



Department of Public Works - Engineering

Memorandum

Date: June 1st, 2017
To: Josh Machen, Planning Manager, Planning and Comm. Development
From: Peter Corelis, P.E., Development Engineer P.E. C.
Subject: PLN50165B PRE – Wyatt Apartments

Project Description:

The proposal is to construct three (3) multi-family buildings containing 36 apartment units, 5 townhomes, and associated parking, frontage, access, and site improvements. The subject lot is addressed as 138 Wyatt Way NE and is identified by tax id 26250221292007 in the City of Bainbridge Island (COBI).

Comments:

1. A traffic study sufficient for the City engineer to perform a concurrency test shall be required per Chapter 15.40 of the Bainbridge Island Municipal Code (BIMC). Review of the proposal indicates trip generation will exceed the threshold of 50 average daily trips (ADT) or 5 or more AM or PM peak-hour trips [BIMC §15.40.060]. Traffic data for the analysis shall be collected during the regular school year. The analysis shall be scoped and commissioned by the City. A request for the City to begin the process should accompany the land use application. The applicant is responsible for the cost of the traffic study. Previously conducted traffic studies for the site may be used to aid in evaluation of the new proposal.
2. Wyatt Way NE is classified as an urban collector roadway with an existing right-of-way (ROW) width of 30 feet. The minimum ROW required by the COBI Construction Standards and Specifications, "the Standards", is 50 feet. Per BIMC 12.30.010 an additional ROW dedication of 20 feet along the southern lot line of the development is required for public improvements (30 feet from the described centerline that includes previously dedicated ROW).
3. Madison Avenue North is classified as a secondary urban arterial roadway with an existing ROW width of 55 feet. The minimum ROW required by the Standards is 60 feet. Per BIMC 12.30.010 a dedication of ROW totaling 5 feet along the western lot line of the development is required.
4. The Wyatt Way NE and Madison Avenue North intersection is programmed for a COBI capital improvement project. ROW to accommodate a roundabout will be required. All buildings shall meet setbacks from proposed ROW boundaries. A 30-foot radius arc at the northeast corner of the

intersection that connects tangent to both the future required Madison Avenue and Wyatt Way ROW will be required.

5. The privately maintained access road shall be improved from Madison Avenue to the site to provide a paved surface. Deviations to the surfacing will be considered to allow for wheel strips and permeable pavement for infiltration.
6. One separate and independent side sewer from a public main extension to all building sites shall be provided for each multi-unit building.
7. A Developer Extension Agreement application with applicable fee shall be submitted at the land use application phase of the project for water, sewer, and storm extensions.
8. Stormwater for the site shall be handled consistent with Bainbridge Island Municipal Code (BIMC) 15.20.
9. A Department of Ecology Stormwater General Construction Permit shall be required at time of construction for more than 1-acre of ground disturbance.

Please note that information provided in this letter reflects existing codes and standards, currently available information about the site and environs. Comments provided pursuant to preapplication review shall not be construed to relieve the applicant of conformance with all applicable fees, codes, policies, and standards in effect at the time of complete land use permit application. The comments on this proposal do not represent or guarantee approval of any project or permit. While we have attempted to cover as many of the Planning, Engineering, Building and Fire related aspects of your proposal as possible during this preliminary review, subsequent review of your land use permit application may reveal issues not identified during the initial review.