

Call to Order (Attendance, Agenda, Ethics)
Review & Approve Minutes
Bay & Feed ([PLN50775](#))
Subdivision Review Procedures
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Alan Grainger called the meeting to order at 2:00 pm. Design Review Board (DRB) members in attendance were Alan Grainger, Jim McNett, Joe Dunstan, and Peter Perry. Jason Wilkensen was absent and excused. Council member Ron Peltier was present. City staff in attendance were Kelly Tayara Associate Planner, Christy Carr Senior Planner, and Administrative Specialist Carla Lundgren who recorded the meeting and prepared minutes.

Review & Approve Minutes

Motion: I move to approve the May 7, 2018 minutes.

Dunstan/Perry: Motion passed 4-0.

Bay Hay & Feed ([PLN50775SPR](#))

Project Manager: Olivia Sontag, Planner

Motion: I move to recommend approval with one condition that the applicant use wood siding instead of brick on the front and sides of the building.

Dunstan/Perry: Motion passed 4-0

Design Standards and Subdivision Review Process: Christy Carr, Senior Planner
Johnathan Davis, Davis Studio Architecture & Charlie Wenzlau, Wenzlau Architects

New/Old Business

Kelly Tayara Associate Planner brought the Planning Commissions decision of approval for project Madison Landing ([PLN50879SPR](#)) that the DRB had recommended non-approval.

Adjourn

The meeting adjourned at 4:30pm.

Approved by:


Alan Grainger, Chair


Carla Lundgren, Administrative Specialist



CITY OF
BAINBRIDGE ISLAND

CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD – REGULAR MEETING
May 21, 2018

PLEASE PRINT

Join
ListServ
Yes/No

Name	Affiliation	Phone/ E-Mail	Join ListServ Yes/No
NOE DUNSTAN	DRP		
ANN GRANGER	DRB		
Ken Peltier	City Council		
Howard Bloch	owner Bay Hwy + Feed		
Robert L Benson III	Johnson Squared		
Debra Johnson	Johnson Squared	Debra@johnsonsqared.com	
J. M. M. M.	DRB	206-842-9993	
DETLEF RUSP	DRB		
OLIVIA SONTAG	COBI		
Christy Lind	COBI		
CHARLES SCHMID	APC		
Jon Frostland	Planning Comm.		
C. N. N.	Arch		
CHAKVS	ARCH		

building community

Jonathan Davis and
Charlie Wenzlau

photo – Kyle Johnson
for Dwell Magazine



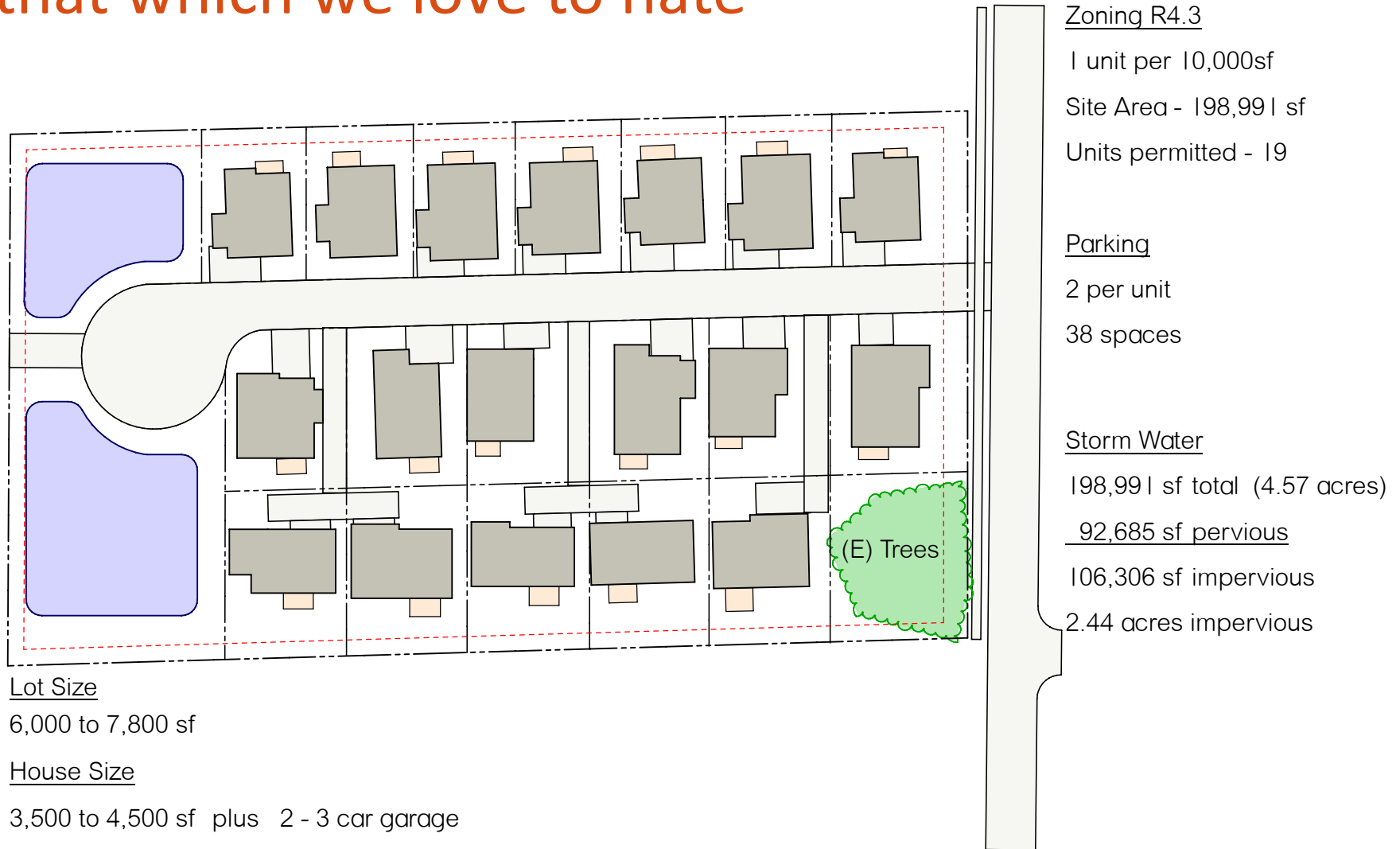
Revision to Table 18.12.020 - Dimensional Standards for Residential Zone Districts



	Zone	R 0.4	R 1	R 2	R 2.9	R 3.5	R 4.3	R 5	R 8	R 14
Base Zoning	Base Zoning for one house	1 house per 100,000 sf	1 house per 40,000 sf	1 house per 20,000 sf	1 house per 15,000 sf	1 house per 12,500 sf	1 house per 10,000 sf	1 house per 8,500 sf	1 house per 5,400 sf	1 house per 3,100 sf
Natural Space	Natural Space	45%	40%	35%	30%	25%	20%	15%	10%	5%
	Min. Natural Space - sq.ft.	45,000 sf	16,000 sf	7,000	4,500 sf	3,125 sf	2,000 sf	1,275 sf	540 sf	155 sf
Community Space	Community Space	5%	10%	15%	15%	15%	15%	15%	15%	10%
	Min. Community Space - sq.ft.	5,000 sf	4,000 sf	3,000	2,250 sf	1,875 sf	1,500 sf	1,275 sf	810 sf	310 sf
Home Site Size	Home Site	10%	10%	15%	20%	25%	30%	35%	50%	75%
	Maximum Home Site - sq.ft.	10,000 sf	4,000 sf	3,000	3,000 sf	3,125 sf	3,000 sf	2,975 sf	2,700 sf	2,325 sf

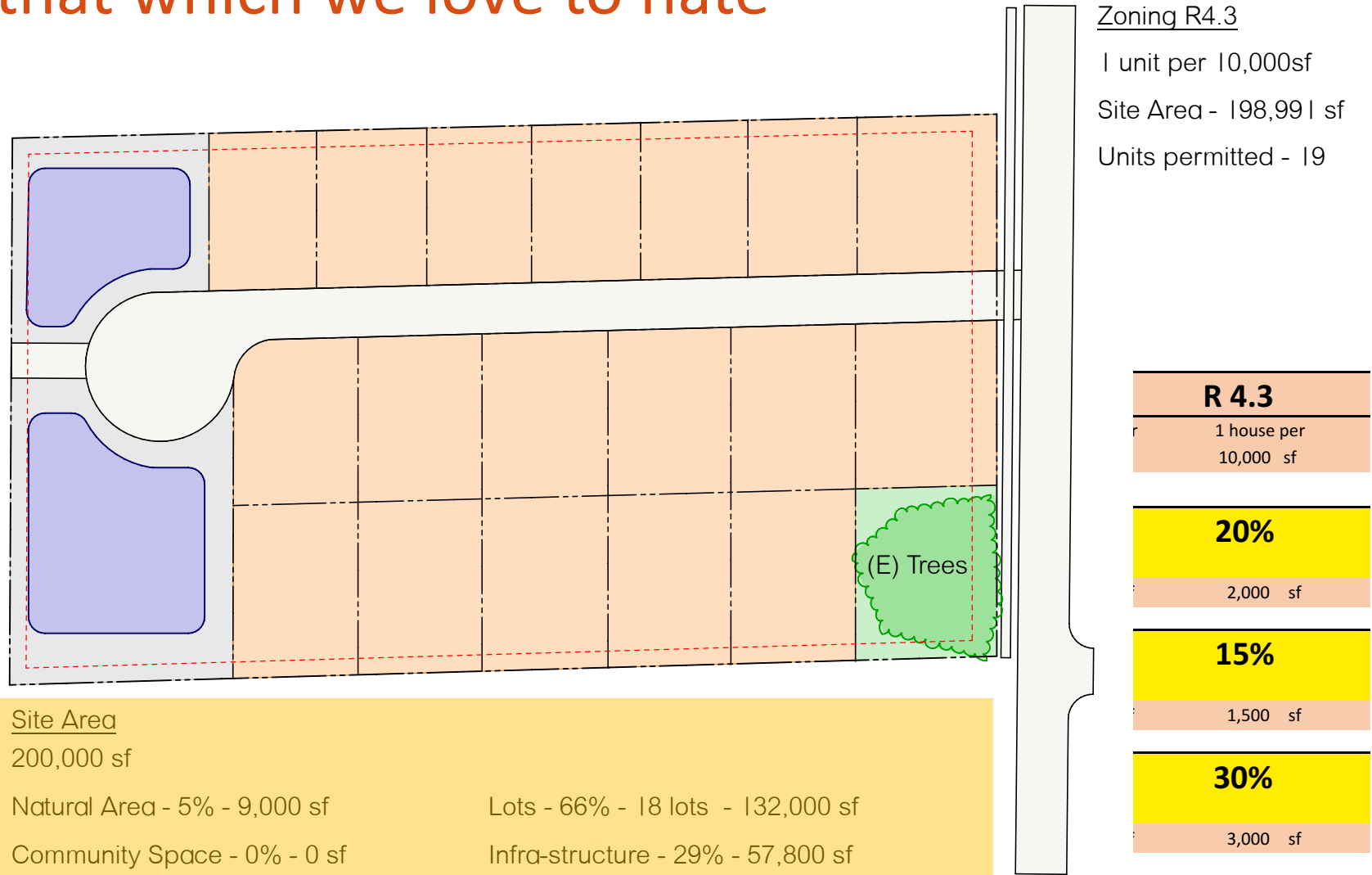
Revised Dimensional Standards

that which we love to hate



let's look at the problem

that which we love to hate



let's look at the problem

The diagram illustrates a community space layout. On the left, a large green rectangular area is labeled "Natural Space". To its right is a central "Community Space" which contains several buildings (represented by grey rectangles with orange roofs), a curved path, and a green oval area. Red dashed lines and arrows indicate connections between the buildings and the central space. The entire area is enclosed by a dashed red line.

Community Space - 19% - 38,000 sf

1,800 to 2,000 sf max (1,600 to 1,750 sf net)

- 26,500 sf of imperv. surface

what makes up a community ?

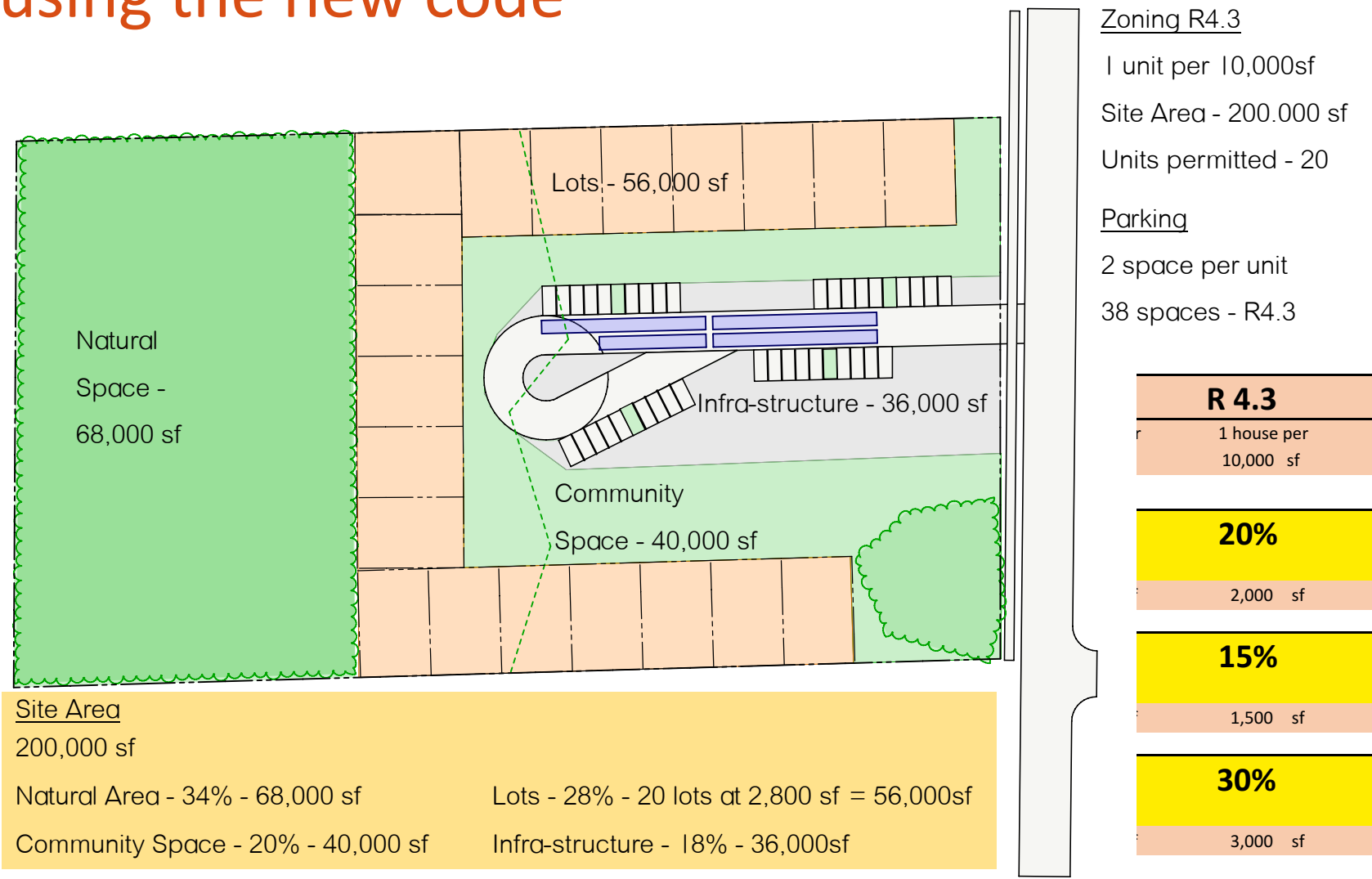
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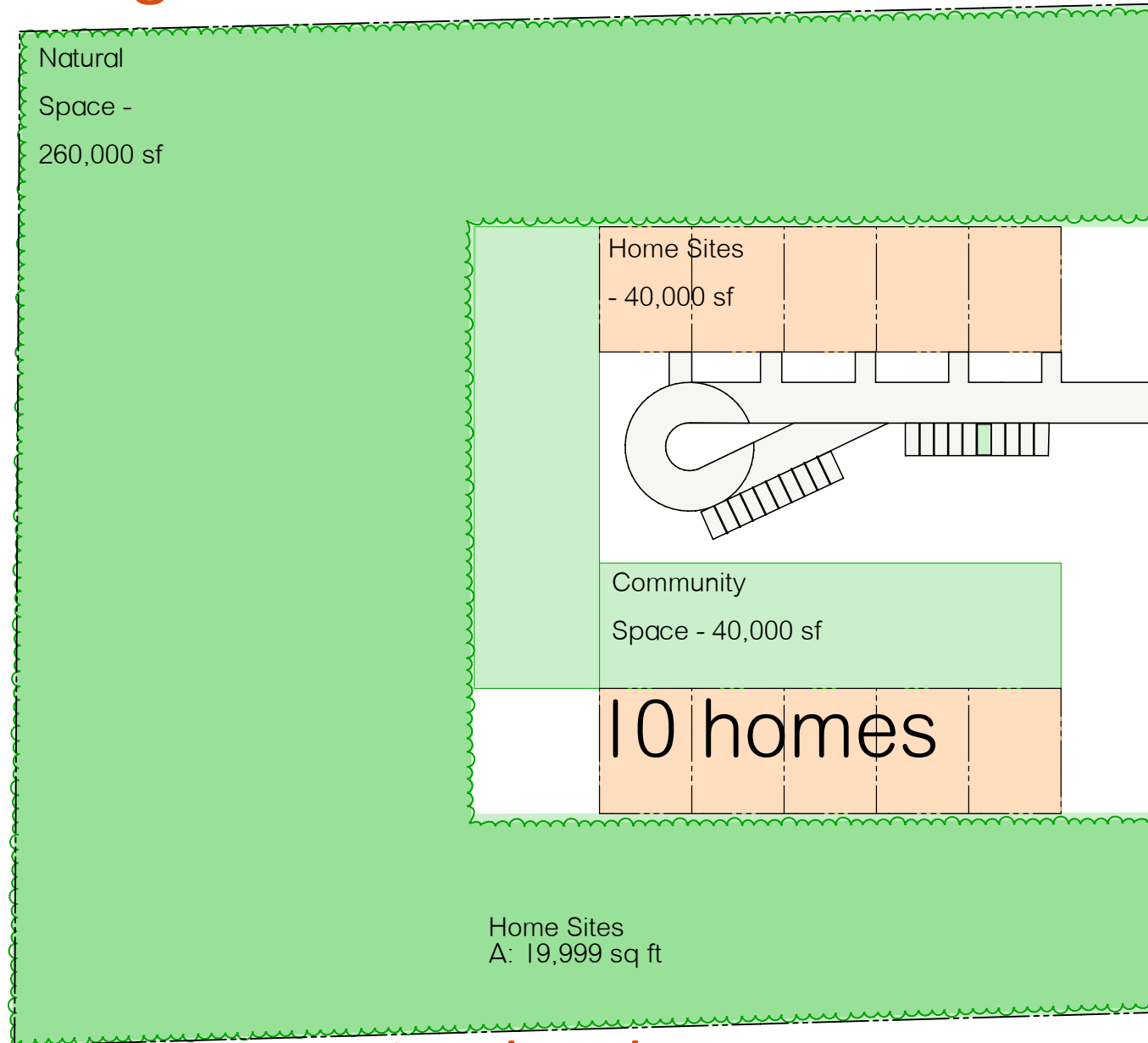
Revised Dimensional Standards

using the new code



new community development

using the new code



Zoning R1

1 unit per 40,000 sf

Site Area - 400,000 sf

Units permitted - 10

Site Area

400,000 sf

Natural Area - 65%

- 260,000 sf

Community Space - 10%

- 40,000 sf

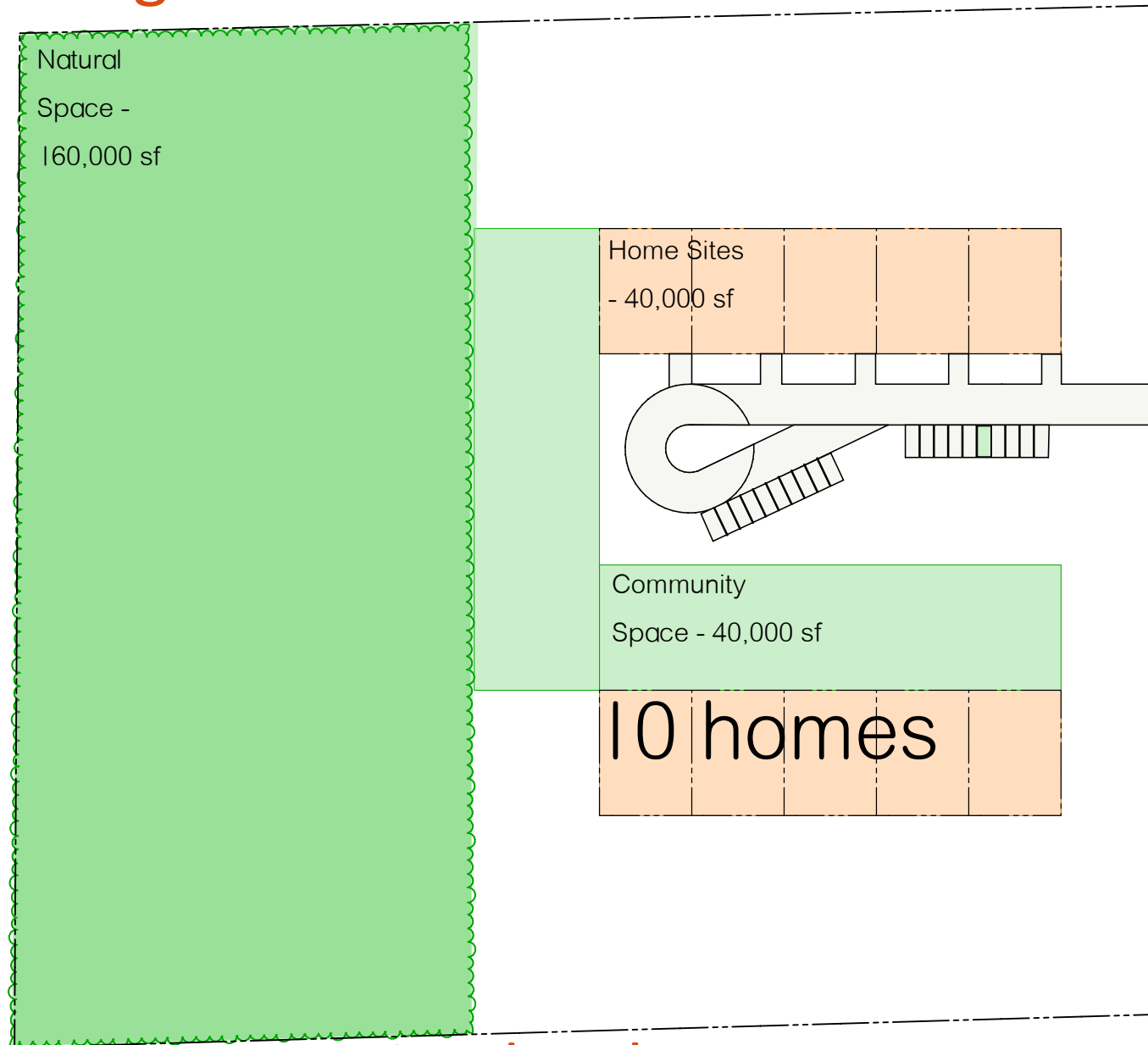
Lots - 10% -

10 lots at 4,000 sf

- 40,000 sf

new community development

using the new code



Zoning R1

1 unit per 40,000 sf

Site Area - 400,000 sf

Units permitted - 10

Site Area

400,000 sf

Natural Area - 40%

- 160,000 sf

Community Space - 10%

- 40,000 sf

Lots - 10% -

10 lots at 4,000 sf

- 40,000 sf

new community development

thank you

PROPOSED SUBDIVISION COMMUNITIES ORDINANCE
May 21, 2018

Prepared by Davis Studio Architecture + Design and Wenzlau Architects

INTRODUCTION

The following is a first look at strategies and factors affecting formulating better outcomes for the design of subdivisions. The process to update the subdivision code will depend on clearly defining the problem we are trying to fix and finding agreement on the principles underlying the new approach. The code will be looked at in the context of the *Comprehensive Plan* updates and the recently implemented *Critical Areas Ordinance* (CAO). The process must find the proper balance between supporting community concerns related to environmental protections and avoiding legal issues associated with private property rights. The overarching goal is to implement regulations which prevent poorly designed subdivisions while offering incentives to achieve the best possible outcomes (exceeding code).

THE PROBLEM

The community has reacted negatively to several recent subdivisions, some which are built and others which are in the planning stages. The concerns include: excessive **tree removal**, lack of **natural areas**, and **over-scaled buildings**. The current subdivision code relies on the *Flexlot* subdivision process, which was intended to protect open space by clustering homes. One of the better examples built using the existing code is the HillandDale neighborhood off Weaver Road. This project combines small footprint homes with a narrow road network and has both a community park and natural areas. In contrast, the recent Ashbury Court along Wyatt resulted in over-scaled homes, with very little open space. The *Cluster Option*, which was used at the Ashbury project, permitted the removal of a forest to create large detention ponds. The council has since put a hold on allowing cluster type subdivision projects.

A NEW APPROACH

A key concept behind this new approach to planning Subdivision Communities is to **reconsider how open space is defined**, both from the perspective of the CAO and how open space creates community. These factors should be considered for open space:

- Protection of natural areas (woodlands, critical areas)
- Managing aquifer recharge (natural areas, septic, stormwater)
- Creation of community spaces (food production, active and passive gathering spaces)
- Ensuring solar access (on-site energy production, natural light for health and happiness)
- Reinforcing principles of sustainability to address climate change, resource limitations, energy resilience etc.

This new approach must be accompanied by a redefined application review process which is based upon two key changes; requiring the applicant to address how their project meets the Principles and; requiring a Conceptual Design Meeting, where Design Review Board and Planning Commission get the opportunity to comment early in the process. This redefined approach will give the applicant a comprehensive perspective on expectations both from regulatory and community standpoint.

PROPOSED CODE CHANGES

The following summary is intended to provide guidance to COBI staff for recommended changes to Bainbridge Island Municipal Code to implement revisions to the existing Subdivision Ordinance. This summary identifies a new approach for Subdivision Communities and is organized as follows:

- Intent
- Vision
- Site Design Principles
- Design Guidelines
- Development Standards
- Incentives - Other Considerations

INTENT

The intent of these revisions to Municipal Code Titles 17 (Subdivisions and Boundary Line Adjustments) and Title 18 (Zoning) are to create new standards for Subdivision Communities on Bainbridge Island, that allow for flexibility in planning varied, creative and more compact forms of development. The new standards are intended to set clear regulations to address deficiencies with past projects as well as to provide flexibility that supports the goals defined below. These new Subdivision Community standards are intended to follow the guidelines and principles of the recently adopted Comprehensive Plan. The revised subdivision code will not regulate existing lots or new construction on existing single family lots. The new regulations will be specific to underlying zoning classification (R-1, R.2, etc.) as well as other factors including availability of City services and existing site conditions.

VISION

The vision is to create Subdivision Communities that reduce their impact on the environment and are sensitive and appropriately scaled to reinforce island character. The new approach combines protection of natural areas with neighborhoods which reinforce a sense of community. The prior subdivision code was focused on compliance with dimensional standards whereas the new approach shall be based upon achieving preferred design solutions.

The new process will place an emphasis on understanding Principles and allowing flexibility for site design to respond to these design considerations. The traditional approach of basing site design around lot divisions will be reversed where lots are shaped to fit preferred site approach.

SITE DESIGN PRINCIPLES

In order to set a new direction for subdivisions, there are multiple factors which must be considered. These considerations shall be set forth as Guiding Principles for the applicant and review bodies to set expectations and assess compliance at each stage of the review process. In order to be able to support protection of the Natural Environment to the greatest extent possible it is important to reduce the impact of the Built Environment. Many of the following principles that do reduce the impact on the natural environment also are principles that promote the creation of community.

- Preservation of Critical and Natural Areas
- Neighborhood Character
- Sense of Community

- Reduced Development Footprint
- Housing Diversity and Affordability
- Pedestrian/Bike Connections
- Minimizing impact of the Auto
- Solar Access/Natural Light
- Local Food Production
- Wildlife Conservation
- Cultural-Historic Conservation

DESIGN GUIDELINES

The following Guidelines shall be followed for the creation of all subdivisions. The applicant will need to show to staff, the Design Review Board and the Planning Commission, how each of these Guidelines have been addressed in the preliminary design phases of a project as part of the Pre-Application. The Guidelines will include specific criteria to identify intent and set basis for compliance.

- A. NATURAL ENVIRONMENT
 - 1. Protect Natural Areas
 - 2. Recognize Special Trees
 - 3. Site Restoration (homesite construction fencing and native replanting)
 - 4. Natural Storm Ponds (constructed wetlands, no tree removal)
 - 5. Integrated Infiltration (dispersion within natural areas)
- B. SITE DESIGN
 - 6. Community Gathering Spaces
 - 7. Solar Access (net-zero ready)
 - 8. Cluster Homesites (maximum separations)
 - 9. Neighborhood Clusters (8-10 homes per cluster)
 - 10. Pedestrian Connections (off site connections, internal paths)
 - 11. Local Food Production
 - 12. Natural Edges (landscape buffers)
 - 13. Facing Public Ways (limited fencing, home orientation)
 - 14. Multi-purpose Ponds (no single purpose ponds)
 - 15. Recognize Historic Resources
- C. REDUCED SITE IMPACTS
 - 16. Minimize Roadways
 - 17. Minimize Driveways (garage location)
 - 18. Reduced Street Widths (12' maximum)
 - 19. Clustered Parking
 - 20. Minimized Area of Disturbance (homesite fencing during construction)
- D. HOMESITES
 - 21. Maximum Size (maximum size per zone)
 - 22. Varied Home Design (mixture of house designs)
 - 23. Housing Diversity (range of home sizes)
 - 24. Smaller Home Sizes (maximum average size per zone)
 - 25. Useable Sideyards (zero lot line, variable setbacks)

26. Sustainability (identify strategies, all homes to be built to a minimum green standard, eg. Built Green 4 Star)

DEVELOPMENT & DIMENSIONAL STANDARDS

The following changes to the standards are recommended to implement Design Principles and Design Guidelines. The code update will include modifications to the Dimensional Standards Table 18.12.020 based upon the specifics of each zoning designation, see attached exhibit.

1. Natural Space is required
2. Community Space is required
3. Parking may be located outside of individual lots
4. Lots may be separated from public ROW or private access lanes.
5. No minimum-maximum lot size unless set by Kitsap County Health for septic system.
6. No maximum lot coverage (will be controlled by maximum homestead area)
7. Subdivision within MUTC is allowed
8. Zero lot line is allowed

INCENTIVES

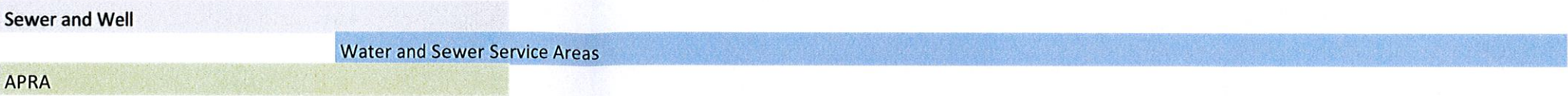
The following are principles that contribute to Community Design, and could be required by the Design Guidelines, above, if not they could be incentivized to encourage their inclusion. Incentives given could allow reduction in natural areas (so long as equivalent aquifer recharge is provided), additional density, reduced impact and/or permit fees, permitting priority etc.

- Public Greenways, with trails
- Farmland and meadows
- Environmental restoration
- Wildlife Corridors and features
- Protection of additional "significant" trees
- Preservation of historical buildings and cultural features.
- Advanced levels of sustainability: Net-Zero Energy, Living Building Challenge, Passive House, etc.
- Income-qualified affordability
- Local Food Production: space should be provided for the production of local food
- Any additional creative, innovative features that have benefits to the greater island community

OTHER CONSIDERATIONS – outside of Title 17

- Sustainability: all homes and community buildings should be designed to reduce their environmental footprint, reducing consumption of limited resources and be built to high levels of sustainability standards, supported by City-wide green building code.
- Reduced Septic Impact: work with the Health Department to find ways that reduce the impact of septic systems and drain-fields, including the ability to disperse and infiltrate within critical/natural areas.
- Septic Systems: need to meet County Health Department standards. If permitted by the Health Department Septic fields are not required to be located on individual lots and can be located in community spaces or appropriate natural spaces. Also, community septic systems should be encouraged, if permitted.

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