NOTICE OF MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

The City of Bainbridge Island has made the following determination on the below referenced application:

Date: May 27, 2014

Applicant: Bainbridge Community Development

Permit Request: Site Plan Review Amendment, (SPRA13551C), Conditional Use Permit (CUP13551), Subdivision (SUB13551B), Subdivision Amendment (SUBA13551B) and Boundary Line Adjustment (BLA13551C)

Description of Proposal: Subdivide approximately five acres into 32 single family and multifamily lots to accommodate 89 residential units, a community center, a mixed use building and open space tracts; apply for a conditional use permit for an early childhood development, mixed-use building and a community center. Amend the first and second phase of the Grow Community subdivision and boundary line adjustment. Amend the previously approved site plan review to reflect the proposed changes. The project is designed as Tier II Green under the Housing Design Demonstration Project (HDDP) program, and constructed as a Built Green Community.

Location of Proposal: Wyatt Way, Grow Avenue, John Adams Lane, down to Shepard Way.
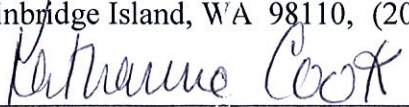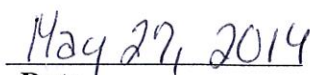
Common Name: **Grow Community**

Tax Parcel #'s: 5595-000-025-0001, 5595-000-006-0004, 5595-000-005-0005, 5595-000-004-0006, 5595-000-003-0007, 5595-000-002-0008, 5595-000-001-0009, 5595-000-022-0004, 5595-000-010-0008, 5595-000-009-0001, 5595-000-008-0002, 5595-000-007-0003, 5595-000-025-0001, 5595-000-015-0003, 5595-000-014-0004, 5595-000-013-0005, 5595-000-011-0007, 5595-000-012-0006, 5595-000-021-0005, 5595-000-020-0006, 5595-000-019-0009, 5595-000-018-0000, 5595-000-017-0001, 5595-000-026-0000, 5595-000-024-0002, 5595-000-023-0003, 272502-4-186-2002, 272502-4-187-2001, 272502-4-188-2000, 272502-4-189-2009, 272502-4-190-2006, 272500-4-191-2005, 272502-4-192-2004

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 this proposal are used. This MDNS is issued under WAC 197-11-355. This determination was made and mitigation measures were applied 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. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) c.
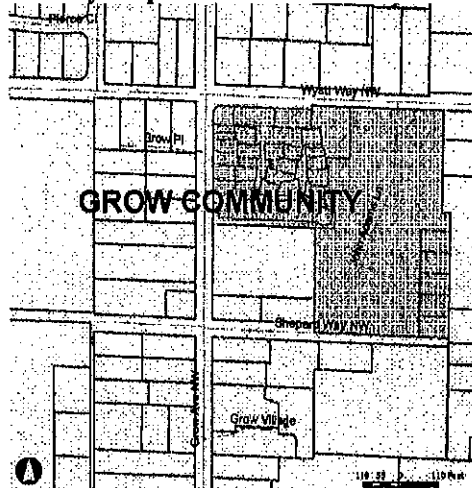
Responsible Official: Katharine Cook, Director of Planning
Department of Planning & Community Development

Address: City of Bainbridge Island
280 Madison Avenue North
Bainbridge Island, WA 98110, (206) 842 - 2552

Katharine Cook   _May 27, 2014_
Signature   **Date**

Vicinity Map:

If you have any questions, contact:
Heather Beckmann, Associate Planner
Department of Planning & Community Development
280 Madison Avenue North
Bainbridge Island, WA 98110
(206) 780-3754 Fax: (206) 780-0955
Email: pcd@ci.bainbridge-isl.wa.us

For continuity, all of the conditions from the approved SPR (SPR13551) have been carried forward, with any new conditions/modifications underlined and any revised language struck-through to reflect the modifications to the site plan.

SEPA CONDITIONS:

1. A Stormwater Pollution Prevention Plan (SWPPP) is required prior to building and civil construction activities. Stormwater quality treatment, erosion and sedimentation control shall be designed in accordance with BIMC 15.20. The submittal documents shall be prepared by a civil engineer licensed in the State of Washington. The SWPP shall include off-street accommodation for construction vehicle parking.

2. A construction stormwater permit (NPDES) will be required prior to building permit issuance.

3. To ensure the survivability of the significant trees designated to be preserved, the applicant shall follow the recommendations as provided in BIMC 18.15.010.C.2.b:

    i. An area of prohibited disturbance, generally corresponding to the dripline of the significant trees and/or tree canopy of tree stands shall be identified by the applicant and approved by the department before commencement of site plan preparation; and

ii. A temporary four-foot high chain link or four-foot high plastic net fence shall delineate the area; and

iii. No impervious surfaces, fill, excavation, vehicle operations, compaction, removal of native soil or storage of construction materials shall be permitted within the area defined by such fencing; and

iv. A rock well shall be constructed if the grade level around the tree is to be raised more than one foot. The inside diameter of the well shall be equal to the diameter of the dripline of the tree or tree canopy of tree stands; and

v. The grade level shall not be lowered within the larger of (a) the dripline of the tree, or the tree canopy of tree stands, or (b) the area recommended by a consulting arborist certified by the International Society of Arboriculture.

4. All construction activities are subject to noise regulations in BIMC Chapter 16.16.

~~To reduce the loss of affordable rental housing, the applicant shall continue to work with the renters by ensuring them the opportunity, subject to qualifications, to move into the new units before their rental homes are demolished.~~ (The applicant provided information with their application that indicated that efforts have been made to provide housing for the occupied units).

5. To limit the impact on lighting, any proposed lighting shall comply with BIMC Chapter 15.34.

6. To ensure appropriate recreational opportunities, park nodes and associated facilities shall be created for each phase of development as indicated on the site plan for Phase I ~~(page 10A of the Site Plan packet).~~ The forest area and park node shall be planted prior to the application for any permits on Phase IIB.

7. To ensure the historical and cultural resources of the naval housing and the Grow Farm are documented, the applicant shall provide the report titled "The Report of the History and Cultural Significance of the Site Being Developed as the Grow Community" prepared by Jon and Toby Quitslund to the Bainbridge Island Historical Museum. Prior to final inspection of the community building, the applicant shall indicate how the history of the site will be incorporated in the community building; examples include displaying the report and historical photographs, including any video or photographs of the Grow Historic Honoring ceremony.

8. To ensure historic and cultural resource preservation, a completed Washington State Historic Property Inventory Field Form shall be recorded with the State prior to the demolition of any building.

9. To reduce car dependency and mitigate the impacts of traffic, the applicant shall provide a car sharing program, electric charging stations and covered bicycle storage areas.

10. The applicant shall follow the phasing schedule to ensure that pedestrian connectivity is provided during each phase of the development.

From:	Theresa Rice
Sent:	Tuesday, May 27, 2014 4:28 PM
To:	Alison O'Sullivan; BI Library; ChrisWaldbillig; Dennis Anstine; DNR; Edward Coviello; Eileen Safford; Gina Piazza; Gretchen Kaehler; Ivan Miller; Lisa Cox; Luke Carpenter; PCD; Peg Plummer; Perry Barrett; Richard Oxley; S. Trudel; Sarah Lee; SEPAdesk; Steven Brown; Sylvia Carlton; T. Van Winkle; Tom Brobst; Vince M & C. Schmid; WSDOT SEPA Review
Cc:	Heather Beckmann; Sean Conrad
Subject:	COBI notices for your review
Attachments:	PSE SEPA withdrawal.pdf; grow mdns.pdf

The Notice of SEPA Withdrawal for Puget Sound Energy and the Notice of Mitigated Determination of Nonsignificance for Grow Community (Bainbridge Community Development) are attached.

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Bainbridge Island

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Proposed Land Use Actions

Proposed land use actions may be viewed on the city's Interactive Map (http://www.bainbridgewa.gov/196/GIS-Mapping-Map-Gallery).
Additional permit information can be looked up in our new online permit center. (https://ci-bainbridgeisland-wa.smartgovcommunity.com/portal/Public/Home)

Brooks BLD20122SFR & BLD20127ADU
 - Notice of Intent to Reduce the Minimum Buffer and Construct in a Landslide Hazard Area (http://wa-bainbridgeisland.civicplus.com/DocumentCenter/View/3086)
 - Location: NE corer of McDonald and Old Mill
 - Comment period ends **June 27, 2014**

Fravel BLD20110DEC
 - Notice of Intent to Reduce the Minimum Buffer and Construct in a Landslide Hazard Area (http://wa-bainbridgeisland.civicplus.com/DocumentCenter/View/3088)
 - Location: 10044 NE Ewing Street
 - Comment period ends **June 27, 2014**

Grow Community SPR13551
 - Notice of Mitigated Determination of Nonsignificance (http://www.bainbridgewa.gov/DocumentCenter/View/3068)
 - Location: Wyatt Way, Grow Avenue, John Adams Lane, down to Shepard Way
 - Appeal period ends **June 10, 2014**

Olympic Terrace/Helder, PLN 19155 SPT
 - Notice of Application (http://www.bainbridgewa.gov/DocumentCenter/View/3067)
 - Location: 11469 Olympic Terrace Avenue
 - Comment period ends **June 20, 2014**

Permit Types
 - **CUP** = Conditional Use Permit
 - **GAF** = Grade and Fill
 - **GAR** = Garage
 - **SCUP** = Shoreline Conditional Use Permit
 - **SPR =** Site Plan Review
 - **SSDE** = Shoreline Substantial Development Exemption
 - **SSDP** = Shoreline Substantial Development Permit
 - **SUR** = Special Use Preview
 - **SVAR** = Shoreline variance

- Notice of Application
(http://www.bainbridgewa.gov/DocumentCen
ter/View/3066)
  - Location 11113 Halls Hill Road
  - Comment period ends **June 20, 2014**

Blakely Park, SSDE 15197
- Notice of Administrative Decision and
Mitigated Determination of Nonsignificance
(http://www.bainbridgewa.gov/DocumentCen
ter/View/3043)
  - Location: Blakely Harbor Park
  - Appeal period ends **June 10, 2014**

Campbell, VAR 15063/SSDE 15063B
- Notice of Mitigated Determination of
Nonsignificance
(http://www.bainbridgewa.gov/DocumentCen
ter/View/3039)
  - Location: 10016 Ewing Street
  - Appeal period ends **June 2, 2014**

**Childers/Terry/DeRubertis, PLN 14002
RUE/SUR**
- Notice of Application/SEPA Comment
Period (http://wa-
bainbridgeisland.civicplus.com/DocumentCe
nter/View/3087)
  - Location: immediately west of 10035
Manitou Bach Drive
  - Comment period ends **June 20, 2014**

Wilkinson, PLN 50001 VEG
- Notice of Application/SEPA Comment
Period
(http://www.bainbridgewa.gov/DocumentCen
ter/View/3011)
  - Location: 7305 High School Road
  - Comment period ends **May 30, 2014**

**Puget Sound Energy, SCUP/SVAR/SPR
13224**
- Notice of SEPA Withdrawal
(http://www.bainbridgewa.gov/DocumentCen
ter/View/3069)
  - Location: Existing tower located on west
of Reitan Road, adjacent to SR 305

Powers, BLD20047-SFR
- Notice of Intent to Reduce the Minimum
Buffer and Construct in a Landslide Hazard
Area
(http://www.bainbridgewa.gov/DocumentCen
ter/View/2989)

Drive
  - Comment period ends **May 30, 2014**

Dressor, BLD20041-SFR
  - Notice of Intent to Reduce the Minimum
Buffer and Construct in a Landslide Hazard
Area
(http://www.bainbridgewa.gov/DocumentCen
ter/View/2988)
  - Location: west side of SR 305 off Reitan
Road
  - Comment period ends **May 30, 2014**