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## NOTICE OF MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

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The City of Bainbridge Island has made a SEPA decision concerning the following land use application:

**Date of Issuance:** November 1, 2017  
**Project Name & Number:** **Blakely Elementary PLN50767CUP, SPR & HMP**  
**Project Type:** Conditional Use, Site Plan Review and Habitat Management Plan  
**Owner:** CAPTAIN J ELEMENTARY BLAKELY  
**Project Site & Tax Parcel:** 4704 Blakely Ave NE, TA# 03240220042005

**Project Description:** The existing Captain John Blakely School is proposed for demolition and replacement. The new school building will be approximately 65,000 square feet. Portions of the existing and proposed school and associated play areas are within a Category I/II wetland habitat buffer. The proposal includes a habitat management plan to offset impacts to the wetland habitat buffer for the proposed school. The school is also seeking a conditional use permit to increase the height from 30' to approximately 35'. An access drive to the school is proposed to be realigned across from NE Baker Hill Road. The District anticipates construction following building permit approval until fall of 2019. The existing school is proposed to remain in place and maintain operation until the summer of 2019, at which point it will be demolished and the site developed.

**SEPA Determination:** The City of Bainbridge Island (lead agency) has determined that the proposal does not have a probable significant impact on the environment if mitigation measures are properly implemented. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This determination was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

**Responsible Official:** Gary R. Christensen, Director of Planning  
City of Bainbridge Island  
**Address:** Department of Planning and Community Development  
280 Madison Avenue North  
Bainbridge Island, WA 98110 (206) 842 - 2552

Signature:  Date: 11/1/17

**Appeal Procedure:**

This administrative decision and/or SEPA determination may be appealed by filing a written appeal and paying a \$530.00 filing fee to the City Clerk at 280 Madison Avenue North, Bainbridge Island, WA 98110, in accordance with the procedures set forth in the Bainbridge Island Municipal Code, Section 2.16.020P and/or 16.04.170. An appeal must be filed **no later than 4:00 p.m., Wednesday, November 15, 2017**. You should be prepared to make specific factual objections.

**Mitigation Measures for  
Blakely Elementary CUP SEPA  
Determination:**

This threshold determination is for file number PLN50767 CUP, SPR & HMP. A threshold determination under the State Environmental Policy Act in no way allows construction work to commence without appropriate construction permits, such as a building or grading permit. Mitigation measures become conditions of approval for the permit.

**If you have any questions, contact:**

**Heather Wright**

City of Bainbridge Island

Department of Planning & Community Development

280 Madison Avenue North

Bainbridge Island, WA 98110

206-780-3754 or [hwright@bainbridgewa.gov](mailto:hwright@bainbridgewa.gov)

1. To avoid impacts to vegetation, no construction activity shall occur in landscape buffers or within the critical root zone of significant trees within the forested wetland buffer, landscape buffers, including staging, storage, materials laydown, parking, construction vehicle turnaround, or equipment unless otherwise approved by the Department of Planning and Community Development.
2. Prior to clearing permit or construction permit issuance, fencing shall be erected and posted with signage to protect areas of prohibited disturbance to include a chain link fence around the dripline or critical root zone, whichever is greater. Signs shall be affixed to the fence every 50 feet indicating the protected area. Fencing shall be inspected and remain in place until construction is complete, and removal shall be subject to approval of the Department of Planning and Community Development. No construction activities, including grading and/or vegetation removal, shall occur prior to receiving 'area of disturbance' plan approval, and inspection and approval of the fencing installation, by the Department of Planning and Community Development.

3. Prior to commencing any construction activity, the District shall have the proposed habitat wetland buffer, as shown in the Habitat Management Plan Addendum, dated October 25, 2017, temporarily fenced between the areas of construction activity. The location of the fence shall be reviewed with the building permit application documents. The fence shall be made of durable material and shall be highly visible. The fence shall be inspected as part of the building permit. The temporary fencing shall be removed once the construction activity is complete and replaced with permanent fencing.
4. A split-rail type fence shall be installed along the edge of the wetland buffer mitigation area. The fence may contain gates to access the restoration area and shall provide a clear distinction between native vegetation buffer area and any future landscaped area. The rails shall be high enough to allow small mammals and wildlife to pass through. The fence shall be indicated on the building permit application and in place prior to final inspection of the building permit.
5. Prior to issuing a final on a building permit, signs indicating the presence of a protected wetland buffer shall be placed on the fence. Signs shall be made of metal or similar durable material and shall be between 64 and 144 square inches in size.
6. All graded materials removed from the subject property shall be hauled to and deposited at City approved locations (Note: local regulations require that a grade/fill permit is obtained for any grading or filling of 50 cubic yards of material or more if the grading or filling occurs on sites that have not been previously approved for such activities. A SEPA Threshold Determination is required for any fill over 100 cubic yards on sites that have not been previously received a SEPA determination).
7. To meet the requests of the Department of Ecology, all mercury containing lights shall be property disposed of, and any lead or asbestos building materials shall be managed appropriately and disposed at approved disposal locations.
8. All construction activities shall comply with the construction operating hours limitations contained in BIMC Chapter 16.16. Noise produced by this development must comply with the maximum environmental noise levels established by the Washington Administrative Code 173-60 or its successor.
9. Contractor is required to stop work if any historical or archaeological artifacts are uncovered during excavation or construction and immediately notify the Department of Planning and Community Development and the Washington State Office of Archaeology and Historic Preservation.
10. To address the concerns of the Historic Preservation Commission, the school shall install historical photographs within the school prior to the final on the building permit.

11. To mitigate the possible impact on adjacent properties from light and glare, all exterior lighting shall be hooded and shielded so that the bulb is not visible from adjacent properties. All landscape lighting shall be downcast and lighting within surface parking lots shall be no higher than 20 feet above grade. All exterior lighting shall comply with BIMC Chapter 15.34. High field lights are not permissible.
12. Prior to building permit issuance, the District shall submit a revision to Section 8.0, Wetland Buffer Mitigation Plan, of the July 19, 2017 Critical Areas and Habitat Management Report (HMP) prepared by Raedeke Associates, Inc. that includes:
  - a. Project revisions provided in the October 25, 2017 Addendum to the HMP prepared by Raedeke Associates, Inc. The mitigation plan shall include an updated figure depicting the "restoration planting area" of approximately 30,000 square feet including native species appropriate to the site and sufficient to provide wetland protection and forested buffer functions. The mitigation plan shall be in substantial compliance with BIMC 16.20.110 – Mitigation Plan Requirements and guidance provided in [Wetland Mitigation in Washington State: Part 2 - Developing Mitigation Plans](#) (Version 1, March 2006, Publication #06-06-011b); and
  - b. Recommendations as provided in the Habitat Buffer Functional Assessment prepared by City staff dated October 26, 2017; including; 1) Ensure measures to minimize impacts of adjacent land use are required to the extent feasible; 2) Maximize structural diversity in planting plan; consider adding emergent or groundcover species; 3) Increase number of plant species in planting plan; 4) Consider enhancement to existing forested habitat buffer; 5) Include special habitat features; e.g., downed large woody debris in restoration planting area; 6) Require low-impact fencing at edge of restoration planting area (in accordance with Condition 4, above); 7) Further refine non-planting mitigation measures (e.g.; soil amendment, invasive species removal); and 8) Explore potential to provide shrub plant community instead of "ecolawn".

The Department of Planning and Community Development shall approve the revised wetland mitigation plan as part of the building permit review and plantings shall be installed or bonded for prior to final building permit inspection.

13. To reduce impacts from light and glare on the wetland and its buffer, the applicant shall limit the amount of lighting on the exterior of the school and shall have only motion sensor lights to the rear of the school facing the wetland.
14. A wetland buffer monitoring report shall be submitted annually, on or before December 31 of each monitoring year, for a period of seven years. A restoration maintenance assurance device shall be submitted and accepted prior to the completion of the restoration and shall be held during the monitoring period.
15. Due to the seismic hazard, an indemnification or hold harmless agreement shall be required prior to the commencement of construction or site alteration. The building permit shall follow the recommendations of their geotechnical engineer to ensure the school is safely constructed to meet all geotechnical requirements of the building code.



16. The district shall create a plan with the Fire Department to notify neighbors for updates on construction and potential impacts to the neighborhood.
17. School staff and teachers shall assist with site vehicle and pedestrian traffic circulation during student drop-off and pick-up times. School administrators shall as part of the standard operating procedures at the school regularly remind parents of students to utilize on-site parking and pick-up/drop-off areas (not permissible on Blakely) so as not to impact adjacent neighborhoods.
18. Blakely Avenue NE fronting the property to the west is classified as a secondary arterial suburban roadway per the City of Bainbridge Island Comprehensive Plan. A 6-foot wide paved bike lane and 3-foot gravel shoulder shall be provided along the adjacent full frontage of the property per the Standards detail drawing for a secondary arterial suburban roadway, DWG. 7-020.
19. Additional supporting design information shall be submitted by the applicant with a building permit application to show that the site accesses are designed appropriately and that the median bisecting the north driveway is reasonable to accommodate vehicle paths, turn movements, and clearances.