



CITY OF BAINBRIDGE ISLAND

DESIGN REVIEW BOARD **Regularly Scheduled Meeting** Monday, February 1, 2016 at 2:00 p.m.



Location:
Bainbridge Island City Hall
City Council Conference Room
280 Madison Avenue North
Bainbridge Island, Washington 98110

AGENDA

- 2:00 – 2:05 p.m.** **Call to Order (Attendance, Agenda, Ethics)**
- 2:05 – 2:15 p.m.** **Approval of Minutes**
December 7, 2015
December 21, 2015
- 2:15 – 3:15 p.m.** **Fort Ward Community Center**
Location: 9705 Evergreen Avenue
Project Manager: Joshua Machen sitting in for Heather Beckmann
- 3:15 – 3:25 p.m.** **Old and New Business**
- 3:25 – 3:30 p.m.** **Adjournment**

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



CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD
Regularly Scheduled Meeting Minutes
Monday, December 7, 2015 at 2:00 p.m.
City Council Conference Room
280 Madison Ave N
Bainbridge Island, Washington 98110

Call to Order (Attendance, Agenda, Ethics)
Approval of Minutes – November 16, 2015 Meeting
Bainbridge Medical PLN50366 PRE – Pre-application
Fort Ward Building 16 PLN11044B PRE - Pre-application
The Ravine Apartments PLN50039 SPR - Site Plan Review
Old and New Business
Adjournment

Call to Order (Attendance, Agenda, Ethics)

Chair Grainger called the meeting to order at 2:06 PM. Design Review Board (DRB) members in attendance were Jim McNett, Chuck Depew, Susan Bergen and Peter Perry. City staff in attendance were Senior Planner Heather Beckmann, Planner Kelly Tayara and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

Approval of Minutes – November 16, 2015

Motion: I move to approve the minutes.
McNett/Perry: Passed unanimously 5-0.

Bainbridge Medical PLN50366 PRE Pre-application

Chair Grainger spoke about the conversation he himself had with Planning Director Kathy Cook about support for averaging the buffer in order to provide safety considerations along the street. He stated he had been surprised by an e-mail received by Peter Brachvogel (attached) regarding the same subject and asked for clarification from Planner Tayara. Ms. Tayara stated the initial landscape plan in response to the DRB's suggestion to average the buffers was extensive and more expensive than realistic, so they are trying to work with the City to share costs for some of the street/sidewalk improvements. Ms. Tayara further stated that she had not yet had the chance to speak with Public Works Director Barry Loveless to discuss the use of discretionary funds.

Introductions were made around the table. (See meeting sign-in sheet for attendees.)

Mr. Brachvogel began by reviewing the three new concepts of the site plans for this project. He recapped their previous conversation with the DRB regarding relaxing the buffers in order to provide improvements to the street and sidewalk to improve pedestrian safety. Chair Grainger asked if the original landscape plan provided in today's agenda packet was to the City's code. The answer was yes. The issue had become the cost of the landscape and doing the street improvements. The applicant stated the cost had become prohibitive and they were leaning toward keeping the parking as it was at this moment. Discussion centered on the applicant presenting a landscaping plan designed for the site as well as whether the City would help with some of the cost of street improvements. Ms. Tayara explained that she was hoping to speak with Director Loveless about it and hoped the applicant's private contractor would do the work. Ms. Tayara also stated she was going to ask the City to split the cost and reimburse the applicant for half the cost of the street/sidewalk improvements.

Chair Grainger recapped the conversation asking the applicant to work with their landscape architect to come up with a site plan specific to or appropriate for this specific building and site. Creating an adequate buffer to the single family

residence to the south was considered very important. Mr. Grainger also stated it was very important to create a landscaping plan that worked the rest of the site in a way that was appropriate for the building, the site and the other improvements they were making. Mr. Olaf Ribeiro asked about the cherry tree with historic significance in the front of the building. He stated that tree was planted by the first Japanese pioneers and the Japanese-American community. Chair Grainger asked Mr. Ribeiro to provide any historic information he may have on the tree to Ms. Rasely, who would distribute the information to the DRB. (No information had been received from Mr. Ribeiro as of January 27, 2016.)

Fort Ward Building 16 PLN11044B PRE Pre-application

After introductions, Senior Planner Heather Beckmann gave an overview of the project letting the DRB know the former bakery next door to this proposed project would be coming before the DRB as well. Mr. Thomas Knittel described the background of his firm (McLennan Design), what they do and what they were about. He outlined their plans for the site and the hope that they can share a parking space with the proposed bakery refurbishment. Chair Grainger asked Ms. Beckmann whether a school was an accepted use in an R-2 zone. Ms. Beckmann replied that education was considered acceptable in a Conditional Use Permit. There was some discussion of parking with carports providing solar panels to provide energy. Mr. Perry thought the number of parking spaces was low for a school with teachers and students.

Mrs. Davidson (Citizen) stated she felt this was a great project and aligned with the vision to save these buildings and their historic significance. She was excited to work together with the developers.

The Ravine Apartments PLN50039SPR Site Plan Review

Mr. McNett asked Ms. Tayara if she had a copy of the old plans. She had a copy of plans from November 2014 and the DRB discussed what they had previously seen regarding this project. Ms. Bergen brought up that there were mismarked trees on the site plan. A large tree was labeled as 40' on one plan and 40" caliper on another. She stated it was actually a 100' tree. There was also discussion about the 25' buffer along the ravine and the safety of building within that buffer.

Architect Devin Johnson highlighted changes made to the design after the last DRB site plan review which occurred December 2, 2014. Mr. McNett asked about the 30% side yard. Mr. Johnson stated they were unable to do that because they would lose the third unit (of a three unit building) and force the parking under the building missing the height requirement. Losing the third unit would make the project financially unviable. A conversation between Mr. Depew and Mr. Johnson occurred about the balance between design guidelines. Mr. Depew felt the view through to the trees was worth the tradeoff of a third floor. Mr. Johnson felt there would be more loss of a view if the building were to have another floor and was taller because it would block more of the view at the top. Ms. Bergen asked about the large tree that would be removed and how many trees would need to be planted to replace it (12). Roof slope was also discussed. Chair Grainger stated he was not an advocate of building this large 7' away from the top of a slope as it did not seem safe. The conversation then turned to roof pitch and matching the other building on the site's 6/12 roof instead of having an 8/12 roof. Mr. Perry spoke more about how to save the large tree on the lot and how much space around the tree was necessary to do that. Mr. Depew felt it would be better to replace the tree with fewer but larger trees than to use a greater number of smaller ones. The DRB asked the applicant to return on December 21, 2015 and just bring drawings to show the difference in the roof design.

Old and New Business

None.

Adjournment

Meeting was adjourned at 5:27 PM.

Approved by:

Alan Grainger, Chair

Jane Rasely, Administrative Specialist



CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD
Regularly Scheduled Meeting Minutes
Monday, December 21, 2015 at 2:00 p.m.
City Council Conference Room
280 Madison Ave N
Bainbridge Island, Washington 98110

Call to Order (Attendance, Agenda, Ethics)
The Ravine Apartments PLN50039 SPR Follow-up
BIFD Station 21 – Pre-application
BIFD Station 22 – Pre-application
Montessori Country School PLN17677 PRE Pre-application
Old and New Business
Adjournment

Call to Order (Attendance, Agenda, Ethics)

Chair Alan Grainger called the meeting to order at 2:01 PM. Other Design Review Board (DRB) members present were Peter Perry, Susan Bergen, Jeff Boon and Chris Gutsche. Jim McNett and Chuck Depew were absent and excused. City Staff in attendance were Planning Manager Joshua Machen, Planner Kelly Tayara and Administrative Specialist Jane Rasely who monitored recording and prepared minutes. Mr. Grainger welcomed new DRB members Mr. Gutsche and Mr. Boon.

The Ravine Apartments PLN50039 SPR Follow-up

Mr. Grainger gave an overview of the project to the new members. Roof slope and retaining a large tree near the building were discussed. Clients were invited in at 2:20 PM. Introductions were made all around. Devin Johnson for Johnson Squared presented the changes in roof line and the plan to save a large tree. Mr. Grainger thanked them for the changes in the roofline, saying the DRB appreciated that the bulk of the building was reduced by it. Ms. Bergen asked how they planned to save the tree, i.e., what changes were they going to make. Mr. Johnson replied they were going to move the garbage area back away from the tree and use grassy pavers instead of paving the area. Mr. Machen stated that if they were committed to saving the tree, they needed to come up with a plan for that. Mr. Johnson replied they would work with an arborist to come up with a plan for saving the tree as well as working with a Geotech engineer to plan changes to the foundation.

Motion: I move we recommend the plan going forward.

Perry/Bergen: Passed unanimously 5-0

While waiting for the BIFD architects (held up by ferry), Planner Tayara briefed the DRB about the Montessori Country School application. Mr. Gutsche asked if he needed to recuse himself for having worked with the Montessori Country School about 10 years ago. Mr. Grainger did not feel he needed to since it was so long ago, but agreed he should do so if he felt it necessary. Planner Tayara mentioned one item up for discussion was traffic and the need to keep traffic from backing up on the road during certain times of day.

BIFD Station 21 – Pre-application

Brett Hansen and Chauncey Drinon from Mackenzie Architects were introduced. Mr. Hansen gave an overview of their part in the design process from pre-bond stage to pre-application. He stated all the programming (design) is based on future need. Key particulars driving design were:

- Public parking moved to edge
- Pull through bays
- Medic helicopter pad
- Trees and existing storm water retention to be reused.
- Existing memorial retained
- Vegetation around helipad
- Public plaza.

There was discussion of the roof line and whether the lines would remain clean or would mechanical equipment be placed upon it. Mr. Hansen stated yes they would remain clear with the exception of ham radio antennas that would be mounted on one of the sides of the building. The number and sizes of bays were discussed as well as the size of the roof line (300 feet) and how to break up the look of it. The approach from the south when driving up Madison Avenue was also reviewed. Mr. Hansen summarized the concerns the DRB had and gave initial thoughts as to where, how and whether it was functional to respond to them. Mr. Grainger then brought up providing a connection to the existing trail behind the property. Assistant Fire Chief Luke Carpenter stated security was an issue for putting a trail through the property.

BIFD Station 22 – Pre-application

Mr. Hansen gave a brief overview of the plans for Station 22 stating the same materials were being used to maintain a consistent look across the organization. Mr. Gutsche thought the design was good for the more rural setting (as opposed to Station 21) but asked if the pitch of the roof could be changed to allow for a more southern exposure to accommodate future solar panels. The DRB also expressed the desire to raise the red wall with the identifying “22” above the roof line. Mr. Grainger stated they looked forward to seeing this design at the Site Plan Review meeting.

Montessori Country School PLN17677 PRE Pre-application

Introductions were made around the table with the project design team of Russ Hamlet, Brandon Hogue and Kia Micaud. Planner Tayara mentioned the public meeting for this project was being held on January 4, 2016 at the school. Mr. Hamlet expressed the vision statement of this project was to bring the two campuses together on one campus to facilitate student interaction and teacher collaboration. He continued providing an overview of the site plan showing buffers, administrative buildings and classrooms including a proposed future classroom. Ms. Micaud described landscaping, parking spaces utilizing crushed rock instead of paving, fencing, maintenance access gates and play areas. ADA accessibility was remarked upon when Mr. Grainger asked the type of materials used on the pathways that would allow wheelchair access. Mr. Hamlet discussed that deck overhangs were designed with accessibility for solar panels in mind. Storm water drainage was discussed and whether building a rain garden in the buffer would be possible. Mr. Hamlet mentioned they would come back in April or May before they applied for the building permit. Mr. Grainger spoke for the DRB saying they felt very good about this project.

Old and New Business

None.

Adjournment

Meeting was adjourned at 5:05 PM.

Approved by:

Alan Grainger, Chair

Jane Rasely, Administrative Specialist



CITY OF BAINBRIDGE ISLAND

Department of Planning & Community Development
280 Madison Avenue North, Bainbridge Island, WA 98110

Phone: 206-842-2552 Email: pcd@bainbridgewa.gov

Website: www.bainbridgewa.gov

Portal: <https://ci-bainbridgeisland-wa.smartgovcommunity.com/portal>

APPLICATION - PAGE 1

DATE STAMP

City of Bainbridge Island

NOV 10 2015

Planning and
Community Development

DATE SUBMITTED 11/10/2015	PROJECT NUMBER PLN50380 PRE	
PROJECT NAME FORT WARD COMMUNITY CENTER		
PROJECT TYPE Preapplication Conference		
PROJECT ADDRESS OR ACCESS STREET 9705 Evergreen Avenue		
TAX PARCEL NUMBER(S) 41500030230007		
REVISIONS RECEIVED:		
FEE HISTORY	AMOUNT	PAID
Pre-Application Conference Fee	\$265.00	\$265.00

PROJECT DESCRIPTION

Restoration of historic bakery into a community center with 18 on-site parking spaces. Parking shall be provided on-street within an unimproved right-of-way.

Preapplication Conference: Tuesday, November 24, 2015 @ 10:00 a.m.

PEOPLE ASSOCIATED WITH CASE

COBI PROJECT MANAGER

HEATHER BECKMANN -- PHONE: 206-780-3754 E-MAIL: hbeckmann@bainbridgewa.gov

OWNER

KITSAP COUNTY SEWER DISTRICT 7, , Post Office Box 11615, Bainbridge Island, WA 98110

Phone: 253-922-4451

E-MAIL:

CONTACT

CHARLES WENZLAU, Wenzlau Architects, 490 Madison Avenue North, Suite 105, Bainbridge Island, WA 98110

Phone: 206-780-6882

E-MAIL: Charlie@wenzlauarchitects.com

CITY OF BAINBRIDGE ISLAND

PREAPPLICATION CONFERENCE REQUEST

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
PENCIL WILL NOT BE ACCEPTED.



<p>City of Bainbridge Island</p> <p>NOV 10 2015</p> <p>Planning and Community Development</p>	<p style="text-align: center;"><u>TO BE FILLED OUT BY APPLICANT</u></p> <p>PROJECT NAME: FT WARD COMMUNITY CENTER</p> <p>TAX ASSESSOR'S NUMBER: <u>4150-003-023-0007</u></p> <hr/> <p>PROJECT STREET ADDRESS OR ACCESS STREET: <u>9705 NE Evergreen Ave</u></p> <p>ENVIRONMENTAL CHECKLIST SUBMITTED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p style="text-align: center;"><u>FOR CITY USE ONLY</u></p> <p>FILE NUMBER: <u>PLN50380 PRE</u></p> <p>PROJECT NUMBER: <u>50380</u></p> <p>DATE RECEIVED: <u>11.10.2015</u></p> <p>APPLICATION FEE: <u>\$265.00</u></p> <p>TREASURER'S RECEIPT NUMBER: <u>15-01057</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 signed in blue . 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 must be folded and 18" x 24" in size. <i>No construction drawings or other sized drawings</i> will be accepted unless specifically requested.
REDUCED DRAWINGS	<i>Two copies (five if commercial)</i> of the drawings reduced to 11" x 17" must be provided.
SUBMITTING APPLICATIONS	Applications must be submitted in person by either the owner or the owner's designated agent. Should an agent submit the application, a notarized Owner/Applicant Agreement must accompany the application (owner/app agreement attached). Please call (206) 780-3762 to set up an appointment to submit the application.
FEES	Please call the Department of Planning & Community Development for submittal fee information. Review by the Kitsap County Health Department may require additional fees and processing time.
<p>APPLICATIONS WILL NOT BE ACCEPTED</p> <p>unless these basic requirements are met and the submittal packet is deemed counter complete.</p>	

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

CITY OF BAINBRIDGE ISLAND

PREAPPLICATION CONFERENCE REQUEST

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
PENCIL WILL NOT BE ACCEPTED.



A. GENERAL INFORMATION

1. Name of property owner: Kitsap Sewer District 7
Address: ~~PO Box 40088 Bainbridge Island, WA 98110~~ P.O. Box 11615 Bainbridge Island 98110
Phone: _____ Fax: _____
E-mail: _____

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

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

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

2. Applicant/agent: Charles Wenzlau, Wenzlau Architects
Address: 490 Madison Avenue Suite 105, Bainbridge Island WA 98110
Phone: 206-780-6882 Fax: _____
E-mail: charlie@wenzlauarchitects.com

3. Name of land surveyor: None
Address: _____
Phone: _____ Fax: _____
E-mail: _____

4. Planning department personnel familiar with site: Heather Beckman, Kathy Cook

5. Description of proposal: Renovation of historic bakery into community center with 18

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

CITY OF BAINBRIDGE ISLAND

PREAPPLICATION CONFERENCE REQUEST

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
PENCIL WILL NOT BE ACCEPTED.



_____ on-site parking spaces. Parking shall be provided on-street
within un-improved ROW.

6. Driving directions to site: _____ Site is located in Ft Ward Historic District on south side of
Evergreen Ave east of Ft Ward Hill Road.

7. Please give the following existing parcel information:

Assessor's Parcel Number	Parcel Owner	*Lot Area
4105-003-023-0007	Sewer District 7	.20ac
Use additional sheet if necessary	Total of all parcels:	.20ac

** As defined in Bainbridge Island Municipal Code 18.12.050*

8. Legal description (or attach): _____ attached

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	R-2	R-2		office
Lot				
Lot				
Lot				

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

Property	Comp Plan Designation	Zoning Designation	Shoreline Designation	Current Use

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

CITY OF BAINBRIDGE ISLAND



PREAPPLICATION CONFERENCE REQUEST

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
PENCIL WILL NOT BE ACCEPTED.

North	R-2	R-2		Residential
South	R-2	R-2		Residential
East	R-2	R-2		Residential
West	R-2	R-2		Residential

11. Common name of adjacent water area or wetlands area: _____

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 may be necessary 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 necessary 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 type="checkbox"/> SPT Short Plat
<input type="checkbox"/> PUD Planned Unit Development	<input type="checkbox"/> SSDP Shoreline Permit
<input type="checkbox"/> REZ Contract Rezone	<input type="checkbox"/> SUB Prior Subdivision
<input type="checkbox"/> RUE Reasonable Use Exception	<input type="checkbox"/> VAR Zoning Variance
	<input type="checkbox"/> Other: _____

Under which jurisdiction was the approval given?

City of Bainbridge Island Kitsap County

Approval date: _____

CITY OF BAINBRIDGE ISLAND

PREAPPLICATION CONFERENCE REQUEST

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
PENCIL WILL NOT BE ACCEPTED.



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

If yes, please explain:

B. TECHNICAL INFORMATION

1. Name of water purveyor: South Bainbridge Water

If a private well, what class? _____

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

3. General description of the existing terrain: Flat

4. Soil survey classification: Glacial till

5. Flood plain designation: [X] [] AE

CITY OF BAINBRIDGE ISLAND

PREAPPLICATION CONFERENCE REQUEST

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
 PENCIL WILL NOT BE ACCEPTED.



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		
collector	50 feet		
residential urban	40 feet		
residential suburban	30 feet	Evergreen Ave	
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:
Restore historic bakery into community center.

9. Proposed floor area ratio (gross square feet contained in buildings excluding under-building parking/lot area): N/A

10. Proposed lot coverage (total area of building footprint/lot area x 100%): 25% existing

11. Height of proposed buildings or structures: 20' existing

12. Square footage of all spaces: storage: _____
 retail: _____ residential: _____
 office: _____ other: 1,800sf

13. Number of stories proposed: 1 story existing

CITY OF BAINBRIDGE ISLAND

PREAPPLICATION CONFERENCE REQUEST

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
PENCIL WILL NOT BE ACCEPTED.



14. Proposed setbacks:
north: 55' front south: 15' rear
east: 15' side west: 12' front (Unimproved ROW)

15. Number of parking stalls proposed: 18 stalls

16. Amount of square footage of proposed paved areas: Not known

17. Percent of site to be covered by impervious surfaces: 25%
(If the proposal results in more than 1,000 square feet of additional impervious surface, a preliminary drainage plan shall be required.)

18. For light manufacturing proposals, percentage of site to remain as open space: %

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

20. Is the proposal part of a phased development plan? (If so, an outline of the future plans must be submitted.)
No

21. 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:
Building permit

CITY OF BAINBRIDGE ISLAND

PREAPPLICATION CONFERENCE REQUEST

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
PENCIL WILL NOT BE ACCEPTED.



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

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

24. Do storm water systems exist on the site? yes X 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 X closed conveyance detention

25. Will the completed project result in excavating of or filling in:

X less than 50 cubic yards. more than 50 cubic yards but less than 100 cubic yards. more than 100 cubic yards.

26. For reasonable use exception applications, proposed square footage of wetland and buffer to be disturbed: _____

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

Charles Wenzlau _____ 11.10.2015
*Signature of owner or authorized agent Date

Charles Wenzlau AIA

Please Print

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

RE: FORT WARD COMMUNITY CENTER

PROJECT DESCRIPTION

Date: September 21, 2015

The following summary describes the proposed improvements for the Fort Ward Community Hall, located within the historic Fort Ward neighborhood. The project is intended to convert the historic bakery building, currently used by Sewer District 7 into a community hall.

ZONING

The zoning for the parcel is R-2. The community center is considered a conditional use as a “cultural center”. The proposed use is regulated under the Fort Ward design guidelines since the use is commercial in nature. A response to the guidelines is attached. The landscape requirements are limited to the following; 50’ roadside buffer, 25’ landscape buffer, parking lot landscaping, and significant tree requirements which are shown in the plans. No trees will be removed within the project site. The existing setbacks are less than the required minimum landscape perimeters.

PARKING

The parking requirement for 18 spaces is based on 10 stalls per 1000sf. The parking as proposed will occur off-site adjacent to the west side of the parcel within the unimproved City ROW (Enstone Street). The ROW has sufficient room to accommodate the 18 stalls required for the center. A fire turnaround will be provided if the parking lane exceeds 150’.

PROPOSED USE

The building will see uses typical of any small community hall as managed by the Bainbridge Island Metro Park and Recreation District, from classes and lectures, to scout troop meetings and neighborhood social gatherings. Typical attendance will range from just a few people to the building’s projected capacity of 45-50 persons. One corner office will be maintained by Kitsap County Sewer District No. 7, which will also hold its monthly board meetings in the main hall. These meetings have a typical attendance of five to 10 people.

PROPOSED IMPROVEMENTS

The exterior of the building will see some minor restoration which will remove some non-original improvements. At present the interior floor was lifted above its original floor level. The floor will be removed allowing the entry to be restored to its original at grade design. Interior improvements will focus on the meeting space, new kitchen and restrooms. All areas will be made accessible enabling all members of the community to enjoy the space. The exterior improvements will include new parking area, landscaping and pathways. Water will be provided by South Bainbridge Water and sewer is by COBI/Sewer District 7.

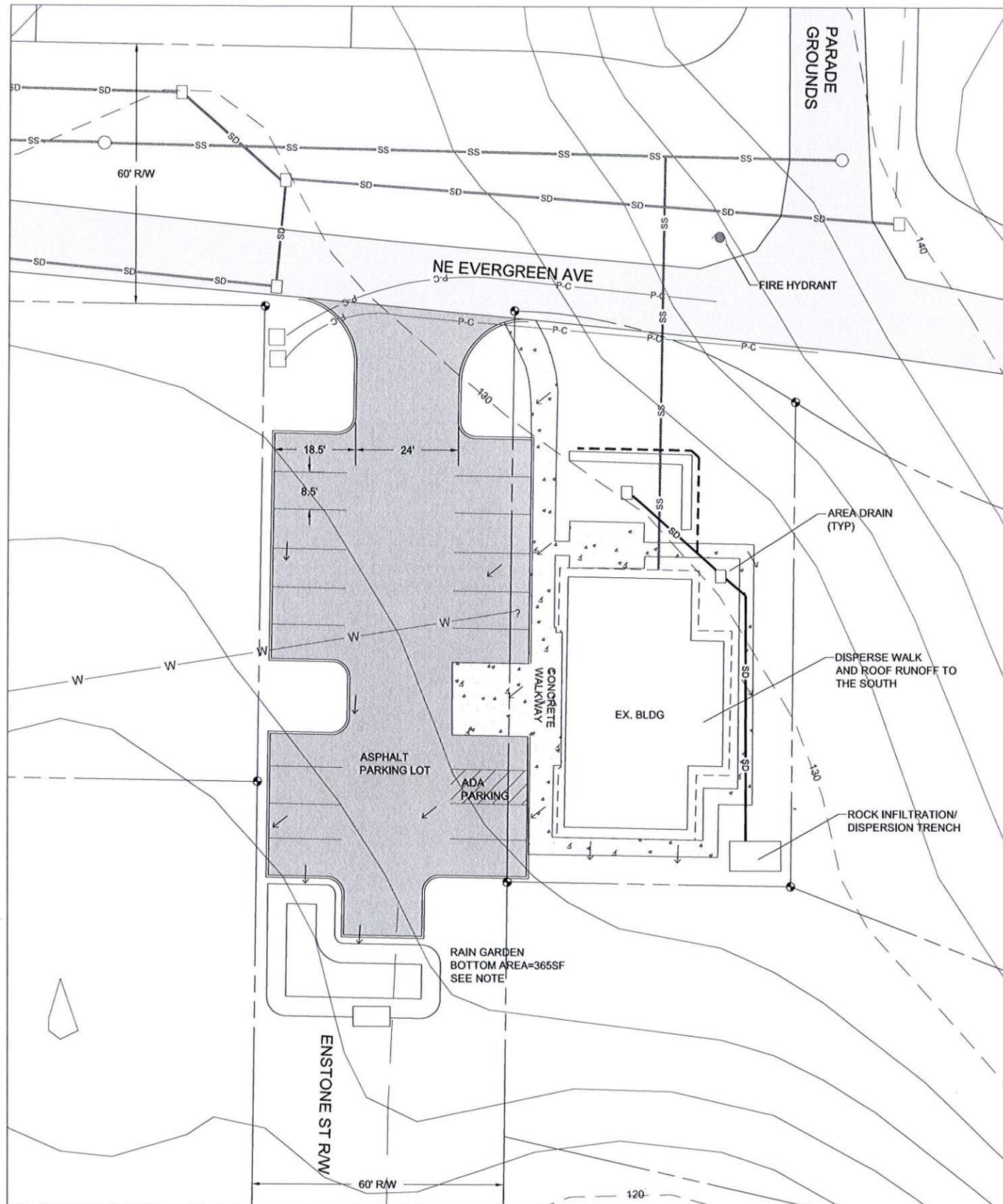
PROJECT SCHEDULE

The project will be completed in two phases. Phase 1, which will restore and configure the building to basic standards for public occupancy and use, will be completed over a year beginning Spring 2016. Phase 2, which will include more cosmetic improvements, will commence sometime in 2017 depending on available funding, and will take several months.

FT WARD COMMUNITY HALL ZONING SUMMARY

September 21, 2015

Site Address:	9705 NE Evergreen Avenue Bainbridge Island, WA AP# 4150-003-023-2007
Lot Area:	8,712SF (.20AC)
Zoning:	R-2
Surrounding Uses:	East: R-2 (residential) West: R-2 (residential) North: R-2 (residential) South: R-2 (residential)
Lot Coverage:	Allowable: 20% Proposed: 20%
Uses:	Cultural Center (CUP)
Program	Community Hall 1,800sf
Parking:	18 spaces: 10 per 1000sf
Height limit:	30' (no change to existing height)
Required Setbacks:	Front: 25' Side: 5' min, 15' combined Rear: 15'
Landscape	Tree retention: .20 (40 tree units/ac) = 's 8 units 25' Roadside Buffer 25' Landscape Buffer (15' min. full screen) Parking Lot; 1 tree/4 stalls
Design Guidelines	Shielded Lighting



IMPERVIOUS AREAS (SF)	
EXISTING	
GRAVEL DRIVEWAY	1410
BLDG ROOF	2480
	<u>3890</u>
PROPOSED	
ASPHALT PARKING	6700
CONCRETE WALK	1810
BLDG ROOF	2280
	<u>10790</u>
NEW IMPERVIOUS SURFACE	
ASPHALT PARKING	5290
CONCRETE WALK	1810
	<u>7100</u>
REPLACED IMPERVIOUS SURFACE	
ASPHALT PARKING	1410
POLLUTION GENERATING IMPERVIOUS SURFACE	6700

RAIN GARDEN PRELIMINARY DESIGN

ASSUME RAIN GARDEN WILL BE SUBDRAINED, SIZED TO PROVIDE FILTRATION OF 91% OF THE TOTAL RUNOFF.

THE TRIBUTARY AREA INCLUDES:

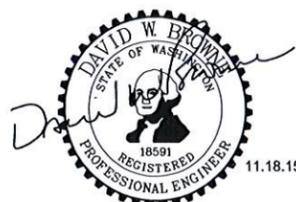
- 6700 SF ASPHALT PARKING LOT
- 830 SF OF EVERGREEN AVENUE DRAINING TO PARKING LOT
- 1140 SF OF CONCRETE WALK ON WEST SIDE OF BLDG

ASSUME 1' MAXIMUM PONDING DEPTH
REQUIRED BOTTOM AREA - 365 SF (CALCULATED USING WHMM3 MODEL)

LEGEND

PROPERTY LINE	---
ELEVATION CONTOUR	--- 120 ---
EX. WATER LINE	W --- W
EX. FIRE HYDRANT	●
EX. SANITARY SEWER W/ MANHOLE	SS --- ○ --- SS
EX. STORM DRAIN W/ CATCH BASIN	SD --- □ --- SD
DRAINAGE FLOW DIRECTION	↙
POWER, COMM.	P-C --- P-C
EX. ASPHALT PVMT	▨
PROP. ASPHALT PVMT	▩

Site Plan
 SCALE: 1"=20'
 0 5 10 20 40
 DRAWING NOT BASED ON DETAILED SURVEY. TOPOGRAPHY FROM PUBLICLY AVAILABLE LIDAR AERIAL SURVEY. PROPERTY LINES REPRESENT RECENT BOUNDARY LINE ADJUSTMENT.



City of Bainbridge Island
 NOV 18 2015
 Planning and
 Community Development

CIVIL SITE PLAN	
FORT WARD COMMUNITY HALL	
PREAPPLICATION SUBMITTAL	
BROWNE • WHEELER ENGINEERS, INC 241 ERICKSEN AVENUE NE BAINBRIDGE ISLAND, WA 98110 P 206.842.0605 INFO@BrowneWheeler.COM	DATE 11/18/15 DESIGNED DB DRAWN DB CHECKED AW PROJECT #
	C1
	1 OF 1

EXISTING CONDITIONS: CONTEXT PHOTOS



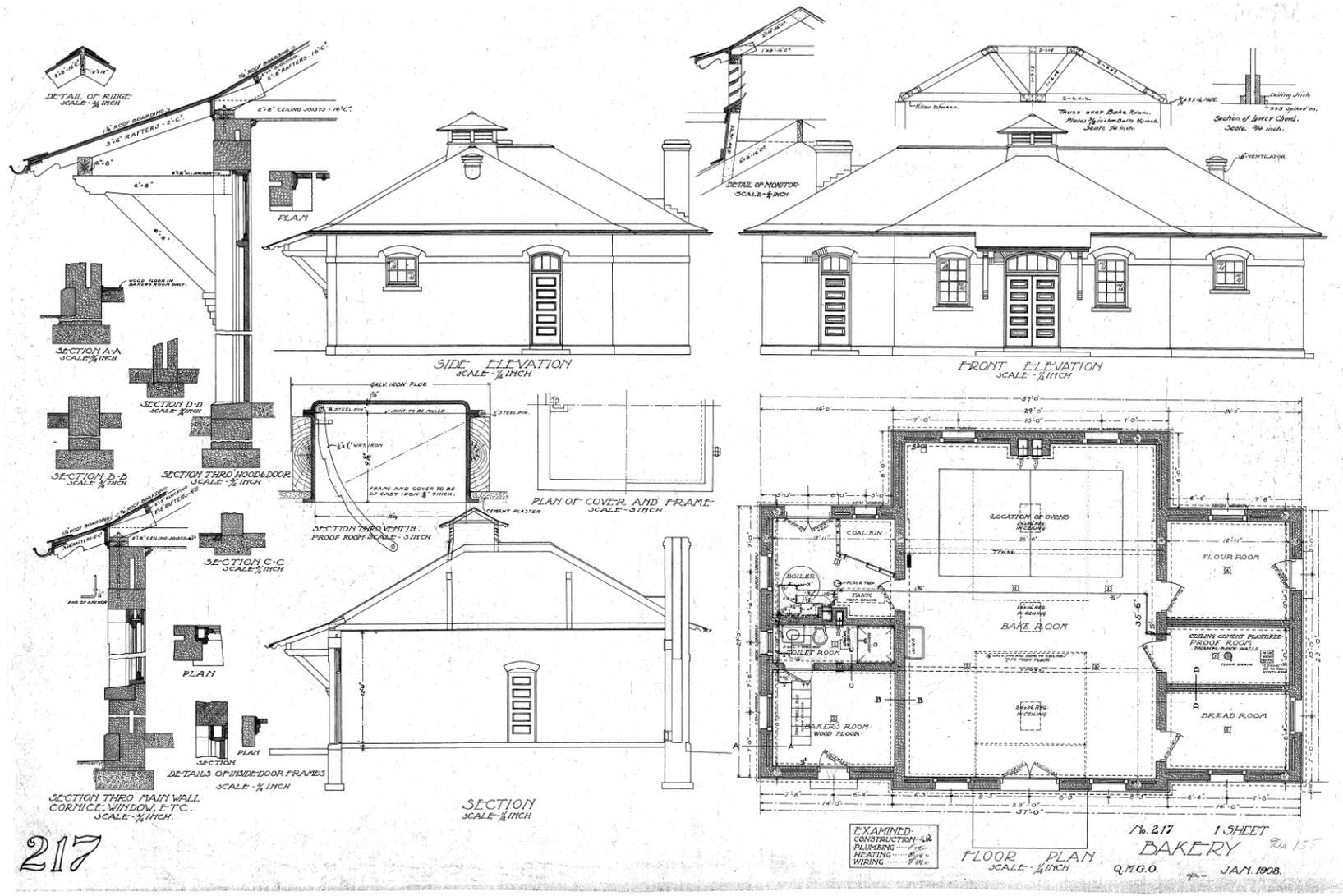
NORTH-WEST VIEW



SOUTH-WEST VIEW



EAST VIEW



HISTORIC ARCHITECTURAL DRAWINGS SHOWN AT 1/4" OF ORIGINAL SCALE

EXISTING BUILDING

FORT WARD COMMUNITY HALL

9705 NE Evergreen Avenue
Bainbridge Island, WA



WENZLAU ARCHITECTS

10/29/2015
PRE-APP

Resultant Parcels

Kitsap County Sewer District No. 7 - Maggiora Boundary Line Adjustment

Lots 21, 22, 23, Fort Ward Estates Div: No: 5

Volume 11, Page 20

SW 1/4, SW 1/4, Sec.11, T.24N., R.2E., W.M.

City of Bainbridge Island, Kitsap County, Washington



Found 2" brass disc in concrete
U.S. Navy Monument No. 2
(July, 1900)

Fort Ward
Hill Road NE
S 00°26'17" E
1005.98'

310.40'
1316.38'
(1318.18' per plate)

Found 2" brass disc in concrete
U.S. Navy Monument No. 9
(July, 1900)

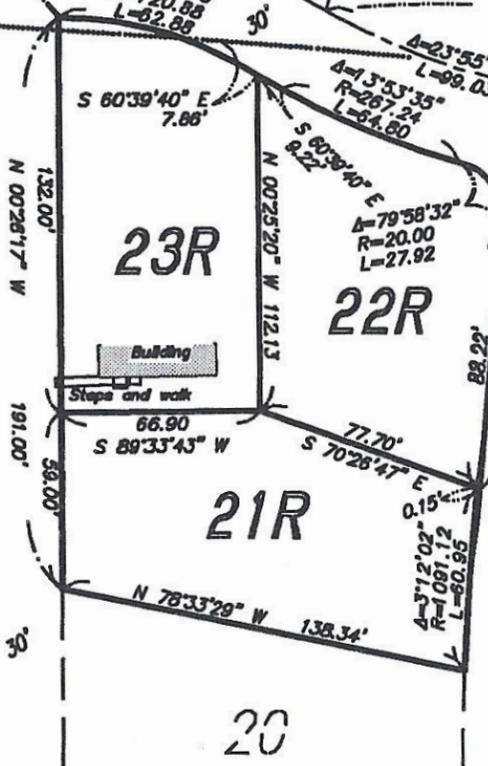
10
11
15
14

NE Evergreen Avenue
S 89°32'07" W 324.00'

Found 2" brass disc
(L.S. 20785) N 55°25'16" W
0.52' from computed
point of curvature
Δ=29°48'13" R=150.88 L=78.48
Δ=29°48'13" R=120.88 L=62.88
S 60°39'40" E 17.08'

South edge
of pavement
S 89°32'07" W 0.01'

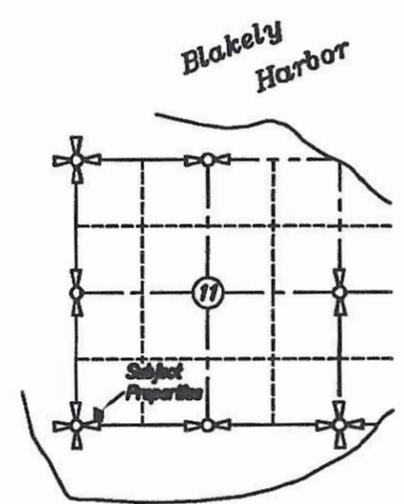
Ernstone Street NE



Devenny Avenue NE
S 05°25'17" W 133.98' (R)
A = 05°23'44" R=99.93 L=1061.12

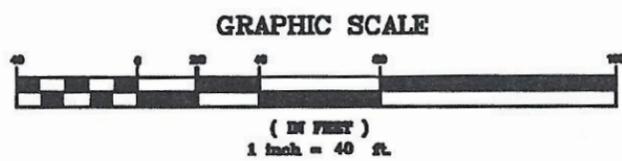
Park View Drive
N 77°47'22" E 152.01'
Found concrete monument with
brass pin
(October, 1993)
Δ=41°32'58" R=237.24 L=172.04
Δ=23°55'03" L=99.03
Δ=17°37'55" L=73.01

Fort Ward
Estates
Div: No: 2



Rich Passage
Indexing Vicinity Map
Sec.11, T.24N., R.2E., W.M.
City of Bainbridge Island, Kitsap County, Washington

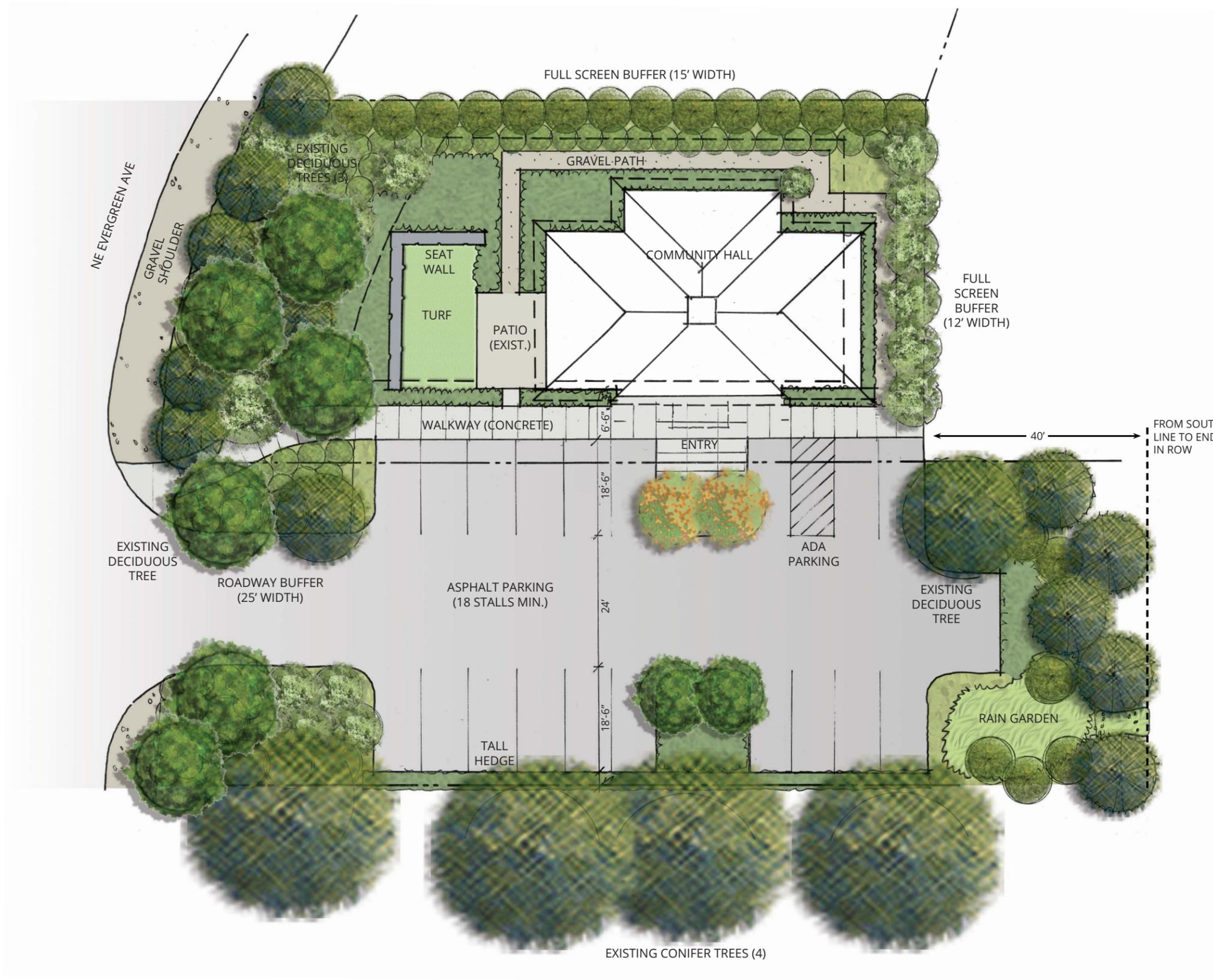
Lot Areas		
Lot 21R	9,187 sq. ft.	0.21 acres
Lot 22R	8,389 sq. ft.	0.19 acres
Lot 23R	8,400 sq. ft.	0.19 acres



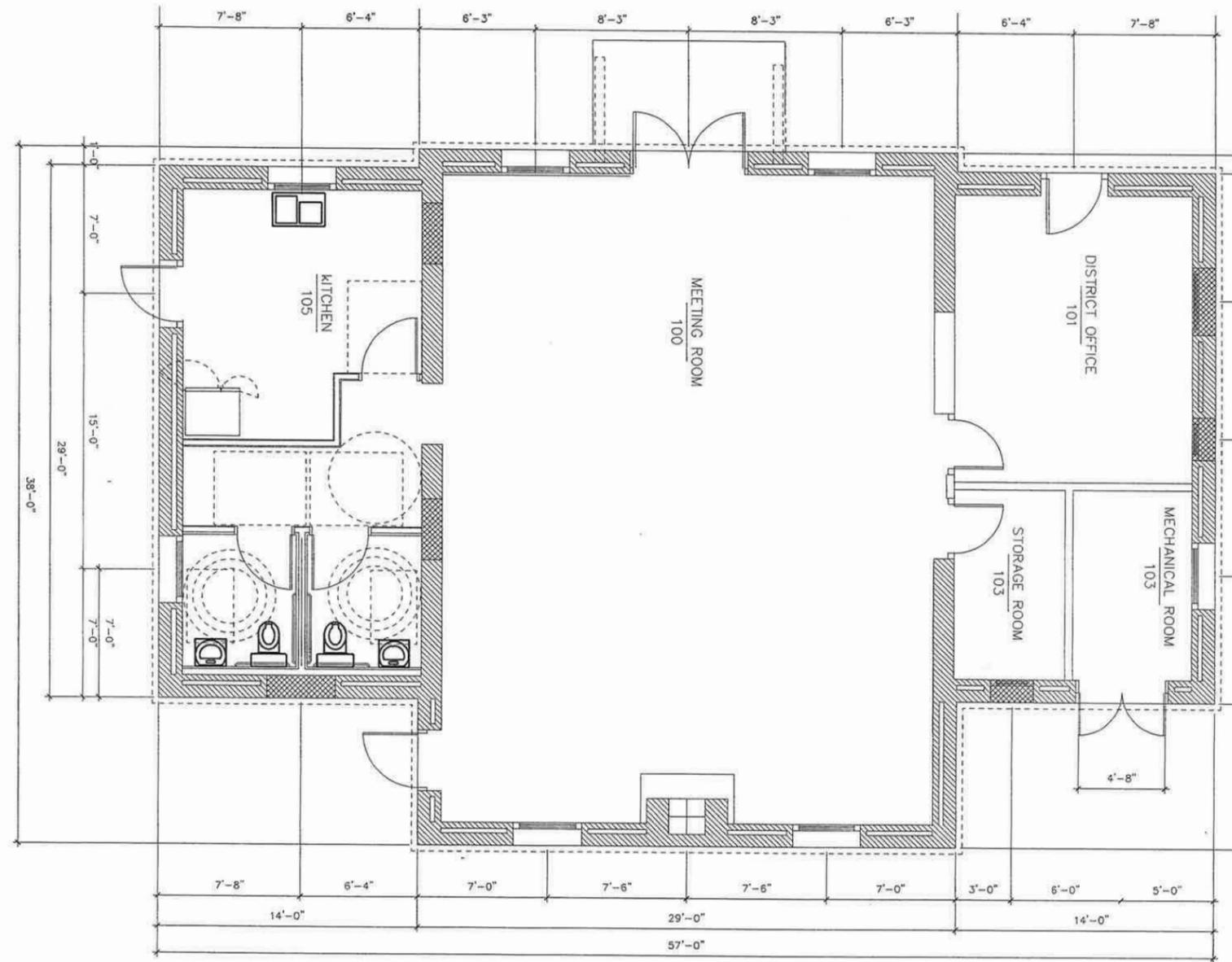
ADAM
&
GOLDSWORTHY, INC.
LAND SURVEYING

1015 NE HOSTMARK ST. (360)779-4299
POULSBO, WA 98370 (206)842-9598
DATE 8/7/12 FIELD BOOK
DRAWING 5301BLA2 SHEET 2 / 2

**SURVEY ENLARGED FROM ORIGINAL SCALE



FORT WARD COMMUNITY HALL - SITE PLAN CONCEPT



PROPOSED FLOOR PLAN 1/8"

FORT WARD COMMUNITY HALL

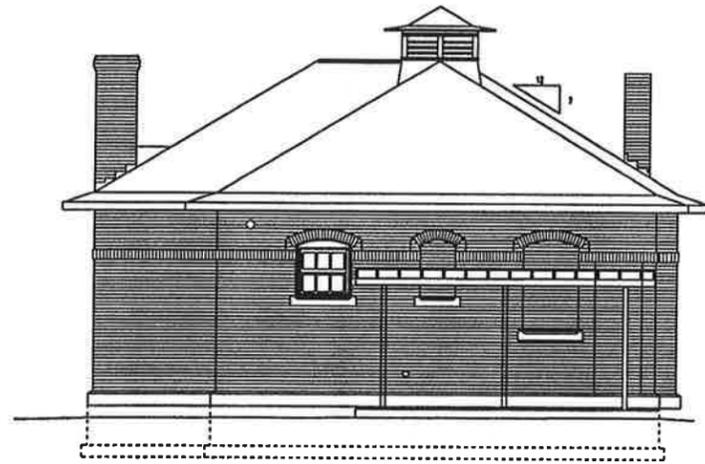
9705 NE Evergreen Avenue
 Bainbridge Island, WA



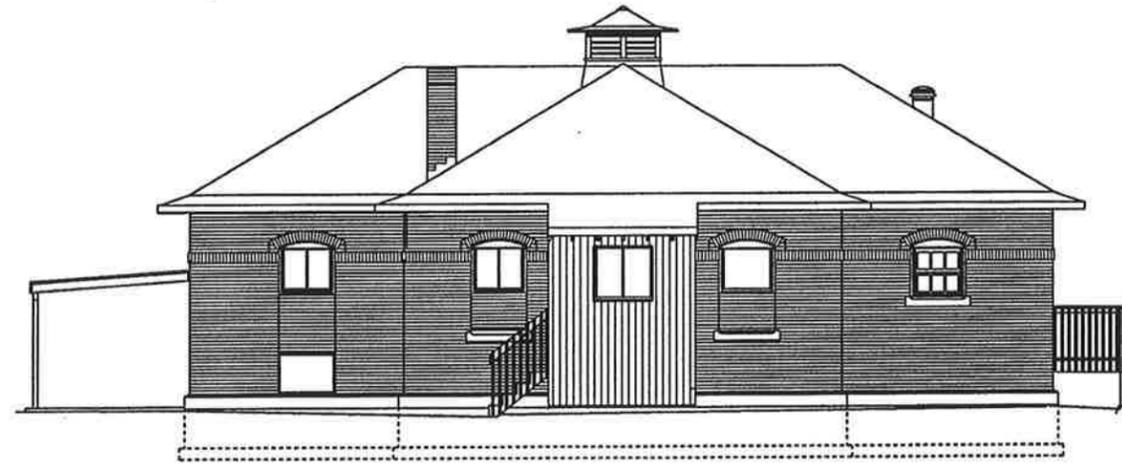
10/29/2015
 PRE-APP



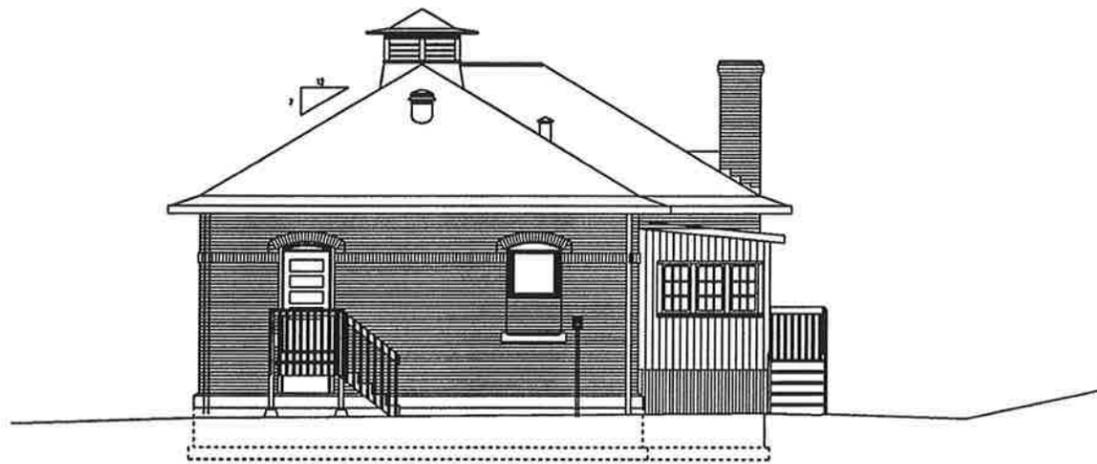
WENZLAU ARCHITECTS



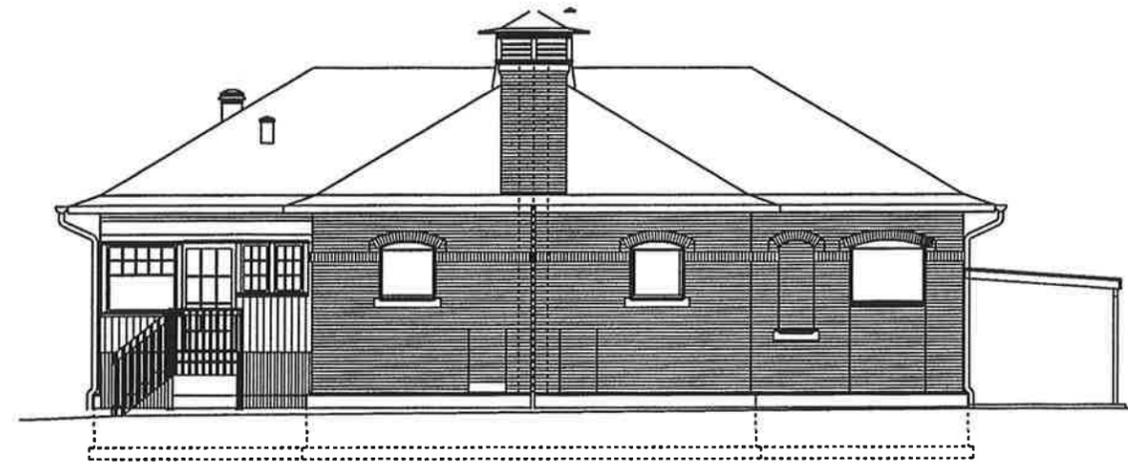
4 NORTH ELEVATION 2007
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION 2007
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION EXISTING 2007
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION 2007
SCALE: 1/4" = 1'-0"

EXISTING BUILDING ELEVATIONS

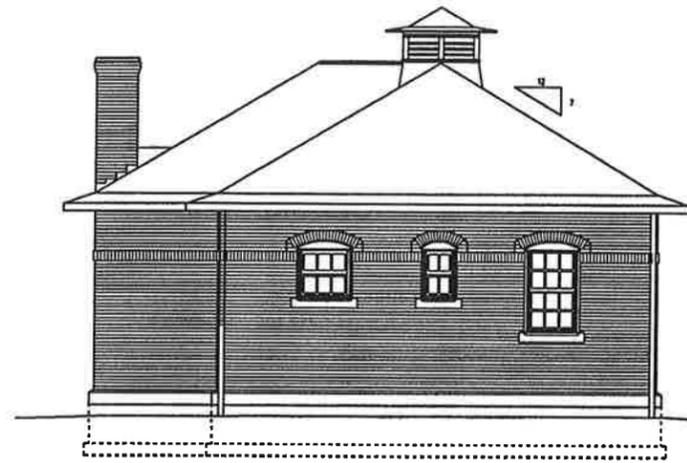
FORT WARD COMMUNITY HALL

9705 NE Evergreen Avenue
Bainbridge Island, WA

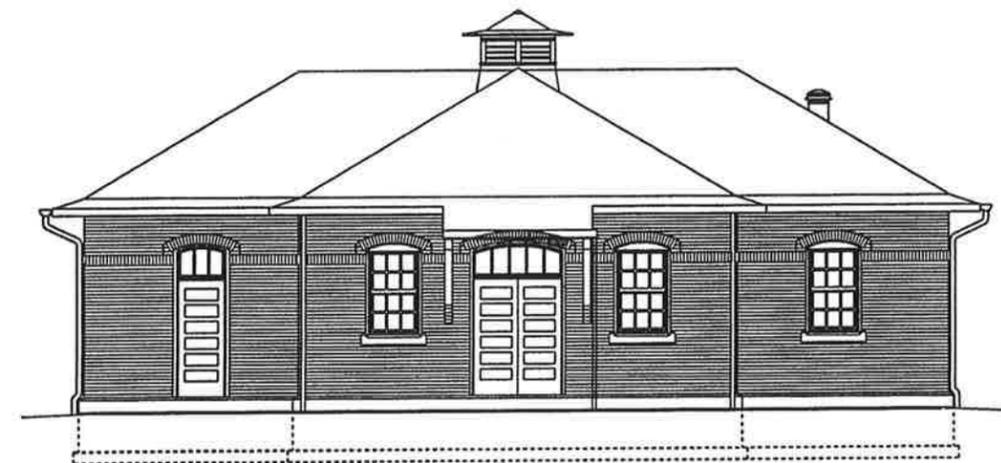


WENZLAU ARCHITECTS

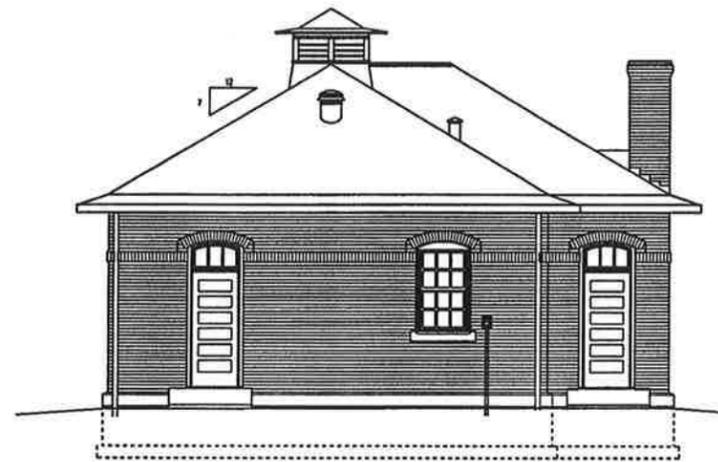
10/29/2015
PRE-APP



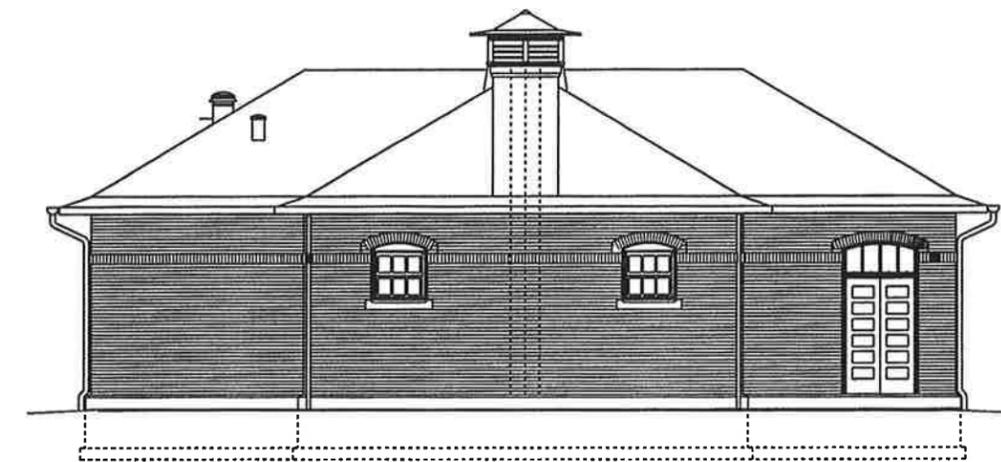
4 NORTH ELEVATION RESTORED
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION RESTORED



3 SOUTH ELEVATION RESTORED
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION RESTORED
SCALE: 1/4" = 1'-0"

PROPOSED RESTORED ELEVATIONS

FORT WARD COMMUNITY HALL

9705 NE Evergreen Avenue
Bainbridge Island, WA



WENZLAU ARCHITECTS

10/29/2015
PRE-APP