



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

Date: August 29, 2018

To: Gary R. Christensen, AICP

From: Ellen Fairleigh, Planner

Subject: PLN50953 SPR and SSDE- Eagle Harbour Condos Building Renovation Review

The following information is provided concerning the Minor Site Plan Review (SPR) and Shoreline Substantial Development Exemption (SSDE) application submitted by Eagle Harbour Condominiums located at 400 and 428 Harborview Drive SE (TA# 8050-000-0002 & 8021-000-000-0008). This information is being provided in lieu of a Staff Report.

Project Description: Repair and reclad of both condo buildings. Scope of work includes removal and replacement of all exterior cladding, doors and windows, repair or replacement of unit decks and elevated walkways, and partial replacement of plaza waterproofing at Building #2 (400 Harborview Drive).

History:

- The applicant attended a pre-application conference on September 19, 2017 and submitted an application for SPR and SSDE on February 7, 2018. A Notice of Application was made on March 16, 2018 and no comments were received during the 21-day comment period.
- On February 27, 2018, Coates Design Architects, agent for the applicant, requested that the Building Official consider an authorization for emergency repairs to the two condominium buildings based on rapidly deteriorating building conditions.
- On March 8, 2018, the Bainbridge Island Planning and Community Development Department concurred with the determination of an emergency to protect the private property and health, safety, and public welfare for the two condominium buildings. Under this authorization the applicant was permitted to complete the bulk of the work requested under PLN50953 SPR and SSDE prior to a Notice of Decision being issued for the project.
- On March 9, 2018 the applicant submitted a building permit (BLD23023 R-REP) for the project and paid the associated submittal invoice.

Review: PLN50953 SPR and SSDE was reviewed for compliance with the applicable standards of the Bainbridge Island Municipal Code (BIMC), Comprehensive Plan, and Shoreline Master Program (SMP).

The project is consistent with BIMC 2.16.020. The applicant attended a pre-application conference and presented the application to the Design Review Board (DRB) on October 2, 2017. The DRB voted unanimously to accept the site plan, colors, and materials as shown and determined the project did not need to return for a second meeting with the DRB. The application was properly noticed.

The project is consistent with BIMC 2.16.040, including the Decision Criteria specified in 2.16.040.E.

The project is consistent with Development Standards and Guidelines contained in BIMC 18.15. The applicant is not proposing to remove any significant trees. No perimeter or roadside buffer is required. Parking lot landscaping is not applicable as there are no proposed changes to the existing parking lot or increase in parking requirements. The applicant is adding bike racks to the garage structure for use on the site.

The project is consistent with the goals and policies in the Comprehensive Plan and the Winslow Master Plan.

The project is consistent with the SMP. A Habitat Management Plan from a qualified professional was submitted by the applicant to ensure that the project meets the No Net Loss standard. There is no expansion to the existing footprint of the buildings. Approximately 72 square feet of the building located at 428 Harborview Drive is located in Zone 1, or within 30 feet of the Ordinary High Water Mark (OHWM). A 72 square foot Vegetation Management Area is proposed to be planted in Zone 1 to enhance the shoreline buffer.

Additionally, the project is exempt from Site Assessment Review (SAR), and was reviewed by the Fire Marshal, Non-Motorized Transportation Commission, and the Kitsap Public Health District with no comments. The City Development Engineer recommended approval of the project based on one condition which has been added to the conditions of the Notice of Decision.

Conclusion: The project is in conformance with all applicable City code provisions, the Comprehensive Plan, other applicable plans, and regulations. Staff is recommending approval of the site plan and design review with SSDE based on conditions.