

ROOST  
Pre-Application Submittal  
December 10, 2014

## Memorandum

To: Heather Beckmann  
CoBI Panning Dept  
206.780.3754  
[hbeckmann@bainbridgewa.gov](mailto:hbeckmann@bainbridgewa.gov)

CC: Belinda Thornburg, [Belinda@beingindigo.com](mailto:Belinda@beingindigo.com)  
Jim Laughlin, [Jimlaughlin32@gmail.com](mailto:Jimlaughlin32@gmail.com)

From: Jeb Thornburg  
Architect  
206.855.9399  
[jebt@beingindigo.com](mailto:jebt@beingindigo.com)

## M2: Project Vision & Design Narrative

Heather-

Per our discussions the following memo is intended to provide staff and DRB narrative information to supplement our Pre-App/DRB drawing submittal package for our project.

Specifically in the attached we address our approach to both the CoBI Comm/Mixed Design Guidelines, as well as the Lynwood Center Guidelines. We are also attaching our Lynwood Center DRB Chart responses.

Certainly let me know if you have any questions or need any additional information.

Thank you in advance,

Jeb

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### Site/Project Overview

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The 5-acre project site lies near the NW corner of the intersection of Lynwood Center Drive and Point White Drive as shown in Fig-01.



Fig-01.

The site is split zoned:

Northern Half:	R2 Zoning
Southern Half:	NSC Zoning

Adjacent uses to the site are as follows:

North:	Protected Wetlands/Open Space (across Baker Hill Road)
South:	Waterfront Single Family Residences (across Point White Drive)
East:	Local grocery, restaurants, rental apartments.
West:	Rural Single Family Residences.

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The concept of the project is to create a pedestrian centric assemblage of buildings, landscaping and public amenities in the form of a "live/work village" environment consistent with the objective of the Comp Plan NSC Zoning district.

The project is designed internally to meet this objective, but is specifically shaped to enhance the Lynwood Center NSC Village as well.

With split zoning, the project is formed as follows:

- Less dense at its northerly edge, consisting of detached single family residences and ADU's
- Increasingly dense in the form of live/work townhouses at the mid site
- Most urbane at the southerly edge, extending the Village commercial streetscape along Point White Drive

The Project is to be constructed in 3 Phases:

1. Phase 1A
2. Phase 1B
3. Phase 2

Phase 1A & 1B are to be constructed concurrently, immediately upon jurisdictional approval; with an estimated initial construction start date of April 1, 2015, with initial residential occupancy beginning in Dec 2015. Subsequently, Phase 2 construction is planned to begin construction in February 2016, with initial occupancy in November 2016. Phases consist of the following work:

### **Phase 1A (R2 portion of site, north)**

- 5 detached SFR's (+/-2,000sf ea)
- 5 detached ADU's (800sf ea)

### **Phase 1B (NSC portion of site, middle)**

- 2 detached SFR's (+/-1,700sf ea)
- 6 townhouses over ground floor commercial space (+/-1,700sf ea, living, +/-800sf comm ea)
  - The townhouses are in 2 buildings of 3 units each
  - The townhouses include roof decks

### **Phase 2 (NSC portion of site, south)**

- 3 Mixed-use buildings, (+/-9,000sf ea), 3 stories ea, with concept program as follows
  - A Boutique Inn/Hotel, "Hotel Charrette"
  - Rooftop restaurant and bar with water views to the south
  - Ground Floor Retail; with art-centric tenancy intended for working artists, an "Art Farm"
  - Second Floor Office Space

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- 6 freestanding Inn cottages fronting the Pocket Park, which we refer to as "Gypsy Wagons"
- Renovation of the existing "Brick House" on site, conversion to commercial use
- Construction of a neighborhood "Pocket Park"
- Construction of a hardscape "Market Plaza" fronting Point White Drive

Vehicular access and parking are designed to provide convenient access by car, but shaped and located to de-emphasize cars as the primary means of accessing and using the site.

By the very nature of co-mingling housing with desirable services both within the proposed project, as well as directly adjacent to existing village services, we believe the most convenient transit will be by foot for a large portion of regular users.

### **Parking and Vehicular Access**

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All SFR's, ADU's & Townhouses will have at minimum an attached 1-car garage, and off-street visitor parking located either behind landscaped hedges, or along secondary alleys, so as to minimize views of parked vehicles.

Central to the landscape centric site design, is a unique streetscape design on the northern half of the site that splits two way traffic into 2 one way drive lanes, with parking spaces on pervious paving between the drive aisles under a central bosque of boulevard trees.

This layout provides several benefits:

- Calms traffic speed, as studies show drivers intuitively slow along narrowed roadbeds
- Provides increased landscape space in the center of the roadway, allowing for a dramatic traditional "boulevard-like" allee of trees.
- Uses the roadbed runoff to direct rainwater to boulevard trees via the central pervious paving/parking surface.
- Provides and more attractive means to accommodate parking than a traditional parking lot layout.

In the middle and southern portions of the site, the remaining surface parking requirements are met in a series of "pocket lots" located as closely adjacent to building entrances as practical. Where possible the parking areas are interspersed with trees to provide relief from the appearance of an expanse of interrupted paved surface.

Along Point White Drive, angled street parking is proposed as an extension of the existing Village streetscape.

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### Site History Building Design & Aesthetics

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The Larson Brothers owned the western portion of the site for most of the 20<sup>th</sup> century. During that time they operated a lumber yard and hardware store there. The only physical remains of that heritage is the green Larson Lumber Building remaining on and adjacent site to the south on the beachside of Point White Drive. Specifically there were formerly several "dry sheds" on the site that kept lumber materials protected from weather. The eastern portion of the site has been used as horse and cattle pasture over the course of the last 40 years. Prior to that we understand the site had been used for strawberry farming, because of its sunny location and rich, sandy, estuarial soils.

Our building designs in their form, massing and materiality are inspired by these modest, but authentic agrarian and timber industry roots.

We understand from reading the Lynwood Center Design Guidelines that there is a specific desire to honor the historic aesthetic roots of the district, and to continue to enhance and promote the sense of a unique and distinctly local village hub.

It is our intention to follow those guidelines by honoring the roots of the history of our specific site, and to follow the intent of the urban design principals set forth in both the Comp Plans' the Lynwood Center Design Guidelines (LCDG) and the Commercial and Mixed Use Guidelines (CMUG).

We do not interpret the specific LCDG to require us to construct our project as "Faux Tudor" buildings, which would be disingenuous, not only to the history of our specific site, but would diminish the intrinsic integrity of the truly historical Lynwood Center Theater Building, and related Manor House.

We believe through our professional training and skill that the most successful and desirable urban environments are made up of a varied tapestry of specific "styles", but at their root, a nuanced skill at shaping the buildings with respect to their broader context, in term of scale, massing, detailing and materiality, is of more critical importance than slavish adherence to a specific style.

We look forward to addressing further any specific questions related to our proposal at our initial review meeting as it relates to conformance with the goal and intents of both the LCDG & CMUG.

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### Pedestrian Access and Circulation

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The site layout is designed to promote pedestrian flow and circulation through an interconnected system of internal and streetscape sidewalks.

The layout offers practical and efficient access to building entrances and the opportunity for visitors or residents on foot pleasant meanders through the sites key publicly accessible landscaped spaces including:

- The Point White Drive Market Plaza
- The central Pocket Park
- The northerly wetland/open space

Furthermore, the hardscape pedestrian "Market Plaza" along Point White Drive is to be developed to specifically encourage the Sunday Market to use the plaza for weekly events.

This plaza is specifically designed to take advantage of the south and west solar exposure to maximize warmth and comfort, as well as to celebrate the "Brick House" to be renovated which will serve as backdrop to this public space.

While not yet specifically designed the proposed new commercial buildings planned for Phase 2, will include retail space fronting the plaza, consistent with adjacent "urban village" outdoor spaces such as Pleasant Beach Village and The Historic Lynwood Center Building.

The Market Plaza also includes the preservation of an existing significant pine tree, which we hope will be used as a neighborhood wide Holiday "Tree."

### Landscaping

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As our site plan illustrates, natural resource protection & enhancement is a key priority and driving vision. This takes many forms including:

- A focus on the retention of the vast majority of the existing significant trees
- Protection and enhancement of the wetland area in the NW corner of the site
- Development of a publically accessible pocket park

Additionally, we are working with neighboring property owners to obtain easements to allow pedestrian trails to bisect our site, and connect to the adjacent Chel-Sheb Estuary nature trail system.

While not specifically developed at this time, we are investigating various community centric park program options including:

- Community garden/pea patches
- Shared amenities such as a wood fired pizza oven and a bocce court

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### **Community**

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The project is specifically designed to welcome locals and visitors alike. The mixed program and site design specifically shaped to accommodate community traditions and support community values such as:

- The Sunday Market
- Taste of Lynwood
- Land preservation
- Local Arts
- Access to public open space
- Sustainability, resource protection

### **Sustainability**

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Our general intent is to be good stewards of the land and our resources, but we have not selected a specific "Green Standard" as of yet, we are considering:

- One Planet
- LEED
- Living Building Challenge &
- Built Green

One specific program element we are pursuing and have illustrated on our site is construction of 3 Water Storage Towers.

These structures serve the dual purposes of storing surface rainwater runoff for site landscape irrigation, as well as creating a neighborhood marker reflective of our community's rural agrarian roots.