and should more specifically invoke the principal.

Commissioner Pearl responded saying the language must specifically tell a builder what they need to do because people work on details, not rationale. A purpose that is not implemented does not mean anything. Regulations need to meet the purpose with details. Discussion ensued on whether the regulations meet the general purpose with recognition of the need to continue having trees even in greater density areas. The idea is to make that happen within this ordinance. If the City wants more than is currently expected, it has to be written into the code. Compacting soil, not removing all trees or dirt from building site were mentioned but also mentioned was that some choice should be given to developers as to how they provide environmental enrichment to their site, i.e., green walls, roof gardens, etc., to combine community and developer goals coming up with creative and environmentally sound solutions. Maintaining trees that are onsite without having the vegetation buffer come right up to edge of tree was agreed upon as important.

PUBLIC COMMENT - 8:12 PM

Debbie Vann asked if there were any questions about the information she sent the commissioners and wondered why the penalties for clearing trees is not in the clearing section of the code? Are the penalties for clearing or cutting down trees different than the penalties in this section?

Jennifer Sutton explained why the specific fines were in this section and how they apply or do not apply to a building project.

Ms. Vann thanked Jennifer for clearing that up for her and mentioned fees in lieu of planting trees and planting in other areas if a property is not able to accommodate all the necessary trees. Not all properties may actually meet the density allowed in a zone based upon the property makeup. City code could require an arborist to create a plan to help the developer save the trees and figure out how to use the property in a way to maintain the current vegetation/trees. Research shows that developers become educated in how to save trees when they have to use an arborist as part of the design team. That or penalties seems to be the most effect way of enforcing tree ordinance.

Olaf Ribeiro thanked the Tree Ordinance Ad Hoc Committee for concrete work done in a short amount of time and stated that Debbie (Vann) covered most of the things he wanted to say. Mr. Ribeiro also mentioned that he could not find scientific evidence on “tree units” used as a term. Olympia’s tree ordinance switched to replacement/required per square feet or 30 units (trees) per acre whereas a canopy density replacement formula is used in Fulton, GA. Without good enforcement, ordinance will not get the City anywhere but once the City backs up the code with enforcement, you can get somewhere. Mr. Ribeiro would like to see the City use trunk diameter to determine penalty instead of \$1000 for each tree. The fine should be greater for larger/heritage trees. Santa Clara, CA has fines ranging from \$10,000 to \$200,000. Portland has gone to solar friendly trees - energy saving trees, something we should put in our ordinance especially in the downtown area. Town and Country (largest business in the downtown area) has a fence wrapped around the trunk of a tree and that is not going to save the tree (reference to fencing placed around a tree to protect it during construction). The Coppertop development lost all their large trees because they chopped off the roots during construction and the trees died 3.5 years later.

Commissioner Pearl asked about the tree at Town and Country. Olaf replied that it is on Shannon Drive. Jennifer will contact planner working on that project and ask them about it.

Steve Johnson spoke about solar energy and that Bainbridge Island’s biggest barrier to solar energy is trees. The answer to keeping Bainbridge Island coal free is solar energy. He requested that special consideration be given for the generation of solar energy. A limited number of trees removed per home would help facilitate solar energy.

Jacqueline Young thanked the Planning Commission for great work but is worried about the safety of trees in parking lots. The amount of space given for trees is not enough for grown trees. Leaf blowers remove some of the soil in the buffer and trees end up dying off. 100 square feet is not enough for trees to be happy. Ms. Young also stressed that there is not enough enforcement. The value of trees is important also because previous generations have NOT cut them down but preserved them, so a person who cuts a tree down steals from the past and future as future generations may not ever see a tree that large. A public apology from the offender who cuts down a tree should be published in the newspaper. A level of shame needs to be associated with restitution so that people will have more incentive to not offend. Ms. Young also agrees with having more trees on rooftops.

Charles Schmidt spoke to the fact that businesses take branches off the first 6-8 feet when trees are larger. The ordinance should be made really strict and then options given to develop with creativity. The City should offer a flexible way.

Ron Peltier agreed with what Commissioner Quitslund said that the City should encourage education to design with trees. One of the things that came out of the Visconsi application process was meeting minutes. Developers should be asked during public meetings to do more, design with trees, etc. Developers may do more than what is required to look good in the eyes of the public. Seattle has a map of every parcel and its history on their website and maybe Bainbridge Island needs something similar to make it easier for everyone to see what the regulations are, conditions attached to specific properties, etc. Citizens would then be able to help enforce codes with their neighbors.

Commissioner Gale commented on Mr. Peltier's statement about developers doing more to increase their stature in the public eye. Her experience is that does not work and the developer response is "No, it is not required."

Mr. Peltier felt it might have worked with Visconsi.

MEETING IS ADJOURNED - 8:52 PM

Agenda for next meeting was discussed with the following items confirmed:

- Workshop from City Attorney about the Public Records Act.
- Site plan review for The Barn.
- Study session on ordinance needs to be put off for Ad Hoc Committee to respond to questions raised tonight.

DRAFT

STAFF REPORT

*City of Bainbridge Island
Department of Planning
and Community Development*

Project: BARN-Bainbridge Artisans
Site Plan and Design Review

File number: PLN10994B SPR

Date: October 16, 2014

To: City of Bainbridge Island Planning Commission

From: Joshua Machen, AICP
Planning Manager

I. INTRODUCTION

Applicant/Owner: Bainbridge Artisan Resource Center
221 Winslow Way East, Box 205
Bainbridge Island WA 98110

Request: This Site Plan Review Application was submitted to request approval of a new two-story building for the purpose of teaching and fostering the skill and practice of artisan crafts on this 2.08 acre parcel.

Location: 9490 New Brooklyn Road, being portions of Sect. 26, T. 25N. R. 02E.
W.M. Tax parcel number 222502-1-036-2005

Zoning Designation: BI (Business Industrial)

Comprehensive Plan Designation: BI ((Business Industrial)

Environmental Review: A SEPA threshold determination will be made concurrently with the decision on the underlying application.

Staff is recommending approval of the site plan review 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 (Note: local regulations require that a grade/fill permit is obtained for any grading or filling of 50 cubic yards of material or more if the grading or filling occurs on sites that have not been previously approved for such activities. A SEPA Threshold Determination is required for any fill over 100 cubic yards on sites that have not been previously received a SEPA determination).
2. Contractor is required to stop work and immediately notify the Department of Planning and Community Development and the Washington State Office of Archaeology and Historic Preservation if any historical or archaeological artifacts are uncovered during excavation or construction.
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.

Project Conditions:

4. The site shall be developed in substantial conformance with the site plan and building elevations date stamped received May 27, 2014, except to conform to the revised drainage plan submitted October 15, 2014.
5. 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.
6. All tenants/departments within the center shall demonstrate compliance with the performance standards contained in BIMC 18.06.050 B prior to occupancy.
7. Prior to building permit issuance, the applicant shall satisfy the concerns of the Bainbridge Island Fire Department. Specifically the following conditions shall be addressed to the Fire Marshall's satisfaction:
 - a. Project shall comply with the applicable provisions of the adopted Fire Code.
 - b. Fire Sprinkler and alarm systems are required for the occupancy of the proposed structure.
 - c. The internal roadway shall be a minimum of 20' in width and be an all-weather surface capable of supporting the weight of a fire apparatus.
 - d. A fire hydrant shall be located (relocated) in proximity to the FDC and PIV.
8. The site and buildings shall meet all accessibility standards of the Building Code.
9. All the conditions and recommendations of Engineering Development Review shall be satisfied prior to the issuance of any construction permits (Attachment U). Specifically the following conditions shall apply:

- a. Civil construction plans for all driveways, parking areas, storm drainage facilities, sanitary sewer and water facilities, and appurtenances shall be prepared by a civil engineer licensed in the state of Washington shall be submitted to the City for review and approval. No building permits shall be issued and no construction shall be started prior to plan approval by the City.
 - b. The site plan indicates that greater than one acre will be disturbed during construction. To comply with Phase II Department of Ecology requirements, a General Construction Stormwater Permit (NPDES) will be required prior to construction plan approval. The permit is required prior to any clearing, grading or other land-disturbing activities.
 - c. A Temporary Erosion and Sediment Control Plan will be needed with the building permit application. The plan shall be prepared by a civil engineer licensed in the state of Washington.
 - d. Provide civil plan design and supporting drainage report for all proposed storm water facilities. The design must successfully demonstrate that the project continues to meet the design requirements per BIMC 15.20 and 15.21.
 - e. All on-site stormwater facilities shall remain privately owned and maintained. The owner shall be responsible for maintenance of the storm drainage facilities for this development following construction. Annual inspection and maintenance reports shall be provided to the City. A Declaration of Covenant for stormwater system operation and maintenance will be required to be recorded before issuance of occupancy permits. The approved language for the Declaration of Covenant is found in BIMC 15.21 Exhibit A.
 - f. Internal roadway plan and sections to match the plans submitted with the Site Plan Review.
 - g. No proposed construction amenities shall be allowed within 10 feet of the existing water & sewer mains. Crossings may be allowed, but proper construction protection will be required such as encasements and/or CDF backfills.
 - h. A binding commitment of unlimited reservation for public water and sewer must be completed prior to building permit issuance.
10. Parking shall be improved in substantial conformance with the approved site plan. 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).
 11. All landscaping shall be installed per the landscaping plan Date Stamped November June 3, 2014, except that no existing significant trees shall be removed from the perimeter landscaping buffers. All landscaping shall be installed 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 the Landscape Professional and the landscaping declaration shall be signed.
 12. Prior to temporary occupancy of any building, a landscaping maintenance assurance device for the required landscaping shall be provided to the City for a period of three years. All landscaping and buffers shall be maintained for the life of the project.

13. Exterior trash receptacles/recycling facilities shall be fully screened with solid walls and gates. The screening enclosures shall be architecturally consistent with the adjacent structures.
14. All mechanical equipment shall either be located underground, incorporated into landscaping or integrated within the building or roof form of the building. No roof mounted mechanical equipment shall be allowed except vents and chimney stacks.
15. The existing eight foot wide pedestrian trail shall be maintained/restored or relocated in accordance with the approved civil drawings along the east property line. The trail is to be extended to the edge of the north property line abutting the North Town Woods open space area. A spur trail through the perimeter buffer shall also be developed to provide access to BARN from the trail. The trail shall be constructed in accordance with city standards including a minimum surface of four inches of $\frac{1}{4}$ inch minus gravel. All trail improvements shall be installed or assured prior to occupancy of the building.

Staff Analysis

II. FINDINGS OF FACT

A. Site Characteristics

1. ASSESSOR'S RECORD INFORMATION:
222502-1-036-2005 Bainbridge Artisans 90,604 sq. ft. +/- 2.08 acres
2. TERRAIN:
The property has a knoll in the north east portion of the lot with gentle slopes primarily to the east with a shorter steeper slope to the greenbelt to the north. The property has a belt of vegetation and trees along the north property line and a cluster of trees in the center along the east property line.
3. SITE DEVELOPMENT/EXISTING USE:
The site is vacant except for a drainage pond that exists in the northeast corner of the site. Three Tree Lane (the access road to the site) was developed as part of the Coultas short plat approval. Storm water detention facilities were also created to serve the development within the plat on lots B and C.
4. ACCESS:
Vehicular access to the site is from New Brooklyn Road on Three Tree Lane
5. PUBLIC SERVICES:
 - a. Police - Bainbridge Island Police Department
 - b. Fire - Bainbridge Island Fire District
6. EXISTING ZONING/ COMPREHENSIVE PLAN DESIGNATION:
B/I-Business/Industrial zoning, BI- Business Industrial Comprehensive Plan Designation
7. SURROUNDING ZONING/COMPRHENSIVE PLAN DESIGNATION:
 - a. North: R-2-Residential Two Units Per Acre (North Town Woods Development)/OSR-2, Open Space Residential, Two Units Per Acre
 - b. East: R-2-Residential Two Units Per Acre (Fire District)/OSR-2, Open Space Residential, Two Units Per Acre
 - c. South: B/I-Business/Industrial/ B/I-Business/Industrial
 - d. West: B/I-Business/Industrial/ LM-Light Manufacturing
8. SURROUNDING USES:
 - e. North: Single Family Residential (North Town Woods Development)
 - f. East: Bainbridge Island Fire District Station
 - g. South: Reliable Storage
 - h. West: Vacant land

B. History

1. A pre-application conference was held February 11, 2014.
2. On March 3, 2014, the applicants presented the project to the Design Review Board (Attachment O).
3. On April 29th a public participation meeting was held at Vineyard Lane. Comments and responses to that meeting are included as Attachment A.
4. A formal application for the Site Plan and Design Review was submitted on May 29, 2014 (Attachment B).
5. A notice of application/SEPA comment period was published and mailed out on July 4, 2014. No public comments were received during the public comment period. (Attachment S).
6. The applicant then presented the submitted project to the Design Review Board on September 15, 2014 (Attachment W).
7. The City Development Engineer reviewed the project and provided comments and recommended conditions on September 22, 2014 (Attachment U).
8. The City Engineer issued a Certificate of Concurrency (Attachment Q).

C. Comprehensive Plan Analysis

1. **Land Use Element:**

The proposal is located within the Business/Industrial District. The Business/Industrial District is intended to provide opportunities for expansion of existing Island businesses, for the diversity of jobs and for low-impact industrial activity that contributes to well paying jobs, where traffic congestion, visual and other impacts on the surrounding neighborhood can be minimized. **The proposal is for artisan center where a wide variety of arts and skills can be practiced, taught and learned. These artisan skills could incubate artisan type jobs and opportunities across the island. The proposed location and design is such that it minimizes visual and other impacts on surrounding lots and neighborhood. The applicant has provided sufficient evidence that water and sewer are available. The applicant also contracted with the City to have a third party do a traffic report. The report concluded that the development would not cause adverse impacts on the adjacent roads and intersections. A Traffic Concurrency Certificate was received on September 22, 2014 (Attachment Q).**

In accordance with the policies of the Business/Industrial Comprehensive Plan designation, the activities within this development will have to comply with specific performance standards that safeguard the use, storage and disposal of hazardous materials. The performance standards also address odor, lighting, noise, vibration and safe vehicle and pedestrian circulation. The development will be screened year round from both existing and new planted trees and vegetation.

2. Economic Element:

The proposed BARN project is intended to support the teaching and fostering of the skill and practice of artisan crafts. This is consistent with goals and policies in the Economic Element that speak to promoting a diversity of enterprises and skills on the Island; providing non-retail activity in the Business Industrial District that adds to the vibrancy of the local community; and supporting enterprises that capitalize on artistic creativity.

3. Cultural Element:

The BARN project is also consistent with goals and policies in the Cultural Element that advocate for a creative and economic environment that encourages artists to work in and for the community.

D. Land Use Code Analysis

1. BIMC Chapter 2.16.040 Site Plans and Design Review

The BARN project was properly submitted as a major site plan and design review application. Since this is a major site plan and design review application, the Planning Commission will review the proposal in a public meeting.

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 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. The applicant has proposed a loop turn around at the main entrance for easy drop off or pick-up, there is also vehicular access and parking from the lower levels of the building. As conditioned, all parking stalls, driving aisles and fire truck turn around areas are meeting the City's dimensional standards.**
- 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 reviewed the Site Plan adjustment and has no comments. The project is served by public sewer and water.**
- ii. If the Health District recommends approval the application with respect to those items in subsection a, the health district shall so advise the director. **The Health District has reviewed the Site Plan adjustment and had no comments (Attachment V).**
- 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 (Attachment U). The proposed site plan has incorporated existing drainage facilities previously developed with the short plat on the property with low impact rain gardens to filter and detain stormwater before it exits the site. A pedestrian trail, which was required and installed with the short plat will be retained/restored as part of this proposal. As conditioned the trail will not only provide pedestrian access to the proposed facility but will also provide a needed connection between the North Town Woods Subdivision and New Brooklyn Road (Condition #15).

- 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 on two**

different occasions and has incorporated their recommendations into the final design of the buildings. As now proposed the design of the building form, wall articulation, roof form, landscaping and overall layout is consistent with the applicable design guidelines.

- f. No harmful or unhealthful conditions are likely to result from the proposed site plan; **The proposed development is for artisan uses allowed within the Business Industrial zone. While some of the arts or activities may use toxic or otherwise harmful chemicals or products, the uses are required to comply with local, state and federal regulations regarding storage, handling, and disposal of toxic or harmful substances.**
- g. The site plan and design is in conformance with the comprehensive plan and other applicable adopted community plans; **The proposed plan provides for a artisan educational center, which is consistent with the comprehensive plan and zoning regulations.**
- 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.**
- 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; **The proposal does not provide any open space nor are they 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.**
- l. 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 was part of a short plat that was processed prior to this being a requirement, all of the stormwater systems were installed as part of**

the short plat, therefore this criteria is not applicable to this application.

2. BIMC Chapter 16.16 Noise Regulations

The proposal is subject to noise regulations related to the construction 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, they are required to limit construction activities in accordance with BIMC 16.16.025. The maximum allowed environmental noise levels are those allowed by state law.

3. BIMC 18.06.060 Business/Industrial

The Business/Industrial district is to facilitate development of a diverse economy on the island with business retention, growth, and innovation. The district is intended to provide opportunities for knowledge-based businesses and expansion of Island businesses, for a diversity of jobs and for low-impact industrial activity that is compatible with adjoining residential neighborhoods. The proposed artisan educational center will provide space for up and becoming artisans and provide skills for those who may want to start businesses on Island. All activities within the center must comply with the following performance standards:

a. Noise

All uses shall comply with the noise performance standards of section BIMC 18.06.030.B.1.

b. Glare and Heat

Any operation producing intense glare or heat shall be conducted within an enclosed building or with other effective screening in such a manner as to make such glare or heat completely imperceptible from any point along the property line.

c. Ground Vibrations

No ground vibration other than that caused by highway vehicles or construction activity shall be permitted that is discernible, without instruments, at or beyond the property line for the use concerned.

d. Waste Storage and Disposal, Including Hazardous Waste

The storage or disposal of industrial waste shall be in compliance with the regulations and requirements of the Kitsap County health district, the State Department of Ecology, and Chapter 70.105 RCW as amended, and the BIMC.

e. Air Quality Emissions

All uses shall comply with Air Quality Emissions Standards of section 18.06.030.B.2.

f. **Ground and Soil Contamination**

Materials used or produced in any manufacturing process shall be handled in such a manner as to prevent ground or soil pollution that destroys or endangers the support of natural vegetation or that may contaminate underground aquifers, or other natural drainage systems.

g. **Electrical Interference**

Provisions must be made for necessary shielding or other preventive measures against interference caused by mechanical, electrical, or nuclear equipment uses or processes with electrical apparatus in nearby buildings or use areas.

h. **Fire and Explosive Hazards**

The manufacture, use, processing or storage of flammable liquids or materials, liquids or gases that produce flammable or explosive vapors or gases shall be permitted in accordance with the regulations of the adopted Fire Code and the Building Code. A hazardous materials impact analysis, conforming to the requirements of the Bainbridge Island Fire District, shall be required to determine potential off-site impacts and mitigation precautions.

i. **Lighting**

Lighting standards set forth in BIMC 18.15.040 shall apply.

j. **Outdoor Storage and Trash Dumpsters**

Screening of outdoor storage. The screen height is determined by the height of the material or equipment being screened. Chain link fencing with neutral colored slating is permitted along with vegetative screening when vegetative screening alone is not sufficient to block the outdoor storage from public view and where the fencing is not visible from the street. Exterior storage should be confined to portions of the site least visible from public view.

Trash dumpsters or any outdoor equipment, whether on the roof or side of a structure or on the ground, shall be screened from view. Screening shall be architecturally consistent with the adjacent structure in terms of materials. Mechanical equipment should be located below the highest vertical element of the building.

As conditioned, all proposed uses within the center will need to demonstrate compliance with these performance standards prior to occupancy (Condition #3,6,13, &14).

4. **BIMC Chapter 18.09.020 Permitted Use Table**

The permitted use table lists educational uses as a conditional use; however the use specific standards indicate that vocational schools and other educational facilities that

are not offering primary and secondary education are to be processed as permitted uses.

5. BIMC Chapter 18.12 Dimensional Standards

The proposed development is within the Business/Industrial zone, therefore the maximum lot coverage is 35-percent. The proposed lot coverage for this development is approximately 17-percent. The front setback is 50 feet when abutting a public right-of-way. The lot upon which the center is proposed does not front on a public road. The side setbacks are a minimum of 10 feet; the proposed building is 80 feet to the west side property line and approximately 105 feet away from the east side property line. The rear yard setback is a minimum of 50 feet when adjoining a single-family zone, which may be increased to 100 feet maximum based on type, scale and intensity of the proposed development. The proposed rear yard is a 65 feet with 50 feet of that being a buffer adjoining the North Town Woods Subdivision. The North Town Woods subdivision also has a 50 foot buffer between the building lots and the adjoining subdivision boundary, thereby providing a 100 foot buffer between this development and the single-family homes. Building height limit for the Business/Industrial zone is 35 feet, the proposed building are under the limitation, it is a single story building with a daylight basement with a proposed average height of approximately 26 feet.

6. BIMC Chapter 18.15 Development Standards and Guidelines

a. 18.15.010 Landscaping and Screening

Since the proposal is located within the Business/Industrial zone, the project is require to preserve all significant trees within the perimeter buffers, provide 50 foot full screen landscape buffers to non business/industrial zoning or land uses and a 15 foot partial screen to other properties zoned business/industrial. The submitted landscaping plan properly designates the perimeter buffers and areas where the buffers need to be augmented to meet the full and partial screen planting requirements (Attachment G). As conditioned, existing significant trees within the perimeter buffers shall be preserved (Condition #11).

Parking lot landscaping is also required; since the parking lot is not adjacent to the public right-of-way, one tree for every eight parking stalls is required. In addition to the trees, landscaping at the end of the parking aisles is also required. The applicant has proposed 52 parking stalls, requiring a minimum of seven trees. The proposed landscaping plan shows over 20 trees planted throughout the parking lot area (Attachment G). The Landscaping plan also properly designates landscape areas at the end of the aisles (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 (Condition # 11 & 12).

b. **18.15.020 Parking and Loading**

The proposed structures are intended for the teaching and practice of artisan crafts. Based on a parking study prepared by a third party consultant for the City, the peak weekday parking demand for typical usage would be 32 parking stalls. However peak weekend demand tied to events would create a need for 46 stalls. The proposed development is providing 52 parking stalls, thus exceeding the minimum necessary to meet the demand.

c. **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. In response to the outdoor lighting requirements, the applicant has prepared a exterior lighting plan with fixtures around the parking lots and access road and on the exterior of the building (Attachment L). As proposed and conditioned, all exterior lighting shall be down cast and shall have shields to prevent light trespass and prevent the bulbs from being seen from adjacent properties or the public right-of-way (Condition #3).

7. BIMC Chapter 18.18 Design Guidelines

The proposed project is subject to the light manufacturing (Business/Industrial) design guidelines. The application was first reviewed by the Design Review Board on March 3, 2014 during the pre-application conference phase of review (Attachment O). The Design Review Board was supportive of the project and made several suggestions about coordinating access with the Island Craft site to the west and ensuring that the trash and recycling enclosure be screened.

The Design Review Board again reviewed the proposal after the applicant had submitted the Site Plan and Design Review Application on September 15, 2014. The board reviewed their previous comments and the revised project before them that included more landscaping I the parking lot, added fenestration on the south elevation of the building, and venting that is located on side of building instead of roof. The Design Review Board commended the applicants for an exemplary submittal. The Design Review Board found the project to be consistent with the guidelines and unanimously recommended approval (Attachments W)

Staff has reviewed all the applicable design guidelines and has found that the proposal is consistent with the guidelines and as conditioned, the application is consistent with the recommendations of the Design Review Boards recommendations (Condition #13)

III. CONCLUSIONS

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 16.16 Noise Regulations; BIMC 18.06.060

Business/Industrial; 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 18.15.040 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 for a recommendation.

IV. Attachments:

- A. Public Participation Meeting Narrative and Questions/Answers
- B. Site Plan and Design Review Application, Submitted May 27, 2014
- C. Statement of Intended Use
- D. Perspective
- E. Site Plan with Upper Level
- F. Site Plan with Lower Level
- G. Planting Plan
- H. Upper Floor Plan
- I. Lower Floor Plan
- J. Elevations
- K. Site Lighting Plan
- L. Lighting Details
- M. Drainage/Utility Plan prepared by Browne/Wheeler Engineers, Inc
- N. Design Review Board Design Guidelines Checklist for Light Manufacturing Design Guidelines, annotated by Staff
- O. Minutes for DRB Meeting March 3, 2014.
- P. Environmental Checklist
- Q. City of Bainbridge Island Certificate of Traffic Concurrency
- R. Traffic Report by Heath & Associates, Inc
- S. Notice of Application
- T. Bainbridge Island Fire Department Memo
- U. Engineering Development Project Review Comments
- V. Kitsap Health District Review
- W. Minutes for DRB Meeting September 15, 2014
- X. Grading Plan Received October 15, 2014
- Y. Utility Plan Received October 15, 2014

Compliance with Land Use Code Tables

Table 1. Applicable Development Standards 18.12

Standard	Requirement	Proposed	Compliance
Building Height	35 foot maximum 45 foot maximum with under building parking	The proposed buildings are single story with a maximum proposed height of 24 feet	yes
Max Lot Coverage	35%	29%	yes
Front Yard Setback	50 feet from New Brooklyn Road (Buffer)	Several hundred feet	yes
Side Yard Setback	15 feet (partial landscaping screen	23-feet east side (with 8 foot trail) 15-feet west side	yes
Rear Yard Setback	50 feet (Full screen buffer)	50 foot buffer	Yes

Table 2. Other Code Requirements

Code Reference	Project Compliance	Condi on No.
BIMC 18.06.060 Business/Industrial Performance Standards	yes, all proposed uses are required to comply with Performance Standards	6
BIMC 18.15 Landscaping and Screening	Yes, as proposed the development is providing a 50 foot buffer to the North Towns Woods development, the proposal also includes proper screening to adjacent LM properties and is providing parking lot landscaping.	11
BIMC 18.15 Parking and Loading	Yes, parking is based on demand (specifically the number of employees and the square footage of office space.	10
BIMC 18.15 Outdoor lighting	Yes, the proposed lighting plan complies with the regulations	3

Summary of Community Meeting

BARN

April 29, 2014

Deb Sweet, BARN Building Committee Chair, began the discussion by offering the Mission Statement – To build and support an open, intergenerational community of artisans and makers who are dedicated to learning, teaching, sharing, and inspiring each other with creativity, craftsmanship and community service. The site they have chosen to make this mission a reality is off of New Brooklyn at Grandmas Tree Farm, west of the Fire Station.

Johnpaul Jones, and his firm, Jones & Jones, are developing the plans along with PHC Construction. He spoke to the vision for the building, the spaces it will provide and the location. The advantage of the location is that it is a quiet space, with distance from neighbors. The idea is to create a simple, efficient and flexible space. One plan originally involved separate buildings, but it was heard that people wanted to be together to share enthusiasm about their arts and crafts. The proposal is for a two story space with kitchen, patio and exhibit space. Space can accommodate welding, jewelry making, basket weaving and the largest area, woodworking. We envision offering space to foster a multitude of diversity, including Makers Groups for robots and animations, a quiet end of the building for writers and space for culinary craft.

Johnpaul Jones opened the floor for questions and comments. The BARN members offered post-it notes for comments and questions.

Below are the comments received on post-it notes and attached are the Q & A's from the meeting.

- This is revolutionary. Bainbridge Island is on the cutting edge of the next renaissance movement.
- I wish this had been available when my daughter, now 20 and studying art, was living on the Island. Instead, she took classes at Pratt & through Parks and Rec (thank goodness for P & R)! Please consider a mentorship program for internship programs for aspiring young artists. Thank you!
- Fabulous endeavor.
- Have the seen the “Hub” in Pioneer Square? A great example of shared work space. (Lounge, computer stations, little coffee shop, etc. Maybe an interesting idea.
- I love the intergenerational aspect of the mission.

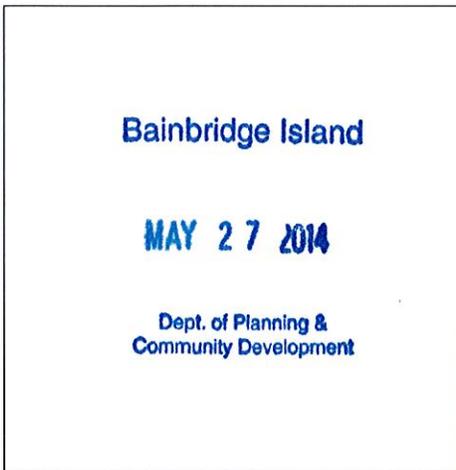
ISSUE/QUESTION	RESPONSE/COMMENTS FROM APPLICANT OR CITY
Will there be space for oil and water color painting?	Not yet, but the flexibility is there.
Will there be wood working space?	Yes. There is a temporary space at Rolling Bay to determine needs.
Will there be space for printmaking?	Trying to build a network and infrastructure.
Would there be studio space for teenagers who like to play music?	Studio space could be offered, as our classrooms are envisioned as multi-use space.
Where are you in the fundraising process?	Goal is 7.5 million for the land, building, and infrastructure. We have raised 2 million for the land and a schematic design. We would like to break ground this summer to showcase the space.
How will you buffer the noise from the space?	Insulation, and locate noise generating uses away from residential uses.
Is there any consideration for adding a light for the additional traffic?	A traffic report is required for the project. Traffic concerns have been voiced. The Harrison project has proposed some improvements that are in review with the City including a turn lane.
How will you reduce traffic impacts?	The hours are flexible at the shop, anticipate offering classes during non-peak hours. We will encourage bike racks.
What do you anticipate in terms of revenue?	Non-profit and financial support through membership, grants and class and workshop fees. We anticipate developing products that are sold on the Island with one major fundraiser a year. We will not rent out to individuals, Rolling Bay is to test our model. We also anticipate a rental kitchen and event space.
Will there be space for silk printing?	Yes, and a dark room.
Will the spaces be handicap accessible?	Yes.
Can we assume this is geared towards hobbyist more than people who want a large scale production?	Probably not full scale production. May hinge on property taxes.
What kind of memberships will you offer?	Monthly, reoccurring, annual and punch card passes. Rolling Bay is our testing ground.
What about low income people?	We already have a sponsor for low income members. We have decided to set up scholarships, and prefer this to volunteer exchange.



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

APPLICATION – PAGE 1

DATE STAMP



DATE SUBMITTED 05/27/2014		PROJECT NUMBER PLN10994B	SUFFIX SPR
PROJECT NAME BAINBRIDGE ARTISANS			
PROJECT TYPE Site Plan Review			
PROJECT ADDRESS or ACCESS STREET 9490 New Brooklyn Road			
TAX PARCEL NUMBER 222502-1-036-2005	TAX PARCEL NUMBER		
TAX PARCEL NUMBER	TAX PARCEL NUMBER		
TAX PARCEL NUMBER	TAX PARCEL NUMBER		
REVISION RECEIVED			
FEE HISTORY		AMOUNT	PAID
Site Plan Review (minor)		\$3816.00	\$3816.00

PROJECT DESCRIPTION

The construction of a new, 2-story building for the purpose of teaching and fostering the skill and practice of artisan crafts on this 2.08 acre parcel.

DESIGN REVIEW BOARD: date and time to be determined.

PEOPLE ASSOCIATED WITH CASE

COBI PROJECT MANAGER

JOSHUA MACHEN – PHONE: 206-780-3765 – E-MAIL: jmachen@bainbridgewa.gov

OWNER

BAINBRIDGE ARTISAN RESOURCE CENTER, 221 Winslow Way East, Box 205, Bainbridge Island, WA 98110

PHONE: 206-669-4435

E-MAIL: deb@pragmatixgroup.com

CONTACT

DEB SWEET, Bainbridge Artisan Resource Center, 221 Winslow Way East, Box 205, Bainbridge Island, WA 98110

PHONE 206-669-4435

E-MAIL ADDRESS deb@pragmatixgroup.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>DATE STAMP FOR CITY USE ONLY</p> <p>C.O.B.I.</p> <p>MAY 27 2014</p> <p>RECEIVED PCD</p>	<p style="text-align: center;"><u>TO BE FILLED OUT BY APPLICANT</u></p> <p>PROJECT NAME: <u>Bainbridge Artisans</u></p> <p>TAX ASSESSOR'S NUMBER: <u>222502-1-036-2005</u></p> <hr/> <p>PROJECT STREET ADDRESS OR ACCESS STREET: <u>9490 New Brooklyn Rd</u></p> <p>ENVIRONMENTAL CHECKLIST SUBMITTED : <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <p style="text-align: center;"><u>FOR CITY USE ONLY</u></p> <p>FILE NUMBER: <u>PLN10994 SPR</u></p> <p>PROJECT NUMBER: <u>PLN10994</u></p> <p>DATE RECEIVED: <u>5.27.2014</u></p> <p>APPLICATION FEE: <u>\$8586.00</u></p> <p>TREASURER'S RECEIPT NUMBER: <u>14-00169</u></p>
SUBMITTAL REQUIREMENTS	
APPLICATION	<i>One original (which must contain an original signature) and six copies</i> must be provided. Whenever possible, originals must be <i>signed in blue</i> . Please identify the original document.
SUPPORTING DOCUMENTS	<i>One original (which must contain an original signature)</i> , where applicable, and <i>six copies</i> (if an original is not applicable, <i>seven copies</i> must be provided).
FULL-SIZE DRAWINGS	<i>Seven copies</i> of the required drawings must be provided. Drawings <i>must be folded and 18" x 24"</i> in size. <i>No construction drawings or other sized drawings</i> will be accepted unless specifically requested.
REDUCED DRAWINGS	<i>Five 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/Agent Agreement</i> must accompany the application. Please call (206) 780-3762 to make an appointment to submit your application.
FEES	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.
APPLICATIONS WILL NOT BE ACCEPTED unless these basic requirements are met and the submittal packet is deemed counter complete.	

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

CITY OF BAINBRIDGE ISLAND

SITE PLAN AND DESIGN REVIEW APPLICATION

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A. GENERAL INFORMATION

1. Name of property owner: Bainbridge Artisan Resource Center (BARN)
Address: 221 Winslow Way East, Box 205
Phone: 206.669.4435 Fax:
E-mail: deb@pragmatixgroup.com

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

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

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

2. Applicant/agent: BARN
Address:
Phone: Fax:
E-mail:

3. Name of land surveyor: Adam and Goldsworthy
Address: 1015 NE Hostmark St., Poulsbo, WA 98370
Phone: 206.842.9598 Fax: 360.779.4213
E-mail: gavin@agols.com

4. Planning department personnel familiar with site: Josh Machen

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CITY OF BAINBRIDGE ISLAND

SITE PLAN AND DESIGN REVIEW APPLICATION

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PENCIL WILL NOT BE ACCEPTED.



5. Description of proposal: BARN, a non profit organization, is proposing to construct a new 2-story building for the purpose of teaching and fostering the skill and practice of artisanal crafts.

6. Driving directions to site: From the corner of Madison Ave North and New Brooklyn, proceed westward on New Brooklyn. Take a right on Three Tree Lane. Property is in NE corner.

7. Please give the following existing parcel information:

Assessor's Parcel Number	Parcel Owner	*Lot Area
22502-1-036-2005	BARN	2.08 acres or 90,619 SF
Use additional sheet if necessary	Total of all parcels:	

** As defined in Bainbridge Island Municipal Code 18.12.050*

8. Legal description (or attach): LOT B OF CITY OF BAINBRIDGE ISLAND SHORT PLAT NO. BI-241, (COULTAS SHORT PLAT SPT10994) RECORDED UNDER AUDITOR'S FILE NOS. 200912080211 AND 200912080212, IN VOLUME 21 OF SHORT PLATS, PAGES 76 THRU 78, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 22, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON.

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
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9. Current comprehensive plan, zoning and shoreline designations and use of subject parcel(s):

Lot Number	Comp Plan Designation	Zoning Designation	Shoreline Designation	Current Use
Lot B	B/I	B/I	NA	Vacant Land
Lot				
Lot				
Lot				

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.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.



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

Property	Comp Plan Designation	Zoning Designation	Shoreline Designation	Current Use
North	OSR-2	R2	N/A	North Town Woods homes
South Lot D	B/I	B/I	N/A	Coultas Short Plat/vacant land
East	OSR-2	R2	N/A	BI Fire Station
West Lot A	B/I	B/I	N/A	Coultas Short Plat/Island Craft (in for permit)
West Lot C	B/I	B/I	N/A	Coultas Short Plat/vacant land

11. Common name of adjacent water area or wetlands area: N/A

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.

13. Are there underlying/overlying agreements on the property? yes no unknown
If yes, check as appropriate and provide a copy of the decision document:

<input type="checkbox"/> CUP Conditional Use Permit	<input type="checkbox"/> SPR Site Plan Review
<input type="checkbox"/> MPD Master Planned Development	<input checked="" 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 checked="" type="checkbox"/> Other: CCR's

Under which jurisdiction was the approval given?

City of Bainbridge Island Kitsap County

Approval date: 1/24/13

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

If yes, please explain: _____

B. TECHNICAL INFORMATION

1. Name of water purveyor: City of Bainbridge Island

If a private well, what class? _____

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

3. General description of the existing terrain: Sloped parcel; general east slope with
Max of 12%; includes top of ridge with min of 1%

4. Soil survey classification: USDA generally Harstine Gravelly sandy loam 0-6%; east
portion Kapowsin loam and silty loam (Geotech
investigation 12/12/13)

5. Flood plain designation: X AE N/A

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6. Access (street functional road classifications):

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

7. Sidewalks are adjacent to the parcel: yes no

If yes, existing sidewalks are _____ feet wide.

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

Proposed sidewalks: adjacent to the parcel and are to be _____ feet wide.

internal to the proposal and are to be _____ feet wide.

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

See project description. Project will be built in one phase, with construction taking approximately one year.

9. Floor area ratio: 25,230 sf / 91,619 sf = .275 gsf

10. Dimensions of proposed structures: 15,325 / 91,619 x 100% = 16.72 lot coverage

11. Height of proposed buildings or structures: 34' 10"

12. Square footage of all spaces:
 retail: _____ storage: _____
 office: _____ residential: _____
 other: _____ 25,230 SF

13. Number of stories proposed: 2

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14. Square feet per story: (1) 14,649 (2) 10,581 (3) _____

15. Setback requirements:
north: 50' south: 15'
east: 23' west: 15'

16. Number of parking stalls required: Traffic study recommends 46

17. Number of parking stalls proposed: 53

18. Amount of square footage of proposed paved areas: 38,745 SF

19. Square footage of building area: 15,325sf w/ awnings

20. Percent of site to be covered by impervious surfaces: 56 %
(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: 41 %

22. Percentage of parking area to be covered by landscaping: 33 %

23. Percentage of site to remain undeveloped: 16 %

24. Is the applicant proposing any terms, conditions, covenants and agreements or other documents regarding the intended development: (If yes, attach copies)
 yes no unknown

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:
N/A

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

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

28. Do storm water systems exist on the site? yes no unknown

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

If yes, what type of storm water system exists on the site?
 infiltration open ditching closed conveyance detention

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. more than 100 cubic yards.

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

Jeanne Huber
*Signature of owner or authorized agent

May 20, 2014
Date

Jeanne Huber, BARN President
Please Print

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

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MAY 27 2014

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Statement: Intended Use of the Land

Bainbridge Artisan Resources Network (BARN) is a non-profit group with this mission:

BARN builds and supports an open, intergenerational community of artisans and makers of all skill levels, dedicated to learning, teaching, sharing, and inspiring each other and the community at large with creativity, craftsmanship and community service.

The land will be used only to build a building to house the programs, classes and activities associated with BARN. There will be no road construction associated with this project. Construction is projected to be approximately one year, with no subsequent construction phases planned. The existing driveway will remain, with access to the project directly from this driveway. The existing property has no buildings on it, and no housing or commercial buildings will be removed.

Water availability is through the City of Bainbridge Island system. The connection point is documented in the plans.

Sewage disposal is through the City of Bainbridge Island system. The connection is documented in the plans.

There are no sidewalks planned. Improvements to an existing pedestrian trail on the east side of the property are planned as part of the project.



JONES JONES

ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS
105 SOUTH MAIN STREET
SUITE 300
SEATTLE, WA 98104
206.424.3702
www.jonesandjones.com

DESIGN
DEVELOPMENT

DATE: May 27, 2014

REVISIONS:

BENCH MARK & ELEVATION DATUM:
BENCH MARK NO. BM4359
3" BRASS MONUMENT IN CASE 0.8' DEEP AT
THE INTERSECTION OF NE NEW BROOKLYN
ROAD AND MADISON AVE NE
ELEVATION = 173.20'

NE 1/4, SEC.22, T.25N., R.2E., W.M.

DPCD#:

SHEET 11 OF 43

PERSPECTIVE

SCALE: NTS



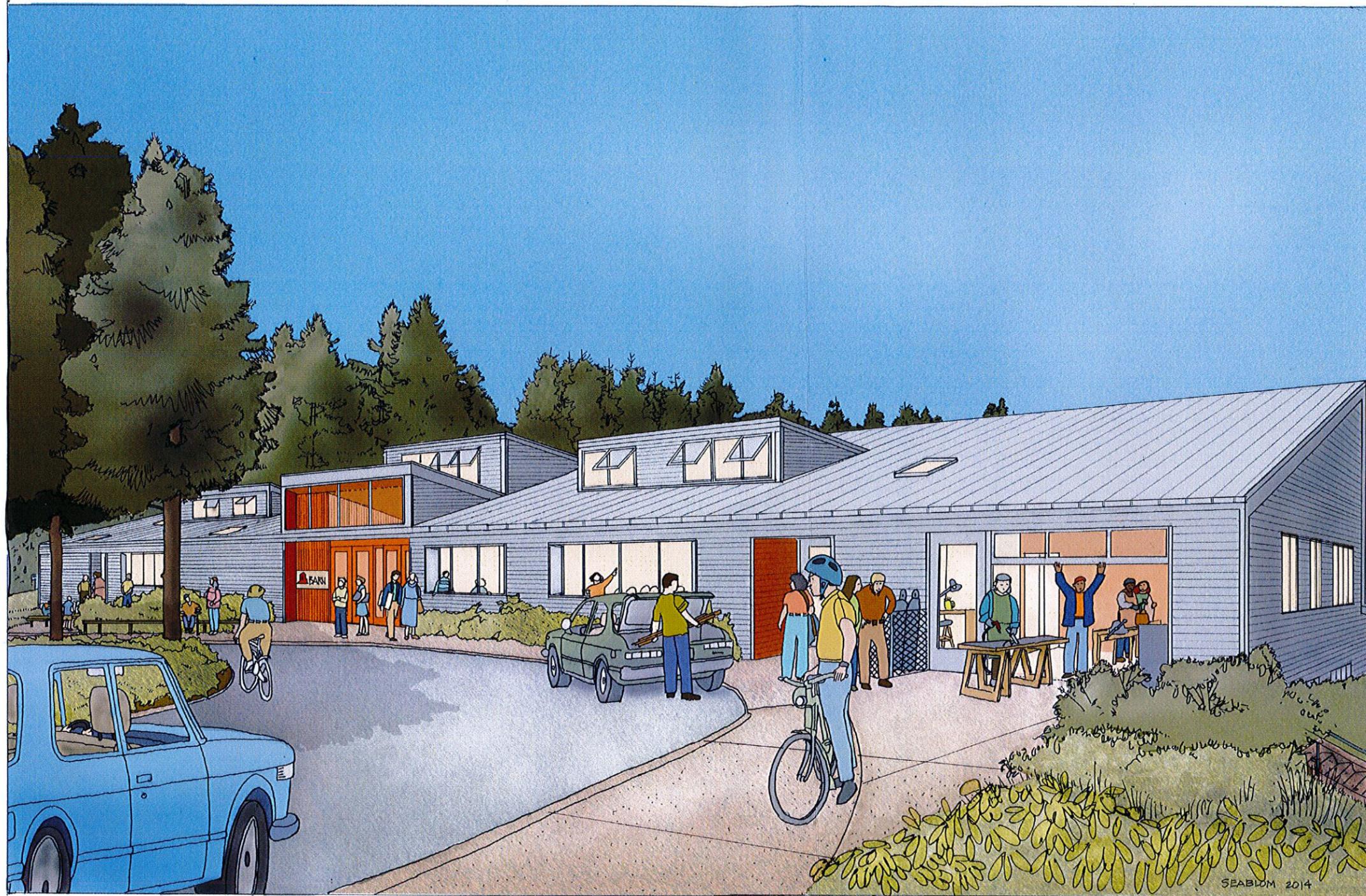
DRAWN BY: RFK

CHECKED BY: JPJ

JOB NO.: 22100.103

SHEET NO.: **A000**

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Bainbridge Artisan Resource Network_271000.CAD-4-ARCH-SHEET1A000.dwg_5/17/2014 2:28 PM

1 PERSPECTIVE
SCALE: NTS

ATTACHMENT D

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MAY 27 2014
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JONES & JONES

ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS

103 SOUTH MAIN STREET
SUITE 300
SEATTLE, WA 98104
206-424-5700
www.johnandjones.com

DESIGN
DEVELOPMENT

DATE: May 27, 2014

REVISIONS:

BENCH MARK & ELEVATION DATUM:
BENCH MARK NO. BM4359
3" BRASS MONUMENT IN CASE 0.8' DEEP AT
THE INTERSECTION OF NE NEW BROOKLYN
ROAD AND MADISON AVE NE
ELEVATION = 173.20'

NE 1/4, SEC.22, T.25N., R.2E., W.M.

DPCD#:

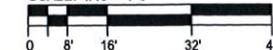
SHEET 8 OF 41

SITE PLAN
W/ UPPER LEVEL



REFERENCE NORTH

SCALE: 1/16" = 1'-0"



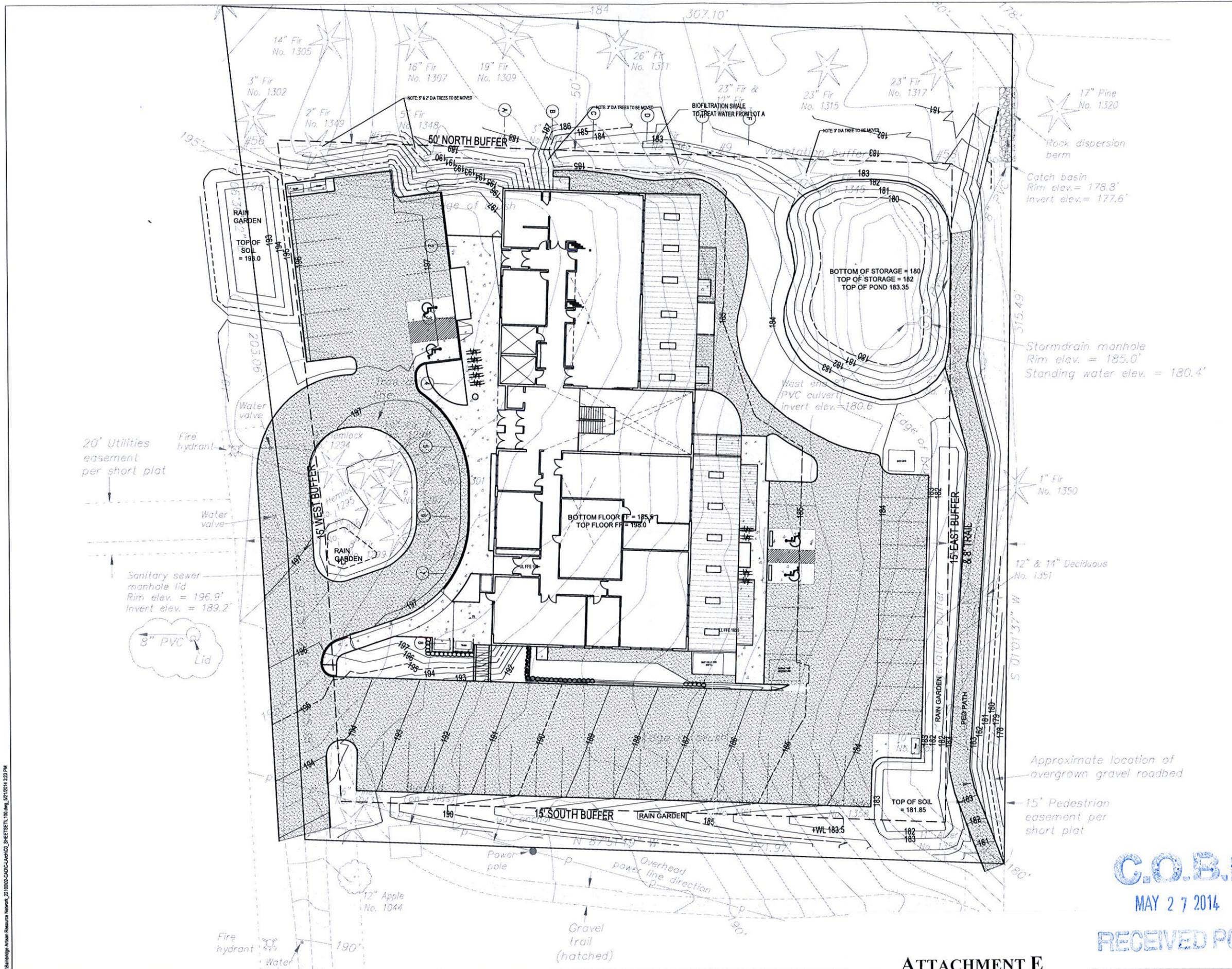
DRAWN BY: WWS

CHECKED BY: JPJ

JOB NO.: 22100.103

SHEET NO.: **L100**

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MAY 27 2014
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ATTACHMENT E



JONES ■ JONES

ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS

103 SOUTH MAIN STREET
SUITE 100
SEATTLE, WA 98104
206 424 5703
www.jonesandjones.com

DESIGN
DEVELOPMENT

DATE: May 27, 2014

REVISIONS:

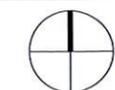
BENCH MARK & ELEVATION DATUM:
BENCH MARK NO. BM4359
3" BRASS MONUMENT IN CASE 0.8' DEEP AT
THE INTERSECTION OF NE NEW BROOKLYN
ROAD AND MADISON AVE NE
ELEVATION = 173.20'

NE 1/4, SEC.22, T.25N., R.2E., W.M.

DPCD#:

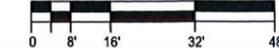
SHEET 9 OF 41

SITE PLAN
W/ LOWER LEVEL



REFERENCE NORTH

SCALE: 1/16" = 1'-0"



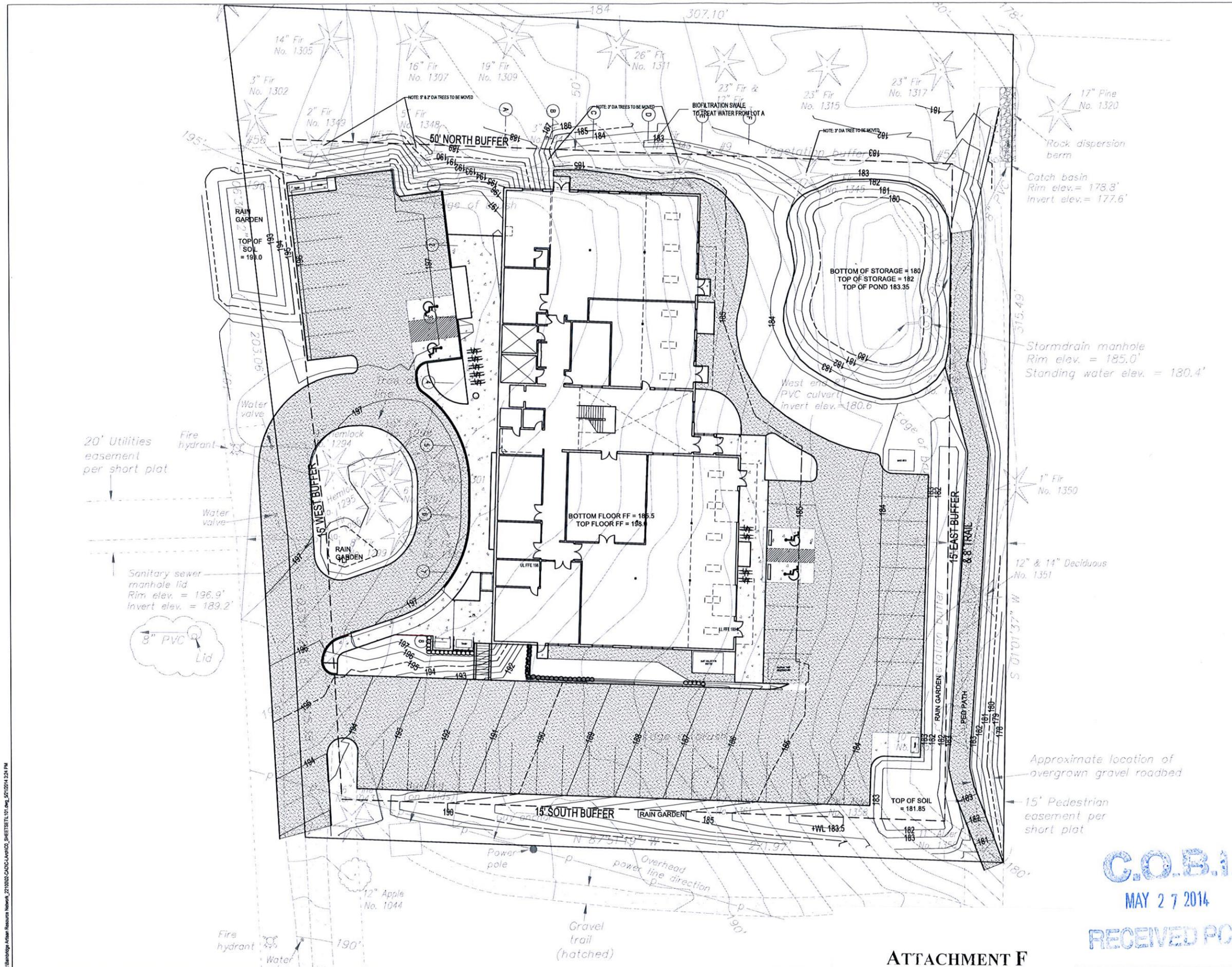
DRAWN BY: WWS

CHECKED BY: JPJ

JOB NO.: 22100.103

SHEET NO.: **L101**

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MAY 27 2014

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ATTACHMENT F

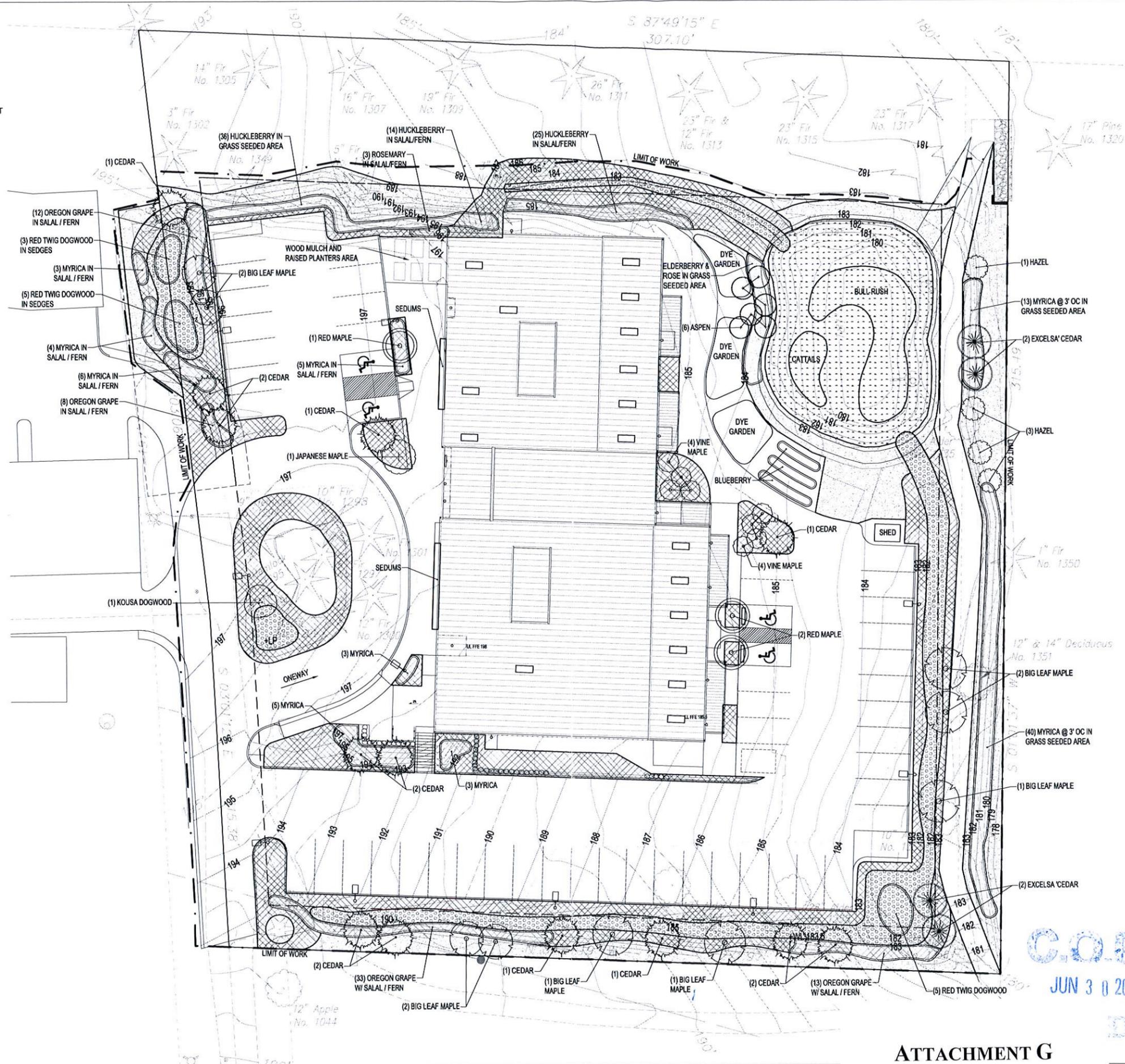
LIGHTING KEY AND LEGEND

- ◻ - POLE MOUNT AREA LIGHT 14' HEIGHT
- - DOWNLIGHT IN SOFFIT
- - WALL WASH AT SIGNAGE
- - WALL SCONCE OVER DOORS

PLANT KEY AND LEGEND

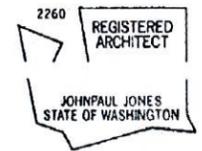
- DETENTION BASIN SEED TO ELEVATION 182.5
- GRASS - UPLAND GRASS SEED
- SALAL / FERN 80% SALAL / 20% SWORD FERN
- RAINGARDEN 70% COMMON RUSH / 30% SLOUGH SLEDGE
- SHRUBS SEE PLAN FOR TYPE AND QUANTITY
- VINE MAPLE
- JAPANESE MAPLE
- BIG LEAF MAPLE
- RED MAPLE
- KOUSSA DOGWOOD
- WESTERN HAZELNUT
- QUAKING ASPEN
- WESTERN RED CEDAR
- EXCELSA CEDAR

- NOTES:**
1. SHRUBS AND TREE LOCATIONS TO BE REVIEWED BY LANDSCAPE ARCHITECT BEFORE PLANTING OCCURS.
 2. VERIFY PLANT LOCATIONS UNDER EXISTING TREES W/ LANDSCAPE ARCHITECT BEFORE DIGGING AROUND ROOTS.
 3. STAGGER LAYOUT AND PLANTING PER DETAIL 1/L602. NO STRAIGHT ROW PLANTING.
 4. ALL SHRUBS TO BE PLANTED WITHIN GROUND COVER BED AREAS.



JONES & JONES
 ARCHITECTS
 LANDSCAPE ARCHITECTS
 PLANNERS
 105 SOUTH MAIN STREET
 SUITE 300
 SEASBEE, WA 98174
 206.434.9700
 www.jonesandjones.com

DESIGN DEVELOPMENT



DATE: June 25, 2014

REVISIONS:

BENCH MARK & ELEVATION DATUM:
 BENCH MARK NO. BM4359
 3" BRASS MONUMENT IN CASE 0.8' DEEP AT
 THE INTERSECTION OF NE NEW BROOKLYN
 ROAD AND MADISON AVE NE
 ELEVATION = 173.20'
 NE 1/4, SEC.22, T.25N., R.2E., W.M.

DPCD#:
 SHEET OF

PLANTING PLAN



SCALE: 1/16" = 1'-0"
 0 8' 16' 32' 48'

DRAWN BY: GAD

CHECKED BY: JPJ

JOB NO.: 22100.103

SHEET NO.: **L601**

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Area SF	Quantity	Common Name	Botanical Name	Size/Height	Spacing	Plant Spacing Calculator	Comments
2625	340	Rush, Common	<i>Juncus effusus</i>	1 GAL	3' OC	7.8	BIO SWALE / RAINGARDENS
1025	150	Bullrush	<i>Scirpus acutus</i>	SEEDLING PLUG/RHYZOME	3' OC	7.8	DETENTION BASIN
250	50	Cattail	<i>Typha latifolia</i>	BARE ROOT SEEDLING PLUG	3' OC	7.8	DETENTION BASIN
1125	150	Slough Sedge	<i>Carex obnupta</i>	BARE ROOT SEEDLING PLUG	12" OC	0.87	BIO SWALE / RAINGARDENS
--	8	Vine Maple	<i>Acer circinatum</i>	1-1/2"	PER PLAN	--	MULTITRUNK
--	1	Japanese Maple	<i>Acer Japonicumsp.</i>	1-1/2"	PER PLAN	--	
--	9	Big Leaf Maple	<i>Acer macrophyllum</i>	2"	PER PLAN	--	
--	3	Red Maple	<i>Acer Rubrum</i>	1-1/2"	PER PLAN	--	
--	1	Kou sa Dogwood	<i>Cornus kousa</i>	1-1/2"	PER PLAN	--	
--	13	Red-twig Dogwood	<i>Cornus Stolonifera</i>	2 GAL	5' OC	--	
--	4	Western Hazelnut	<i>Corylus cornuta californica</i>	4' HT	PER PLAN	--	MULTI-STEM
8640	1600	Salal	<i>Gaultheria shallon</i>	1 GAL	30" OC	5.425	SEE PLAN FOR PERCENTAGES. Qty
844	108	Oregon Grape, Tall	<i>Mahonia aquifolium</i>	2 GAL @ 21" HT	3' OC	7.8	
--	1	Pacific Wax Myrtle	<i>Myrica californica</i>	2 GAL @ 21" HT	3'-5' PER PLAN	--	
--	6	Quaking Aspen	<i>Populus tremuloides</i>	1-1/2"	PER PLAN	--	
2160	400	Sword Fern	<i>Polystichum munitum</i>	1 GAL	30" OC	5.425	SEE PLAN FOR PERCENTAGES
265	30	Nootka Rose	<i>Rosa nutkana</i>	2 GAL	3' OC	7.8	
--	3	Rosemary	<i>Rosmarinus officinalis</i>	1 GAL	3' OC	7.8	
--	2	Red Elder	<i>Sambucus racemosa</i>	2 GAL	PER PLAN	--	
110	--	Stone crop	<i>sedum sp</i>	FLAT	12" OC	0.87	
--	13	Western Red Cedar	<i>Thuja plicata</i>	4'	PER PLAN	--	
--	4	Excelsa' Red Cedar	<i>Thuja plicata 'Excelsa'</i>	4'	PER PLAN	--	
150	96	Huckleberry, Evergreen	<i>Vaccinium ovatum</i>	2 GAL @ 21" HT	3' OC	7.8	
150	72	Wild strawberry	<i>Fragaria chiloensis</i>	4" POT	12" OC	0.87	@ ENTRIES
200	20	Blueberry	<i>Vaccinium corymbosum</i>	2 GAL	4' OC	13.84	
8284	--	Hard Fescue	<i>Festuca brevipila Tracey</i>	SEED	3 LB PER 1000 SF	--	UPLAND
100	--	Yarrow	<i>Achillea millefolium</i>	SEED	N/A	--	@ DYE GARDEN
--	10	Indian Hemp	<i>Apocynum cannabinum</i>	1 GAL	18" OC	1.95	@ DYE GARDEN
100	--	Milkweed	<i>Asclepias sp</i>	SEED	N/A	--	@ DYE GARDEN
100	--	Tickseed	<i>Coreopsis sp</i>	SEED	N/A	--	@ DYE GARDEN
100	--	Purple Cone Flower	<i>Echinacea pururea</i>	SEED	N/A	--	@ DYE GARDEN
100	--	Fireweed	<i>Epilobium angustifolium</i>	SEED	N/A	--	@ DYE GARDEN
100	--	Field Mint	<i>Mentha arvensis</i>	SEED	N/A	--	@ DYE GARDEN
100	--	Stinging Nettle	<i>Urtica dioica</i>	SEED	N/A	--	@ DYE GARDEN
100	--	Bear Grass	<i>Xerophyllum tenax</i>	SEED	N/A	--	@ DYE GARDEN

PLANT LIST NOTES:
- Quantity is calculated by dividing Area SF by the Plant Spacing Calculator where noted in schedule. Contractor to verify all quantities per plan
- Quantity noted with ** is equal to the square footage + individual plant count as shown on plans
- Plant Spacing Calculator is the square footage of each plant, also see plant spacing detail 1/L602
- Detention Basin Seeding per WSDOT specifications to elevation 182.5 @ 4033 SF

A. TREE PROTECTION

TREE AND LANDSCAPE PROTECTION PLAN Prior to any site disturbance, the Contractor shall submit for Owner's approval a "Tree and Landscape Protection Plan".

PROTECTION FENCING Protection fencing shall be six (6) feet high, 11 gauge-galvanized, 2-inch mesh chain link fencing with nominal 2 1/2 inch diameter galvanized steel posts, or approved equal.

PROTECTION OF EXISTING TREES AND SHRUBS Trees indicated to remain within the Project site shall have protection fencing located at the critical root zone (CRZ) drip line that shall be maintained by the Contractor in good condition until Substantial Completion. Tree trunk boxing may be permitted by approval of owner.

Materials shall not be stored and equipment shall not be operated under the branches of existing trees which are to remain.

B. VEGETATION CLEARING

Clearing shall consist of felling, trimming, and cutting of the existing trees into sections and the satisfactory disposal of the trees and other vegetation designated for removal, including brush and rubbish occurring within the property. Cut off flush with or below the original ground surface, trees, stumps, roots, brush, and other vegetation in areas to be cleared except for trees and vegetation indicated or directed to be left standing. Clearing shall include the disposal of any rubbish or manmade materials encountered.

GRUBBING Remove and dispose of roots larger than 3 inches in diameter, and the matted roots from the indicated grubbing areas. Excavate this material together with organic and metallic debris, brush, and refuse and remove to a depth of not less than 18 inches below the original soil surface in areas to be grubbed and in areas indicated as construction areas under this contract. Fill depressions made by grubbing with suitable material and in accordance with the requirements specified.

DISPOSAL OF CLEARED AND GRUBBED MATERIAL All vegetation on the project site noted for clearing and grubbing shall become the property of the contractor and shall be removed from the site.

PROTECTION OF EXPOSED SURFACES Protect newly graded areas from traffic, erosion, and settlements that may occur after clearing, installation of silt fences, stockpiling, or excavation until seeding and planting for permanent erosion control can be installed or until indicated on the contract schedule. Repair or reestablish damaged grades, elevations, or slopes. All exposed earth surfaces with a slope of 2:1 or steeper shall be protected from inclement weather by hydroseeding or with polyethylene sheeting staked to the ground. Individual polyethylene sheeting shall be overlapped a minimum of 1'-6" at the adjacent sheets. Exposed earth surfaces, with slopes flatter than 2:1 shall be protected from erosion with straw mulch spread over areas where concentrated surface water runoff is anticipated. No exposed, stripped soils shall remain unstabilized, unprotected, or uncovered for more than two days from October 1 to April 30, or more than 21 days from May 1 to September 30.

C. TOPSOIL PROTECTION AND REUSE

SUBMITTALS - Submit representative samples of finished compost, mulch, topsoils, salvaged topsoil mixture and screened planting soils mixed with compost for approval prior to placement. Samples are to be a minimum of 1/2 cubic foot, packaged in a clean, durable, plastic bucket or other suitable container. Label each sample clearly with name, source, and date sample was taken.

SOIL STOCKPILE. Submit a materials stockpile and phasing plan for approval 10 working days prior to the beginning of clearing and grubbing.

Stockpile salvaged topsoil in windrows a maximum of four feet (4') high and ten feet (10') wide. Stockpile mixed planting soils, processed mulch and compost in piles no larger than 12' high.

Do not include top 12 inches of excavated soils where plants listed as Washington State Noxious Weeds or King County Noxious Weeds have been growing.

SOIL PLACEMENT Place and prepare a 12-inch layer in all turf areas at 85% compaction. Place and prepare a 24-inch layer in all shrub and turf areas containing trees at 85% compaction.

D. NATIVE SOIL AMENDMENTS

SOILS TEST Provide for chemical analysis of representative sample of salvaged topsoil. Pre-approved testing laboratory is OSU Soil Analysis Laboratory or approved other.

Amend as directed by Testing Laboratory following the completion of required soils tests, soils requirements for native plants of Western Washington.

BIO-RETENTION SOILS Bio-retention soil shall consist of two parts fine compost (approximately 35-40%) by volume and three parts Mineral Aggregate (approximately 60 to 65%), by volume following the Seattle Standard Specifications for Road, Bridge and Municipal Construction (2011)

ORGANIC COMPOST & WOOD MULCH Submit physical and chemical analysis for each product proposed for use.

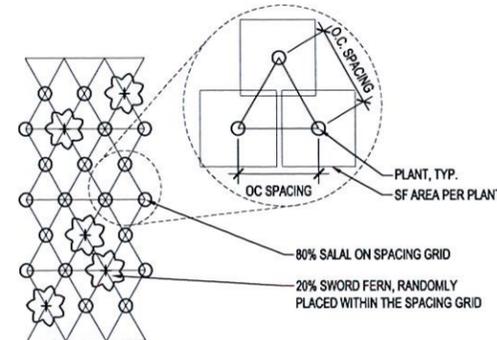
E. PLANTING PERIODS

NATIVE TREES, SHRUBS AND NON GRASSES Planting Period: October 1-April 30

NATIVE GRASSES Planting Period: mid Sept - October

F. IRRIGATION

Provide temporary irrigation plan for all new plantings. The onsite water system shall be designed to operate and promote water conservation.



PLANT QUANTITIES = PLANTING AREA / SF AREA PER PLANT

TYPICAL PLANT SPACING
12" OC = .87 SF PER PLANT 30" OC = 5.425 SF PER PLANT
18" OC = 1.95 SF PER PLANT 36" OC = 7.80 SF PER PLANT
24" OC = 3.46 SF PER PLANT 48" OC = 13.84 SF PER PLANT

1 PLANT SPACING DIAGRAM

SCALE: NTS

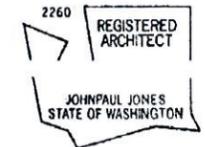
PLNT-SPACING.DWG



JONES JONES

ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS
103 SOUTH MAIN STREET
SUITE 300
SEATTLE, WA 98104
206.424.5700
WWW.JONESANDJONES.COM

DESIGN DEVELOPMENT



DATE: June 25, 2014

REVISIONS:

BENCH MARK & ELEVATION DATUM:
BENCH MARK NO. BM4359
3" BRASS MONUMENT IN CASE 0.8' DEEP AT
THE INTERSECTION OF NE NEW BROOKLYN
ROAD AND MADISON AVE NE
ELEVATION = 173.20'

NE 1/4, SEC. 22, T. 25N., R. 2E., W.M.

DPCCD#:

SHEET 10 OF 41

PLANTING SCHEDULE & NOTES



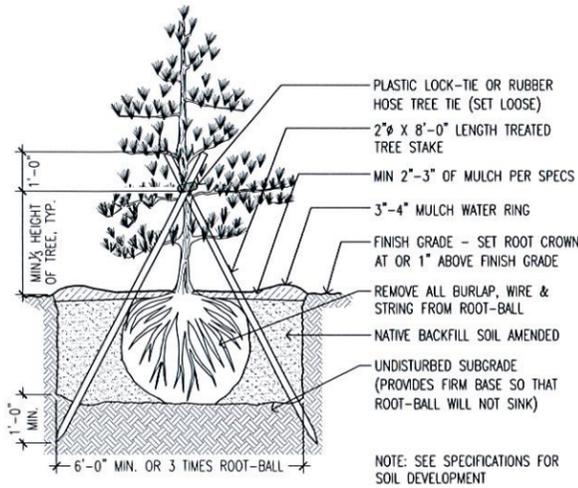
DRAWN BY: GAD

CHECKED BY: JPJ

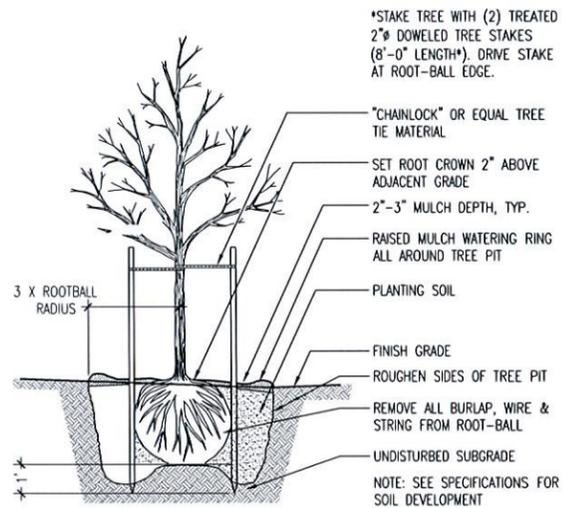
JOB NO.: 22100.103

SHEET NO.: L602

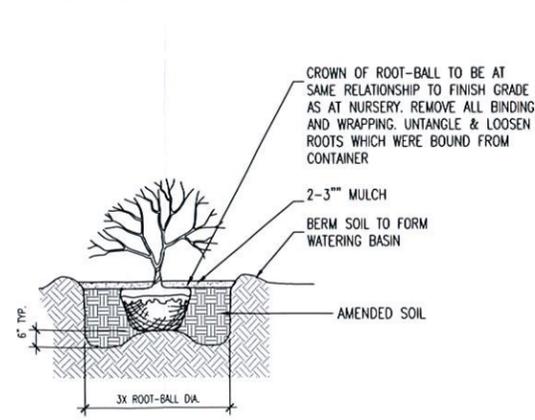
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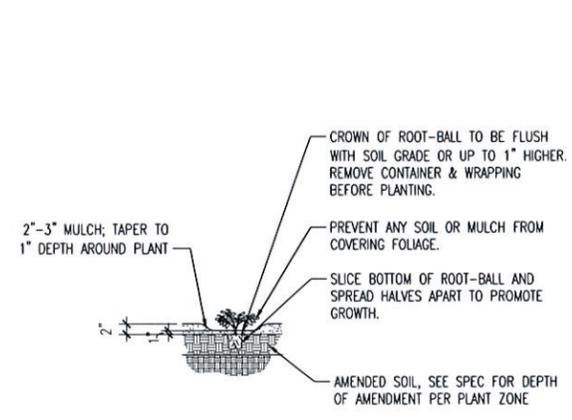
1 CONIFEROUS TREE PLANTING
SCALE: NTS



2 DECIDUOUS TREE PLANTING
SCALE: NTS



3 SHRUB PLANTING
SCALE: NTS



4 HERBACEOUS & GROUND COVER PLANTING
SCALE: NTS

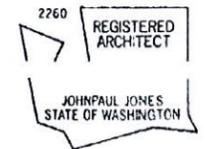
J:\Barnbridge Artisan Resource Network\2110102-CAVIC-ARCH\03_SHEETS\BTL603.dwg_07/25/2014 1:43 PM



JONES & JONES

ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS
104 SOUTH MAIN STREET
SUITE 300
SEATTLE, WA 98104
206.462.8500
www.jonesandjones.com

DESIGN
DEVELOPMENT



DATE: June 25, 2014

REVISIONS:

BENCH MARK & ELEVATION DATUM:
BENCH MARK NO. BM4359
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THE INTERSECTION OF NE NEW BROOKLYN
ROAD AND MADISON AVE NE
ELEVATION = 173.20'

NE 1/4, SEC.22, T.25N., R.2E., W.M.

DPCD#:

SHEET 10 OF 41

PLANTING
DETAILS



REFERENCE NORTH

DRAWN BY: WWS

CHECKED BY: JPJ

JOB NO.: 22100.103

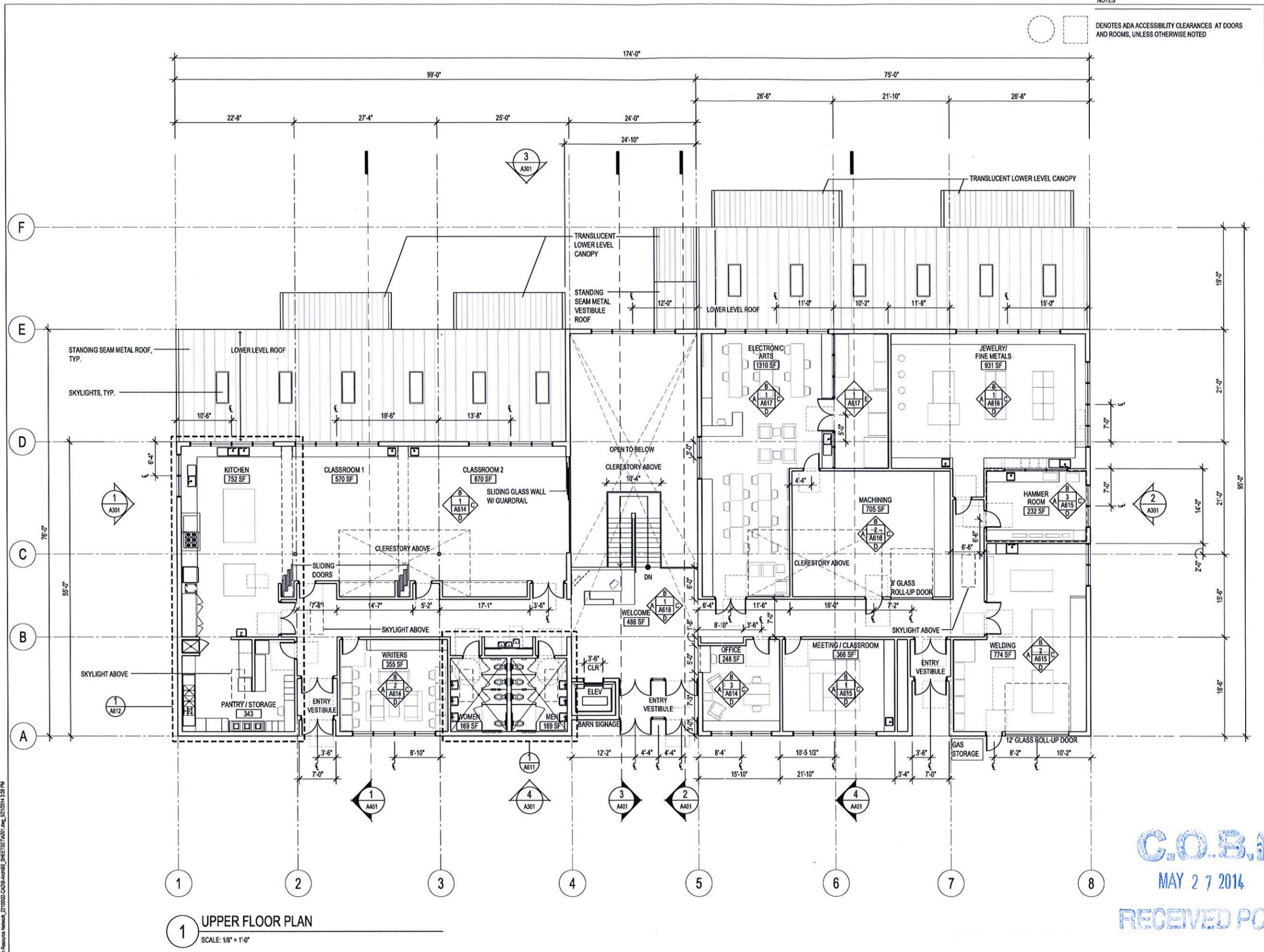
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C.O.B.I.
JUN 30 2014
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NOTES

DENOTES ADA ACCESSIBILITY CLEARANCES AT DOORS AND ROOMS, UNLESS OTHERWISE NOTED



1 UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"



JONES & JONES
ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS
105 SOUTH MAIN STREET
SUITE 300
SEATTLE, WA 98104
206-524-3702
www.jonesandjones.com

DESIGN DEVELOPMENT

DATE: May 27, 2014

REVISIONS:

BENCH MARK & ELEVATION DATUM:
BENCH MARK NO. BM4359
3" BRASS MONUMENT IN CASE 0.8' DEEP AT
THE INTERSECTION OF NE NEW BROOKLYN
ROAD AND MADISON AVE NE
ELEVATION = 173.20'

NE 1/4, SEC.22, T.25N., R.2E., W.M.

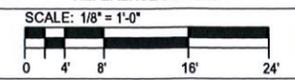
DPCD#:

SHEET 14 OF 43

UPPER FLOOR PLAN



REFERENCE NORTH



DRAWN BY: RFK

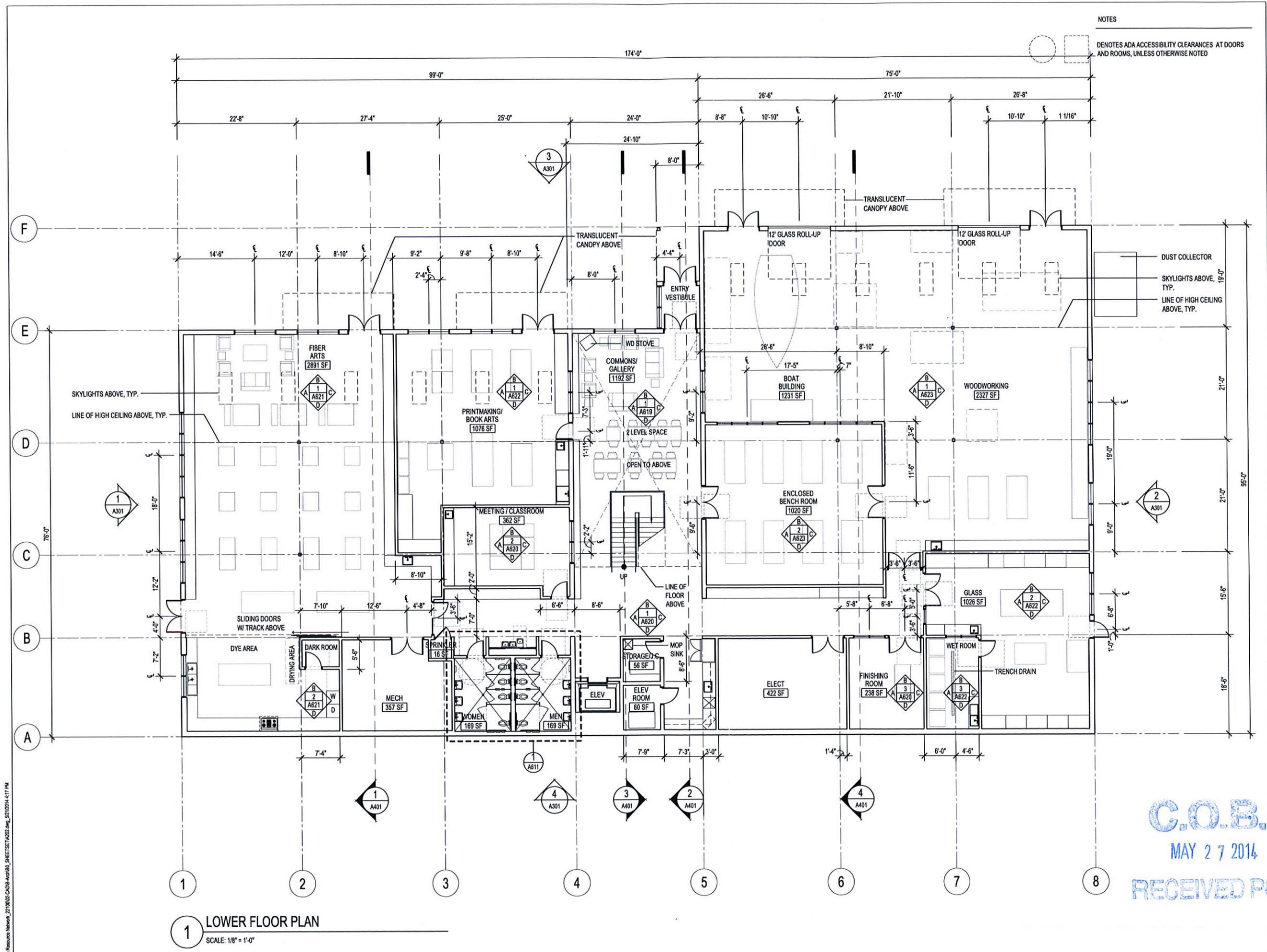
CHECKED BY: JPJ

JOB NO.: 22100.103

SHEET NO.: A201

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NOTES
DENOTES ADA ACCESSIBILITY CLEARANCES AT DOORS AND ROOMS, UNLESS OTHERWISE NOTED



JONES JONES
ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS
103 SOUTH MAIN STREET
SUITE 300
SEATTLE, WA 98104
206 424 5702
www.jonesandjones.com

DESIGN DEVELOPMENT

DATE: **May 27, 2014**

REVISIONS:

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BENCH MARK NO. BM4359
3" BRASS MONUMENT IN CASE 0.8' DEEP AT
THE INTERSECTION OF NE NEW BROOKLYN
ROAD AND MADISON AVE NE
ELEVATION = 173.20'

NE 1/4, SEC.22, T.25N., R.2E., W.M.

DP/CD#:

SHEET 15 OF 43

LOWER FLOOR PLAN



SCALE: 1/8" = 1'-0"
0 4' 8' 16' 24'

DRAWN BY: **RFK**

CHECKED BY: **JPJ**

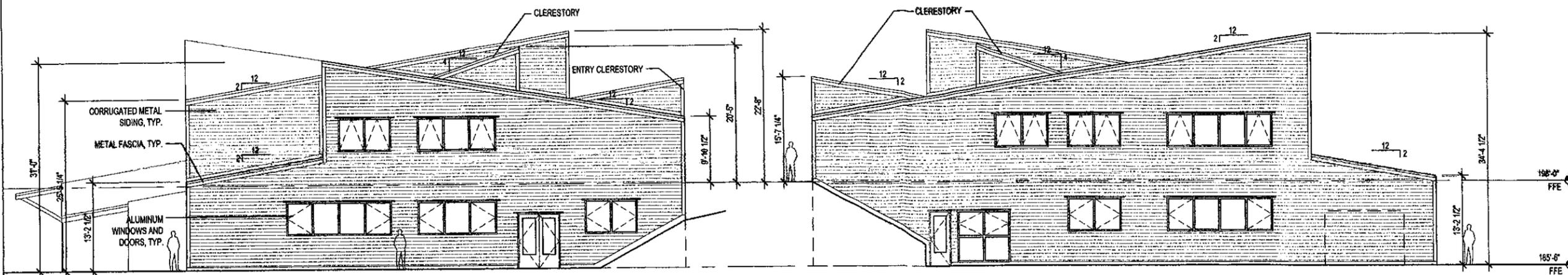
JOB NO.: **22100.103**

SHEET NO.: **A202**

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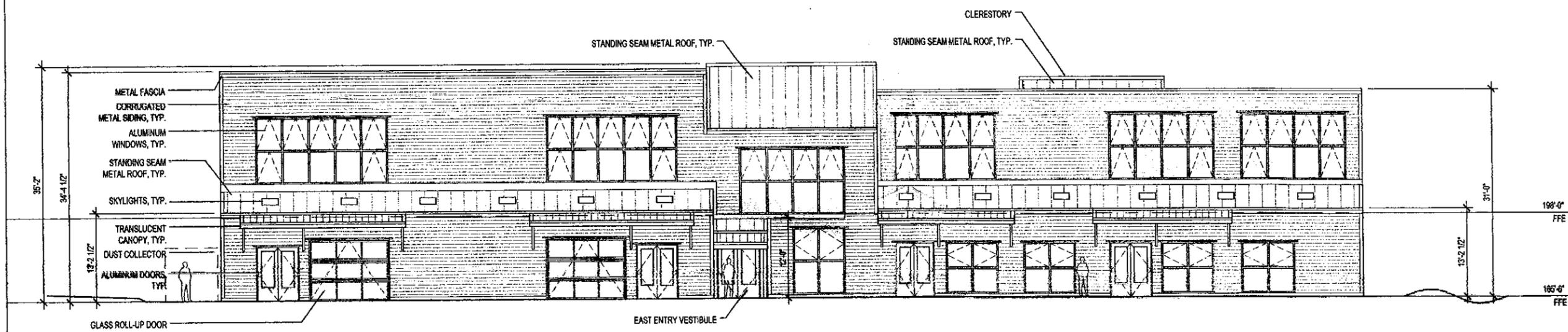
C.O.B.A.
MAY 27 2014
RECEIVED POD

1 LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0"

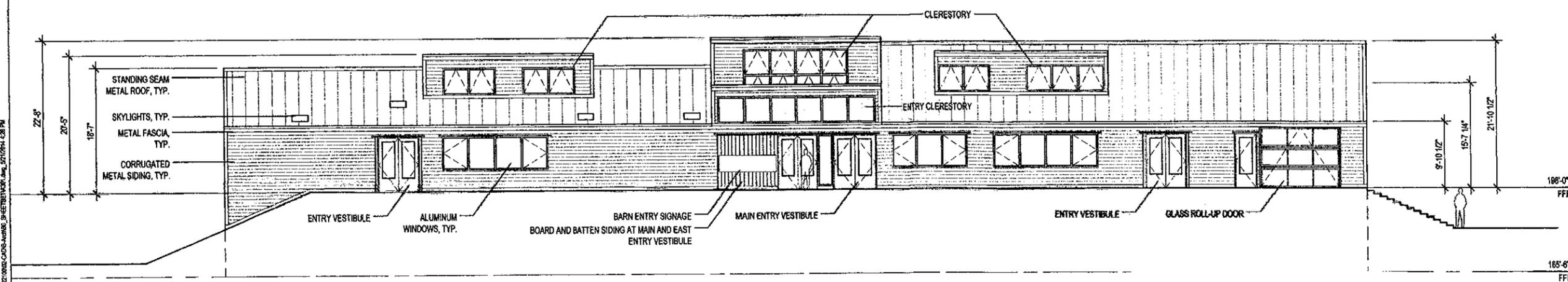


1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

Bainbridge Artisan Resource Network, 2/17/2012, C:\010-0000\010-0000\010-0000.dwg, 5/27/2014, 4:08 PM

Exterior Light fixture cutsheets

Pole mount area light
mounted on 14" tall pole

COB
JUN 3 0 2014
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Quadro H2 LED



Project: _____

Type: _____ **Qty:** _____

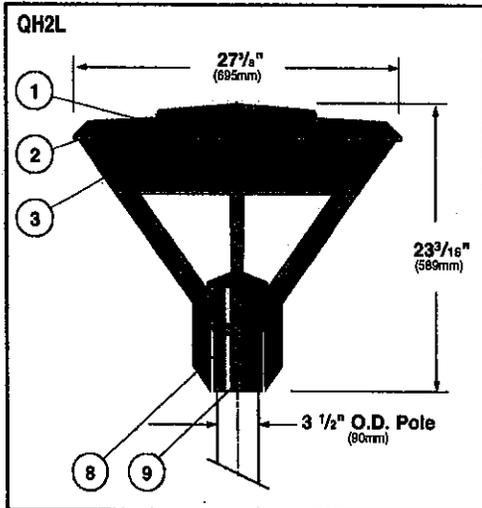
QH2L _____

Series Optics Mounting Light Engine CCT Finish Voltage Option

Pole Series Height Finish Options

Series	Optics	Mounting	Light Engine	CCT	Finish	Voltage	Options
QH2L	R1 Type I	1 Single	4TL350 ¹ 350mA / 40W	30 3000K	WH White	120	HS House Side Shield (external)
Quadro	R2 Type II	2 Double	4TL500 500mA / 58W	45 4500K	BK Black	208	DM ¹ Dimming (0-10V)
H2 LED	R3 Type III	W Wall Mount			BZ Bronze	277	PCT Photocell Tenon
	R4 Type IV				SV Silver	347	HL ² Hi-Lo Switching
	R5 Type V				SP Specify Premium Color	480	

No dimming at 350mA ¹ 120V, 277V only



- 1. **Fixture Cover** - Formed low-copper aluminum cover hinges open for easy access to LED light engine.
- 2. **Gasketing** - Continuous molded gasket provides weather-proofing, dust and insect control at all luminaire connections.
- 3. **Housing** - Die-cast and spun low-copper aluminum components with stainless steel fasteners.
- 4. **LED Light Engine** - (Not shown) High efficacy LED light engine with 60,000 hour life until L70. Available with 3000K or 4500K CCT and a CRI of 80. Protection

- class IP67.
 - 5. **Optics** - (Not shown) High transmittance custom molded lenses create IES distribution types I, II, III, IV and V with IDA-Approved "Dark Sky Friendly" performance.
 - 6. **LED Driver** - (Not shown) High power factor, High efficiency constant current LED driver. 120-277 VAC input. Protection class IP67. 347/480V with step down transformer.
 - 7. **Surge Protection** - (Not shown) 3-Pole Surge protection device safeguards electrical components from indirect lighting strikes and surges up to (10kA and 10kV). RoHS compliant.
 - 8. **Fixture Frame** - Four cast aluminum arms attach to pole fitter with recessed stainless steel Allen head screws
 - 9. **Pole Fitter** - Cast aluminum fitter secures to pole with two stainless steel Allen head set screws. For 3 1/2" (90mm) O.D. pole.
- Exterior Luminaire Finish** - Selux utilizes a high quality Polyester Powder Coating. All Selux luminaires and poles are finished in our Tiger Drylac certified facility and undergo a five stage intensive pretreatment process where product is thoroughly cleaned, phosphated and sealed. Selux powder coated products provide excellent salt and humidity resistance as well as ultra violet resistance for color retention. All products are tested in accordance with test specifications for coatings from ASTM and PCI.
- Standard exterior colors are White (WH), Black (BK), Bronze (BZ) and Silver (SV). Selux premium colors (SP) are available, please specify from your Selux color selection guide.
- 5 Year Limited LED Luminaire Warranty** - Selux offers a 5 Year Limited Warranty to the original purchaser that the Quadro H2 LED luminaire shall be free from defects in material and workmanship for up to five (5) years from date of shipment. This limited warranty covers the fixture, LED driver and LED light engine when installed and operated according to Selux instructions. Fixture suitable for ambient temperature of 40° C (104° F). For details and exclusions, see "Selux Terms and Condition of Sale."
- Listings and Ratings:** Tested to IESNA LM-79-08 and LM-80 test standards at 25° C ambient temperature. Rated for wet location.

Selux Corp. ©2013
TEL (845) 834-1400
FAX (845) 834-1401
www.selux.us
QH2L-0613-01 (ss-v1.7)

NRTL Listed (i.e. UL, CSA)

Union Made Affiliated
with IBEW Local 363



In a continuing effort to offer the best product possible, we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product. Specification sheets found at www.selux.us are the most recent versions and supercede all other printed or electronic versions.

Exterior Light fixture cutsheets

Pole mount area light
mounted on 14" tall pole

Quadro H2 LED



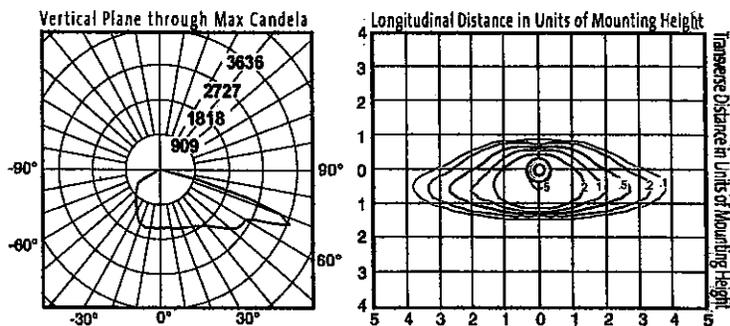
Photometry

R1 58W LED

Catalog #QH2L-R1-1-4TL500-45
Report # 1085G01S-1

- Maximum candela of 3636 at 67.5° from vertical
- IES classification: Type I Full Cutoff*
- 4742 Delivered Lumens
- 82 Lumens per Watt
- Based on 16' mounting height
- BUG Rating B1-U0-G1

DOWNLOAD IES FILE:
http://www.selux.us/fileadmin/user_upload/ies_files/QH2L_IES.zip



Quadro H2 LED



Pole Information

Pole Series	Bolt Circle	EPA Information (ft ²)					Height	Finish	Options	
		70 mph	80 mph	90 mph	100 mph	110 mph				
S635 3 1/2" Diameter Stepped Steel Pole	Ø9"	57.6	44.3	34.6	27.5	22.8	8 8 ft.	WH White	BC1 Decorative Cast Aluminum Base Cover (for A35 & S35 poles only)	
A35 3 1/2" Diameter Straight Aluminum Pole	Ø7 3/4"	16.1	12.2	9.4	7.3	5.9		BK Black		
S35 3 1/2" Diameter Straight Steel Pole	Ø7 3/4"	14.8	11.3	8.6	6.7	5.4				
S635 3 1/2" Diameter Stepped Steel Pole	Ø9"	45.6	35.0	27.3	21.6	17.8	10 10 ft.	BZ Bronze	REC GFCI Receptacle with weather-proof cover ¹	
A35 3 1/2" Diameter Straight Aluminum Pole	Ø7 3/4"	12.4	9.3	7.1	5.4	4.3		SV Silver		
S35 3 1/2" Diameter Straight Steel Pole	Ø7 3/4"	11.4	8.6	6.5	4.9	3.9				
S635 3 1/2" Diameter Stepped Steel Pole	Ø9"	37.6	28.7	22.3	17.5	14.4	12 12 ft.	SP Specify Premium Color	For Photocell Tenon option, see p.1	
A35 3 1/2" Diameter Straight Aluminum Pole	Ø7 3/4"	9.9	7.3	5.4	4.0	3.1				
S35 3 1/2" Diameter Straight Steel Pole	Ø7 3/4"	9.1	6.7	4.9	3.6	2.6				
S635 3 1/2" Diameter Stepped Steel Pole	Ø9"	31.7	24.2	18.6	14.6	11.9	14 14 ft.		¹ Weatherproof cover intended for portable tools or other portable equipment connected to the outlet only when attended. For other requirements please consult factory.	
A35 3 1/2" Diameter Straight Aluminum Pole	Ø7 3/4"	8.0	5.8	4.2	3.0	2.2				
S35 3 1/2" Diameter Straight Steel Pole	Ø7 3/4"	7.3	5.3	3.8	2.7	1.9				
S635 3 1/2" Diameter Stepped Steel Pole	Ø9"	21.7	15.8	12.3	9.6	7.6	16 16 ft.			
A35 3 1/2" Diameter Straight Aluminum Pole	Ø7 3/4"	4.9	3.2	2.2	1.4	0.8				
S35 3 1/2" Diameter Straight Steel Pole	Ø7 3/4"	4.4	2.8	1.9	1.2	0.6				

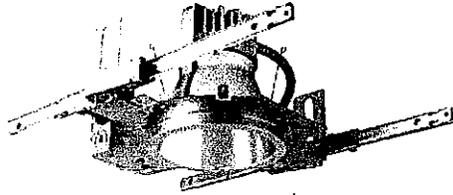
¹Other pole configurations available, consult factory.

Exterior Light fixture cutsheets

Downlight in Soffit



Luminaire Type:
Catalog Number
(auto-populated):



Gotham Architectural Downlighting
LED Downlights

6" Evo®
Open Reflector

Solid-State Lighting



FEATURES

OPTICAL SYSTEM

- Self-flanged semi-specular, matte-diffuse or specular lower reflector
- Patented Bounding Ray™ optical design (U.S. Patent No. 5,800,050)
- 45° cutoff to source and source image
- Top-down flash characteristic

MECHANICAL SYSTEM

- 16-gauge galvanized steel construction; maximum 1-1/2" ceiling thickness
- Telescopic mounting bars maximum of 32" and minimum of 15", preinstalled, 4" vertical adjustment
- Toolless adjustments post installation
- Junction box capacity: 8 (4 in, 4 out) 12AWG rated for 90°C
- Light engine and driver accessible through aperture

ELECTRICAL SYSTEM

- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours based on IESNA LM-79-2008
- 120-277VAC, 50/60Hz power supply with 0-10V dimming (10-100%)
- Overload and short circuit protected
- LEDs tested under LM80

LISTINGS

- Fixtures are CSA certified to meet US and Canadian standards; wet location, covered ceiling

WARRANTY

- 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

ORDERING INFORMATION

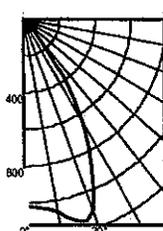
EXAMPLE: EVO 35/10 6AR 120

Series	Color temperature	Nominal lumen values	Aperture/Trim color	Distribution	Finish	Voltage
EVO	27/ 2700 K	10 1000 lumens	6AR Clear	(blank) 1.0 s/mh	(blank) Semi-specular	MVOLT
	30/ 3000 K	14 1400 lumens	6PR Pewter	VND Very narrow (0.5 s/mh)	LD Matte diffuse	120
	35/ 3500 K	18 1800 lumens	6WTR Wheat	NB Narrow (0.6 s/mh)	LS Specular	277
	41/ 4100 K	22 2200 lumens	6GR Gold	MD Medium (0.8 s/mh)		347
			6WR White	WD Wide (1.2 s/mh)		

Driver	Options
(blank) ¹ 0-10V dimming driver. Minimum dimming level 10%	SF Single fuse
ECOS2 ^{3,4} Lutron® Hi-Lume® 2-wire forward-phase dimming driver. Minimum dimming level 1%	REL ² RELOC® ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to REL for complete nomenclature.
ECOS3 ^{3,4} Lutron® Hi-Lume® 3-wire or EcoSystem® dimming driver. Minimum dimming level 1%	NEPP ³ Interface for Sensor Switch® nLight® network provided with integral power supply. Refer to IN-623-01.
	NSD ² Sensor Switch® nLight® one 5A relay with one 0-10 VDC dimming output; requires bus power, such as nPP16 power pack. Refer to pSP5-D.
	TRW ⁷ White painted flange
	TRBL Black painted flange
	EL ^{8,9} Emergency battery pack with integral test switch
	ELR ^{8,9} Emergency battery pack with remote test switch
	CP ¹⁰ Chicago plenum
	BGT ¹¹ Bodine generator transfer device

Distribution Curve	Distribution Data	Output Data	Coefficient of Utilization	Illuminance: Single Luminaire 30" Above Floor
--------------------	-------------------	-------------	----------------------------	---

EVO 35/10 6AR LS INPUT WATTS: 18.4, DELIVERED LUMENS: 1113.4, LMMW=60.5, 1.1 S/MH, TEST NO. LTL21133



ft	pc	Ave Lumens	Zone	Lumens	% Lamp	80%			70%			50%			Initial FC	50° beam - 58.3'	10° beam - 77.2'
						50%	30%	10%	50%	30%	10%	50%	30%	10%			
0	1017		0° - 30°	822.0	73.8	0	119	119	119	118	116	116	111	111	111		
5	1028	99	0° - 40°	1062.1	95.4	1	111	108	108	109	107	105	105	103	101		
15	1158	319	0° - 60°	1112.7	99.9	2	103	99	98	102	98	95	98	95	93		
25	885	404	0° - 90°	1113.4	100.0	3	97	92	89	95	91	87	93	89	86		
35	391	240	90° - 180°	0.0	0.0	4	90	85	81	89	84	80	87	83	79		
45	53	48	0° - 180°	1113.4	100.0	5	85	79	75	84	78	74	82	77	74		
55	1	2				6	79	73	69	79	73	69	77	72	69		
65	1	1				7	75	69	64	74	68	64	73	68	64		
75	0	0				8	70	64	60	70	64	60	69	63	60		
85	0	0				9	66	60	58	68	60	58	65	60	58		
90	0	0				10	63	57	53	62	57	53	61	58	53		

Exterior Light fixture cutsheets

Wall Wash at signage

Recessed ceiling downlights with asymmetrical light distribution

Housing: Constructed of die-cast and extruded aluminum. Housing is supplied with mounting clamps that provide a vibration proof installation in ceilings up to 1 1/4" total thickness. Rough-in housing constructed of galvanized steel with through wiring box. Rough-in housing included.

Enclosure: One piece die-cast aluminum faceplate secured to the housing with four flat head, captive, tamper resistant screws threaded into stainless steel inserts in the housing. Etched safety glass with internal cross baffle provided to control brightness and distribution of the lamps. Reflector is pure anodized aluminum. Fully gasketed with a continuous, extruded silicone gasket.

Electrical: 28.6W LED luminaire, 32 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

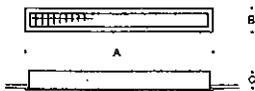
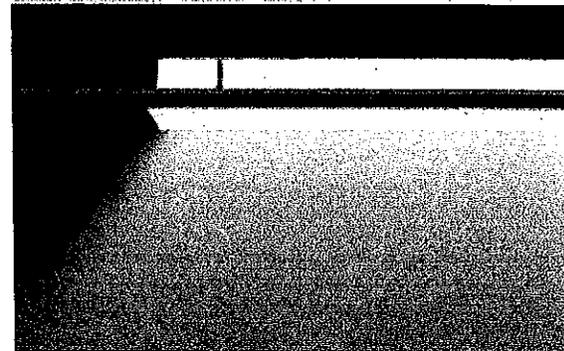
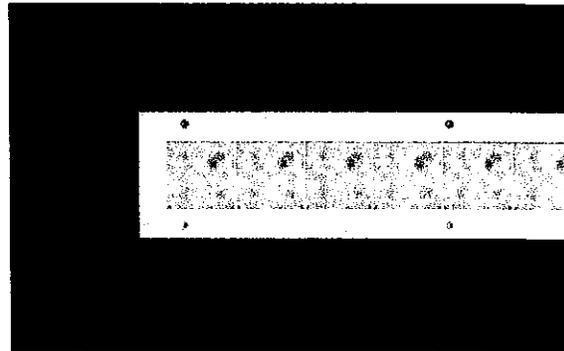
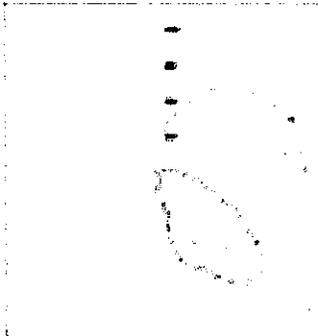
Finish: Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

Weight: 9.3 lbs.

Luminaire Lumens: 1824
Tested in accordance with LM-79-08

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



Lamp	A	B	C
6845LED 28.6W LED	25 3/8	5 1/4	3 3/8

Exterior Light fixture cutsheets

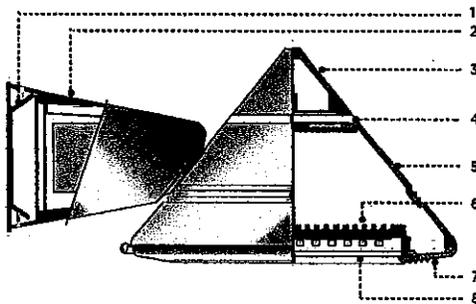
Wall Sconce over Doors

LUMINIS

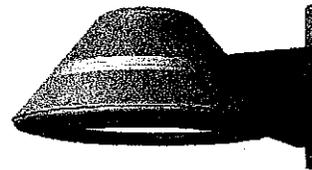
AR25/AR35/AR35F
ARGON - LED



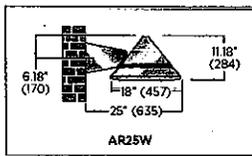
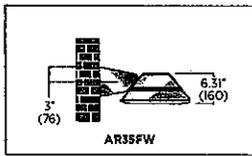
TYPE:	QUANTITY:	PROJECT:							
CATALOG NUMBER:					ELECTRICAL	ELECTRICAL	MOUNTING	ACCESSORIE	
	FIXTURE	WATTAGE	VOLTAGE	FINISH	OPTION	OPTION	OPTION	OPTION	



- 1- Heavy gauge steel galvanized mounting plate.
- 2- Cast aluminum LED driver housing.
- 3- Corrosion free cast aluminum conical top.
- 4- AR25: White frosted luminous insert with 10W LED light engine.
AR35: Solid opaque aluminum insert.
AR35F: Flat top sealed cover
- 5- Corrosion free cast aluminum conical body.
- 6- Cast aluminum LED heat dissipating module
- 7- Cast aluminum lens frame with hinge mechanism.
- 8- Clear tempered glass lens.



WALL MOUNT



MATERIALS

Argon is made of corrosion resistant 356 aluminum alloy with a copper (CU) content of less than 0.1%.
LED driver is enclosed in a separate cast aluminum chamber allowing a quick access for electrical maintenance without disturbing the optical light chamber. The optical chamber is easily accessible with a hinged mechanism lens frame allowing a quick access to LED board

ELECTRICAL

LED
POWER SUPPLY 120/277V multi volt, or 347-480V (50-60HZ) with a minimum operating temperature of -40°C/-40°F.
LED Type II-III-V or VS light distribution with high performance optical lenses. Standard 4000 *K LED.

LIFE

80,000hrs (L₇₀ B₅₀) based on LM80 report for lumen maintenance.

FINISH

Five-stage preparation process including preheating of cast aluminum parts for air extraction, and an environmentally friendly alloy sealant. Polyester powder coating is applied through an electrostatic process and oven cured for long term finish.

MOUNTING

Maximum weight AR25P/AR25W/AR35P/AR35W: 30lbs (13.6kg)
Maximum weight AR35FP/AR35FW: 28lbs (12.7kg)
The luminaire is designed for wall or pole. Mounts on a 4" (102) or 5" (127) pole.

CERTIFICATION

Tested to UL1598 and CSA22.2 #250. ETL listed wet location.
Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C. Lumen depreciation in accordance with IESNA LM80 standards.
Rated IP65.



LED optical chamber is easily accessible with a cast aluminum hinged lens frame.

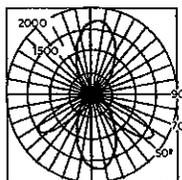
Feb. 2013 Rev 0

LUMINIS | Toll free: 866.586.4647 Fax: 514.683.8872
260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

LUMINIS.COM

Luminaires may be altered for design improvement or discontinued without prior notice. Unless specified, lamps are not included with luminaires.

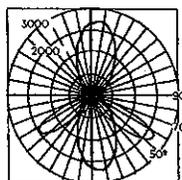
TYPE II



Max. CP. 1622

Total Lms: 3092 Lumens
Total Input Watts: 46W
Total Efficiency: 67%
BUG Rating: B1-U0-G1
Cutoff Classification: Full-Cutoff
Distribution: Type II
CRT: 4000°K

AR25-L21W48-LD2
AR35-L21W48-LD2



Max. CP. 2558

May 27, 2014

Deb Sweet
Bainbridge Artisan Resource Network
221 Winslow Way West, Box 205
Bainbridge Island, WA 98110

C.O.B.I.
MAY 27 2014
RECEIVED PCD

Re: BARN- Site Plan and Design Review

Dear Deb:

This letter presents the drainage and utility plan for the proposed BARN development on Three Trees Lane in Bainbridge Island.

EXISTING CONDITIONS

The site consists of Lot B (2.1-acres) of the Coultas Short Plat (see Figure 1). The parcel is located north of New Brooklyn Road and east of Three Tree Lane. The site is currently developed as a pasture. The vegetation on the site consists of pasture, a few second growth trees and young trees that were planted as part of the short plat. The soil, mapped by the United States Department of Agriculture, is Harstine gravelly sandy loam.

The site slopes to the east at a 6% average slope and drains in a dispersed manner toward the adjacent private property. The west edge of the property is located at the high point on the site and does not receive any runoff from outside of the property.

A detention pond was constructed on the property as part of the Coultas Short Plat project to mitigate the construction of a building on Lot B.

Downstream Analysis

The outlet of the existing detention pond drains to a dispersion trench located at the northeast corner of the property. The dispersion trench spreads the water out into the existing forested area to the northeast. From this point the water continues to flow northeast across a forested area until it reaches the drainage ditch along SR305. The water eventually crosses SR305 and flows into the drainage ditch along Moran Road, then Lofgren Road and finally into Murden Cove.

PROPOSED DEVELOPMENT

The project consists of the construction of a 25,230-square feet educational facility with a parking area surrounding the building. The project will also include the construction of water and sewer connections to the City's utilities and a drainage system meeting RIMC 15.20.

Access to the site will be provided by Three Tree Lane. A loop turnaround/drop off will be constructed at the end of Three Tree Lane. The parking areas will be divided into two groups, with one at the northwest corner and the second along the south and east sides of the building.

PROPOSED DRAINAGE SYSTEM

Two detention ponds were constructed as part of the Coultas Short Plat, one located on Lot B and one on Lot C. At the time that the ponds were constructed the developable area in the plat was restricted by an open space requirement on the plat. Before the plat achieved final plat approval the open space requirement was removed. This increased the developable land available on the site. The City has agreed that the size of the detention ponds may be increased to accommodate the additional developable area using the regulations in place during the plat approval process (see File No. PRE10994 Island Craft/Coultas Pre-Application Conference letter dated 10/5/12).

We propose to increase the size of the pond on Lot B at this time to mitigate the proposed development shown on the drawings and also for the proposed development on Lot A (see attached calculations). We do not propose to alter the existing dispersion system constructed with the short plat.

Runoff from the proposed development on Lot A will be collected in a storm drain system and routed to a biofiltration swale located on Lot B. The swale will also convey the runoff to the detention pond on Lot B.

Runoff from the site will be generated by rainfall on pervious and impervious areas. Since the site is located at the top of the hill the site will not receive runoff from offsite. The runoff from the paved areas will be collected in a series of rain gardens. The rain gardens will remove pollutants from the runoff. The rain gardens are connected and will convey the runoff to a detention pond located in the northeast corner of the site. In combination, the rain gardens and detention pond will retain the water onsite, slowly metering the runoff from the site in accordance with City of Bainbridge Island stormwater code requirements. The water will be released into an existing dispersion trench located at the northeast corner of the property. The dispersion trench will spread the water out into the existing forested area.

EXISTING WATER SYSTEM

An existing 8-inch water main was constructed from New Brooklyn Road up Three Tree Lane. The water main also runs along the south property line of Lot A.

PROPOSED WATER SYSTEM

New service connections for both of the domestic water service and fire water service will be constructed. A backflow assembly will be provided on the domestic service in a planter outside of the building. The backflow assembly for the sprinkler system will be provided in a utility room in the building. The project will have one City water meter.

EXISTING SEWER SYSTEM

An existing 8-inch sewer main running along the south and west property lines of Lot A was constructed as part of the development. The sewer line discharges into the North Town Woods sewer system. The eastern most manhole for the system is located at the southwest corner of Lot B in the Three Tree Lane easement.

PROPOSED SEWER SYSTEM

A 6-inch side sewer will be constructed to the building. It should be noted that the lower level of the proposed building is below the existing sewer system. A pump system will be installed in the building to pump the lower level to the new side sewer.

EROSION CONTROL

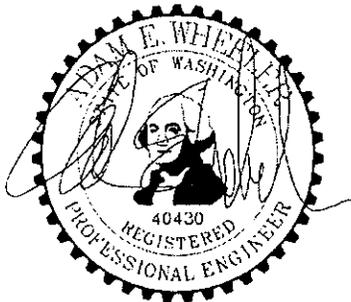
The Contractor will be responsible for maintaining erosion control facilities on the site during construction and for ensuring that sediment does not leave the site. The general principles of construction pollution prevention are:

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

A detailed erosion control plan will be developed during building permit process.

Very truly yours,

BROWNE WHEELER ENGINEERS, INC.



5/27/14

Design Review Board Design Guideline Checklist
 Light Manufacturing Design Guidelines – BIMC 18.18.030

C.O.B.I.

MAY 27 2014

RECEIVED PCO

- "Pre-App" Meeting Checklist
- "Post-App" Meeting Checklist

Project Name/Case #: BARN

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

Site Plan Review

Project Description:

Construction of a two-story building for the teaching and fostering the skill and practice of artisanal crafts

Also reviewed + provided comments on each of the 12 criteria

Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
1. Site Design/ View from the Road	Preserve vistas and viewpoints of pastoral scenes such as rolling hills, fields and forested ridges.	Where the terrain permits, hide the view of building, parking, and equipment, so that they cannot be seen from the road.	Site plan includes a 15' buffer of trees and native plantings on the south side of the property—which is the most visible from New Brooklyn. The east side of the property has a 23' buffer. Building is perpendicular and set into the slope; it is one story on the west and two stories on the east.	<i>Y</i> <i>Satisfies</i>
2. Site Design/ Maintain Wooded Character	Use trees and shrubs to maintain or establish a visual screen of light manufacturing buildings and/or activities. Also use existing or newly planted trees and shrubs to soften the impact of new development within the interior of the site.	Preserve mature trees and shrubs and plant trees that can screen the view of buildings from the road or adjacent residential properties. Protect significant mature trees and stands of trees so that mature vegetation dominates within the screen.	A required 50 ft full screen buffer provides a vegetation separation from the north residential area and preserves the mature Doug fir forested ridge. Careful planning of vehicle access preserves the existing stand of Doug fir on the west and a magnificent mature pine at property entry. Interior planting areas on site provide areas for large and medium shade trees, shrubs and ground covers.	<i>Y</i> <i>Satisfies</i>

Design Review Board Design Guideline Checklist
 Light Manufacturing Design Guidelines – BIMC 18.18.030

Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
3. Site Design/ Entrances	Minimize the disruption of the visible landscape.	To the greatest extent possible, road entrances should not draw attention to the light manufacturing facility. This should be accomplished by minimizing the width of the entrance, utilizing curves immediately inside the entrance, and by allowing the natural vegetation to grow to the edge of the drive.	The site is accessed by Three Tree Lane, a grassy, tree lined lane off New Brooklyn Road. The lane arrives mid site along the west side of the property, curves around a dense stand of existing 30' Doug fir trees and becomes a vehicle turnaround for the facility. A mature pine acts as a gate to the site at the SE corner of the property and is part of the buffer landscape of native trees, shrubs, ground covers and rain garden plants that provide visual screening.	Y <i>meeting requirements</i>
4. Site Design/ No Chain Link Fences	Maintain the island landscape.	Chain link fences shall not be visible from roads and neighboring properties.	N/A—no chain link fences will be used.	Y <i>meeting requirements</i>
5. Site Design/ Internal Roads	Minimize the visual impact of the roads.	Build roads as narrow as possible. Create, whenever possible, a loop within the site with one-way narrow roads. Let vegetation grow to the edge of the road.	Three Tree Lane is an existing lane along the west side of the property. The lane turnaround is a 20 ft required emergency access which loops around stand of existing fir trees, proposed native shrubs and rain garden plants.	Y <i>sensitive to how you have designed driveway</i>
6. Site Design/ Loading Docks	Minimize the visual impact of loading docks from the road and adjacent residential properties.	Place loading docks on the site so they are fully screened from the road or adjacent residential properties.	N/A—there will be no loading docks.	Y <i>meeting requirements</i>
7. Site Design/ Agricultural Uses Within Open Space	Help sustain and encourage agriculture on the island.	Active agricultural uses such as pasture land and fruit and vegetable farms are encouraged within the open space.	Around the detention pond, a garden is planned to include natural dye plants and basketry plants. Buffer plants proposed include evergreen huckleberry, hazelnut, native rose (rose hips) and other edible food plants.	Y <i>providing different gardens.</i>

Design Review Board Design Guideline Checklist
 Light Manufacturing Design Guidelines – BIMC 18.18.030

Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
8. Site Design/ Trails Within Open Space	Expand passive recreational use.	Trails are encouraged. Support future trail systems by initiating trails on the site or connecting to existing trails.	The existing trail on east is replaced or preserved. This trail does not connect to other trails at this time due to issues from other property owners.	Y not requirements required on subject property
9. Site Design/ Shielded Lighting	Ensure that the source of light for parking, services, and loading areas does not spill over to adjacent residential properties or the road.	Freestanding and building mounted light fixtures should not exceed 14 feet in height, including the base. All exterior lighting fixtures should incorporate cutoff shields to prevent spillover. Use of motion sensors with long time delays are encouraged. Use of mercury vapor lamps are strongly discouraged.	Exterior light fixtures will be full-shielded and will have photometrics that aim light down and towards the center of the site to reduce light trespass onto adjacent properties. All site light fixtures will use LED lighting sources. Motion sensor will be used to automatically turn lights off after hours and when not in use.	Y
10. Building Design/ Encouraging Varied Shapes and Details	Include building details that create a sense of human scale and that visually reduce the bulk of larger buildings.	Buildings should incorporate most of the following elements: <ul style="list-style-type: none"> • A pitched or rounded roof • Varied rooflines and roof details such as monitors • A visually prominent principal entrance • Appropriately scaled windows with visible trim • Landscaping at the building edge • Surface treatment to break up scale 	The BARN building is designed with: <ul style="list-style-type: none"> -Roof slopes of 2:12 and 4:12; -Roof has varied rooflines including monitors and clerestories on the east and west elevations -Prominent entries on the east and west include use of wood siding material at the entries, glass entry doors, relites with glazing above, special lighting and signage. -Building siding is proposed to be metal panel with metal frame windows. Windows are placed to allow abundant natural light into the studio spaces and vary in size and position on the facades. -Planting areas are proposed at the perimeter on all sides of the building. 	Y very bldg organized self-stories this requirement

Design Review Board Design Guideline Checklist
 Light Manufacturing Design Guidelines – BIMC 18.18.030

Applicable Design Guidelines				
Design Guideline	Intent	Description	Applicant Response	DRB Action (Y/N)
11. Building Design/ Conceal Mechanical Equipment	Ensure that larger pieces of mechanical equipment are visually unobtrusive.	Conceal mechanical equipment within the roof, or behind buildings or other screening so it is not visible from the road or adjacent residential properties.	Any Large mechanical equipment required to be outside will be at the ground level and screened; it will not be visible from the road or adjacent residential properties. Rooftop top fans, or exhaust outlets will be concealed behind louvers.	Y excellent job met requirements
12. Building Design/ Glare	Avoid glare onto adjacent properties or roads.	Avoid the use of reflective glass and exterior colors or building materials that produce a strong reflection of light.	No reflective glass is proposed for the buildings' exterior. Exterior will be metal with some wood accents.	Y Satisfied requirements

Guidelines Requiring

Action per DRB:

DRB Summary Motion

on Actions:

After - record to approve project as presented.
Request - 2nd
Motion passed 8-0 (Sept 15, 2014 DRB Meeting)

Approved 4/7/14



**CITY OF BAINBRIDGE ISLAND
MINUTES
DESIGN REVIEW BOARD
Regular Meeting
Monday, March 3rd, 2014**



DESIGN REVIEW BOARD MEMBERS PRESENT
Alan Grainger, Chair (pro tem)
Adrian Sawyer, Jim McNett, Jason Gibson, Mark Epstein

CITY STAFF PRESENT
Joshua Machen, Project Manager
Wayne Roth, City Council

PROJECT REPRESENTATIVES PRESENT
Deb Sweet, Jane Martin, Caroline Browne, Sallie Maron, Jeanne Huber, Colleen Thorpe,
Tom Fish, JohnPaul Jones, Kate McDill, Rachael Kitagawa, Billee Gearheard, Tom
Coults

MEMBERS OF THE PUBLIC PRESENT
Brian Kelly (Bainbridge Review)

ITEMS DISCUSSED
Bainbridge Artisans (BARN) PRE10994B Preapplication
IslandCraft/Coults SPRA10994 Site Plan Review Amendment

MEETING MINUTES:

1. The meeting was called to order at 2:06 PM and the conflict of interest disclaimer was read. Jason noted he is the PM for IslandCraft/Coultas and recused himself from voting.
2. Meeting minutes from Feb 24 were approved.
3. Josh: Provided an overview of both projects: BARN and IslandCraft/Coultas:
 - a. 50ft buffers, with 100ft strip on backside of existing trees & non-natives.
 - b. Fire station to the east
 - c. Surrounding areas: business industrial
 - d. BARN: mix of artisan uses: welding, wordworking, etc.
 - e. Adjacent property: previously approved as IslandCraft.
 - f. Rain garden: part of BARN
 - g. Both to share same driveway. Likely to be improved.
 - h. Existing storm water pond. Client to discuss sharing of storm water treatment.
 - i. Coultas has reworked IslandCraft to reduce costs.
 - j. 3rd party traffic engineers to work on surrounding access.
 - k. IslandCraft is further ahead in approval process than BARN.
 - l. Property line: runs down center of driveway.
4. BARN participants invited to the table. Introductions made.
5. 2:27pm: BARN began their presentation.
 - a. Background: intergenerational community of artisans and makers. Non-profit. Started by group of woodworkers. JohnPaul Jones is the architect/designer. Will be leasing space elsewhere before building, to learn how it all works. Fundraising to cover costs. Community-based. Structured for life-long learning (learn then teach). Active with the local schools. Will include large central meeting area, kitchen, writing room. BARN site is appealing due to proximity to schools, existing storm water management, city utilities.
6. DRB: Will it include a foundry? BARN: Not now.
7. DRB: Will woodworkers be working on island sites/projects, historical? BARN: Yes, some are actively involved in timber-framing, furniture, etc.
8. BARN: Design considerations include:
 - a. Studio workshops, natural light, storm water storage, parking onsite, meeting areas, quiet groups (external) and noisy groups (internal), light from skylights & windows, bicycle access & parking, bus turn-around and load/unload, adjacency to fire dept, douglas firs & pine near entrance to be preserved, proposed building to be centered on site.
9. BARN: Site has a 19ft grade drop, from NW to SE corners. Existing 8ft wide path, which Islandwood never opted into connecting to. Site plan maintains path but alters location to the west. Right now it's a trail to nowhere.
10. BARN: Building is a 2-level, terraced. Bike locations at both entrances. Shielded lighting, but still looking at possible parking area lighting. To include herb & dye gardens. Partial

- buffer on west side required. Height restriction on east side vegetation. Plants: trying to stagger vegetation, native palate with berries & seeds for BARN use.
11. JohnPaul: Started out with 2-3 buildings, but combined into one for better sharing use. Tried to free up the site for more planting. Neighbor concern regarding noise and smoke, so noisy areas located on south/southeast side. Wanted east light into studio areas. West: one level. East: 2 levels. Lower level for woodworking, printmaking, etc. All to have access to central area. Elevations: 1 level facing IslandCraft/Coultas, 2 levels facing fire dept.
 12. BARN: Sample boards presented, with colors and materials, and photo examples.
 13. Meeting opened to questions from DRB at 3:05pm.
 14. DRB: Parking: has to meet peak demand, has to be onsite, what will parking material be? BARN: gravel.
 15. DRB: Tree additions? BARN: Staggering trees, to provide canopy for parking areas.
 16. DRB: Fire access road on east side? Does road continue around to north side? BARN: East side for deliveries. Parking area stops at NE terraced area, to north of parking area.
 17. DRB: Is the south side being maximized? More windows added to south side? Headroom for possible boat area? BARN: Yes, south sun can create excess heat in summer. DRB: South side most visible from the street.
 18. DRB: Will venting for dust collection/welding be to roof or building side? BARN: As much as possible to the side.
 19. DRB: Excellent presentation, to be commended, massing/organizing seems to be ideal. Trail to nowhere could be an issue. Pushing it to the east not encouraging for future use. Topography issue for current trail location. Potential for solving by connecting down the driveway. BARN: Incorporating trail with driveway makes sense. Plat requires 8ft trail. DRB: Should work with city to revise trail location. Islandwood may be clamoring for access once built. Makes sense to place trail on active side of site, for security reasons too. COULTAS: There is a flat path up to North Town woods. If moved, possible issue with neighborhood. BARN: Trail will need to be rebuilt after construction anyway.
 20. DRB: Will there be foot access up driveway? BARN: There is space to side to walk up. DRB: Maybe a gravel path up makes sense. People may park on street and walking up.
 21. DRB: Roundabout area for vehicles (near entrance) needs more thought. There's an issue with 5 drives intersecting within a small area, creates confusion. Can roundabout be south of parking area? BARN: It's there due to existing trees, which creates a great entry.
 22. DRB review of applicable guidelines (Light Manufacturing – BIMC 18.18.030), 3:30pm:
 1. Yes
 2. Yes (incorporate more trees into parking areas)
 3. Yes
 4. n/a
 5. Yes (look closer at circulation issue)
 6. n/a (loading dock not required)
 7. Yes
 8. Josh to do more with regard to North Woods trail. The 50ft buffer could be developed with trails. How to connect with out-going down to street. See where existing platted connection comes through, will make more sense for recommendations. Applicant should extend N/S trail; location TBD.

9. Any special requirement with regard to Helipad on east? Josh: Down-shielding required on all lighting.
 10. Yes
 11. For next review.
 12. Yes (trash enclosure shown on main arrival. BARN: Trash area will be screened, to be made artful. DRB: It's the first thing you see coming up the hill.
23. Meeting with BARN applicants concluded at 3:40pm.
24. Site Plan Review amendment, for IslandCraft/Coultas.
25. Josh: The proposed boundary line has been moved over, back to original property line. Had to remove two units from east building. NW side has significant topographical change (old design had a retaining wall; expensive). New design is similar to old. Still has a central gazebo area. Uses colors to break up the design. DRB: Parking has changed? Josh: 2 per unit.
26. Josh: Previous recommendations from DRB were: Large doors on backside an issue, not in the new design. Lot C was included in old site plan, not in this one. Only thing occurring on Lot C is landscaping. DRB: We are only interested in south boundary landscaping. Want to see easement landscaping.
27. Client began presentation at 3:55pm (Jason, recused from DRB discussions/voting)
28. CLIENT: Tasked with better grading on the site. This was driving up the price. Original plan called for quick-build steel buildings. Current paneling system with stepped buildings is much cheaper. Parking not changed drastically. Only building layout changed. Elevations; stepping fixed straight façade issue from old design. 2ft increments. 800ft min for each unit. Units are repeat module with awnings, light monitors, shed roofs coming off main gable. Simple gable roof with no lofts. Building C has only one w/ larger shed roof. Building B to be framed out for potential overhead doors (or only windows). Main doors front and back. Wood construction so easy to add overhangs, helps it not look like metal industrial buildings. Slopes between buildings can be handled one of two ways; retaining wall, or even out the slope.
29. DRB: Could consider flipping some units on building B, placing lift-up doors on other side, to break it up. CLIENT: Can spread out the grading difference.
30. DRB: Parking on building B backside is a dead end? Vehicles would need to back out? Josh: Was always accessible. DRB: Looks like a 20ft paved lane.
31. DRB: Would need minimum of 28ft for vehicle access to roll-up doors. CLIENT: There are 48 parking spaces provided, can't say where everyone would park or how it would be used. Done to code requirements.
32. DRB: Can parking on south side be moved? CLIENT: Parking is maxed out.
33. DRB: West boundary is an issue; all site draining off to neighboring property. CLIENT: Brown engineering will create drainage to the rain garden on neighboring BARN property. NW side to be heavily vegetated to prevent erosion.
34. DRB: Concerned that too much is being squeezed into too small of a space on old design, and still that way on new design. Appears to be meeting code requirements though. Buildings appear to be broken up. 2ft grading drop not resolved. Landscaping on south not resolved. CLIENT: Landscaping on adjacent property not required. DRB: This was one of our recommendations.
35. DRB: Went over comments from prior meeting:

- a. Needed to see overall site plan with landscaping: Yes.
 - b. Grouping landscaping between parking areas: Mechanical equipment can be located there.
 - c. Asked for a north/south section: Not needed.
 - d. No fences.
 - e. Min. access road: 18ft w/3ft shoulders: Main access point not resolved. Now recommend client work with BARN on improving access road.
 - f. Break up elevations: Have done that, but still one long boring façade.
36. DRB: Appears the site plan would benefit from having building A be a duplicate of building B, instead of mirrored, and create one-way access around and through property (single lane). DRB: May, however, lose that community feel w/ one-way access and building A flipped.
37. DRB: No mechanical on roof. Lighting not figured out yet. Josh: A concern was lighting on the back side. None on back. City will look into lighting issues.
38. DRB: Aluminum; cool vs warm. Black doors would have been hot in the sun. CLIENT: Door color changed.
39. DRB: Questioned the action to take? Josh: Same as pre-app meeting; DRB to make recommendation.
40. DRB Chair: Any recommendations? DRB:
- a. Slope is better.
 - b. Don't recall moving property line. Josh: Buildings got smaller.
 - c. Distance reduced on SE? Josh: No, exactly the same.
 - d. Would like it if all roll-up doors faced in, better for neighbors.
 - e. Recommend taking another look at south-facing façade and south side of building C, could be something special.
 - f. Recommend vehicular circle be resolved, w/ access to neighboring BARN.
41. DRB: What is the building in the center? CLIENT: Restroom access and utilities. DRB: Could it be more rectangular, less round? CLIENT: Driveway space on either side meets min recommended by fire dept.
42. DRB: Motion made to approve the project, with following recommendations: Break up more. Address pedestrian circulation with BARN.
43. Results: two YES votes, with two members abstaining.
44. Meeting with IslandCraft/Coultas applicants concluded at 4:53 PM

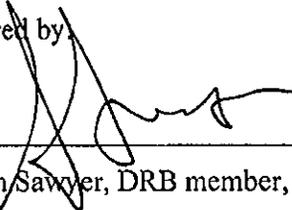
NEXT MEETING

- Regular meeting – Monday, March 17th, 2014

ADJOURNMENT

With no further business, the meeting was adjourned at approximately 4:55 p.m.

Prepared by



 Adrian Sawyer, DRB member, Secretary

CITY OF BAINBRIDGE ISLAND

ENVIRONMENTAL (SEPA) CHECKLIST - *UPDATED 2014*
FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE
PENCIL WILL NOT BE ACCEPTED



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 Avenue North • Bainbridge Island WA • 98110-1812
Phone: (206) 842-2511 pcd@bainbridgewa.gov

ATTACHMENT P

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

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF USE ONLY

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

1. Name of proposed project, if applicable: [\[help\]](#)
BARN or Bainbridge Artisans Resource Network

✓

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

✓

3. Address and phone number of applicant and contact person: [\[help\]](#)
Deb Sweet
206.669.4435
221 Winslow Way West Box 205
Bainbridge Island, WA 98110

✓

4. Date checklist prepared: [\[help\]](#)
5/21/14

✓

5. Agency requesting checklist: [\[help\]](#)
City of Bainbridge Island

✓

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)
Begin construction by fall 2014 or 2015

✓

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)
Yes, the project will be designed for future installation of rooftop solar panels.

✓

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)
Geotechnical Investigation
Survey
Trip Generation Study
Storm Drainage design

✓

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

Application has been made for Lot A of this same plat by Tom Coultas for IslandCraft. The entry drive is shared.



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

Building permit by COBI

COBI -Site Plan and Design Review; Clearing, Grading, Building permits

Kitsap County Health Dept

Environmental Checklist (SEPA)

Propane Tank permit

Water/Sewer Availability



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

Propose to build a two-story 25,000 sf building for the purpose of teaching and fostering the skill and practice of artisanal crafts. The site is 2.08 acres.

The development includes a passenger dropoff/emergency vehicle turnaround, parking for 53 cars, outdoor terraces, site storm water detention basin, bioswale and rain gardens and native and ornamental planting



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

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a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

Legal description:

LOT B OF CITY OF BAINBRIDGE ISLAND SHORT PLAT NO. BI-241, (COULTAS SHORT PLAT SPT10994) RECORDED UNDER AUDITOR'S FILE NOS. 200912080211 AND 200912080212, IN VOLUME 21 OF SHORT PLATS, PAGES 76 THRU 78, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 22, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON.

The property is located on Three Tree Lane, which is off of New Brooklyn Road on Bainbridge Island, WA.



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

1. Earth

a. General description of the site [\[help\]](#)

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

other Sloped parcel with max of 12%



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

12%



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



USDA generally Harstine Gravelly sandy loam 0-6%; east portion Kapowsin loam and silty loam (Geotechnical Investigation 12 /12/ 2013)

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

No

✓

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

The proposed project will result in approximately 5500-cubic yards of cut and 1500-cubic yards of fill to construct the building, access roads and proposed utilities. The majority of the fill material will come from material generated onsite. The remainder will come from sources to be determined at a later date. The area to be disturbed by the construction is 65,000-square feet.

✓

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

A construction erosion control system will be developed during the building design phase to reduce the opportunity for erosion to occur. The system will also treat runoff from the construction site to remove sediment before discharging from the site. After construction the site will be fully stabilized and soils will no longer be subject to erosion.

✓

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

59%

✓

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

The project will be phased so that the soil disturbance will occur during the dry season. In addition to this best management practices,

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as described in the Washington State Department of Ecology's 2005 Stormwater Management Manual for Western Washington, will be implemented on the site. In general exposed soils will be temporarily stabilized, construction traffic will be limited to stabilized roads, runoff from undisturbed upland areas will be diverted around disturbed areas and runoff from disturbed areas will be treated to remove sediment before release from the site. It should be noted that as part of the required Washington State Department of Ecology's Construction Stormwater General Permit the quality of the water leaving the site will need to be monitored throughout the construction.



2. Air

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

Dust, diesel exhaust from trucks and equipment and residue from paving asphalt and other construction processes would occur with construction on the site. During the center's operation the majority of wood dust from the wood shop will be captured by the dust collector. Some odor and chemical emissions from paint/varnishes, and fuels used by welding, soldering, glass blowing will exhaust to the environment. The quantities are expected to be small and dissipate quickly.



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

No



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

The project is considering carbon filters to remove odors and chemicals from the air stream before exhausting to the outdoors.



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3. Water

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

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)
No

✓

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)
No

✓

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)
None

✓

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

Property will use a detention storm water system; a bioswale transporting stormwater from the adjacent Lot A will cross the site.

✓

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)
No

✓

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

No



b. Ground Water:

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

No



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

NONE



c. Water runoff (including stormwater):

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

Runoff from the site will be generated by rainfall on pervious and



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impervious areas. Since the site is located at the top of the hill the site will not receive runoff from offsite. The runoff from the paved areas will be collected in a series of rain gardens. The rain gardens will remove pollutants from the runoff. The rain gardens are connected and will convey the runoff to a detention pond located in the northeast corner of the site. In combination the rain gardens and detention pond will retain the water onsite slowly metering the runoff from the site in accordance with City of Bainbridge Island stormwater code requirements. The water will be released into a dispersion trench located at the northeast corner of the property. The dispersion trench will spread the water out into the existing forested area. From this point the water will continue to flow northeast across a forested area until it reaches the drainage ditch along SR305. The water eventually crosses SR305 and flows into the drainage ditch along Moran Road, then Lofgren Road and finally into Murden Cove.



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

No. The drainage system will be designed to capture pollutants onsite. Also the system will be designed to capture any accidental spills within the system onsite.



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

No. Runoff from the site will be detained onsite to meet the requirements of the City of Bainbridge Island's stormwater code. The runoff will leave the site in a similar manner and location as currently exists.



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

As described above the onsite drainage system will collect, treat, detain



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and release runoff from the site in a manner that will not create drainage pattern impacts. This assessment is based on the drainage system meeting the City's stormwater requirements.

4. Plants [help]

a. Check the types of vegetation found on the site: [help]

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

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

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

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

Grasses, blackberry, young alders, Scotch broom

There are (19) Mature Alder which have reached the extent of their lifespan and there are (5) 7"-12" Douglas Fir to be removed to provide for the emergency vehicle turnaround. The previous owner's mass planting of Douglas Fir along the north buffer line, now at 3-4" caliper, are to be thinned; blackberries, scotch broom and grassland is to be removed.



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

None



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

A required 50' full screen buffer preserves the mature Douglas fir forested ridge. Careful planning of vehicle access and parking preserves an existing stand of Douglas fir on the west and a mature pine at the property's southwest corner. Interior planting areas on the site provide areas for large and medium shade trees, shrubs and groundcovers including basketry making plants and a dye plants garden area. The buffer landscape area will be planted with native trees, evergreen shrubs, groundcovers and raingarden plants which will provide for stormwater treatment, plant diversity and visual screening on the site. Oil tanks and other dumped trash will be removed from the area.

✓

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

Scotchbroom, blackberries.

✓

5. Animals

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

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

✓

Birds, including crows, songbirds, robins, flickers
Mammals: Deer

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

[\[help\]](#)
None

✓

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

No

✓

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

A vegetative buffer will surround the property. There will be a natural dye garden planted near the detention pond, as well as other planted areas. The project proposes planting native trees and fruit bearing shrubs for bird and animal habitat.



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



6. Energy and natural resources

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

BARN will have a propane-fired high efficiency condensing boiler which will circulate heating hot water to radiant heaters in each of the studios/shops. Cooling of the building will be done passively through operable windows and electric overhead ceiling fans. There will be limited use of electric fired ductless heat pumps to cool specific spaces which may demand mechanical cooling such as the electrical and elevator machine rooms. Electricity will be used to power lights, computers, tools and equipment in the building. Propane gas will also be used for the welding and glass making equipment. The building will be solar-ready, with plans to add solar panels in the future.



b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe. [\[help\]](#)

No



c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)



Each shop/studio will have the ability to control their own heat, allowing

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the specific use of that space to dictate the heating levels. The heating hot water will be provided by a high efficiency gas fired condensing boiler. For the most part cooling of the building will be done passively through operable windows. In the future, solar panels will be added. Lighting will be through LED or fluorescent fixtures.

7. Environmental health

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

No

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

None

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

None

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

BARN's purpose is to teach and foster artisanal crafts, including woodworking, jewelry making, fiber arts, welding, warm glass, printmaking and book arts, and electronic and technical arts. There will be hands' on classes, community projects, and individual projects in all of these disciplines. There will not be any production items or manufacturing done. BARN will use minor quantities of cleaning supplies to maintain its buildings. BARN is committed to using low-toxic materials whenever possible, but there will still be some use chemicals that are toxic or hazardous, after we consult with appropriate fire and waste-disposal officials about safe storage, use and disposal

All Hazardous materials must be maintained in a coordinate with Fire Dept standards.

✓

✓

✓

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issues.

Some of the materials that may be in use at BARN from time to time include: Oil-based inks, mineral spirits, dyes using mordants, lubricants to maintain equipment, acetylene, glues, lead-based solder, brush-on and wipe-on oil- and water-based finishes, and occasional spray can finishes for small projects.

- 4) Describe special emergency services that might be required.
None



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

Studio/shops are equipped with dust control systems, eye wash stations, and controlled storage of hazardous materials. Work areas that will be emitting fumes will have fume extractors at each work station. Task lighting and floor materials are specified for safety and long term health of the participants.



b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)
None



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

During the one-year projected construction period there will be the usual noise associated with construction. Construction will follow the requirements set by the COBI.



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*Long term noise
to meet noise
standards in WAC
to City Code.*

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)
None planned

8. Land and shoreline use

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

Property is currently bare with no construction. The property to the north is an existing residential development (there is a 100' buffer). To the east, with a 23' buffer is a Bainbridge Island fire department. The property to the south is bare and undeveloped. The property to the west is in for permits. No impact on land use will occur.

✓

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

This property was a Christmas tree farm in its past. All of the potential Christmas trees were harvested from the site prior to our purchase.

✓

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

No

✓

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

None

✓

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

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No

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

✓

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

✓

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)
Not Applicable

✓

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)
No

✓

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)
There will be 1-2 employees of the building in the completed project, with many more volunteers who will be teaching, coaching, or working on their own projects. Anticipate a daily use rate of 200-300 people over the hours of 7 am to 10 pm.

✓

j. Approximately how many people would the completed project displace? [\[help\]](#)
None

✓

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

✓

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

✓

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The project is compatible with this zone

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
None

✓

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)
None

✓

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)
None

✓

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)
No housing impacts are expected.

✓

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)
34'-10" is the proposed structure ht.
Primary exterior building materials are metal panel siding and standing seam metal roof with metal frame windows. Main entries materials are a natural finish wood and batten pattern.

✓

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)
There are no other buildings in the vicinity. Views to the mature Douglas fir forested ridge are protected by the site's 50' buffer on the north.

✓

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A stand of fir and a major pine tree at the west property remains as a part of the site.

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

The BARN building is designed to maintain a low profile in the landscape - It is one story on the approach to the facility (west) and then uses the site's elevation change to achieve a two story structure (east). Its massing is perpendicular to the slope which minimizes the building scale. Planted buffers will screen the building and parking areas.

Vehicle access and parking around the site accommodates existing major trees.



11. Light and glare

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

No glare is anticipated from the project. LED parking area lighting will follow COBI codes. Facility lighting will be operational during building use hours; motion sensors will activate lighting in non peak hours.



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

No



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

None



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

No lighting or glare impacts are anticipated. Light emitting from roof monitors and skylights do not project in the direction of the residential area to the north.



12. Recreation

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

None



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

No



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

Addition of a pedestrian trail on the eastern border of the property



13. Historic and cultural preservation

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

[\[help\]](#)

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. [\[help\]](#)

No



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

There has been no assessment of cultural or historic resources for the site.



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.

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Not applicable



14. Transportation

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

Three Tree Lane is the drive which connects the site to New Brooklyn Avenue.



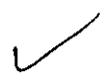
b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

Kitsap Transit Routes 33, 90, 90A, 90B, and 91 have a stop located nearby at SR-305 & Madison Avenue N. Route 106 has a stop located at NE New Brooklyn Road & Madison Avenue N.



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

Eliminate 0; Add 53



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

No



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

No



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<p>f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [help]</p> <p>Traffic and parking study were made in March/April, 2014. Estimated average daily trips of 513 daily weekday.</p>	<p>✓</p>
<p>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.</p> <p>No</p>	<p>✓</p>
<p>h. Proposed measures to reduce or control transportation impacts, if any: [help]</p> <p>Bike racks will be provided and use encouraged. Electric car charging stations are proposed.</p>	<p>✓</p>
<p>15. Public services</p>	
<p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [help]</p> <p>This is new construction, so inasmuch as any new building adds to an increased need, this does for fire and police protection. However it is not anticipated that frequent use of these services will be required.</p>	<p>✓</p>
<p>b. Proposed measures to reduce or control direct impacts on public services, if any. [help]</p> <p>Unknown at this time.</p>	<p>✓</p>
<p>16. Utilities</p>	
<p>a. Circle utilities currently available at the site: [help]</p> <p>electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____</p>	<p>✓</p>
<p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [help]</p> <p>This is new construction on bare land. All utilities will be brought to the project via general construction activities .</p>	<p>✓</p>

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

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

FOR STAFF USE ONLY

C. Signature [HELP]

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

Signature: *Jeanne Huber*

Name of signee *Jeanne Huber*

Position and Agency/Organization *President of BARN*

Date Submitted: *May 27, 2014*

CHECKLIST REVIEWED BY:

Josh Melton, Planning Manager
Project Manager, Department of Planning and Community Development

D. supplemental sheet for nonproject actions [help]

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

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT



**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: **Bainbridge Artisans
Three Tree Lane Lot B
9490 NE New Brooklyn Rd
Tax Parcel No: 22250210102005
Permit Number: PLN10994B-SPR**

Development Type: **Light Industrial**

Approved Uses: **Light Industrial**

Approved Density: **N/A**

Approved Intensity: **513 ADT (Weekday)**

Transportation Facilities Reserved in this Certificate: **Volumes are shown in the attached Traffic Assessment dated April, 2014**

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)



**BAINBRIDGE ARTISAN RESOURCE NETWORK
TRAFFIC ASSESSMENT**

Bainbridge Island, WA



Prepared for: Janelle Hitch, P.E.
City of Bainbridge Island
2215 North 30th Street, Suite 300
Bainbridge Island, WA 98110

April 2014

ATTACHMENT R

BAINBRIDGE ARTISAN RESOURCE NETWORK
TRAFFIC ASSESSMENT

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BAINBRIDGE ARTISAN RESOURCE NETWORK TRAFFIC ASSESSMENT

I. INTRODUCTION

This study serves to examine traffic impacts related to the proposed Bainbridge Artisan Resource Network (BARN) building. The main goals of this assessment focus on the forecast of newly generated project traffic and distribution of the traffic as required by the city of Bainbridge Island. The first task includes the collection of general roadway information, road improvement information, and entering sight distance data at the project entrance. Based on this information, forecasts of future traffic and dispersion patterns on the street system are determined using established trip generation and trip distribution techniques.

II. PROJECT DESCRIPTION

This project is a 25,000 square foot two-story building on parcel #222502-1-036-2005 off NE New Brooklyn Road just west of Madison Avenue N. Planned use for the building is for classes, projects, individual use, and events related to artisan crafts. The project had previously been incorporated in the Coultas Light Industrial Project as Lot B, for which a Traffic Impact Analysis was prepared in September 1999.

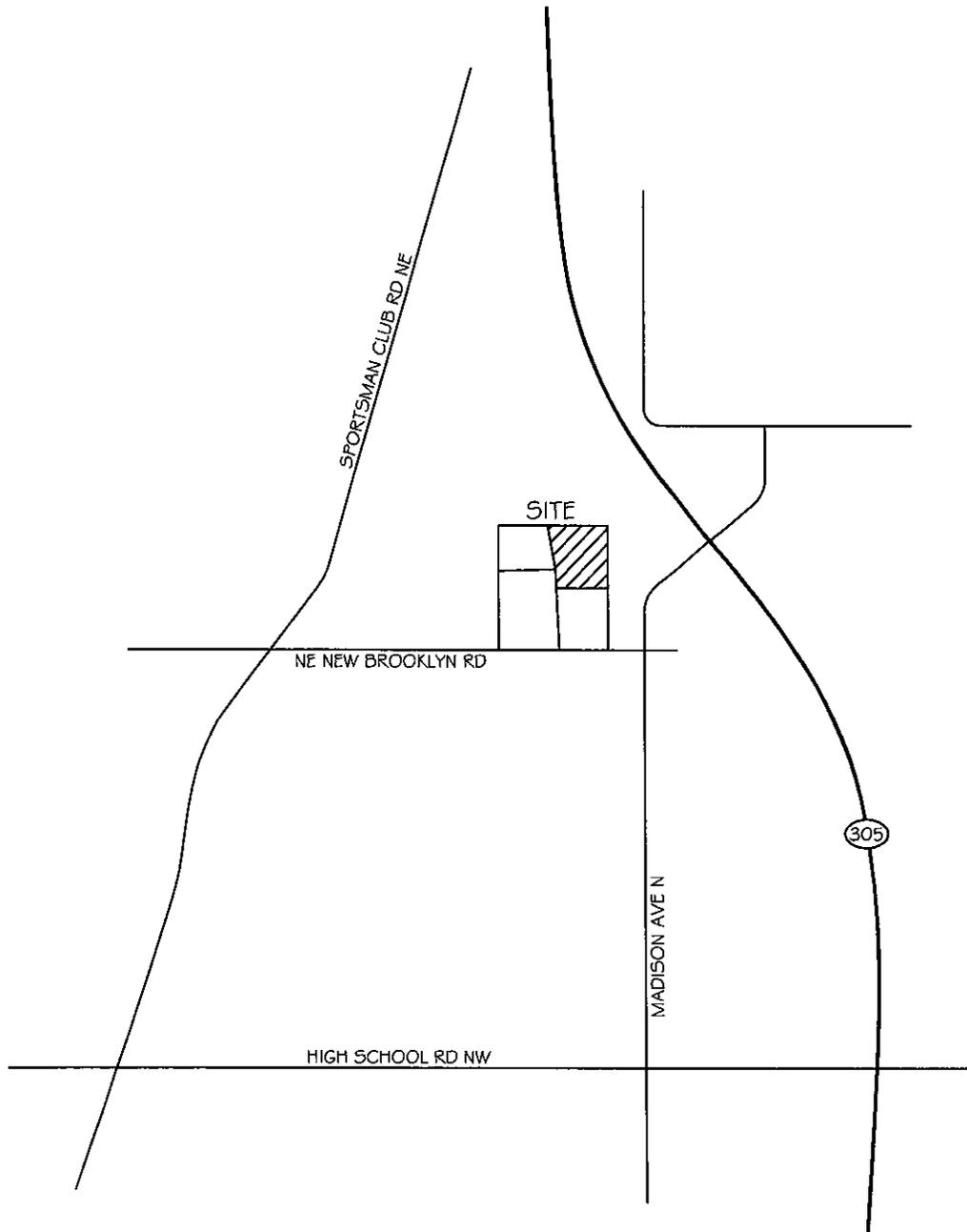
Completion of this development is assumed to be within the next couple of years. Surrounding development includes residential use, a storage facility, churches, schools, and undeveloped land. Figure 1 on the following page shows the general site location and surrounding arterial network. A site plan outlining the overall lot configuration and internal private roadway is shown in Figure 2.

III. EXISTING CONDITIONS

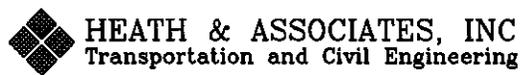
A. Surrounding Roadway System

The key roadways serving the project are as follows:

NE New Brooklyn Road is a two-lane, east-west road that lies to the of the project. Road widths are generally 20-22 feet wide with a posted speed limit of 30 mph, or 20 mph for the school zone just to the west. The roadway consists of asphalt with mild grades. The paved shoulders are 2-4 feet wide with no sidewalks or bike lanes along its length near to project site.



BAINBRIDGE ARTISAN RESOURCE NETWORK

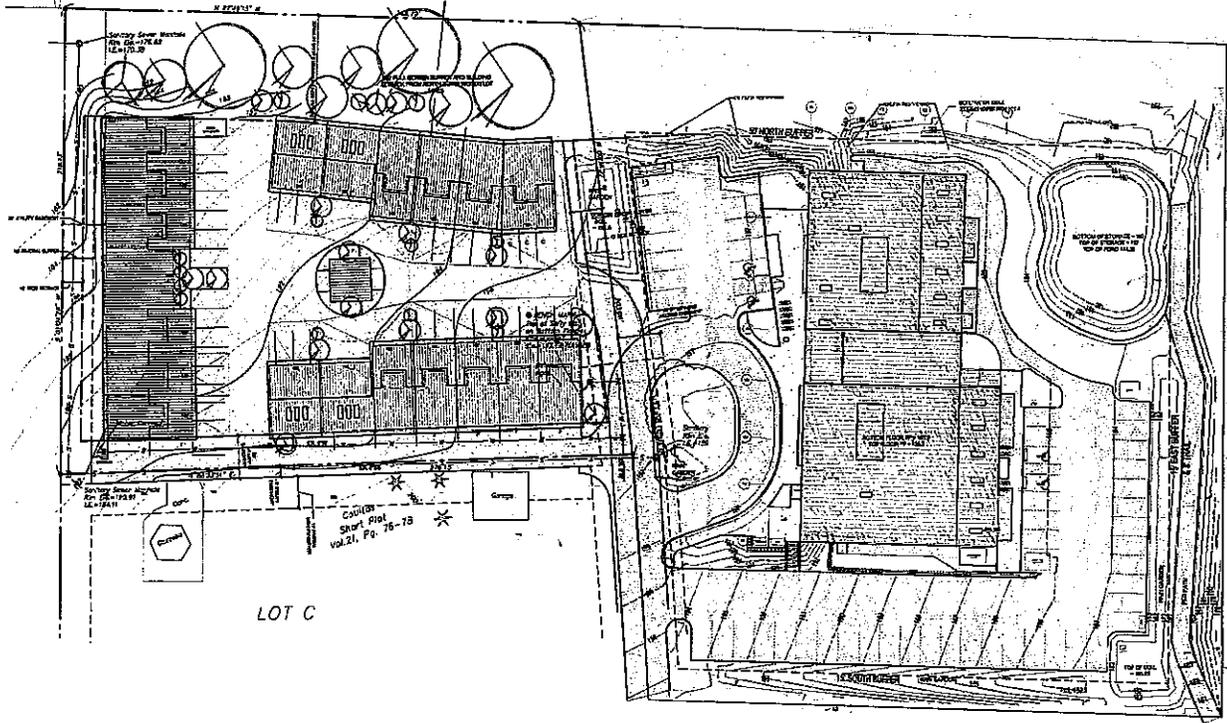


VICINITY MAP & ROADWAY SYSTEM

FIGURE 1



No. 1
Volume 2



BAINBRIDGE ARTISAN RESOURCE NETWORK



HEATH & ASSOCIATES, INC
Transportation and Civil Engineering

SITE PLAN

FIGURE 2

Madison Avenue N is a two-lane, north-south roadway that lies to the east of the site. The posted speed limit is 25 mph and lane widths are generally 11 to 12 feet. Pavement surfacing is composed of asphalt concrete while shoulders consist of asphalt and gravel. Grades are generally mild.

Sportsman Club Road NE is a two-lane, north-south road which lies to the west of the site. Road widths are generally 20-22 feet wide with a posted speed limit of 40 mph in the vicinity. Grades are flat to rolling. The roadway consists of asphalt surfacing and no designations for bike lanes and sidewalks. The paved shoulders are 2-4 feet wide.

SR-305 is a two-lane designated state highway that lies to the east of the property. The posted speed limit in the vicinity is 55 mph. Pavement surfacing consists of standard asphalt concrete with lane widths of 12 feet and shoulders of 4 to 6 feet. Shoulders are also composed of asphalt. Roadway terrain is modestly rolling with slopes ranging from 0 to 5 percent for most segments. Turn lanes and traffic signals are provided at major intersections.

B. Sight Distance at Access Driveways

Preliminary examinations of the exiting project driveway onto NE New Brooklyn Road were made to determine whether or not adequate entering sight distance can be provided for project traffic. According to the AASHTO Green Book, a minimum entering sight distance (ESD) of 390 feet is typically required for a 35 mph design speed. A field review of the entrance shows that the minimum sight distance is achieved with more than 500 feet available in both directions.

IV. FUTURE TRAFFIC DEMAND

A. Trip Generation

Trip generation is used to determine the magnitude of project impacts on the surrounding street system. This is usually denoted by the quantity or specific number of new trips that enter and exit a project during a designated time period, such as a specific peak hour or an entire day. Data would typically be used from the Institute of Transportation Engineers publication, *Trip Generation*, 9th Edition. However, based on the proposed usage, no typical ITE land use code would apply. Therefore trip generation calculations were based on projected usage provided by Bainbridge Artisan representatives. The trip generation assumptions and projections can be found attached to this letter.

The highest expected trip rates that were used for the analysis in light of the above discussion are shown in Table 1 on the following page.

TABLE 1
 25,000 sf BARN Building
 Expected Project Trip Generation

<i>Time Period</i>	<i>Volume</i>
AWDT	513 vpd
PM Peak Inbound	16 vph
PM Peak Outbound	16 vph
PM Peak Total	32 vph

By comparison, the original Coultas Light Industrial project was anticipated to generate 84 PM peak hour trips during the PM peak hour based on the 1999 report. A subsequent analysis of Lot A of the site in 2012 noted 14 PM peak hour trips for Lot A. As such, the balance of the total Coultas site would have $84 - 14 = 70$ remaining PM peak hour trips available to remain within the original estimation.

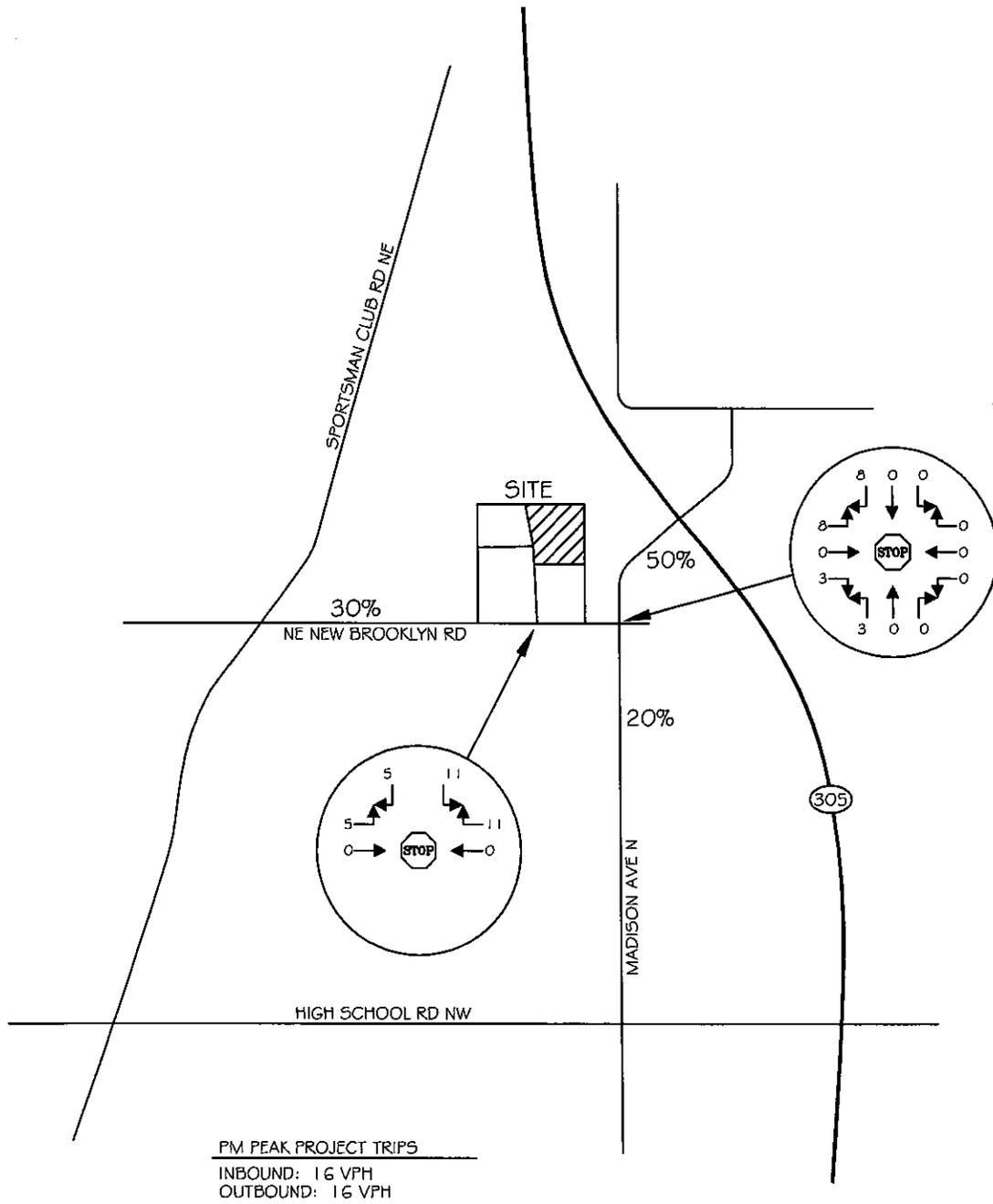
B. Trip Distribution

Trip distribution describes the process by which project generated trips are dispersed on the street network surrounding the site. Site generated trips are expected to follow the trip pattern shown in Figure 3. This figure reflects probable patron trips and employee based trips taken by project traffic during the PM peak hour. Distribution percentages are derived from the 2012 Coultas traffic assessment.

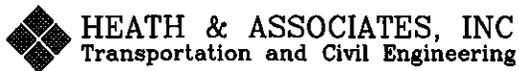
C. Parking Demand

Bainbridge Artisan Resource Network peak parking demand estimates are based on the average trip generations provided above, with some provisions to provide a peak expected demand rather than an average expected demand. Based on the typical weekday PM peak hour use of 16 inbound and 16 outbound trips per day, an assumption for the peak parking demand would require parking stalls for both the inbound and outbound trips, or **32 stalls**.

The peak weekend parking demand would be tied to the events. Project representatives estimate event attendance would be up to 35 people. If an Average Vehicle Occupancy for event attendees is 1.5 people per vehicle, the 35 people would require $(35)/(1.5) = 23.3$ or 24 parking stalls. It is assumed that classes would not occur during these special events. However, if background use occurs simultaneously during the event (see trip generation worksheet for background trip calculations), and assuming that background use would mirror the PM peak hour demand, the background use would be $(12+12)(0.9) = 21.6$ or 22 stalls. Total parking demand during an event would therefore be $24+22 = 46$ stalls. With approximately 52 parking stalls provided, the proposed site plan has adequate parking for this scenario.



BAINBRIDGE ARTISAN RESOURCE NETWORK



PM PEAK HOUR TRIP DISTRIBUTION & ASSIGNMENT

FIGURE 3

An alternate parking generation estimation was made using ITE *Parking Generation, 4th Edition*. The land use chosen was Industrial Park (LUC 130). Applicable ITE data is attached. The data indicates an average parking supply ratio of 1.6 stalls per 1,000 square feet, an average peak parking demand of 1.27 vehicles per 1,000 square feet, and an 85th percentile peak parking demand of 1.85 vehicles per 1,000 square feet. Using the high end ratio, the 25,000 square feet of building space would have an 85th percentile peak parking demand of $(1.85)(25) = 46.25$ vehicles. This demand is nearly identical to the maximum peak expected in the site specific calculation above, and also covered by the approximate 52 parking stalls to be provided.

V. SUMMARY

The proposed Bainbridge Artisan Resource Network building, on Lot B of the Coultas site, is expected to generate 513 daily trips on an average weekday, with 32 trips during the PM peak hour. The previous estimate for the overall Coultas site was 84 PM peak hour trips.

During a weekend event, a parking demand of up to 46 stalls is expected. Approximately 52 parking stalls are to be provided to meet this demand.

Based on the above, no off-site mitigation is identified for the Bainbridge Artisans Resource Network building at this time.

**BAINBRIDGE ARTISAN RESOURCE NETWORK
TRAFFIC ASSESSMENT**

APPENDIX

BAINBRIDGE ARTISAN RESOURCE NETWORK TRIP GENERATION

The proposed Bainbridge Artisan Resource Network building is an approximately 25,000 square foot two-story building off NE New Brooklyn Road, just west of Madison Avenue N on parcel 222502-1-036-2005 in Bainbridge Island. The building use would be dedicated to various classes, group projects, individual use, and occasional events.

Trip generation estimations are typically based on data from the Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition. Based on the anticipated usage, however, the standard ITE land use codes may not be applicable. In this case, a narrative approach was determined to best provide a trip generation estimate for the proposed use. Trips for the proposed building are therefore estimated from the attendance projections and operational characteristics, provided by Bainbridge Artisans.

Typical daily use is projected at 285 people, with operating hours between 6 AM and 11 PM, seven days a week. In addition, weekend events are projected to be held twice a month, with typical attendance of 25 to 35 people. Of these 285 people per day, roughly 50 per day are expected for classes, with class sizes assumed to be roughly 5 students per class. Weekday classes may occur in the mornings, afternoons (after school), and evenings after dinner.

Membership would be all age ranges, including schoolchildren. Factoring into this is the proximity to Bainbridge High School, Eagle Harbor High School, Woodward Middle School, and Sakai Intermediate School among others. Some walking and bicycle trips may be expected from students. In addition, Kitsap Transit Routes 33, 90, 90A, 90B, and 91 have a stop located nearby at SR-305 & Madison Avenue N. Route 106 has a stop located at NE New Brooklyn Road & Madison Avenue N.

Based on the above projections, the following trip assumptions are made then summarized in Table 1:

- Total Daily Attendance: 285 attendees, assume 10% reduction for transit and pedestrian/bicycle trips (conservative):
 $(285) \times (0.9) \times (2 \text{ for inbound} + \text{outbound trips}) = \mathbf{513 \text{ Average Daily Weekday Trips}}$
- Evening peak hour non-class trips: Assume 10% of daily use (compared to 6% average hourly use over 17 hours of operation per day). Of this use, assume half are entering and half exiting:
 $(285 - 50) \times (0.1) = 23.5 \text{ attendees, } 12 \text{ inbound} + 12 \text{ outbound}$
- Evening peak hour class trips: Assume 2 classes (one ending, one beginning), with 5 students plus 1 teacher for each: $6 \text{ inbound} + 6 \text{ outbound}$
- Of the total 18 inbound + 18 outbound during the evening peak hour, apply the same 10% reduction for transit/nonmotorized use:
 $(18) \times (0.9) = 16.2, \mathbf{16 \text{ inbound} + 16 \text{ outbound PM peak hour trips}}$

TABLE 1
Expected Project Trip Generation

<i>Time Period</i>	<i>Volume</i>
AWDT	513 vpd
PM Peak Inbound	16 vph
PM Peak Outbound	16 vph
PM Peak Total	32 vph

The Bainbridge Artisan development off NE New Brooklyn Road is expected to generate roughly 513 daily weekday trips and 32 PM peak hour trips based on the projected attendance and usage.

COULTAS

Summary of Trip Generation Calculation
 For 200 Employees of General Light Industrial
 July 14, 1999

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	3.02	1.86	1.00	604
7-9 AM Peak Hour Enter	0.37	0.00	1.00	74
7-9 AM Peak Hour Exit	0.07	0.00	1.00	14
7-9 AM Peak Hour Total	0.44	0.69	1.00	88
4-6 PM Peak Hour Enter	0.09	0.00	1.00	18
4-6 PM Peak Hour Exit	0.33	0.00	1.00	66
4-6 PM Peak Hour Total	0.42	0.67	1.00	84
AM Pk Hr, Generator, Enter	0.42	0.00	1.00	84
AM Pk Hr, Generator, Exit	0.06	0.00	1.00	12
AM Pk Hr, Generator, Total	0.48	0.72	1.00	96
PM Pk Hr, Generator, Enter	0.15	0.00	1.00	30
PM Pk Hr, Generator, Exit	0.36	0.00	1.00	72
PM Pk Hr, Generator, Total	0.51	0.75	1.00	102
Saturday 2-Way Volume	0.48	0.72	1.00	96
Saturday Peak Hour Enter	0.02	0.00	1.00	4
Saturday Peak Hour Exit	0.03	0.00	1.00	6
Saturday Peak Hour Total	0.05	0.23	1.00	10
Sunday 2-Way Volume	0.26	0.60	1.00	52
Sunday Peak Hour Enter	0.02	0.00	1.00	4
Sunday Peak Hour Exit	0.02	0.00	1.00	4
Sunday Peak Hour Total	0.04	0.20	1.00	8

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 6th Edition, 1997.

TRIP GENERATION BY MICROTRANS

Land Use: 130 Industrial Park

Description

Industrial parks contain a number of industrial or related facilities. They are characterized by a mix of manufacturing, service and warehouse facilities with a wide variation in the proportion of each type of use from one location to another. Many industrial parks contain highly diversified facilities—some with a large number of small businesses and others with one or two dominant industries. General light industrial (Land Use 110) and manufacturing (Land Use 140) are related uses.

Database Description

- Average parking supply ratios: 1.6 spaces per 1,000 square feet (sq. ft.) gross floor area (GFA) (11 study sites) and 1.2 spaces per employee (eight study sites).
- Average site employment density: 1.11 employees per 1,000 sq. ft. GFA (eight study sites).

The following table presents a time-of-day distribution of parking demand for seven study sites.

<i>Based on Vehicles per 1,000 sq. ft. GFA</i>	<i>Weekday</i>	
<i>Hour Beginning</i>	<i>Percent of Peak Period</i>	<i>Number of Data Points*</i>
12:00–4:00 a.m.	—	0
5:00 a.m.	—	0
6:00 a.m.	—	0
7:00 a.m.	55	2
8:00 a.m.	69	7
9:00 a.m.	74	7
10:00 a.m.	75	7
11:00 a.m.	75	7
12:00 p.m.	73	6
1:00 p.m.	97	2
2:00 p.m.	100	2
3:00 p.m.	95	2
4:00 p.m.	77	2
5:00 p.m.	62	2
6:00 p.m.	—	0
7:00 p.m.	—	0
8:00 p.m.	—	0
9:00 p.m.	—	0
10:00 p.m.	—	0
11:00 p.m.	—	0

* Subset of database

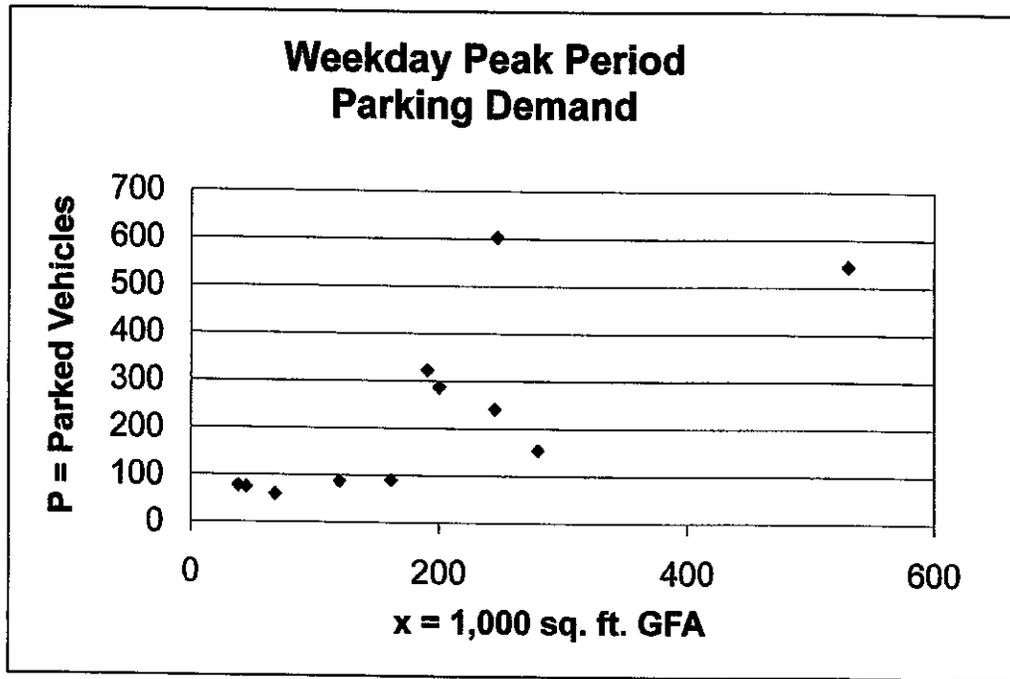
Study Sites/Years

San Francisco, CA (1985); Berkeley, CA (1990); Anaheim, CA (1991); Renton, WA (1991); Clackamas, OR (1995); Portland, OR (1995); Tempe, AZ (1995); Wilsonville, OR (1995)

Land Use: 130 Industrial Park

Average Peak Period Parking Demand vs. 1,000 sq. ft. GFA On a Weekday

Statistic	Peak Period Demand
Peak Period	7:00 a.m.–12:00 p.m.; 1:00–4:00 p.m.
Number of Study Sites	11
Average Size of Study Sites	194,000 sq. ft. GFA
Average Peak Period Parking Demand	1.27 vehicles per 1,000 sq. ft. GFA
Standard Deviation	0.62
Coefficient of Variation	49%
Range	0.55–2.44 vehicles per 1,000 sq. ft. GFA
85th Percentile	1.85 vehicles per 1,000 sq. ft. GFA
33rd Percentile	0.90 vehicles per 1,000 sq. ft. GFA



◆ Actual Data Points

To: LEGAL NOTICES
Publication Date: July 4, 2014

NOTICE OF APPLICATION/SEPA COMMENT PERIOD

The City of Bainbridge Island has received the following land use application:

Date: JULY 4, 2014
Owner: Bainbridge Artisan Resource Center
Permit Request: Bainbridge Artisans (BARN) Site Plan and Design Review fn: PLN10994B SPR
Description of Proposal: Construction of a new 2-story building for the purpose of teaching and fostering the skill and practice of artisan crafts on a 2.08 acre
Location of Proposal: Three Tree Lane, located in Section 22, Township 25, Range 2E TA# 222502-1-036-2005
Date of Application: May 27, 2014
Complete Application: June 25, 2014

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.

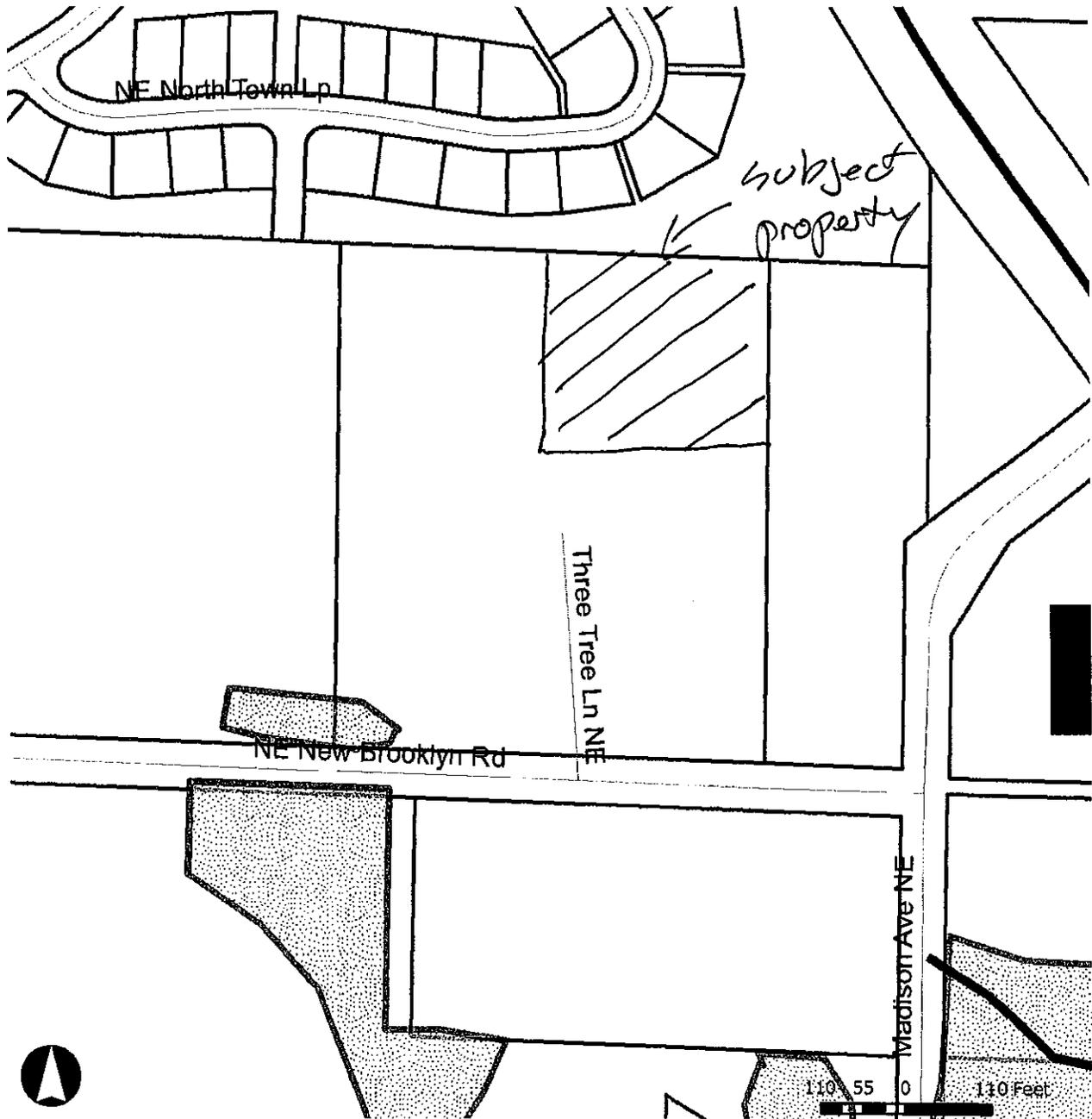
The City will not take a final action on the proposal nor make a threshold determination for 14 days from the date of this notice. Any person may comment on the proposal and/or the SEPA review. Additionally, any person may participate in a public hearing, if any, and may request a copy of any decision. **For consideration under SEPA environmental review, comments must be submitted by July 18, 2014.**

If you have any questions, contact:
Joshua Machen, AICP, Planning Manager
City of Bainbridge Island
Department of Planning & Community Development
280 Madison Ave. N.
Bainbridge Island, WA 98110 (206) 780-3765
Fax: (206) 780-0955 Email: pcd@bainbridgewa.gov

ATTACHMENT S

Vicinity Map

BARN Site Plan and Design Review



6/3



CITY OF BAINBRIDGE ISLAND
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
280 Madison Avenue North
Bainbridge Island, Washington 98110-1812
Phone 206-842-2552 E-mail pcd@bainbridgewa.gov

LETTER OF TRANSMITTAL

PROJECT NAME BAINBRIDGE ARTISANS		ORIGINAL SUBMITTAL DATE 05/27/2014	TRANSMITTAL DATE 06/03/2014
PROJECT NUMBER PLN10994B	SUFFIX SPR	PROJECT TYPE Site Plan Review	
PROJECT STREET ADDRESS OR ACCESS STREET 9490 New Brooklyn Road		TAX PARCEL NUMBER 222502-1-010-2005	TAX PARCEL NUMBER
CITY PROJECT MANAGER JOSHUA MACHEN		TAX PARCEL NUMBER	TAX PARCEL NUMBER
REVISION RECEIVED		TAX PARCEL NUMBER	TAX PARCEL NUMBER
PROJECT DESCRIPTION Construction of a new, 2-story building for the purpose of teach and fostering the skill and practice of artisan crafts on this 2.08 acre parcel.			
REVIEW PACKET TO			
<input type="checkbox"/> PCD Engineer - JANELLE HITCH		<input type="checkbox"/> Building Department - JAMES WEAVER	
<input checked="" type="checkbox"/> Fire Department - LUKE CARPENTER		<input type="checkbox"/> Health District - STEVEN BROWN	
<input type="checkbox"/> O&M - AARON CLAIBORNE		<input type="checkbox"/> Non-motorized Transportation - ALL MEMBERS	
OWNER BAINBRIDGE ARTISAN RESOURCE CENTER PH: 206-669-4435 E-MAIL: deb@pragmatixgroup.com		CONTACT DEB SWEET, Bainbridge Artisans Ph: 206-669-4435 E-MAIL: deb@pragmatixgroup.com	
TRANSMITTED DOCUMENTS			
DOCUMENT 1 Site Plan Review Application	DOCUMENT 2 Project Narrative	DOCUMENT 3 Design Guidelines Checklist	
DOCUMENT 4 Environmental Checklist	DOCUMENT 5 Drainage and Utility Report	DOCUMENT 6 Civil Drawings	
DOCUMENT 7 Plan Set	DOCUMENT 8 Bainbridge Artisans' check #1087 in the amount of \$109.00 made payable to the Health District representing prepayment for Health District review.		

COMMENTS DUE BY: 06/17/2014

COMMENTS: No Comments See Attached Comments/Conditions ^{SG}

Signed: [Signature] Date: 6/2/14

Please Print Name: L. Carpenter

ATTACHMENT T



City of Bainbridge Island

Luke Carpenter ([Sign Out](#) | [Preferences](#))

All Departments ▾

Permit Detail

Workspace
Favorites

Main Details Parcels Contacts Submittals Workflow Fees Cycles Conditions Inspections No

Permitting

Permit #: PLN10994B SPR Status: PENDING COMPLETENESS REVIEW Contact: BAINBRIDGE ARTISAN RESOURCE CE
Type: SPR Project: BAINBRIDGE ARTISANS Contractor:

- Create Permit
- Search Permits
- Create Estimate
- Search Estimates
- Permit Reports
- Code Enforcement
- Licensing
- Recurring Inspections
- Common
- Receipts
- Administration
- Recent

Display Order	Parcel Number	Name	Condition	Ver Req
1		ACCESS CODE	Your portal access code is	<input type="checkbox"/>
2		Custom	A fire hydrant shall be located (relocated) in proximity to the FDC and PIV.	<input checked="" type="checkbox"/>
3		Custom	The internal road shall be a minimum 20' in width and be an all-weather surface capable of supporting the weight of a fire apparatus.	<input type="checkbox"/>
4		Custom	All previous comments remain in force.	<input type="checkbox"/>

Add

Hide Menu

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City of Bainbridge Island
Department of Planning & Community Development
280 Madison Ave. N.
Bainbridge Island, WA 98110
(206) 842-2552 www.ci.bainbridge-isl.wa.us

Development Engineer Project Review

To: Joshua Machen, Planning
From: Janelle Hitch, Development Engineer
Date: September 22, 2014
Re: Bainbridge Artisans- Site Plan Review Permit.

Related Application Number:

PLN10994B-SPR

Project Description

Located at 9940 New Brooklyn Road, this project includes the construction of a two-story building for teaching and practice of artisanal crafts. The site is 2.08 acres in size.

Comments:

The Development Engineer has completed a review of the above referenced project materials received by COBI and has the following comments:

General

The SPR plans submitted conform to the "City of Bainbridge Island Design and Construction Standard and Specifications Manual."

Civil construction plans for all driveways, parking areas, storm drainage facilities, sanitary sewer and water facilities, and appurtenances shall be prepared by a civil engineer licensed in the state of Washington shall be submitted to the City for review and approval. No building permits shall be issued and no construction shall be started prior to plan approval by the City.

Stormwater Management:

Storm water facilities were previously approved and constructed on this site. The facilities were intended to serve the complete build-out of this Light Industrial Park Project. These facilities had already been constructed and approved when the City agreed to remove the open space restrictions on the plat, which thereby increased the build-out potential. If we had never placed the open space restrictions on the property, all of the storm water facilities intended to serve this project would have been constructed to serve a larger developed area using the Washington State Department of Ecology 1992 Surface Storm Water Manual. Because we reversed the decision on the open-space restrictions, we will allow enlargement of the facilities to serve the proposed development using the standards from the Washington State Department of Ecology 1992 Surface Storm Water Manual 1992 manual.

ATTACHMENT U

The proposed stormwater design for the site plan meets design requirements per 15.20 and 15.21. The plan shows that there will be no significant downstream impacts.

The following will be needed with the building permit application or prior to final inspection of the building as indicated:

- The site plan indicates that greater than one acre will be disturbed during construction. To comply with Phase II Department of Ecology requirements, a General Construction Stormwater Permit (NPDES) will be required prior to construction plan approval. The permit is required prior to any clearing, grading or other land-disturbing activities.
- A Temporary Erosion and Sediment Control Plan will be needed with the building permit application. The plan shall be prepared by a civil engineer licensed in the state of Washington.
- Provide civil plan design and supporting drainage report for all proposed storm water facilities. The design must successfully demonstrate that the project continues to meet the design requirements per BIMC 15.20 and 15.21.
- All on-site stormwater facilities shall remain privately owned and maintained. The owner shall be responsible for maintenance of the storm drainage facilities for this development following construction. Annual inspection and maintenance reports shall be provided to the City. A Declaration of Covenant for stormwater system operation and maintenance will be required to be recorded before issuance of occupancy permits. The approved language for the Declaration of Covenant is found in BIMC 15.21 Exhibit A.

Traffic and Roads:

The ingress/egress to this property off of New Brooklyn Road west of Madison Avenue has been constructed with the subdivision development and appears adequate for this 4-Lot Light Manufacturing endeavor. This 2-story teaching and practice structure is proposing 52 parking stalls which appear adequate based on the traffic assessment Dated April 2014 by Heath & Associates, Inc. Traffic circulation through the proposed site also appears to be adequate; preliminary plans indicate a minimum 20-foot driving lane and a minimum 24-foot driving lane between standard perpendicular parking stalls.

The plan submitted provides for internal access for the site. Pedestrian sidewalks and pathways are provided and align with existing facilities. The internal roadway will be privately owned.

A traffic assessment was completed in April 2014 by Heath & Associates, Inc. The project had previously been incorporated in the Coultas Light Industrial Project as Lot B, for which a Traffic Impact Analysis was prepared in September 1999. The results of the assessment show that the traffic that will be generated from the proposed facility is within the previous estimate for the overall Coultas site. A Certificate of Concurrency was issued for the development. The Certificate of Concurrency issued for this development is valid for the uses described in the traffic assessment.

The following will be needed with the building permit application:

- Internal roadway plan and sections to match the plans submitted with the Site Plan Review.

Water and Sewer Improvements:

Public water and sewer services will be utilized for the development. There is currently capacity in these systems to serve the site. Sanitary sewer main and domestic water mains already exist on the site.

No proposed construction amenities shall be allowed within 10 feet of said existing water & sewer mains. Crossings may be allowed, but proper construction protection will be required such as encasements and/or CDF backfills.

A binding commitment of unlimited reservation must be completed prior to building permit issuance.

NOTE:

These are the recognized issues related to the review package in possession of the development engineer as of the date of this memo. This list was generated from a general review, and is not necessarily an exhaustive list of all issues related to the application. The applicant is required to adhere to all planning/building department and public works department findings, City of Bainbridge Island municipal code and design & construction standards, state and federal law, and good engineering and survey practices where applicable. Any recognized deviation from these requirements will require correction by the applicant, regardless of the approval status of plans or construction status. Any revisions of these plans, specifications or calculations require the affixed surveyor's or professional engineer's seal of a surveyor or engineer (as applicable) licensed in the State of Washington, and subsequent review of the plans and revisions by the City of Bainbridge Island.

 ENTERED

Bainbridge Artisans
PLN 10094B SPR
03482



CITY OF BAINBRIDGE ISLAND
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
280 Madison Avenue North
Bainbridge Island, Washington 98110-1812
Phone 206-842-2552 E-mail pcd@bainbridgewa.gov

LETTER OF TRANSMITTAL

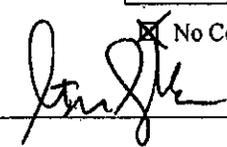
PROJECT NAME BAINBRIDGE ARTISANS		ORIGINAL SUBMITTAL DATE 05/27/2014	TRANSMITTAL DATE 06/03/2014
PROJECT NUMBER PLN10994B	SUFFIX SPR	PROJECT TYPE Site Plan Review	
PROJECT STREET ADDRESS OR ACCESS STREET 9490 New Brooklyn Road		TAX PARCEL NUMBER 222502-1-010-2005	TAX PARCEL NUMBER <i>deleted</i>
CITY PROJECT MANAGER JOSHUA MACHEN		TAX PARCEL NUMBER	TAX PARCEL NUMBER
REVISION RECEIVED		TAX PARCEL NUMBER	TAX PARCEL NUMBER
PROJECT DESCRIPTION Construction of a new, 2-story building for the purpose of teach and fostering the skill and practice of artisan crafts on this 2.08 acre parcel.			
REVIEW PACKET TO			
<input type="checkbox"/> PCD Engineer - JANELLE HITCH		<input type="checkbox"/> Building Department - JAMES WEAVER	
<input type="checkbox"/> Fire Department - LUKE CARPENTER		<input checked="" type="checkbox"/> Health District - STEVEN BROWN	
<input type="checkbox"/> O&M - AARON CLAIBORNE		<input type="checkbox"/> Non-motorized Transportation - ALL MEMBERS	
OWNER BAINBRIDGE ARTISAN RESOURCE CENTER PH: 206-669-4435 E-MAIL: deb@pragmatixgroup.com		CONTACT DEB SWEET, Bainbridge Artisans Ph: 206-669-4435 E-MAIL: deb@pragmatixgroup.com	
TRANSMITTED DOCUMENTS			
DOCUMENT 1 Site Plan Review Application	DOCUMENT 2 Project Narrative	DOCUMENT 3 Design Guidelines Checklist	
DOCUMENT 4 Environmental Checklist	DOCUMENT 5 Drainage and Utility Report	DOCUMENT 6 Civil Drawings	
DOCUMENT 7 Plan Set	DOCUMENT 8 Bainbridge Artisans' check #1087 in the amount of \$109.00 made payable to the Health District representing prepayment for Health District review		

JUN 17 2014

COMMENTS DUE BY: 06/17/2014

COMMENTS: No Comments See Attached Comments/Conditions

Dept. of Planning & Community Development

Signed:  Date: 6-17-14

Please Print Name: Steven J. Brown

RECEIVED

JUN 19 2014

HEALTH DISTRICT



**CITY OF BAINBRIDGE ISLAND
MINUTES
DESIGN REVIEW BOARD
Regular Meeting
Monday, September 15th, 2014**



DESIGN REVIEW BOARD MEMBERS PRESENT
Mark Levine, Chair
Alan Grainger, Chuck Depew, Jim McNett, Robert Highman

CITY STAFF PRESENT
Bainbridge Artisans: Sean Conrad, Planner

PROJECT REPRESENTATIVES PRESENT
John Paul Jones, Rachael Kitagawa and Colleen Thorpe – J & J Architecture
Marty Sieverston – PHC Construction
Jeanne Huber, David Roe, Sallie Maron, Deb Sweet – BARN reps

MEMBERS OF THE PUBLIC PRESENT
None

ITEMS DISCUSSED

Bainbridge Artisans PLN10094B SPR

Design review with applicant.

Site address: 9490 New Brooklyn Road

Construction of a new, 2-story building for the purpose of teaching and fostering the skill and practice of artisan crafts on the 2.08 acre parcel.

MEETING MINUTES:

1. The meeting was called to order at 2:00pm
2. The Board approved the minutes from the July 21st and August 18th meetings

Bainbridge Artisans PLN10094B SPR: City Planning Department Representative Sean Conrad

3. BARN representatives provided a power point presentation of the project including comments from architect John Paul Jones
4. DRB: Questions regarding the access road, vehicle access to the north side of the building and the number of overall parking spaces. There was a concern parking could become limited at the site based on using the building for classroom space.
5. DRB: One board member reviewed the previous comments the DRB provided on the project. The revised project before the DRB included more landscaping in the parking lot, added fenestration on the south elevation of the building, venting will not be located on the roof but instead on the side of the building,.
6. BARN Reps: Discussed installing the trail as shown on the plans and not extending it all the way to the north property line because a future trail location from the neighborhood to the north has not been identified. Regarding outdoor lighting, looking at installing bollards with lights close to the building with light poles (maximum 14 foot poles) further out in the parking lot.
7. DRB: Members felt this was an exemplary submittal from the original project submittal to the current submittal. (Would like to use this submittal model as an example for future submittal requirements)
8. DRB review of applicable design guidelines:
 1. Satisfied intent of guideline
 2. Satisfied intent of guideline
 3. Satisfied intent of guideline
 4. Satisfied intent of guideline
 5. Satisfied intent of guideline, project is sensitive to how the driveway has been designed
 6. Satisfied intent of guideline
 7. Satisfied intent of guideline
 8. Satisfied intent of guideline
 9. Satisfied intent of guideline
 10. Satisfied intent of guideline, way the building is organized meets this guideline
9. DRB motion to approve as presented:
10. Motion seconded.
11. Motion approved unanimously. Project concluded.

OTHER BUSINESS

General discussion on upcoming comprehensive plan update

DRB and the Historic Preservation Commission will work together to review certain projects for consistency with neighborhood design guidelines

Tree removal and lack of enforcement

NEXT MEETING

- Monday, October 6th, 2014

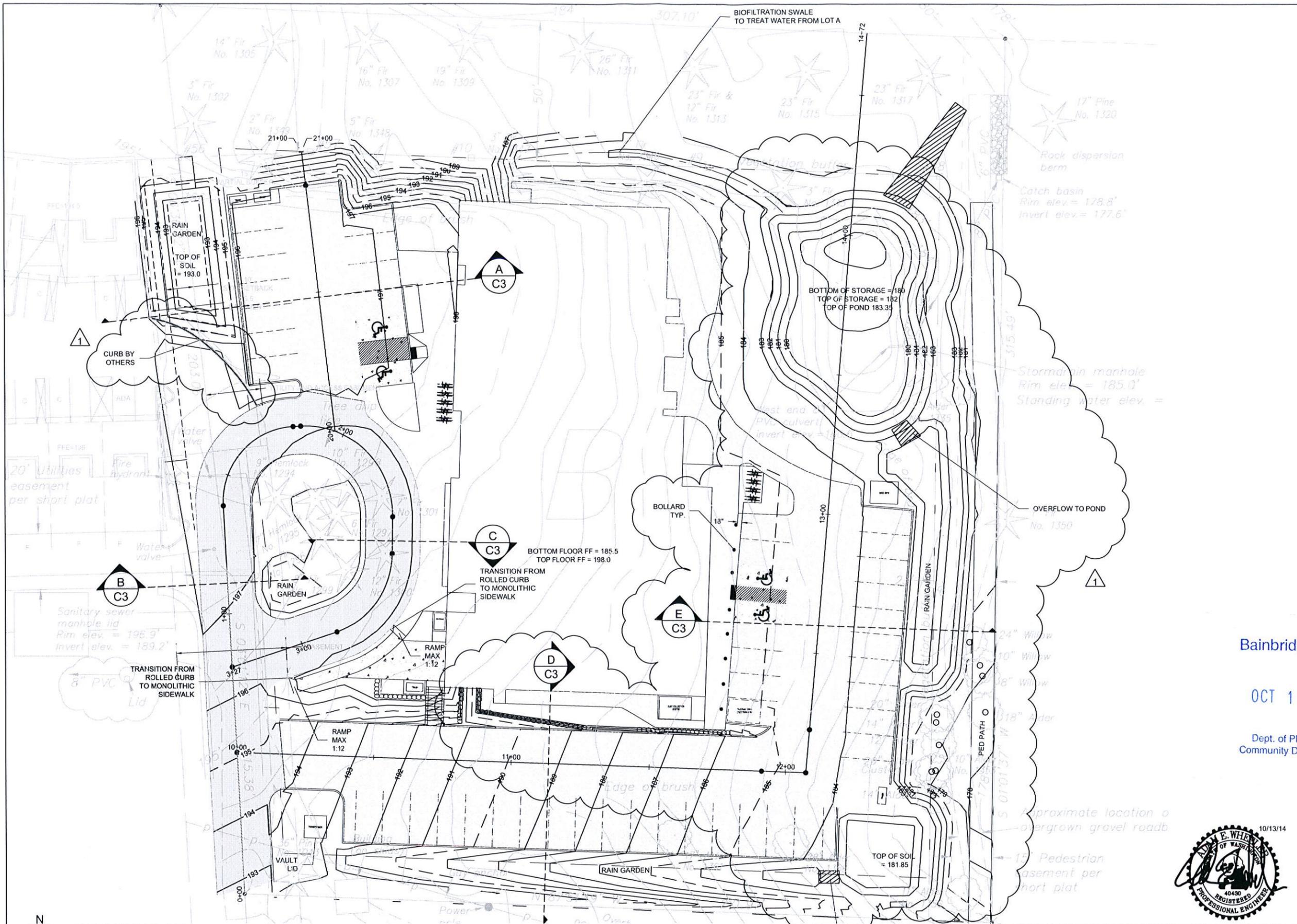
Note: Robert Highman and Jim McNett will not be at this meeting

ADJOURNMENT

With no further business, the meeting was adjourned at approximately 3:40pm.

Prepared by:

Sean Conrad, Associate Planner



Bainbridge Island

OCT 15 2014

Dept. of Planning & Community Development



**GRADING PLAN
BARN
SITE PLAN AND DESIGN REVIEW SUBMITTAL**

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

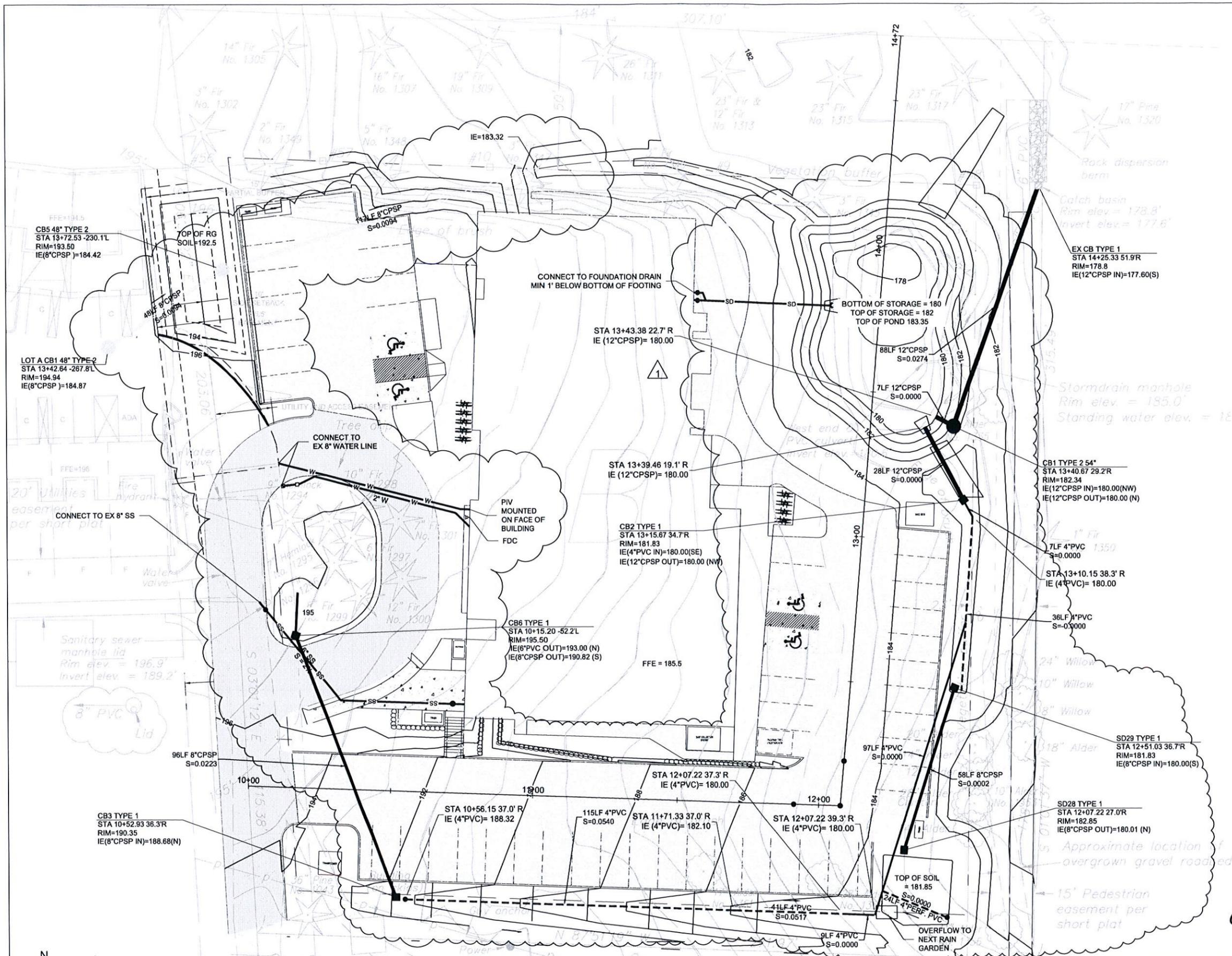
BAINBRIDGE ARTISANS
RESOURCE NETWORK
221 WINSLOW WAY W, SUITE
205
BAINBRIDGE ISLAND WA 98110

DATE	6/27/14
DESIGNED	AEW
DRAWN	AEW
CHECKED	DWB
PROJECT #	BA20-001

C1
1 OF 11

ATTACHMENT X

REV 1 10/13/14 AEW MODIFIED DESIGN TO ADDRESS SITE PLAN CHANGES



Bainbridge Island
 OCT 15 2014
 Dept. of Planning & Community Development



UTILITY PLAN

REV 1 10/13/14 AEW MODIFIED DESIGN TO ADDRESS SITE PLAN CHANGES

**UTILITY PLAN
 BARN
 SITE PLAN AND DESIGN REVIEW SUBMITTAL**

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

BAINBRIDGE ARTISANS
 RESOURCE NETWORK
 221 WINSLOW WAY W, SUITE
 205
 BAINBRIDGE ISLAND WA 98110



10/13/14

DATE 6/27/14
 DESIGNED AEW
 DRAWN AEW
 CHECKED DWB
 PROJECT # BA20-001

C4
 4 OF 11

ATTACHMENT Y