HOTEL SEPA 10-8-19

CITY OF BAINBRIDGE ISLAND

ENVIRONMENTAL (SEPA) CHECKLIST - *UPDATED 2014*
FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE
PENCIL WILL NOT BE ACCEPTED

PLEASE READ THE FOLLOWING CAREFULLY BEFORE FILLING OUT THE CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:
Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

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A. background

1. Name of proposed project, if applicable:
   Winslow Hotel

2. Name of applicant:
   Bruce Anderson, AIA Cutler Anderson Architects

3. Address and phone number of applicant and contact person:
   Bruce Anderson, AIA Cutler Anderson Architects, 135 Parfitt Way SW, Bainbridge Island WA 98110 206 842 4710

4. Date checklist prepared:
   12.20.18 (Revised 9.27.19)

5. Agency requesting checklist:
   City of Bainbridge Island

6. Proposed timing or schedule (including phasing, if applicable):
   Construction upon issuance of all permits and availability of funding.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
   No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
   This SEPA checklist.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
   No.

10. List any government approvals or permits that will be needed for your proposal, if known.
   Site Plan and Design Review, Building Permit and other associated construction permits.

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11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [

Approximately 87 room hotel with banquet and meeting spaces, restaurant and bar, spa and back of house spaces, with underbuilding and surface parking and landscaped courtyard. Also eleven proposed dwellings. See later answers for additional detail.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

South side of Winslow Way, west of Madison, former site of Napa Auto Parts/122 Bar, and current location of Children's Hospital Bargain Boutique.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site
(circle one): **Flat**, **rolling**, hilly, steep slopes, mountainous, other.

b. What is the steepest slope on the site (approximate percent slope)?
10%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Gravel, clay and topsoil.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Approximately 7,500 cu. yards of excavation and grading, and about 1,000 yards of import of gravels and topsoil. Imported materials will come from off island.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Only as a result of construction.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

About 34,300sf of building and structures, 4,750sf of hardscape, and 12,800sf of pervious pavement. That is about 49% impervious surfaces.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Standard best practices will be employed to control erosion.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Construction equipment can result in additional onsite vehicular emissions. Quantity unknown. Operation involves the use of human powered boats.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

During construction properly maintained equipment will be used.

3. **Water**

a. Surface Water:

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1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
Eagle Harbor.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
Proposed building is located within 200 feet of the shoreline, separated from the water by park land, and a street.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
None.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
None.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
Additional impervious (building) discharge of storm water, water will be roof runoff and likely cleaner than existing tennis court run off, volume unknown.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
No.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial,

containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Runoff will be from roofs and hard surfaces. Roof runoff will be captured and used for flushing water within the building. Other storm water will be first used for irrigation and infiltrated, and then excess stormwater will be pumped to the City's stormwater conveyance system to Eagle Harbor.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

It will modify existing drainage patterns, replacing uncontrolled surface runoff with conveyance to existing storm water system.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Properly design system in conformance with all regulatory requirements.

4. **Plants**

a. Check the types of vegetation found on the site:

__X__deciduous tree: alder, maple, aspen, other
__X__evergreen tree: fir, cedar, pine, other
__X__shrubs
__X__grass
____pasture

____crop or grain
____ Orchards, vineyards or other permanent crops.
____ wet soil plants: cattail, buttercup, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
____other types of vegetation

b. What kind and amount of vegetation will be removed or altered?
Some existing deciduous and evergreen trees, grasses and shrubs will be removed for construction and building placement.

c. List threatened and endangered species known to be on or near the site.
Eagles are known to perch in trees surrounding Eagle Harbor.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Disturbed areas will be replanted with native plants, including trees and shrubs, in consultation with the City in terms of long term maintenance plans and park design.

e. List all noxious weeds and invasive species known to be on or near the site.
None.

5. Animals

a. List any birds and other animals which have been observed, or are known to be on or near the site. Examples include:

birds: hawk, **heron**, **eagle**, **songbirds**, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, **salmon**, trout, herring, **shellfish**, other :

b. List any threatened and endangered species known to be on or near the site.
None. [Eagles off Federal List]

c. Is the site part of a migration route? If so, explain.
It is to the extent the Island is part of a migration route.

d. Proposed measures to preserve or enhance wildlife, if any:
Plant selection will be made with wildlife habitat as a criteria.

e. List any invasive animal species known to be on or near the site.

Scotch Broom, non-native Blackberries.

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity for lighting and heat. The project may generate all, or nearly all, of its onsite energy needs from rooftop solar arrays.

b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe. [help]

No, primary shading midday is to the street to north.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Building will meet, or exceed, required energy performance standards.

7. **Environmental health**

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

No.

1) Describe any known or possible contamination at the site from present or past uses.

Unknown.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

No toxic or hazardous materials will be utilized during construction, or in the operations of the hotel.

4) Describe special emergency services that might be required.
None.

5) Proposed measures to reduce or control environmental health hazards, if any: **None.**

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
None.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
Short-term construction noise, long-term noise is the comings and goings of trucks servicing the hotel, trash and recycling, linen service and food and beverage delivery.

3) Proposed measures to reduce or control noise impacts, if any:
Properly maintained construction vehicles and adherence to City noise requirements during construction. Afterward, morning trash and recycling has been rescheduled for later in the morning, after 10:00am, to reduce early morning noise sources.

8. **Land and shoreline use**

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.
Current surrounding use is park land on all sides except to the west, which is multi-family residential. No impacts to surrounding properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?
No.

1) Will the proposal affect or be affected by surrounding working farm or forest

land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

c. Describe any structures on the site.

Existing office building being rented to Children's, the former BBQ business housed in a former dwelling. Foundations for the now demolished bar.

d. Will any structures be demolished? If so, what?

Yes, remaining buildings located on site will be removed.

e. What is the current zoning classification of the site?

Core.

f. What is the current comprehensive plan designation of the site?

Core.

g. If applicable, what is the current shoreline master program designation of the site?

NA.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No.

i. Approximately how many people would reside or work in the completed project?

Hotel will serve transient guests only. Maximum staff on site could be around 50.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

None.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Project is designed to be compatible with Winslow's master plan, and surrounding residential, mixed use and commercial uses and structures.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Up to eleven (11) low-income housing units are proposed at this time. Traffic impacts have been studied for up to eleven housing units.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any:

Addition of housing units will serve service workers in Winslow.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

45', principal building materials are concrete, wood, glass and metal.

b. What views in the immediate vicinity would be altered or obstructed?

Sidewalk views from Winslow Way will be obstructed by building. Surrounding views toward the subject property will be altered with the addition of the hotel.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Building is designed to read as multiple structures along Winslow Way, with portions of the building setback from the street, to provide variety and scale. The east and west elevations are quieter facades, with no guest rooms facing west to maintain privacy of the residential development on that side of the project.

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11. **Light and glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Exterior down lighting at doors and where under building parking and access is located for safety and security. Interior lighting at night through windows and doors when building is in use.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

c. What existing off-site sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light and glare impacts, if any: [help]

Lighting design and fixture selections will be made to minimize any light spill and shield all sources from surrounding neighbors.

12. **Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity?

None immediately nearby. Waterfront Park is within a short walk nearby.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None.

13. **Historic and cultural preservation**

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

The former BBQ business, was housed in a dwelling that is older than 45 years. That building was extensively modified, both before it's commercial use, and during.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known at this location.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

If cultural artifacts are found during excavation, experts will be engaged.

14. **Transportation**

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Winslow Way.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Kitsap Transit stops on Winslow Way, Washington State Ferry Terminal less than 15 minute walk to east.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Project will provide onsite approximately 140 spaces to serve the hotel and housing. Existing spaces will be relocated and incorporated into this parking count.

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d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Project will improve the frontage along Winslow Way, including gutter and curb, sidewalks and landscaping.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Many guests will arrive by Ferry (Washington State Ferry Terminal) and walk or be picked up by hotel shuttle.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Daily trips, categorizing the project as a hotel, are 808/vehicles each day. (727 for hotel, 81 for up to 11 housing units.) Peak trips (4-6:00PM) are anticipated to be about 58 trips/hour/peak.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

h. Proposed measures to reduce or control transportation impacts, if any:

Hotel will have a shuttle van meeting guests and the ferry terminal.

15. **Public services**

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Only additional fire protection consistent with the addition of the building.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None.

16. **Utilities**

a. Circle utilities currently available at the site:

electricity, natural gas, **water**, **refuse service**, **telephone**, **sanitary sewer**, septic system, other **Storm Water System**
that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

No additional utilities needed. However, project is exploring the potential of treating sewage on site with a "living machine" which is allowable under City of Bainbridge Island regulations. That system would be located at the south eastern edge of the interior courtyard.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee BRUCE ANDERSON

Position and Agency/Organization CUTLER ANDERSON ARCHITECTS

Date Submitted: 10.30.19

CHECKLIST REVIEWED BY:

_____

Project Manager, Department of Planning and Community Development

D. supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

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Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

   Project is designed to not use during construction or operations, any toxic or hazardous substances.

   Proposed measures to avoid or reduce such increases are:

   None.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

   Will likely not.

   Proposed measures to protect or conserve plants, animals, fish, or marine life are:

   Construction best practices, landscape planting to maintain or increase habitat on site.

3. How would the proposal be likely to deplete energy or natural resources?

   Building will consume natural resources in terms of construction activities and building materials. Energy use will be minimized by meeting or exceeding code.

   Proposed measures to protect or conserve energy and natural resources are:

   Using sustainable materials where available, maximizing energy conservation measures. Project may have a solar array to generate on-site electricity.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

   No effect.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Project is not near shoreline.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Small increase in utility use (energy, water and sewer), mass transit has capacity for any increase in use associated with this project.

Proposed measures to reduce or respond to such demand(s) are:

None.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No conflict.