
NOTICE OF MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

Date of Issuance: January 29, 2019
Project Name: CKCB Madison Avenue Development
Project Number: PLN50958 SPR SSDP SVAR
Project Type: Site Plan and Design Review (SPR)
Shoreline Substantial Development Permit (SSDP)
Shoreline Variance (SVAR)
Project Site Address: No Site Address (Madison Avenue S)
Parcel Number: 262502-3-078-2006

Project Description: The undeveloped 0.39-acre property is located within the Mixed Use Town Center – Central Core Overlay District. The proposed development is within shoreline jurisdiction and is located adjacent to a marine bluff and a geologically hazardous area. The applicant proposed to reduce the minimum buffer to the geologically hazardous area from 50 feet to 10 feet. The buffer reduction was supported by an Independent Third-Party Geotechnical Review, resulting in a 10-foot buffer and a 15-foot building setback from the top of the slope.

The applicant proposes development of a courtyard-style ten-unit residential building made up of eight (8) one-bedroom apartments and two (2) townhomes. Vehicular and bicycle parking is proposed in an underground parking garage. Other frontage improvements include a bike lane, a five (5) foot sidewalk, street trees and other landscaping.

The proposed development preserves all native vegetation within the shoreline buffer and proposes a public trail along the top of the marine bluff as a continuation of the Waterfront Trail. No significant trees or mature native vegetation are proposed for removal and the applicant is proposing to increase the existing tree units on site.

The applicant is also requesting a shoreline variance for an additional five (5) feet in height for two (2) elevator/stair towers providing disabled access to the rooftop for each townhome.

SEPA Decision: The City of Bainbridge Island (lead agency) has determined that the proposal does not have a probable significant impact on the environment if measures to mitigate the proposal are used. 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, AICP
Director of Planning and Community Development
City of Bainbridge Island
Department of Planning and Community Development
280 Madison Avenue North
Bainbridge Island, WA 98110
(206) 780-3750

Address:

Signature: David Freeman for Date: 1/29/19
Senior City Planner

Appeal:

This 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 2.16.020 and/or 16.04.170. **An appeal must be filed no later than 4:00 p.m., February 12, 2019. You should be prepared to make specific factual objections.**

If you have any questions, contact:

Olivia Sontag, Planner

City of Bainbridge Island
Department of Planning & Community Development
280 Madison Avenue North
Bainbridge Island, WA 98110
(206) 780-3760 or pcd@bainbridgewa.gov

Mitigation Measures for CKCB Madison Avenue Development SEPA Determination:

A threshold determination under the State Environmental Policy Act (SEPA) does not authorize construction work to commence without appropriate construction permits. Mitigation measures become conditions of approval for the permit.

1. The limits of clearing and grading shall be clearly marked in the field and inspected by the Department of Planning and Community Development staff prior to start of any clearing, grading, or other site work.
2. Dust shall be managed in compliance with WAC 173-400 and Puget Sound Clean Air Agency – Regulation I, 9.15 (PSCCA Reg). “It shall be unlawful for any person to cause or allow visible emission of fugitive dust...” – PSCCA Reg, 9.15(a). The project proponent or contractor shall prepare and implement a “Dust Control Plan” in conformance with Department of Ecology Publication 96-433. Prior to any site activity, the “Dust Control Plan” shall be submitted to the City and it shall be actively managed for the duration of the project. Unlawful emissions (see below) shall be corrected immediately and/or dust generating operations ceased until additional or alternate BMPs can be implemented to maintain emissions below allowable levels.

"Fugitive dust" means a particulate (especially soil/dirt) emission made airborne by forces of nature, man's activity, or both, that leaves the subject site. Unlawful emissions shall generally be defined as emissions leaving the subject property that are visible to an untrained observer. Where continuous monitoring equipment is used particulate matter concentrations shall be monitored for 10µm particle (PM10) size. The 24-hr average PM10 emissions shall not exceed a concentration equivalent to the EPA Air Quality Index (AQI) of 50 ($54\mu\text{g}/\text{m}^3$) and any instantaneous PM10 emissions shall not exceed a concentration equivalent to an AQI of 100 ($154\mu\text{g}/\text{m}^3$).

3. Prior to building permit issuance, a certified arborist shall provide recommendations on how to minimize impacts to offsite trees, particularly the root system of the large tree on the southwest corner of the property to the north. The recommendations shall be implemented to the extent feasible. Upon commencement of earthwork or excavation within proximity to the root system of the above specified tree, the consulting arborist shall be present to assess and make adjustments to the recommendations as necessary.
4. Prior to the certificate of occupancy, the applicant shall provide wayfinding signage for the Waterfront Trail, as approved by the City.