

April 21, 2020

Annie Hillier, City Planner  
City of Bainbridge Planning & Community Development  
280 Madison Avenue N  
Bainbridge Island, WA 98110

Re: Manlowe Replacement Bulkhead Project

Dear Ms. Hillier,

Please find attached the required City of Bainbridge (City) application materials for the Manlowe Replacement Bulkhead Project. We are applying for a shoreline exemption under Washington Administrative Code (WAC) 173-27-040 (2)b. Replacement of the existing, damaged bulkhead with a rock bulkhead is a common method of repair for this type of structure and will restore the structure to a state comparable to its original condition. This repair will not cause substantial adverse effects to the shoreline resources or environment. Consistent with Bainbridge Island Municipal Code (BIMC) 16.12.050(B)9, a geotechnical engineer has determined that a replacement bulkhead is necessary to protect the upland single-family residence from significant impacts.

### **Project Description**

The existing bulkhead recently sustained significant damage due to unanticipated conditions and is in a state of accelerating failure. While general bulkhead deterioration from age was anticipated, the rate and degree of the recent failure and deterioration were unanticipated. The purpose of this project is to replace the existing, damaged marine basalt bulkhead with an angular rock bulkhead before the existing structure collapses from wave- and tidal-driven scour and undermining. As stated by the geotechnical engineer, collapse of the bulkhead would most certainly cause progressive failure of the high bank slope behind the bulkhead and would likely result in significant impacts to the upland residence, creating an immediate and imminent threat to the property and the upland residential home.

To protect the existing upland home from the imminent threat of slope failure, the proposed project will replace the existing, rapidly deteriorating bulkhead with an angular rock bulkhead and further stabilize the steep bluff by improving the pathways and vegetation on the slope. A planting candidate list consistent with the City of Bainbridge Shoreline Master Program (SMP) marine buffer requirements was prepared by a licensed landscape architect for upland work. The plantings will include salt-spray tolerant native shrub, trees, and groundcovers to improve buffer function and help prevent soil erosion.

### **Application Submittal Requirements**

Please find attached the required application materials:

1. Joint Aquatic Resources Permit Application (JARPA)
2. State Environmental Policy Act (SEPA) Checklist
3. Building Permit with Site Plans
4. Master Land Use Application for SSDE
5. No Net Loss and Floodplain Habitat Assessment
6. Geotechnical and structural engineering memos

As part of our emergency authorization request under BIMC 2.16.165.E.2.a, we previously submitted additional analysis of the project relative to the City's SMP. These include technical memoranda and associated attachments submitted on January 14, 2020 and March 30, 2020. These memoranda are attached for inclusion with our application materials.

Please contact me at 206.948.8067 or [bahnick@leon-environmental.com](mailto:bahnick@leon-environmental.com) if you have any questions. Thank you for your time and assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michelle Bahnick".

Michelle Bahnick, Biologist  
Leon Environmental, LLC