

DESIGN for BAINBRIDGE WORKSHEET

Bainbridge Island, Washington

Applicant Contact: Ken Mey, 509-430-9608, email: kdmey@hotmail.com

PROJECT: Mey 2-Lot Short Plat Subdivision

PROJECT ADDRESS or PARCEL: 222502-3-067-20003

DATE: 8-21-2003

PROJECT PLANNER: Ellen Fairleigh

Design Review Board Meeting Dates: none – DRB not required/optional

C1 ANALYZE NATURAL SYSTEMS

C2 IDENTIFY THE EXTENT AND VALUE OF WILDLIFE HABITAT AND CORRIDORS

C3 ASSESS UNIQUE AND PROMINENT FEATURES

I am providing contextual analysis (C1-C3) to the extent I believe is reasonable, given the limited developmental nature of the land use application (2-lot subdivision without improvements. Although the Design Review is optional or not required for this application, I am providing input. I support consistency with Island character and values, including green spaces, neighborhood context, and natural areas. This application is consistent with COBI's Comp Plan; there is no change in the R-0.4 zoning or SFR use. Proposed lots promote a walkable/bikeable experience. Tentative homesites blend with the natural landscape particularly via the expansive Natural Areas, which comprise at least 65% of the parcel/lots. These setbacks promote well-being of native wildlife and its uninhibited movement. There are no unique or prominent features within the parcel. It is either flat or gently sloping to the west. It was selectively logged 25 years ago and subsequent native plant growth has been unimpeded.

S1 PROTECT AND REPAIR NATURAL SYSTEMS

S2 PRESERVE AND ENRICH WILDLIFE HABITAT

S3 RESPECT AND MAGNIFY UNIQUE ASPECTS OF SITE AND CONTEXT

S4 COMPLEMENT AND CONTRIBUTE TO THE BUILT ENVIRONMENT AND LOCAL IDENTITY

S5 FIT THE PROJECT INTO THE SYSTEMS OF ACCESS AND MOVEMENT, PRIORITIZING PEDESTRIANS AND BICYCLES

S6 SUPPORT AND CONTRIBUTE TO A VIBRANT PUBLIC REAL

S1:

The parcel contains no Critical or environmentally sensitive areas. There is neither standing nor moving water on site. Stormwater management is via natural infiltration and dispersion. There are neither non-permeable and nor geologic hazard areas. The soil is stable, with soil logs provided the City in 2019. Native plant life dominates, primarily as alder and low-growing brush and vines. Solar access could be created by removing vegetation. Prevailing wind is southwest.

S2:

Wildlife corridors favor small non-riparian birds, mammals, and reptiles, with connectivity across the entire parcel, most notably via dedicated Natural Areas comprising at least 65% of the parcel area.

S3:

There are no unique aspects in/of the site. It is simply flat or gently sloping heavily vegetated unimproved land that has been commercially logged several times.

S4: The proposed lots will blend with existing land use on adjacent parcels. Prospective residential construction has the opportunity because of lot size to be essentially screened while similar in nature to existing adjacent residences.

S5:

Located at or near the end of a private access rural road, the prospective lots promote walking and biking by both residents and the public of all ages.

S6:

The lots are rather centrally located to interesting and attractive areas of Bainbridge life.

PUBLIC REALM STANDARDS

P1 CREATE A SAFE AND COMFORTABLE ENVIRONMENT FOR WALKING AND CYCLING

P2 MINIMIZE IMPACT OF VEHICLES ON THE PUBLIC REALM

P3 DESIGN TO SUPPORT A LEDGIBLE HEIRARCHY OF PUBLIC SPACES

P4 STRENGTHEN PUBLIC SPACE CONNECTIONS

P5 DRAW FROM AND ENHANCE EXISTING BLOCK PATTERNS

P6 FOSTER INTEREST AND ACTIVITY ALONG COMMERCIAL STREETS

P1:

The private rural road is very conducive to both pedestrian and bike use, particularly given its lack of traffic.

P2:

The parcel's location promotes use of public transportation and close proximity to schools and Winslow encourages walking, thus reducing reliance on private vehicles.

P3: n/a

P4: n/a

P5: n/a

P6: n/a

BUILDING DESIGN STANDARDS

B1 EXPRESS A CLEAR ORGANIZING ARCHITECTURAL CONCEPT

B2 USE AN ARCHITECTURAL LANGUAGE APPROPRIATE TO BAINBRIDGE ISLAND

B3 CREATE WELL COMPOSED FACADES AT ALL SCALES

B4 CELEBRATE AND PROMINENTLY FEATURE SUSTAINABLE DESIGN

B5 USE HIGH QUALITY MATERIALS AND WELL-CRAFTED DETAILS

Comment: There is no proposed building design associated with this land use application.

B1: n/a

B2: n/a

B3: n/a

B4: n/a

B5: n/a

LANDSCAPE STANDARDS

L1 INTEGRATE THE LANDSCAPE CONCEPT TO COMPLEMENT THE ARCHITECTURAL CONCEPTS

L2 SUPPORT THE PUBLIC REALM WITH THE LANDSCAPE DESIGN

L3 INTEGRATE SUSTAINABLE FEATURES INTO THE LANDSCAPE AND MAKE THEM VISIBLE WHEREVER POSSIBLE

L4 INTEGRATE AND HIGHLIGHT GREEN INFRASTRUCTURE PRACTICES

L5 SUPPORT HEALTHY HABITAT IN THE LANDSCAPE L6 PRESERVE AND ENHANCE IMPORTANT VIEWS AND VIEW CORRIDORS

Comment: There is no proposed landscape design associated with this land use application.

L1: n/a
L2: n/a
L3: n/a
L4: n/a
L5: n/a

STREET TYPES AND FRONTAGES

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

The approved installed access is a private rural unpaved permeable surface street.

SUBDIVISION GUIDELINES ISLAND CHARACTER PRESERVE AND MAINTAIN ISLAND CHARACTER

This land use application endeavors to preserve and maintain the Island's rural character by virtue of its R-0.4 single family residential zoning, the size of the lot providing homesite location flexibility, and in particular the significant commitment to creation of interconnected Natural Areas.

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

This 2-lot residential subdivision completely complements the nature and character of the existing roadway and the neighboring properties. The lots are sufficiently expansive and screened to provide significant privacy and seclusion, yet still be part of a small close-knit residential neighborhood.

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

Dedication of at least 65% of the forested parcel area to Secondary Natural Areas serves to promote and preserve respected ecological and aesthetic integrity, qualities and values.

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

None of the site's natural conditions are being disturbed under this land use application. The subsequent owners/developers have ample opportunity to carefully act in a manner that preserves and integrates the existing natural site patterns and features found throughout the site.

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

While an approved Surface Water and Stormwater Management Plan was prepared and accepted by the COBI in 2019 as part of the subdivision Sight Assessment Review, there are no proposed stormwater facilities proposed. Stormwater management is to be achieved via infiltration and dispersion.

SEPTIC SYSTEMS TO MINIMIZE IMPACT OF SEPTIC FACILITIES

Because of ample lot size, there is considerable opportunity to locate primary and secondary septic systems in a manner causing the least disruptive impact to the site. Soil log tests confirm the suitability of the soil for septic system use.

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

The subject parcel is within an Aquifer Recharge Area. The prospective owners/developers should pursue a site design that protects and conserves groundwater resources and is sensitive to climate change.

COMMUNITY SPACE TO PROMOTE A SHARED SENSE OF COMMUNITY

There is no provision for community space within the parcel. However, the option for trails within the Natural Areas may be a future option.

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

Homesite clustering is not an element of allowed zoning, which is single family residential.

SOLAR ACCESS TO PROVIDE SOLAR ACCESS FOR WELLBEING AND ENERGY PRODUCTION

Solar access could be provided, given a willingness to remove obstructive site vegetation.

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

This is not a practical/timely consideration for this land use application.

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

Site proximity to convenient public transportation as well as pedestrian walkways discourage heavy reliance upon motor vehicles, thereby encouraging their on-site screened storage.

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

The prospective lot owner/developers should adopt homesite designs that efficiently configure building footprints and comply with allowed homesite uses.

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

House design is a premature consideration under this land use application. Given applicable single family residential zoning, diversity in house design may remain a future consideration by the future lot owner/developer.

LARGER SITES

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

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

These standards do not apply as public streets, public spaces, or open space are not present, although Secondary Natural Areas are dedicated on the site. Screening via road and perimeter buffers should minimize any visual impacts, even though there is no public realm involve.

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

This is inapplicable, as no public streets are involved.

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

These standards do not apply, as there are no historic places or buildings on this parcel.

CIVIC USES

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

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

These standards do not apply, as there are no civic uses per se associated with this land use application. Possibly, walking trails could be created within the Natural Areas and this would serve as a civic use.

Ken Mey
8-21-2020

FlN: /bbi/design review/design review submittal @ 8-21-2020