

Ericksen Townhomes

Bainbridge Island, Washington

June 11, 2018

Wing Point Properties LLC

Project Vision, Phasing, & Relief for Historic Structures

Project Vision & Neighborhood Character

Wing Point Properties LLC is proposing to develop its property at 568 Ericksen Avenue as a condominium project subject to Site Review. The project is located in the Mixed Use Town Center Zone, Ericksen Avenue Overlay District. There are six new freestanding townhomes, and one existing residence, the Henry Groos House dating from 1905 (local historic register structure). Each townhome and the existing residence will be an individual unit (total of 7), and land ownership will be jointly held within the condominium. The townhomes are located in approximately the same locations as the primary residence/ADU structures in the previous application for a HDDP Tier 1 project on this site. The project will be subject to the Site Plan Review process and thus is exempt from the moratorium.

The proposed development retains the existing historic cottage (local register) at 568 Ericksen. While retention of existing structures is encouraged in the Ericksen Design Guidelines, we have gone beyond that requirement by having 568 Ericksen added to the local register. The overall design of the project will reflect the character of the Ericksen Neighborhood as required by the Design Standards of the Ericksen Avenue Overlay Zone. The applicants have met with the DRB on four previous occasions in 2017 while pursuing the HDDP approach and have incorporated the input from the DRB at that time into the revised concept.

Phasing

Due to the requirements of condominium financing, it is anticipated that the project will be developed in one phase.

Relief for Historic Structures

Several discussions with the DRB have directed our site plan solution towards a central access lane with units on either side in order to create a “mews effect.” However, maintaining a total of 30’ of side yard setbacks (ravine view corridor) for the 100’ lot width when combined with a central access lane results in unrealistically narrow building pads (on the order of 20’).

Accordingly, we propose to combine the ravine view corridor with the central access lane to create viable building pads (closer to 30'). After discussion with staff and the DRB we are requesting relief from the following provisions of the zoning code and Ericksen Design Guidelines under the "Relief for Historic Structures" provisions of the code:

- Relief from the provisions in the Design Guidelines requiring a view corridor totaling 30% of the lot width to be assigned to the side yard setbacks. We are proposing a central view corridor of 30' that provides greater impact than splitting the total between side yards.

We believe this relief is necessary to create the kind of development that is compatible with both the overall urban character of Ericksen Avenue and to create new structures compatible in scale with the historic cottage we are retaining. It should be noted that the incentives for retaining historic structures are just that – overall incentives for the project, and are not preconditioned on being necessary for retaining the structure itself. We have held an informal discussion with the Historic Commission on these issues and they indicated they are supportive of this approach.