



## **MULTI-MODAL TRANSPORTATION ADVISORY COMMITTEE (MTAC)**

Wednesday, May 8, 2019

7:00 – 9:00 PM

Council Conference Room, 280 Madison Ave N., Bainbridge Island, Washington

### **AGENDA**

Key: (A) Actionable, (I) Informational

#### 7:00 Administrative

- Call to Order – *Erin Thomasson*
- (A) Acceptance or Modification of Agenda – *MTAC Members*
- (A) Approval of April 17th MTAC Meeting Minutes – *MTAC Members*
- (I) Restatement of Monthly Secretary
  - ⊖ *April Meeting: Lief Horwitz*
  - ⊖ *May Meeting: Robert Shulock*
  - ⊖ *June Meeting: Don Willott*
  - ⊖ *July Meeting: TBD*
  - ⊖ *August Meeting: TBD*
  - ⊖ *September Meeting: TBD*

*If you are unable to attend the meeting for which you are secretary, please switch with another committee member and advise Chair.*

7:10 Public Comment: Please keep all comments to two minutes. Chair will maintain clock and advise speaker.

7:25 Non-motorized review for Pleasant Beach Village Corner Apartments (PLN 13880CSPRA) – Shannon Glass

7:40 WSDOT SR305 Roundabout Draft Letter – (A) Erin Thomasson and Don Willott

7:55 Field Trips – Lief Horwitz

8:10 City Staff Report Out and Committee Member Recruitment – *Mark Epstein, MTAC Board*

8:35 Liaison Report Outs – *Joe Deets, Leslie Schneider (City Council Liaisons), Ken DeWitt (Parks District Liaison)*

9:00 Adjournment – *Erin Thomasson*



## **MULTI-MODAL TRANSPORTATION ADVISORY COMMITTEE (MTAC)**

**April 17, 2019**

**OfficeXpats**

**403 Madison Ave North, Suite 240**

**Bainbridge Island, Washington**

### **MINUTES**

#### **In Attendance**

- Committee Members – Erin Thomasson, Demi Allen, Shannon Glass, Lief Horwitz, Don Willott (late)
- Liaisons – Leslie Schneider
- Staff – Mark Epstein
- Citizens – Kent Scott, Ross Hathaway, \_\_\_\_\_

**Call to Order** – 7:06 p.m. *Erin Thomasson, Chair*

#### **Acceptance or Modification of Agenda** – *MTAC Members*

- Accepted unanimously

#### **Approval of March 3, and March 13, 2019 MTAC Meeting Minutes** – *MTAC Members*

- Approved unanimously

#### **Appointment of Monthly Secretary**

#### **Public Comment**

- Kent asked for support of speed proclamation (see Appendix A)
- Ross asked that the state pay for shared use pathways along SR305 improvements. Will be submitting written comments

#### **Winslow Hotel Project Planning Update** – Shannon Glass

- Committee & Public Comments
  - Keep sidewalk level across driveway
  - Consider additional street trees
  - Is parking on the street required?
  - Move sidewalk back to edge of ROW
  - Sidewalk should be 6' minimum (plus shy zone) from building

#### **Hildebrand Project Update: Four motions presented**

- MOTION 1: Strongly support high quality pedestrian and bike facilities along the entire Western frontage of the development. *Five in favor, None opposed.*
- MOTION 2: Request that the applicant determine ownership and conditions which now exist for the retention pond on Hildebrand Project property. *Five in favor, None opposed.*
- MOTION 3: Request that staff explore possible mechanisms to provide public access encircling the retention pond in the Hildebrand Project, including access between Ericksen & WSDOT rights-of-way. *Three in favor, One opposed, One abstention.*
- MOTION 4: Request staff & developer consider providing additional easement adjacent with the SR 305 right-of-way to allow flexibility of design where future sections of the Sound to Olympics Trail are planned and extension of linear park is desired. *Three in favor, One opposed, One abstention.*

**City Staff Report Out – Mark Epstein**

- **Olympic Drive**
  - Construction starts on Monday, April 22
  - Extensive public outreach has been conducted
- **Update of IWTP**
  - Working group has been formed with BI Parks. Mark representing COBI Staff, Demi will represent MTAC.
- **Start work on “STO Complete” Plan**
  - Review *STO Sketch Summary Document*  
[https://www.bainbridgewa.gov/DocumentCenter/View/10664/STO-Trail-Corridor-Sketch-Summary-Final-Draft\\_092518?bidId=](https://www.bainbridgewa.gov/DocumentCenter/View/10664/STO-Trail-Corridor-Sketch-Summary-Final-Draft_092518?bidId=)
  - Review *Vision for Sound to Olympics Trail*  
<https://www.bainbridgewa.gov/DocumentCenter/View/10369/Vision-for-STO-Trail-FAQ?bidId=>
- **Consultant RFQ for Sustainable Transportation Planning is out**

**Liaison Report Out**

- *Leslie Schneider (City Council Liaison)* - surveyed Committee on what they would like out of a liaison. Demi requested that we be kept up-to-date on Council happenings.
- *Don on behalf of Joe Deets (City Council Liaison)* - WSDOT is proposing the creation of a bicycle working group for the SR305 project. Don to circulate document.

**Review Updated Work Plan Based on Council Feedback – MTAC, Liaisons & COBI Staff**

- Council asked for updates to 2019 Work Plan to include
  - Exploring how to of maximize multimodal opportunities at the Suzuki Affordable Housing Project
  - Moving forward enthusiastically on STO efforts.
  - Asked that MTAC be involved with COBI’s Climate Change Advisory Committee & Race Equity Task Force.

**Adjournment – Erin Thomasson, Chair**

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Erin Thomasson, Chair

05/08/19

Appendix A

**CITY OF  
BAINBRIDGE ISLAND  
PROCLAMATION**

A PROCLAMATION by the Mayor of the City of Bainbridge Island, Washington, declaring May 2019 as “Drive the Speed Limit Month.”

Whereas the Bainbridge Island City Council has the responsibility to ensure public safety, and;

Whereas the Bainbridge Island City Council unequivocally believes posted speeds should be obeyed in May and year-round, and;

Whereas the Bainbridge Island City Council supports and actively encourages non-motorized use of the public rights-of-ways, and;

Whereas Bainbridge Islanders participate in May's National Bike Everywhere event as well as both Bike to School and Bike to Work events, and;

Whereas the Bainbridge Island City Council and City's Comprehensive Plan support sustainable development and activities including non-motorized use of public rights-of-ways, and;

Whereas walking or cycling to neighbor's, to school, to shop, etc. on public roads should be a safe choice, and;

Whereas the danger to non-motorized users when the speed differential greater than 20MPH between vehicles and walkers, and cyclists can be catastrophic, and;

Whereas, the Bainbridge Island City Council accepts its responsibility to ensure safe use of public rights-of-ways for all citizens - walkers, cyclists, runners, dog walkers, stroller pushers, mailbox checkers, etc. and respectfully asks and encourages all drivers to drive the posted speeds;

NOW, THEREFORE, I, Kol Medina, Mayor of the City of Bainbridge Island, Washington, on behalf of the City Council, do hereby proclaim May 2019 as

“Drive the Speed Limit Month”

in the City of Bainbridge Island, and urge all Islanders to join me in this special observance.

SIGNED, this \_\_\_\_ day of May 2019.

\_\_\_\_\_ Kol Medina, Mayor



## PROCLAMATION

A **PROCLAMATION** by the Mayor of the City of Bainbridge Island, Washington, declaring May 2019 as "Drive the Speed Limit Month."

**WHEREAS**, the Bainbridge Island City Council has the responsibility to ensure public safety, and

**WHEREAS**, the Bainbridge Island City Council unequivocally believes posted speeds should be obeyed year-round, and

**WHEREAS**, the Bainbridge Island City Council supports and actively encourages non-motorized use of the public rights-of-ways, and

**WHEREAS**, Bainbridge Island timely participates in May's National Bike Everywhere event as well as both Bike to School and Bike to Work events, and

**WHEREAS**, the Bainbridge Island City Council and City's Comprehensive Plan support sustainable development and activities including non-motorized use of public rights-of-ways, and

**WHEREAS**, walking or cycling to neighbors, to school, to shop, etc. on public roads should be a safe choice, and

**WHEREAS**, the danger to non-motorized users when the speed differential is greater than 20 MPH between vehicles and walkers, and cyclists can be catastrophic, and

**WHEREAS**, the Bainbridge Island City Council accepts its responsibility to ensure safe use of public rights-of-ways for all citizens - walkers, cyclists, runners, dog walkers, stroller pushers, mailbox checkers, etc. and respectfully asks and encourages all drivers to drive the posted speeds;

**NOW, THEREFORE**, I, Kol Medina, Mayor of the City of Bainbridge Island, on behalf of the City Council, do hereby proclaim May, 2019 as

### DRIVE THE SPEED LIMIT MONTH

in the City of Bainbridge Island, and urge all Islanders to join me in this special observance.



**DATED** this 23rd day of April, 2019

  
\_\_\_\_\_  
Kol Medina, Mayor

Dear WSDOT:

We appreciate very much your taking the time to organize outreach events regarding the “305 roundabout projects” here on Bainbridge Island. We personally felt, and have heard from others, that they were very informative and gave a much clearer picture of the work to come. Further, your willingness to take feedback and meet with additional stakeholders imparts confidence to the affected parties as to the thoroughness of the process.

In that vein, and having caucused different interested groups, we would offer the following. It is with great pride that we note our Department of Transportation’s investment in an Active Transportation Division. Bainbridge Island has Sustainable Transportation planning as a key area of focus for the upcoming years with options for active transportation as a cornerstone of that plan. Highway 305 is the main north/south arterial across the island, and it connects our residents with necessary services here on Bainbridge, as well as Kitsap County residents and the many visitors to this region with both Seattle and the Olympic Peninsula. As such, all improvements along Hwy 305 in upcoming years are opportunities to utilize industry best practices to support both our municipality’s and the State of Washington’s ability to meet their stated objectives of cleaner, greener, more sustainable transportation throughout the region.

We have several examples of roundabouts of similar size located around the world that function differently from those that are currently proposed on Hwy 305 with respect to pedestrians, bicycles, and other non-vehicle modes of transit. They appear, from information that we can gather, to have come out of an “Active Transport as a key component of traffic management” position, rather than the more traditional “Active Transport as an adjunct to car management” position. However, we would not presume to be correct in that regard and would like the opportunity to hear more about the current plans and how they might compare to some of these other examples. It sounds like there are upcoming meetings planned with some of Bainbridge’s alternative transportation groups, perhaps that is the correct forum? Your input on that is welcomed.

Certainly, the planning for Hwy 305 has been underway for quite some time, and Washington State’s move toward the Active Transportation focus is a newer goal for all of us. Bainbridge supports this goal and looks forward to working with the Department of Transportation in partnership on this and many other projects to come. We appreciate your consideration of this matter.

Best Regards,

Erin Thomasson – Chair

City of Bainbridge Island Multi-Modal Transportation Advisory Committee

Cc: Barb Chamberlain, Director – WSDOT Active Transportation Division

Becky Erickson, Mayor - City of Poulsbo

Attn: David Greetham, Dept. of Planning and Community Development

From: Charles Wenzlau, Wenzlau Architects

Date: February 22, 2019

RE: PLEASANT BEACH VILLAGE CORNER APTS – SITE PLAN REVIEW APPLICATION

#### PROJECT NARRATIVE

#### SITE PLAN REVIEW MAJOR AMENDMENT

The following summary describes the proposed modifications to the approved Site Plan Review for Pleasant Beach Village. A pre-application meeting was originally held on April 9, 2013 for this project. A subsequent pre-application was held on 7-13-18 to review the original proposal, known as the Corner Apartments. The requested major amendment modifies a portion of the original Pleasant Beach Village master plan. The proposed SPR modifications will replace 15 units (6 cottages plus 9 townhouses) with (22) multifamily units.

#### CURRENT ZONING

The project site is zoned R-5 zone and multi-family use is a permitted use. The (22) multifamily units located within the Lot E is within the allowable density of 24 units. The lot current lot size, which allows 28 units, will be reduced in size with a boundary line adjustment with an allowable density of 24 units. The parking required for the Corner Apartments can be accommodated within the Lower Village parking (see attached parking summary). The Lower Village parking summary for the Lower Village reflects parking required for all current uses. The parking for the proposed project is provided with a combination of on-street and off-street parking.

#### CONSISTENCY WITH ORIGINAL MASTER PLAN

The proposed project is designed to complement the Tudor styled mixed-use buildings. Like the original SPR, the proposed Corner Apartment has a generous setback to create a green buffer as one drives into Lynwood Center. The 50' buffer will be maintained along Baker Hill Road. Access to the

units is from an internal private lane like the original master plan. This courtyard housing layout will add to the diversity of housing types, a key feature of the overall master plan site.

#### DESIGN CONCEPT

The apartment units are organized around two site features; the internal lane and courtyard terrace. The concept provides a variety of unit types including (12) flats, (2) townhouses and (8) carriage units. Parking for the units is provided under the carriage units and along the internal access lane. The overall massing and exterior character will emulate the Tudor feel of Lynwood Center. Exterior materials include natural cedar siding, cement plaster and natural stone at building base and site walls.

#### PARKING

The project uses will require 2 stalls per 2-bedroom unit for a total of 44 spaces. Additional parking (7 stalls) are available on-street along the site frontage. The application includes an overall parking summary for the Lower Village.

#### SEPA CHECKLIST

The overall project density and site plan remains unchanged from the approved master plan. The master plan has been modified as the project has moved forward. Since the modification proposed under the requested amendment doesn't change the nature or intensity of the uses on the site, there are no relevant edits to the SEPA document as originally submitted. The applicant requests a waiver from providing an updated SEPA checklist.

#### TRAFFIC IMPACTS

Since this amendment does not change the overall project density or site access, there is no increase in overall traffic trips described with the original master plan approval. The applicant requests a waiver from providing a technical memo.

# PBV - CORNER APARTMENTS

## PROJECT INFORMATION

**BUILDING OWNER:** PBPBS, LLC  
 5424 SANDPOINT WAY NE  
 SEATTLE, WA 98105  
 TEL: (206)527.3801  
 EMAIL: GGUSTAFSON@WINDERMERE.COM

**ARCHITECT:** WENZLAU ARCHITECTS  
 490 MADISON AVENUE NORTH #105  
 BAINBRIDGE ISLAND, WA 98110  
 TEL: (206)780.6882 FAX:(206)780-9288  
 CHARLIE WENZLAU  
 CHARLIE@WENZLAUARCHITECTS.COM

**LANDSCAPE ARCHITECT:** FISCHER BOJMA  
 9141 SALMON RUN LANE  
 BAINBRIDGE ISLAND, WA 98110  
 TEL: (206)780.5651

**CIVIL ENGINEER:** MAP LTD.  
 11309 CLEAR CREEK ROAD  
 SILVERDALE WA 98383

**GEOTECH:** ASPECT CONSULTING  
 350 MADISON AVENUE NORTH  
 BAINBRIDGE ISLAND, WA 98110  
 TEL: (206)780-9370

**TRAFFIC:** HEATH & ASSOCIATES  
 2214 TACOMA ROAD  
 PUYALLUP, WA 98371  
 (253)770-1401

## PROJECT INFORMATION

**TAX PARCEL:** LOT E #042402-1-100-2009  
**ADDRESS:** 4746 LYNWOOD CENTER DRIVE NE  
**ZONING:** R-5  
**SURROUNDING ZONING:** NORTH: R-1  
 SOUTH: NSC  
 EAST: R-5, R-1  
 WEST: NSC, NSC-R-12

**ALLOWABLE DENSITY:** 28.65 UNITS (8,500/UNIT)  
**PROPOSED DENSITY:** 22 UNITS  
**LOT COVERAGE:** ALLOWABLE: 25%

**PROGRAM:**

(8) Flat - Type A	2BD @ 1,174sf/unit	9,392sf
(4) Flat - Type B	2BD @ 1,127sf/unit	4,508sf
(2) Townhouses	3BD @ 1,468sf/unit	2,936sf
(8) Carriage Units	2BD @ 1,000sf/unit	8,000sf
<b>22 units</b>		<b>24,836sf</b>

**REQUIRED PARKING STALL:** (22) 2BD UNITS @ 2/UNIT 44 STALLS  
**PROPOSED PARKING:** 44 STALLS

**HEIGHT LIMIT:** 25'  
**SETBACKS:** FRONT: 57' @ LYNWOOD CENTER 50' @ BAKER HILL, 45' @ DOTSON

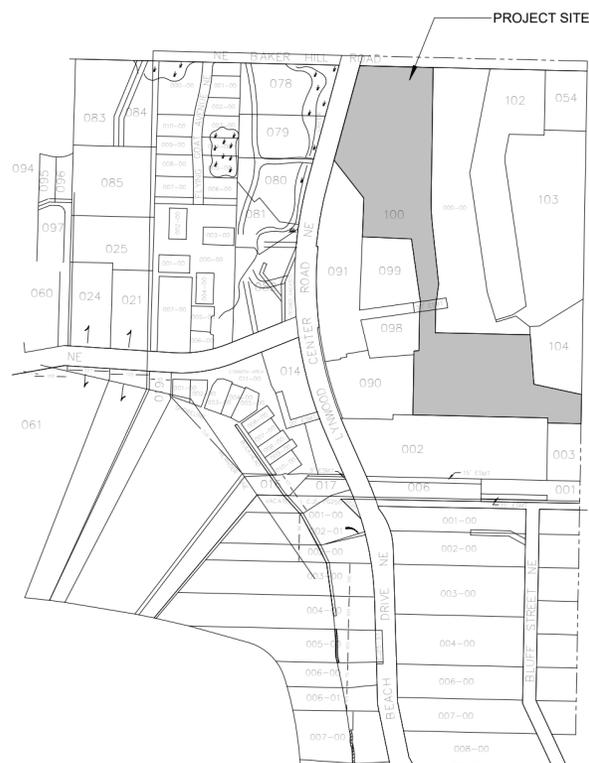
**LANDSCAPE:** Perimeter: NC-R5: 20' full screen (15'min.)  
 Significant Tree Retention, Landmark Tree  
 Roadside Buffer: Multi-family-ROW: 20' partial screen

**CRITICAL AREAS:** Stream Buffer: N/A  
 Wetland Buffer: N/A (wetland is across street, no structures within buffer)  
 Steep Slope: greater than 15% (address with SAR)  
 ARPA: N/A

## DRAWING INDEX

- A 0.1 COVER SHEET
- A 0.2 MASTER PLAN - PREVIOUSLY PROPOSED
- A 0.3 MASTER PLAN - CURRENTLY APPROVED
- A 0.4 PROPOSED BLA
- A 0.5 SITE PLAN
- A 0.6 CORNER APARTMENTS SECTION
- A 0.7 CORNER APARTMENTS RENDERINGS
- A 0.8 CORNER APARTMENTS FLOOR PLANS
- A 0.9 CORNER APARTMENTS FLOOR PLANS
- A 0.10 CORNER APARTMENTS ELEVATIONS
- A 0.11 CORNER APARTMENTS ELEVATIONS
- C 1.0 COVER SHEET
- C 2.0 CIVIL SITE PLAN
- C 2.1 CIVIL SITE DETAILS & NOTES
- C 3.0 EXISTING CONDITIONS & DEMOLITION PLAN
- C 4.0 GRADING, SWPPP & EROSION CONTROL
- C 4.1 GRADING, SWPP & EROSION CONTROL NOTES, DETAILS & PROFILE
- C 5.0 STORM SEWER PLAN
- C 5.1 STORM SEWER PROFILE & DETAIL
- C 6.0 SANITARY SEWER PLAN & PROFILE
- C 6.1 SANITARY SEWER DETAILS & NOTES
- C 7.0 WATER PLAN
- C 7.1 WATER DETAILS & NOTES
- L 001 TREE RETENTION PLAN
- L 002 LANDSCAPE PLAN
- L 003 LIGHTING PLAN

## VICINITY MAP



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## PBV - CORNER APARTMENTS

LYNWOOD CENTER ROAD, NE  
 BAINBRIDGE ISLAND, WA 98110

OWNER: PBPBS, LLC

### SITE PLAN REVIEW

PROJECT	NO.	DESCRIPTION	DATE
1117			02/13/2019

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COVER

COVER SHEET

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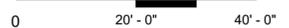
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1

MASTER PLAN AS PREVIOUSLY PROPOSED

1" = 60'-0"



# PBV - CORNER APARTMENTS

LYNWOOD CENTER ROAD, NE  
BAINBRIDGE ISLAND, WA 98110

OWNER: PBPBS, LLC

## SITE PLAN REVIEW

PROJECT	1117
DATE	02/13/2019
NO.	DESCRIPTION
	DATE

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MASTER PLAN - PREVIOUSLY PROPOSED

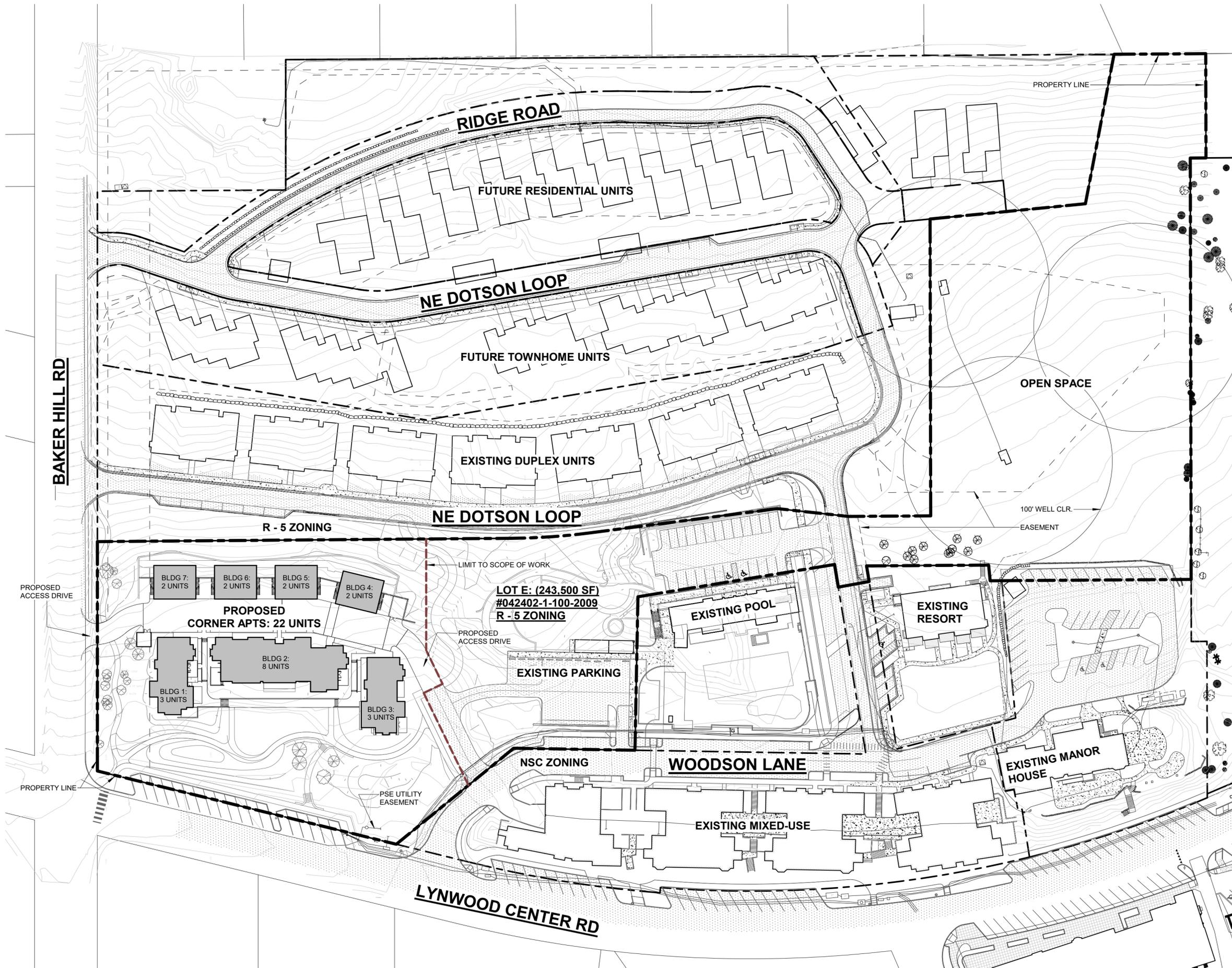
# A 0.2

**WENZLAU ARCHITECTS**  
 490 MADISON AVE N., SUITE 105  
 BAINBRIDGE ISLAND, WA 98110  
 T. 206.780.6882 P. 206.780.9288  
 WWW.WENZLAUARCHITECTS.COM

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1

MASTER PLAN CURRENTLY APPROVED W/ PROPOSED CORNER APTS  
1" = 60'-0"



# PBV - CORNER APARTMENTS

LYNWOOD CENTER ROAD, NE  
BAINBRIDGE ISLAND, WA 98110

OWNER: PBPBS, LLC

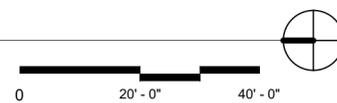
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1117			
DATE	02/13/2019		
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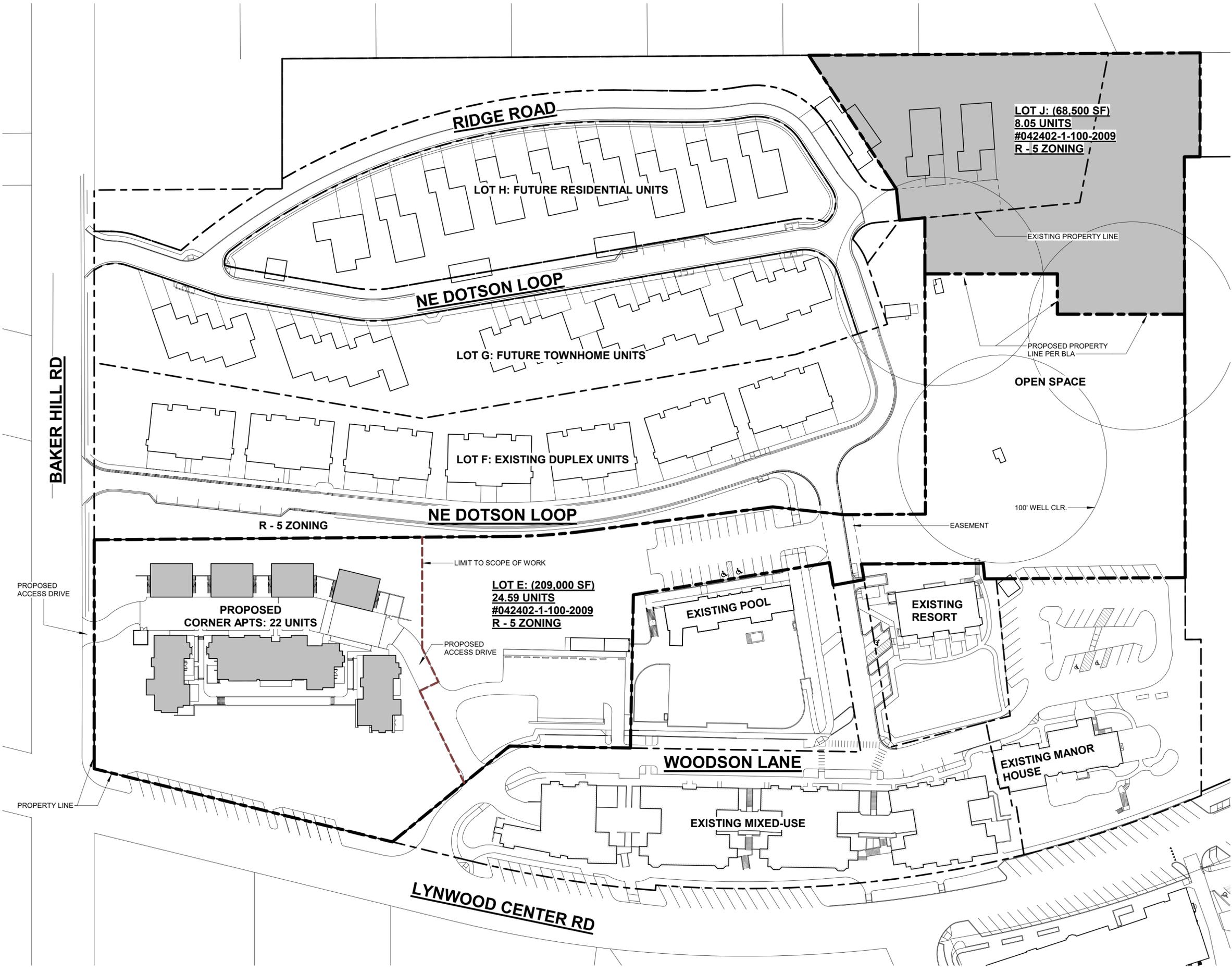
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MASTER PLAN - CURRENTLY APPROVED

# A 0.3



2/15/2019 2:46:36 PM (DRAWING SCALED FOR 18" X 24" PAPER SIZE)



**1** BOUNDARY LINE ADJUSTMENT FOR LOTS E & J  
1" = 60'-0"

**SITE PLAN REVIEW**

PROJECT	NO.	DESCRIPTION	DATE
1117			
DATE	02/13/2019		

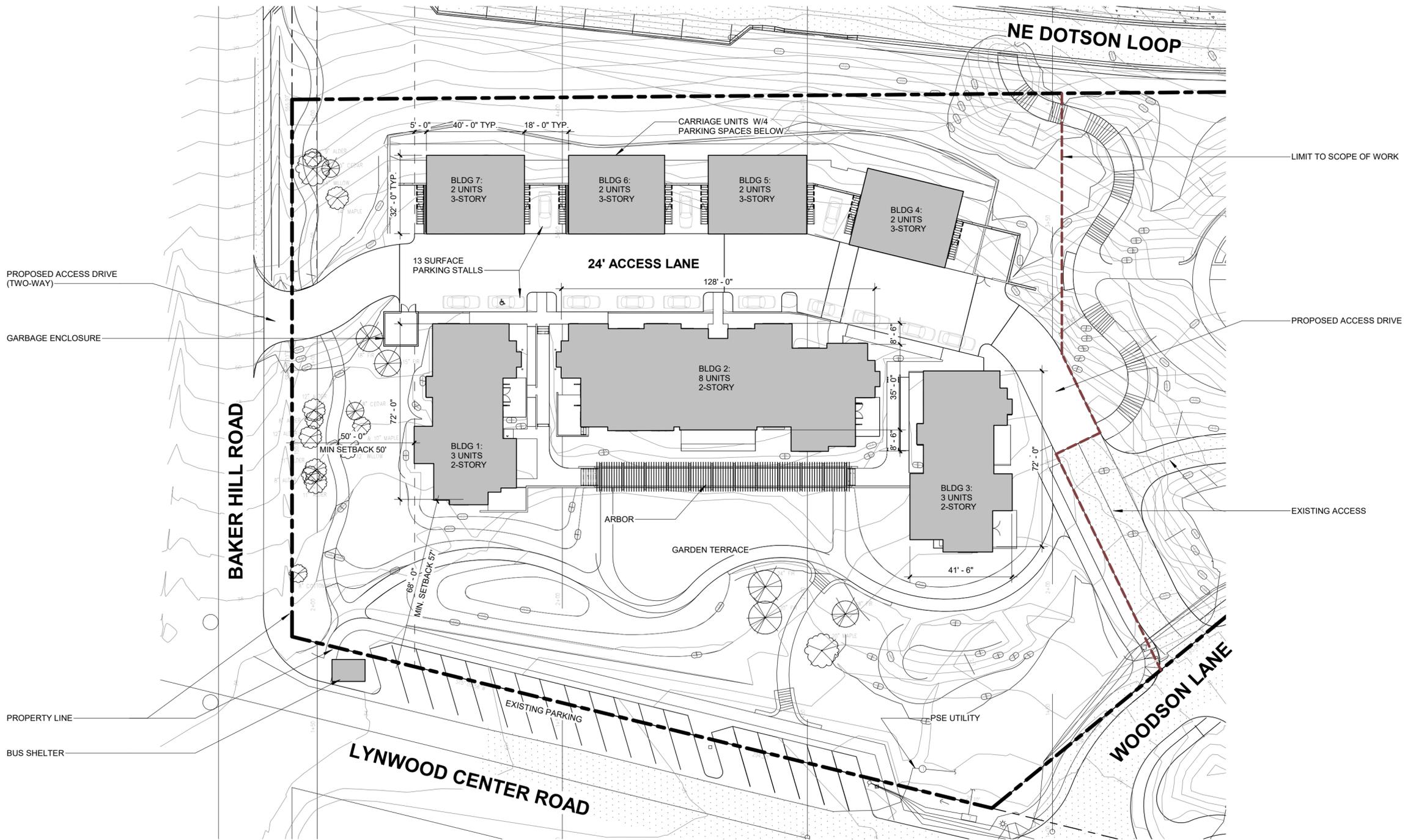
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PROPOSED BLA

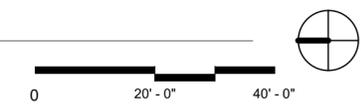
**A 0.4**



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**1** PROPOSED SITE PLAN  
1" = 30'-0"



**SITE PLAN REVIEW**

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1117			
DATE			02/13/2019

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**1** SECTION THRU CORNER APTS LOOKING NORTH  
 NOT TO SCALE

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**PBV - CORNER APARTMENTS**

LYNNWOOD CENTER ROAD, NE  
 BAINBRIDGE ISLAND, WA 98110

OWNER: PBPBS, LLC

**SITE PLAN REVIEW**

PROJECT	1117
DATE	02/13/2019
NO.	DESCRIPTION
	DATE

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CORNER APARTMENTS SECTION

**A 0.6**



**1** WEST ELEVATION @ CORNER APTS  
NOT TO SCALE



**2** EAST ELEVATION @ CORNER APTS  
NOT TO SCALE



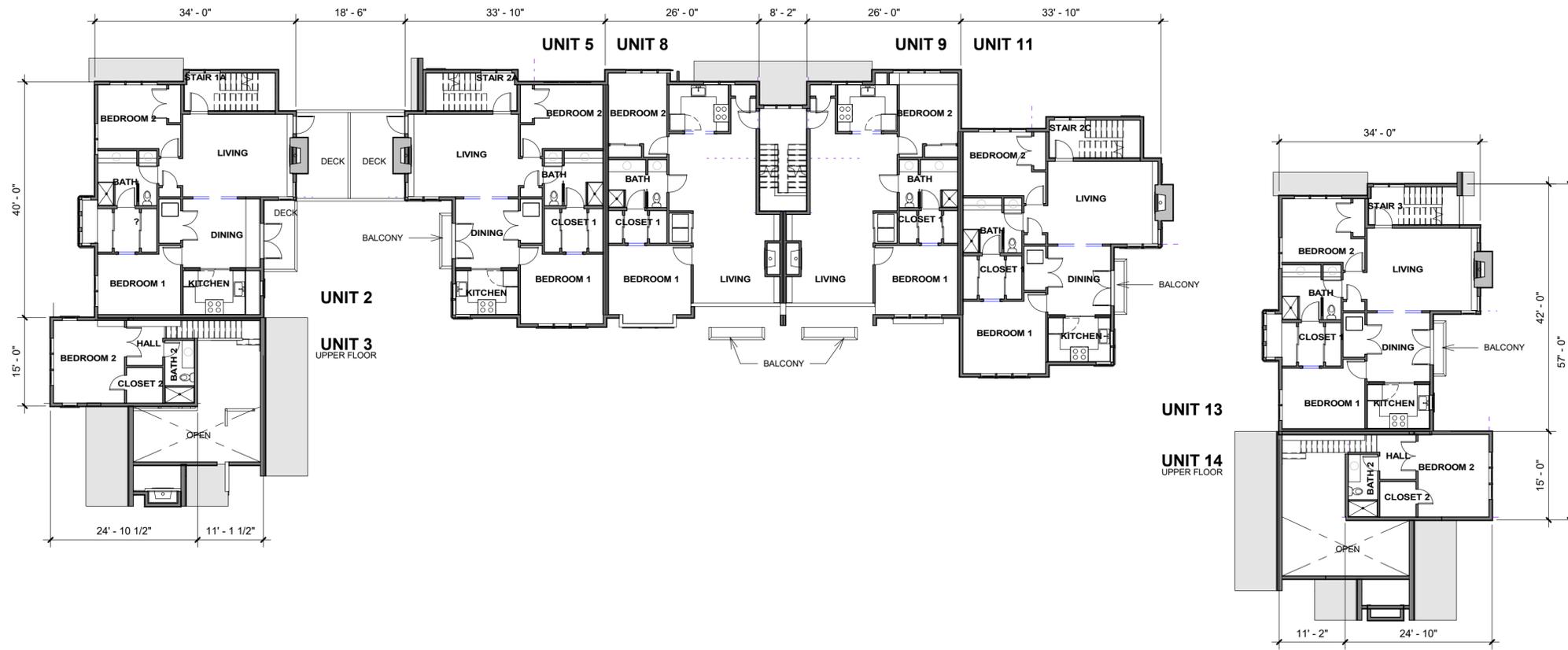
**3** WEST ELEVATION @ CARRIAGE UNITS  
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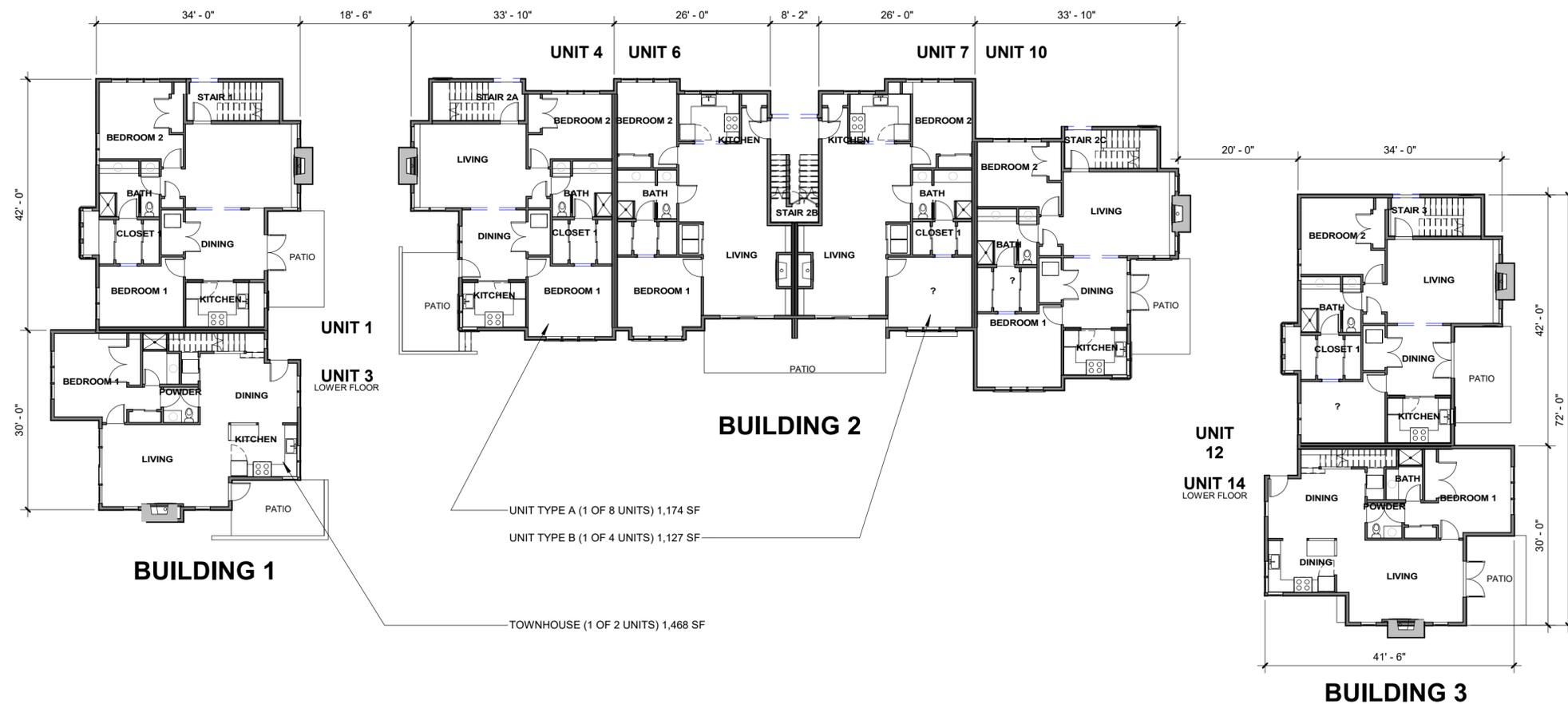
**SITE PLAN REVIEW**

PROJECT	NO.	DATE	DESCRIPTION	DATE
	1117	02/13/2019		

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**2** 2ND FLOOR PLAN  
1/16" = 1'-0"



**1** 1ST FLOOR PLAN  
1/16" = 1'-0"

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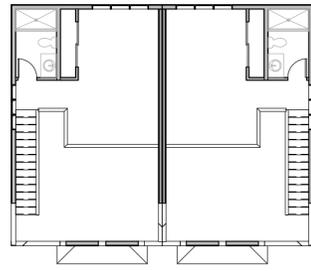
**SITE PLAN REVIEW**

PROJECT	1117
DATE	02/13/2019
NO.	DESCRIPTION
	DATE

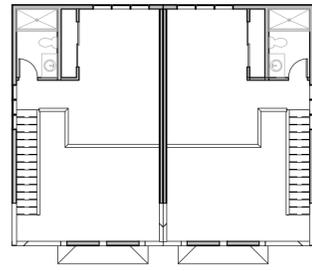
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**BUILDINGS 1-3**  
CORNER APARTMENTS  
FLOOR PLANS

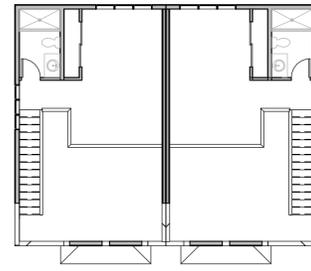
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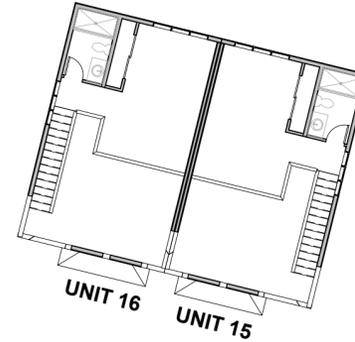
UNIT 22 UNIT 21



UNIT 20 UNIT 19

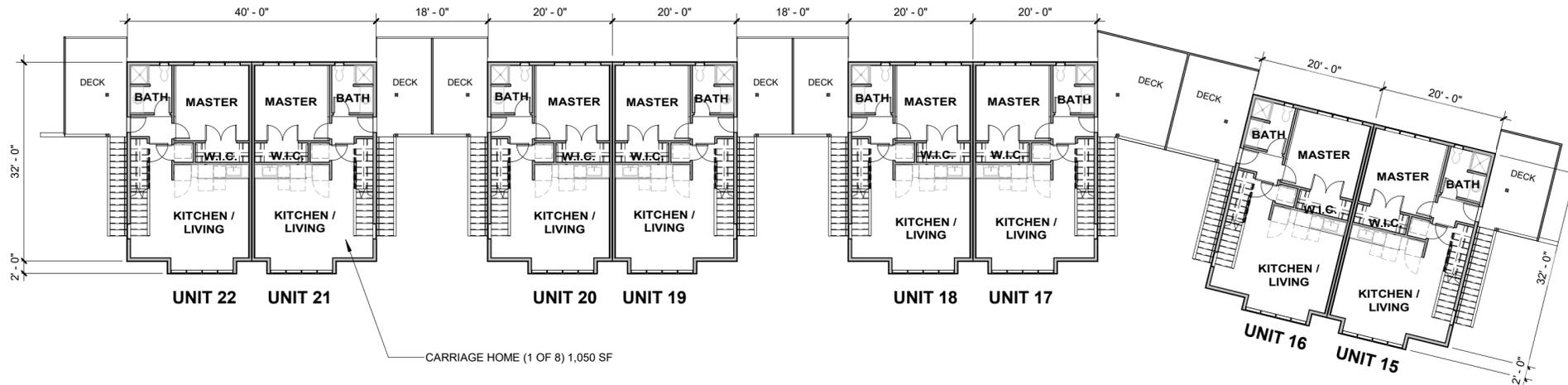


UNIT 18 UNIT 17

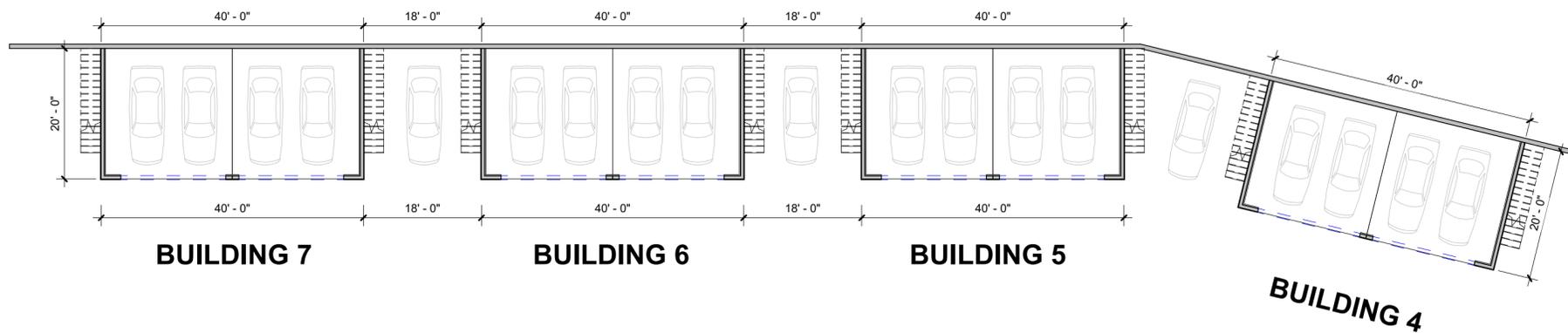


UNIT 16 UNIT 15

**3** 3RD FLOOR PLAN  
1/16" = 1'-0"



**2** 2ND FLOOR PLAN  
1/16" = 1'-0"



**1** 1ST FLOOR PLAN  
1/16" = 1'-0"

**PBV - CORNER APARTMENTS**

LYNWOOD CENTER ROAD, NE  
BAINBRIDGE ISLAND, WA 98110

OWNER: PBPBS, LLC

**SITE PLAN REVIEW**

PROJECT	1117
DATE	02/13/2019
NO.	DESCRIPTION
	DATE

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**BUILDINGS 4-7**  
CORNER APARTMENTS  
FLOOR PLANS

**A 0.9**



**1** EAST ELEVATION (BUILDINGS 1 THRU 3)  
1/16" = 1'-0"



**2** WEST ELEVATION (BUILDINGS 1 THRU 3)  
1/16" = 1'-0"



**3** SOUTH ELEVATION (BLDG. 1)  
1/16" = 1'-0"



**4** NORTH ELEVATION (BLDG 1)  
1/16" = 1'-0"



**5** SOUTH ELEVATION (BLDG. 2)  
1/16" = 1'-0"



**6** NORTH ELEVATION (BLDG. 2)  
1/16" = 1'-0"

2/15/2019 2:46:51 PM (DRAWING SCALED FOR 18" X 24" PAPER SIZE)

**SITE PLAN REVIEW**

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**BUILDINGS 1-7**

CORNER APARTMENTS  
ELEVATIONS



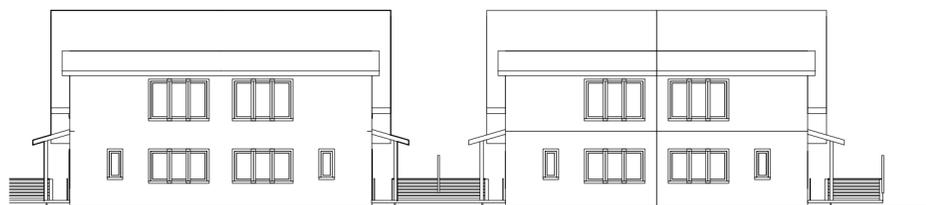
**1** NORTH ELEVATION (BLDG 3)  
1/16" = 1'-0"



**2** SOUTH ELEVATION (BLDG. 3)  
1/16" = 1'-0"



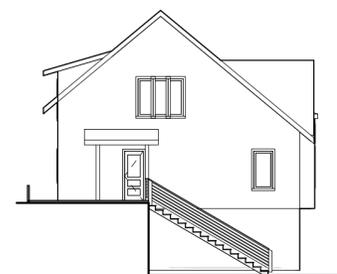
**3** WEST ELEVATION (BUILDINGS 4 THRU 7)  
1/16" = 1'-0"



**4** SOUTH ELEVATION (BLDG 6 & 7)  
1/16" = 1'-0"



**5** NORTH ELEVATION (BLDG 1)  
1/16" = 1'-0"



**6** NORTH ELEVATION (BLDG. 6)  
1/16" = 1'-0"

**SITE PLAN REVIEW**

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**BUILDING 3 THRU 7**  
CORNER APARTMENTS  
ELEVATIONS