

December 14th 2017

To:
City of Bainbridge Island
Conditional Use Application
Assistance Dogs Northwest.

**KUNI
HOLM**

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To COBI Planning;

The application documentation or a minor Conditional Use permit that is enclosed with this letter meets all applicable decision criteria for the following issues.

The over 2 acre property at 12107 Miller Road NE will be used solely as an educational and dog training facility for assistance dogs, specialized for persons with physical and psychological limitations. It is owned and operated by "Assistance Dogs Northwest" , a registered non-profit 501-C3 . The proposed new work will represent a very low impact to the existing residential use. There will be approximately (5-7) dogs in training on the fenced site on a typical day. The staff will be two to three people typically. The site is located on an arterial road. There is not enough disturbance generated by this use to require a traffic study. The upper floor of the main house will be used as part-time quarters for staff. The existing guest house will be used for short term client stays. Typically the maximum number of people staying on site would be no more than four. The metal "barn" building will be cosmetically improved with the addition of new board and batten siding on the ends and a few more windows and a new large barn door facing an open lawn area .

The site is located on Miller Road NE, and water is served by North Bainbridge Water Company. It has a four bedroom septic design installed per Kitsap Health records 2013. Dog waste will not be flushed into the septic system per Kitsap Health dept. recommendations. The property sits directly across Miller Road from an existing commercial compost and topsoil operation that is open during the week and busy on weekends. It is noisy, and creates some pungent smelling air. The proposed location is highly compatible, and arguably more compatible here than a private residence. Signage at Miller Road will be subtle, but there will need to be some signage to make visitors aware that the access to the facility is off the access easement. New conifer trees have been planted to screen the property along this easement.

The western portion of the site where the structures are located, is cleared and quite level. Due to the nature of the clientele, barrier-free access to all structures is critical. This flat area makes for relatively easy site access for people with mobility issues. The level paved pathway proposed will easily meet the slope requirements for barrier-free access. The north and eastern portions of the site are characterized by wooded slopes with an area designated by Kitsap County as having geological hazards, sloping down down to wet areas off site. No site development or tree clearing is proposed on this entire eastern area other than a possible walking path, (permeable).

The site improvements will include three new parking spaces, two of them handicapped accessible. All access and parking will be reached from the 30 ft. easement drive along the south side of the property. This new parking would lead to a level barrier-free paved walkway connecting the three structures on the site. Low level pathway lighting will be installed. The dogs will always be fully fenced in on the property. The raised guesthouse on the second floor over a garage will require a new code compliant wheelchair accessible ramp to the entrance.

The structures will be used as follows:

1. **Main House:** Reception area, office, staff housing, one unisex barrier-free restroom.
2. **Guest House/Garage:** Short -term client housing. Staff parking and maintenance below.
3. **Barn:** Used for active dog training inside and some administrative space.

Site Improvements:

- Landscape screening at roadway and easement.
- Dog fenced-in areas on site.
- New parking, (3spaces)
- Barrier free access to all structures from the parking.
- Low level pathway lighting.
- Paved accessible walkways to buildings.
- Landscape screening with trees.
- Visual improvements, board and batten siding and new windows to be added to the metal pole building per recommendations from the Design Review Board.

Very Truly Yours,

Thomas Kuniholm, AIA
For Assistance Dogs Northwest