



**Wyatt Apartment
Public Participation Meeting
May 22, 2017**

Proposal: The proposal is to develop two apartment buildings, one containing 36 units and the other containing five townhomes and 42 on-site parking spaces. The apartment building along Wyatt is designed to allow vehicle and pedestrian drive through to access the parking lot and the five townhomes.

The presentation on the project was given by the Architect, Jim Cutler. The project planner, Joshua Machen was present. Kelly Tayara is now the planner assigned to this project.

The subject property is zoned Mixed-Use Town Center/Madison Avenue Overlay District.

Below are the questions and comments from the community and responses from the applicant and/or the City of Bainbridge Island.

ISSUE/QUESTION/COMMENT	RESPONSE/COMMENTS FROM APPLICANT OR CITY
There is a madrone tree in the park – is it going to be ok?	We will have our arborist make recommendations on how to ensure its protection. The roots will be located and development will occur in a manner sensitive to them.
On Wyatt, is the sidewalk against the apartments between the privacy and the sidewalk?	The setback from the sidewalk to the building ranges from 5' to 13'.
Who will manage the four guest spots on Wyatt?	The City. It may be signed with 2 to 4 hour parking limits.
Comment: Current plans are to maintain the easement through the Oliver House and to utilize that easement. No design work is planned on Madison.	
Are there improvements proposed for the park?	Access might trigger park improvements. It is possible we may be doing improvements but it will be decided on by the Owner of the property.
Comment: Oliver House is now a separate project. Last we heard the house will be moved to make way for an easement.	
Are the units all market rate? Is this a conversation the owner would	I have no idea, that decision is up to the owner. They are smaller



be willing to have?	apartment units that will by definition rent for less.
Would you break down the unit size/types?	Not off the top of my head. About 1/3 are 2 bedrooms and the townhomes are two bedroom.
Are you requesting any exceptions or variances for this proposal?	Density is governed by FAR. We can bonus up to 60% of the FAR through the Municipal Code. There is parking reduction available due to our proximity to the ferry. Lot coverage is below allowed.
There is a fence on the east side of the parking lot. Will that fence remain? What about the trail?	The fence will stay on the property. We are proposing a western public access way along the property's western edge.
Will there be a sidewalk on the accessway from Madison?	I have no idea, that is not included in our project. We just have a right to access this easement but are not sure what's proposed with that project.
Under best case scenario, when do you hope to break ground?	We have to go through the City process which includes the Design Review Board, then Planning Commission which we suspect to go to twice. Then final drawings and pricing will occur with months of negotiating. We hope for a spring 2018 start.