

SITE ASSESSMENT REVIEW: COMPLETE

Date: June 5, 2020

SmartGov Case No.: SAR80359

Owner: Cascadia Development, 509.426.2756

Mailing Address: 506 N 40th Ave Suite 100 | Yakima, WA 98903

Applicant/Agent: Wenzlau Architects, 206.780.6882; charlie@wenzlauarchitects.com

Project: Messenger House Phase II

Site Location: 10861 Manitou Park BLVD. | Bainbridge Island, WA 98110

Tax Identification No.: 4156-002-005-0203, 4156-002-007-003

This completed Site Assessment Review (SAR) letter serves as an endorsement from the Department of Public Works of the project with recommendations to achieve Low Impact Development (LID) to the maximum extent practicable based on the Department of Ecology's Storm Water Management Manual for Western Washington (SWMMWW). The following LID recommendations apply to the site as it has been presented in the application to reduce vegetation removal, minimize hard surface installation, and mimic natural hydrology. This assessment is non-binding, unless the recommendations are as required under BIMC 15.20. Application for permits with the City of Bainbridge Island for which a SAR is required shall be in substantial conformance with this proposal, or, else a new SAR shall be required.

Project Surfaces/Thresholds:

| Threshold | Proposed Project |
|--|------------------|
| Proposed New/Replaced Hard Surface Total | ~ 24,000 sf |
| Proposed Land Clearing/Disturbance | ~ 40,000 sf |
| Existing Site Impervious Coverage | ~125,027 sf |
| Total Site Area | 305,355 sf |
| Site Previously Developed Under Adopted Stormwater Regulations (after 2/10/1999) | NO |
| Type of Development (New or Redevelopment) | Redevelopment |

Recommendations

- This project proposes changes to an existing established health care facility that has not been operating recently. Proposed changes include demolition of an existing residential wing and subsequent reconstruction of a three story residential wing while revising and expanding existing hard surfaces to include service entrances and pedestrian access serving the facility creating 24000sf of new and replaced hard surfaces. Site disturbance for the total project may exceed 1.0 acre. Existing site consists of two irregularly shaped parcels generally surrounded by residential development. Initial analysis indicates no likely environmental critical areas on site, but the work is located within the zone of influence of a recently active landslide hazard located on the north facing slope overlooking Rolling Bay Walk approx. 175' north of the proposed residential wing. This project is subject to both Land Use permits (Conditional Use Permit and/or Site Plan Review) and the work itself would be reviewed, approved, constructed, and inspected via a Building permit issued by COBI Planning and Community Development (PCD).
- The existing hard surface on the site exceeds 35% and thus the project is classified as 'Redevelopment' for the purpose of determining project requirements. Where the value of the proposed improvements (including interior improvements) exceeds 50% of the assessed value (or replacement value) of the existing site improvements currently assessed at \$684,290, all MRs shall apply to the new and replaced hard surfaces and converted vegetation areas. An application for any of the required follow on permits will require the project demonstrate compliance with applicable minimum requirements (MRs) # 1 through 9 of the City's adopted stormwater manual.

- MR#1 – Develop a Permanent Stormwater Site Plan (SSP).
- MR#2 – Develop a Construction Erosion Control Plan: Also known as Stormwater Pollution Prevention Plan (SWPPP).
- MR#3 – Source Control of Pollution – Generally N/A for projects of a residential scope.
- MR#4 – Preservation of Natural Drainage Systems and Outfalls
- MR#5 – On-Site Stormwater Treatment
- MR#6 – Runoff Treatment (Water Quality)
- MR#7 – Flow Control (Impound and control excess runoff due to larger hard surface quantity)
- MR#8 – Wetlands Protection
- MR#9 – Operations and Maintenance (For larger projects, an O&M manual is required to ensure installed stormwater control facilities are adequately maintained and operated properly).
- *Develop a Permanent Stormwater Site Plan (MR #1):* The SSP is the collection of all the technical information and analysis necessary for the City Development Engineer to evaluate a proposed development project for compliance with state and local stormwater requirements and lays out the long term, **permanent** solution for the runoff generated by the project. Contents of the SSP will vary with the type and size of the project, and individual site characteristics, and contain site-appropriate development principles, as required, to retain native vegetation and minimize impervious surfaces to the extent feasible.
 - Project is more than 5,000sf of new/replaced hard surface so this plan is required and shall be created by (or under the direction of) a professional engineer licensed to practice in Washington State. The SWMMWW volume I, section I-3.1.5, Step 5 offers additional guidance on content and format of the plan and narrative.
 - Initial analysis and submittal documents indicate soils and conditions which are not generally feasible for infiltration or dispersion. There are existing stormwater facilities which may be utilized as part of the final stormwater solution for the proposed project. (see MR#5 for additional information).
 - A qualitative downstream analysis of the site outfalls shall be conducted per BIMC 15.20.
 - The geotechnical reports included with the SAR submittal will likely need a current update and the project will require geotechnical engineer evaluation of the stormwater site plan based on the proximity of the geological hazard to the north.
- *MR#2 Develop a Construction Erosion Control Plan* requires submittal and approval of a Construction Stormwater Pollution Prevention Plan (SWPPP) with the building permit application, also called an Erosion Control Plan. The SWPPP applies to all land-disturbing activities and temporary impacts associated with construction of the project. A well followed SWPPP with established clearing and disturbance limits and clearly thought out phasing helps to minimize unnecessary destruction of healthy soils during the construction process.
 - Erosion control devices shall be installed to prevent sedimentation of any existing drainage system and to retain sediment on-site during site preparation operations, both airborne (dust) and water borne (sediment laden runoff).
 - Temporary construction entrances and access roads shall be constructed of inert materials. Recycled concrete is strictly prohibited.
 - Construction laydown, parking and material storage areas should be carefully located and maintained to minimize vehicular and pedestrian traffic through exposed soil areas.
 - Applicant should complete COBI form B109D (available online) or equivalent and annotate the location of intended erosion control elements on the stormwater site plan drawing and maintain that with the building permit when issued by COBI Planning and Community Development.
 - In addition to the SWPPP submitted for City review and approval the project will require [General Stormwater Construction Permit \(GSWCP\)](#) coverage from the Washington State Department of Ecology for earth disturbance **in excess of 1 acre**. If required, a copy of the Notice of Coverage letter shall be submitted to the City prior to issuance of the building permits.
- *MR#3 Source Control of Pollution* – This project likely considered N/A due to projected absence of point source pollutants.

- **MR#4 *Preservation of Natural Drainage Systems and Outfalls.*** Existing drainage patterns are anticipated to continue to occur at the natural location to the max extent practicable as a result of this project. The manner by which any runoff is discharged from the project site shall not cause a significant adverse impact (or increase the risk of such impact beyond professionally acceptable levels) to downstream receiving waters, environmental critical areas, or downgradient properties.
- **MR#5 – *On-Site Stormwater Management.*** Project shall employ on site BMP's to infiltrate, disperse, and retain stormwater runoff on-site to a feasible extent without causing flooding or erosion impacts. Use list #2 (SWMMWW Vol I, I-2.5.5) for each runoff generating surface (Lawn, Roofs or Other Hard Surfaces) and select the first BMP that is considered feasible or optionally the consulting engineer may choose to show that the drainage plan meets the LID standard in the 2015 SWMMWW via an approved stormwater management model.
 - Selection rationale and Infeasibility criteria per the SWMMWW shall be documented in the SSP overview, especially when a BMP is deemed infeasible and the next lowest priority BMP is considered. Submitted COBI Form B109b may be included as part of the final SSP submittal. Supporting geotechnical documents will need to be updated by current geotechnical engineer of record.
 - The privately maintained existing conveyance and outfall serving the site may be **considered** part of the final stormwater site plan for this project but only if the applicant adequately demonstrates that the system has sufficient capacity at its discharge point, currently complies with, and will continue to comply with, the currently adopted stormwater management manual (BIMC 15.20 and DOE 2014 SWMMWW) surfaces without adversely affecting the current drained basin or downstream property/discharge.. Contractor will be expected to protect existing drainage and to demonstrate it is in good working order prior to Final Occupancy (to include the outfall offsite).
 - Site soils and areas that support infiltration (i.e. shown not to meet the infeasibility criteria of the stormwater manual) would require full-downspout infiltration or a rain garden sized per the Rain Garden Handbook for Western Washington meeting the 'GOOD' performance standard.
- **MR#6 – *Runoff Treatment (Water Quality).*** If the hard pollution generating surface exceeds 5,000 sf, water quality treatment will be required as part of the engineered stormwater drainage plan. SWMMWW Volume I, section I-2.5.6 addresses sizing, selection, design, and other considerations of water quality BMPs.
- **MR#7 - *Flow Control*** (Impound and control excess runoff due to larger hard surface quantity). The required engineered drainage plan shall address the flow control requirements (or exemption from) as part of the SSP. SWMMWW Volume I, section I-2.5.7 provides the relevant information.
- **MR#8 – *Wetlands Protection*** Stormwater from the proposed hard surfaces will likely discharge into a wetland (either directly or through conveyance/stream). The engineered drainage plan shall address wetland protection requirements per SWMMWW Volume I, section I-2.5.8.
- **MR#9 – *Operations and Maintenance manual.*** An O&M manual shall be provided for proposed stormwater facilities and BMPs, and the party (or parties) responsible for maintenance and operation shall be identified. As this project is a private facility, a copy of the O&M manual shall be retained on-site or within reasonable access to the site and shall be transferred with the property to any subsequent new owner. In addition, a Declaration of Covenant for the maintenance and operation of stormwater facilities will be required for recording to title prior to any issuance of a certificate of occupancy.

Aquifer Recharge Protection Area (ARPA)

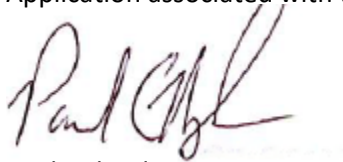
- Any proposed development or activity requiring a site assessment review (SAR), located within the R-0.4, R-1 or R-2 zoning designation, requires designation of an Aquifer Recharge Protection Area (unless exempt under BIMC 16.20.100.E.1(a-d)). Initial Public Works evaluation is that this property **will likely** require designation of an ARPA, based on the work proposed being located in the shoreline jurisdiction which is exempt from ARPA.
 - **COBI Planning and Community Development holds the final determination authority for ARPA designation and compliance and will address this requirement during the permit review process.** If you have questions about the Aquifer Recharge Protection Area (ARPA) or other critical areas requirements for critical areas located on or adjacent to your property, please contact the Planning Department at PCD@bainbridgewa.gov or (206) 780-3770.

Other Low Impact Development design considerations

- Location of survey elements (property corners/lines) and existing surface features (driveway, drain fields, wetlands, etc.) shall be derived from survey completed by a Public Land Surveyor certified to practice in Washington State for the building permit application submittal documentation.
- Placement of any onsite stormwater management systems shall comply with the [Kitsap County Health Ordinance 2008A-01](#) for setbacks from wells, primary septic fields and reserve areas, and septic system components. (see Table 1B of the ordinance).
- BIMC 15.20.060.A(9) requires that a geotechnical engineer evaluate all stormwater or infiltration facilities within the zone of influence (200') of a geologically hazardous area. (steep slope >40% and more than 10' of vertical relief). Geotechnical engineer concurrence on the drainage plan as designed will be submitted via a COBI "Step 2 form", and on the drainage system as installed post construction submitted via a COBI "Step 3 form".
- Retaining or planting trees within 20 feet of hard surfaces where feasible is recommended to reduce peak stormwater runoff amounts.
- Hardscaping should be constructed of permeable materials or contain wide permeable jointing where feasible to allow infiltration or shallow subsurface filtration of surface stormwater.

Summary

These recommendations are not fully inclusive of all requirements for the site proposal and do not constitute an approval, permit or a planning level review (or an endorsement of any required land use approval/plat amendment request required for approval). They represent a site-specific analysis and review of low impact development principles based on the project proposal and define some of the civil site design and documentation requirements going forward in the permitting process for this project. Please don't hesitate to contact COBI Development Engineering with any questions or concerns. This letter will be required as a submittal with the follow-on application for the Building Permit Application associated with the Commercial Healthcare project on this site.



Paul Nylund, P.E.
Development Engineer
Public Works, Engineering