

## **EXHIBIT LIST**

**Name App: Bainbridge High School Building 100 Replacement  
PLN# 51159 CUP SPR**

Staff Contact: David Greetham,  
Senior Planner

Public Hearing: 4/25/19  
City Hall – Council Chambers

City of Bainbridge Island Hearing Examiner

<b>NO.</b>	<b>DOCUMENT DESCRIPTION</b>	<b>DATE</b>
A	Staff Report	4/18/19
B	Application	11/21/18
C	Environmental (SEPA) Checklist	11/16/18
D	Notice of Complete Application	12/19/18
E	Notice of Application with SEPA comment period and hearing date	1/11/19
F	Public Meeting Sign, Mailing List, Affidavit of Publication, and Certificate of Posting	Affidavit: 1/11/19, Certificate: 1/17/19
G	Notice of Mitigated Determination of Nonsignificance (MDNS)	3/22/19
H	Planning Commission Recorded Motion	4/11/19
I	Drawing Set Excerpts	11/21/18
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## **ATTACHMENT A**



## DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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# STAFF REPORT AND RECOMMENDATION

### BAINBRIDGE HIGH SCHOOL BUILDING 100 REPLACEMENT FILE #: PLN51159 SPR/CUP

Prepared by David Greetham, Senior City Planner  
April 18, 2019

**Request:** Site Plan and Design Review (SPR), PLN51159 SPR  
Conditional Use Permit (CUP), PLN51159 CUP

**Owner:** Bainbridge School District

**Location:** Bainbridge High School, 9330 NE High School Road, Bainbridge Island

**Tax Parcel:** 222502-4-032-2008

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#### Part I: Description of Proposal and Recommendation

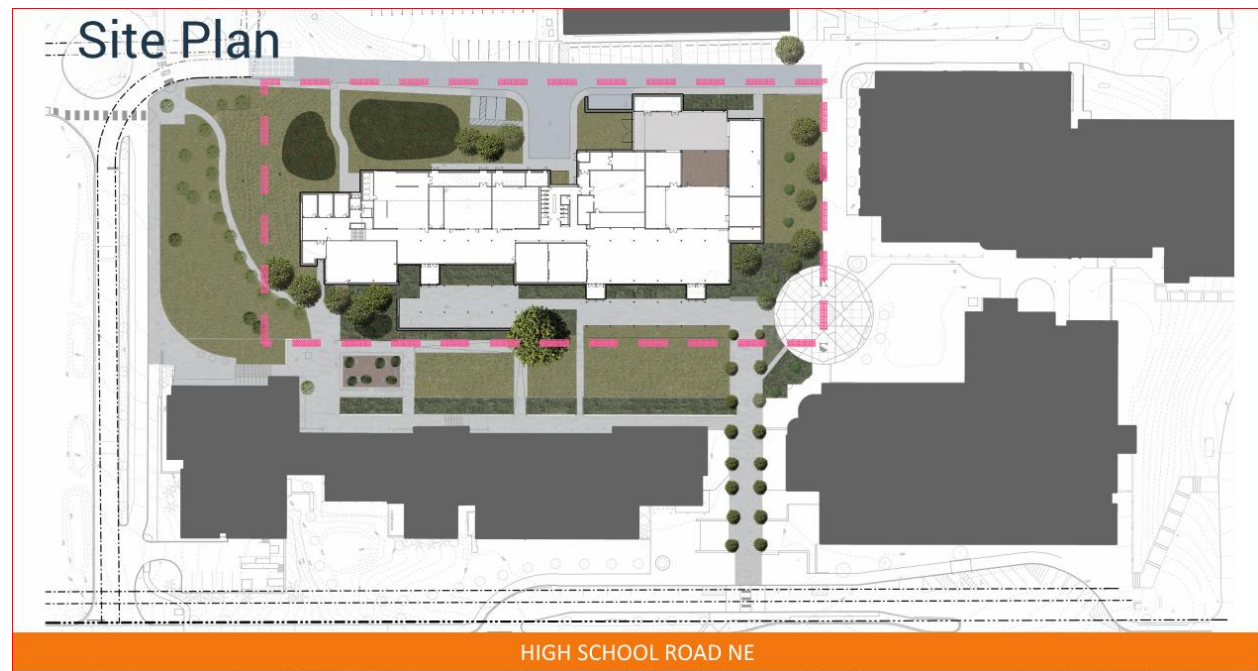
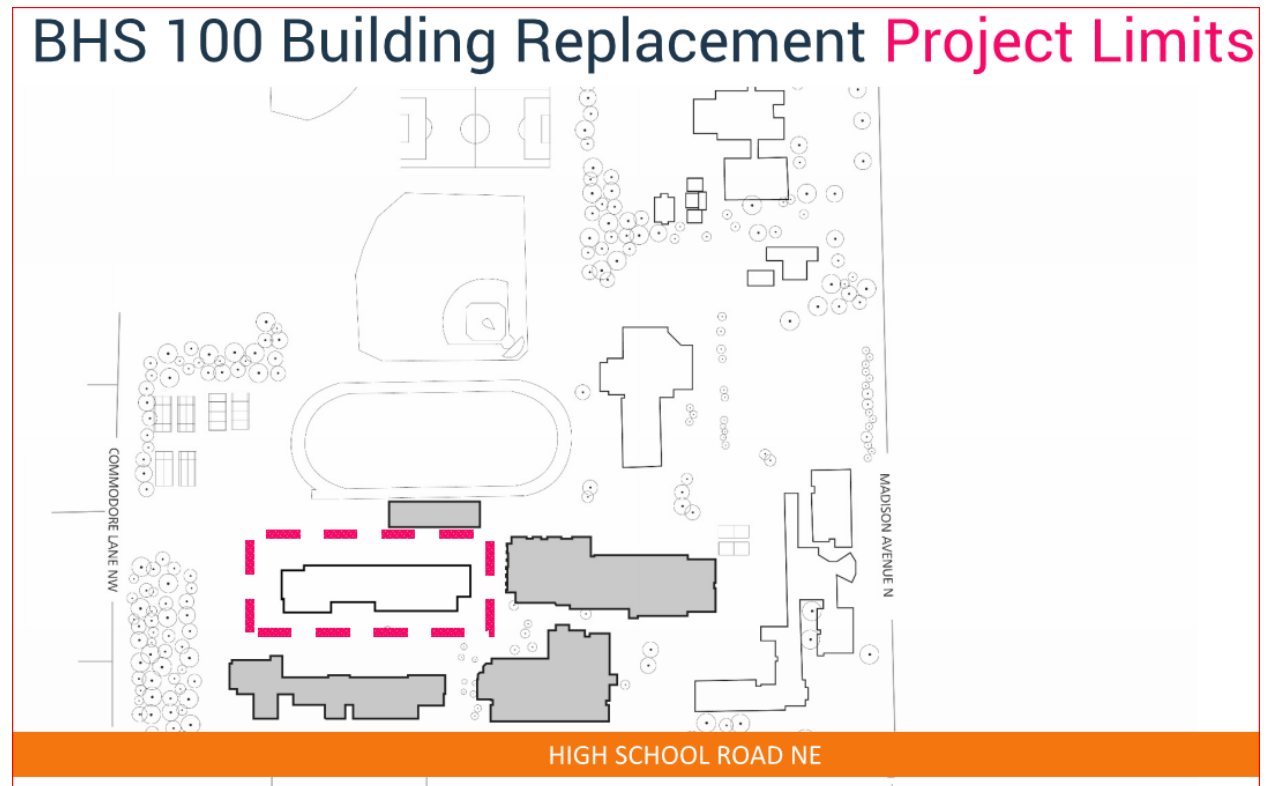
- 1. Description of Proposal:** Demolish and replace existing Building 100 on the Bainbridge High School Campus. Site work includes demolition of an existing 41,509 sq. ft. classroom and assembly building and a 2,803 sq. ft. music building, and construction of a new 35,500 sq. ft. classroom building. A building height of 30 feet is proposed, utilizing the five-foot height bonus that may be allowed for nonresidential uses under a Conditional Use Permit.

The proposed site work, including new building footprint, will occur in a 2.5-acre work area within the westerly interior of the existing high school campus. The project is part of a phased plan to replace deficient school district buildings and lies immediately north of Building 200 which was replaced in the mid-2000s. The proposal does not increase student capacity and is not anticipated to result in increased average daily traffic trips.

The Site Plan and Design Review and Conditional Use Permit are being reviewed under “consolidated project review” in accordance with BIMC 2.16.170. Minor (primarily interior) renovations to extant campus buildings to accommodate programs displaced by the Building 100 demolition are being reviewed under separate Tenant Improvement permits.

- 2. Environmental Review:** In accordance with WAC 197-11-355, the Optional DNS SEPA process was utilized. A Mitigated Determination of Nonsignificance was issued on March 22, 2019. No SEPA comments or appeals were received.
- 3. Staff Recommendation:** APPROVAL, with conditions.

Figure 1 – Project Limits and Site Plan



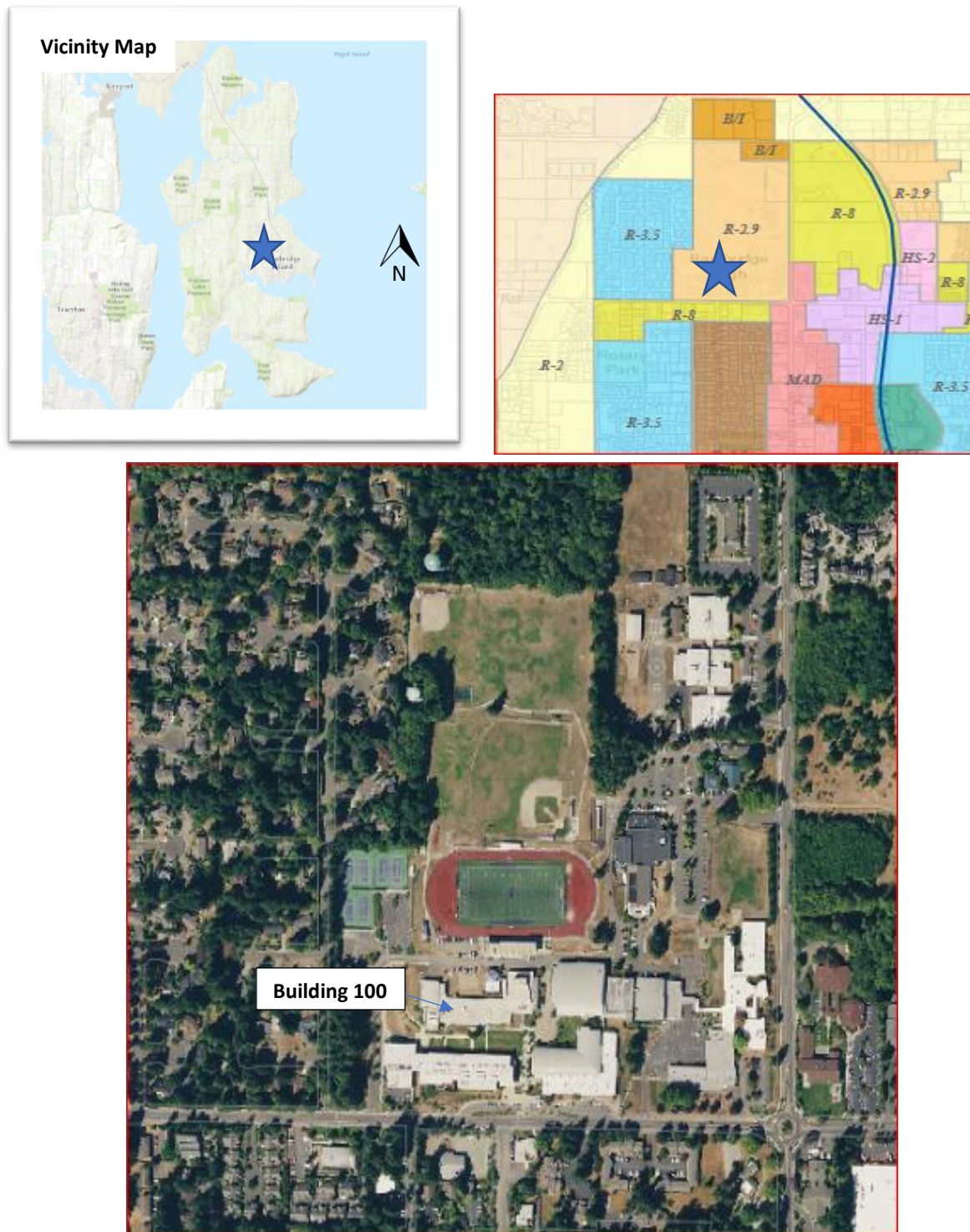


## Part II: General Information and Site Characteristics

Basic Information	
Zoning District	R-2.9
Gross Site Area	2.5-acre work area within the 73.75-acre Bainbridge School District multi-use campus
Soils and Terrain	Developed site underlain by Glacial Till. The site is generally flat with moderate slopes toward access and parking areas to the north and west.
Critical Areas	N/A
Shoreline Designation	N/A
Existing Development	Developed high school campus in SW area of overall 73.75-acre lot

Public Services and Utilities	
Police	City of Bainbridge Island Police Department
Fire	Bainbridge Island Fire District
Schools	Bainbridge Island School District
Water	COBI Water Service Area
Sewer	COBI Sewer Service Area
Storm Drainage	Tying into existing drainage system with planned upgrades for water quality treatment

Figure 2 – Vicinity Map, Surrounding Zoning and Project Site



### Part III: Application Background

Date	Action	Summary
June 18, 2019	Design Review Board (DRB) 1 <sup>st</sup> Meeting	Preliminary conceptual review and discussion. DRB received high-level overview and asked general questions about the project.
June 19, 2018	Preapplication Meeting	Permit process determined, including Conditional Use Permit and Site Plan and Design Review for replacement building. Determined to be exempt from development moratorium as educational facility.
July 30, 2018	Preapplication Letter Sent	Summary of permit process and fees
August 20, 2018	DRB 2 <sup>nd</sup> Meeting	Detailed design review and discussion. DRB made comments relative to applicable design guidelines and requested information regarding proposal to relocate existing veteran's memorial adjacent to building.
September 24, 2018	Public Participation Meeting	Meeting was lightly attended with six attendees (not including School District staff/Board members). Questions centered around new building design and plans for relocation of certain activities to extant campus buildings (e.g. future theater use in Building 200).
November 5, 2018	DRB 3 <sup>rd</sup> Meeting	Reviewed final building design; requested landscape plan to mitigate visual effect of east building wall. Indicated likely approval following receipt of landscape plan and update on veteran's memorial relocation.
November 21, 2018	Application submitted	Master Land Use Application and associated fees submitted for concurrent SPR/CUP review
December 17, 2018	DRB 4 <sup>th</sup> Meeting	Approved Site Plan with two comments
December 19, 2018	Determination of Completeness	Application deemed complete
April 11, 2019	Planning Commission Meeting	Public meeting to review project
April 25, 2019	Public Hearing	Public Hearing – Hearing Examiner Review

### Part IV: Comprehensive Plan Goals and Policies

Elements	Goals and Policies
Background/ Findings	The Comprehensive Plan designation for the school campus is Semi-Urban -2.9. The implementing zoning regulations allow for educational facilities as a conditional use. Staff finds that the proposed redevelopment is in compliance with applicable Comprehensive Plan policies, including the key policies summarized in this section.
	Background: In addition to its own capital facilities planning, the City coordinates with special districts (e.g. parks, fire and schools) to ensure they are using the same

Capitol Facilities Element	<p>land use designations and population forecasts for their capital facilities plans. The City’s Comprehensive Plan adopts each special district Capital Facilities Plan by reference, including the <i>Bainbridge Island School District 2014-2020 Capital Facilities Plan</i> (October 2014).</p> <p>Chapter 5 (Facility Assessment) of the District Plan identifies the BHS 100 Building as one of four buildings to receive poor ratings in a 2014 evaluation of each school facility based on state standards. The report found that the existing 49-year old building does not comply with current building codes, and basic infrastructure requires significant repairs or needs to be replaced. It was also determined that the deficient facilities do not support many current educational program needs (e.g. electrical systems to support educational technology, etc.).</p> <p>The 2014 plan identified the likelihood of a capitol bond proposal to rectify key facility needs, which did occur and subsequently resulted in School Board approval to proceed with design and permitting of the Building 100 replacement.</p> <p>Policy CF 1.5 (COBI Plan): Give priority consideration to projects that:</p> <ul style="list-style-type: none"> <li>• Are required to comply with State or Federal law.</li> <li>• Implement the Comprehensive Plan.</li> <li>• Are needed to meet concurrency requirements for growth management.</li> <li>• Are already initiated and to be completed in subsequent phases.</li> <li>• Renovate existing facilities to remove deficiencies or allow their full use, and preserve the community’s prior investment or reduce maintenance and operating costs.</li> <li>• Replace worn-out or obsolete facilities.</li> <li>• Are substantially funded through grants or other outside funding.</li> <li>• Address public hazards.</li> </ul>
Environmental Element	Policy EN-4.1: Employ conservation design methods and principles such as <i>low impact development</i> techniques for managing storm and waste water, <i>green building</i> materials, high-efficiency heating and lighting systems.
Utilities Element	Policy U 12.2: Within public sewer system service areas, new construction should provide for eventual connection to public sewer systems.
	Storm and Surface Water – Goal U-13: Manage stormwater runoff to protect life, property and habitat from flooding and erosion; to channel runoff to minimize impacts to daily activities; to protect the quality of groundwater, surface water, and the waters of Puget Sound; and to provide recharge of groundwater where appropriate.
	Policy U 13.2: Require new development to provide both on-site and off-site improvements necessary to avoid adverse water quality and quantity impacts.
	Policy U 13.5: Minimize disruption and/or degradation of natural drainage systems, minimize impervious areas by restricting site coverage, and encourage site permeability by retaining natural vegetation and buffers, and specifying use of permeable materials.
	Policy U 14.8: Encourage new development to integrate environmentally responsible and innovative energy systems.

## Part V: Public Notice, Public Comments, and Agency Comments

### 1. Public Notice

Date	Action	Summary
January 11, 2019	Notice of Application/SEPA Comment Period/Hearing Published	30-Day Comment Period No Comments Received
March 22, 2019	SEPA Determination issued (MDNS)	14-Day Appeal Period No Appeals Received

### 2. Public Comments

Summary of Comment	City Response
No comments received	NA

### 3. Agency Comments

Date	Agency	Summary of Comment
June 5, 2018	Kitsap Public Health District (KPHD)	KPHD had no comments on proposed project
June 20, 2018	Bainbridge Fire Department	Comments and conditions provided via the pre-application process.
December 17, 2018	Design Review Board (DRB)	The Board recommended approval with two comments: <ul style="list-style-type: none"><li>• DRB is in agreement with locating the (veteran's) memorial at one of two proposed locations, near the east wall of Bldg. 100 or at the end of the walk near the stadium. Both are acceptable locations.</li><li>• DRB appreciates the added landscaping and trees to help break up the east wall of Bldg. 100. While this is acceptable and part of the site plan approval, DRB would encourage the applicant to consider exploring building textures to further articulate the wall and make it more interesting.</li></ul>
February 20, 2019	COBI Building Official	Conditions provided regarding compliance with building code and procedures for demolition of existing building.
On-going via building review	COBI Public Works - Engineering	Conditions regarding stormwater management for new and replaced hard surfaces.
April 11, 2019	Planning Commission	Recommendation of approval by unanimous vote.

## Part VI: Land Use Code Analysis

### 1. BIMC Title 18 Zoning

#### a. BIMC 18.09 Use Regulations

Proposed Use	Use Standards
Educational Facility	Conditional Use in the R-2.9 district

b. BIMC 18.12 Dimensional Standards

Dimensional Standards	Required/Allowed	Proposed
Lot Coverage	25% (73.75-acre parcel = 803,137 sq. ft. total allowed across entire lot). Existing lot coverage is estimated at approximately 12%, in compliance with the allowable coverage.	Approximate 9000 sq. ft. reduction. Following demolition of approximately 44,300 sq. ft., the redeveloped building will cover approximately 35,500 sq. ft.
Front Yard Setback	25 feet	Exceeds setback; separated from High School Road by existing 200 Building
Rear Setback	15 feet	Exceeds setback; separated from rear line by existing athletic stadium.
Side Yard Setbacks	5 foot minimum, 15-foot total	Exceeds setbacks: 315 feet from west line; separated from east line by existing 400/500 buildings.
Building Height	25 feet maximum, plus five foot-bonus for nonresidential uses if conditional use permit (CUP) conditions are met. The CUP criteria don't contain height-specific regulations but do address compatibility with surrounding uses.	30 feet, utilizing allowable five-foot bonus for nonresidential uses at BIMC Table 18.12.020-2. Staff is recommending approval of height bonus as CUP criteria are met.

c. BIMC 18.15 Development Standards and Guidelines

i. BIMC 18.15.010 – Landscaping, Screening, Tree Retention, Protection and Replacement

Landscape Requirements	Required/Allowed	Proposed
Tree Units	40 tree units per acre, or at least the same number of tree units after the proposed redevelopment as it had before the redevelopment.	The project area occurs in a heavily developed interior portion of the school campus, with a limited number of trees in the landscaped areas adjacent to the existing 100 Building. The landscape plan retains existing trees where feasible, removes six non-landmark trees, and adds 12 new trees, including along the east building facade in response to DRB comments. New landscape planting beds are planned in multiple areas around the building, replacing existing grass in some areas. Native vegetation will be installed in the two planned stormwater biofiltration facilities. The project is conditioned such

		that it will have at least the same number of tree units after redevelopment as it had prior to redevelopment.
Perimeter Buffer	20' partial screen	No change – proposed work area is in campus interior and separated from existing perimeter buffer by school access and parking areas to west, and other campus facilities on north, east and south. The existing forested perimeter buffer on the westerly property line varies in width from approximately 25 feet to 100 feet.
Roadside Buffer	25' partial screen/15' minimum	No change – proposed work area is in campus interior and separated from road(s) by existing campus buildings.

ii. BIMC 18.15.020 – Parking and Loading

Parking Requirements	Required/Allowed	Proposed
On-Street Parking Disabled Access Parking	N/A – no increase in student capacity proposed	N/A

Off-Street Parking	N/A – no increase in student capacity proposed. (1 space per 10 students and 1 space per employee required for new projects.)	Redevelop and stripe existing parking areas immediately north of 100 Building; no net change in parking proposed due to no change in student capacity.
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iii. BIMC 18.15.030 – Mobility and Access

Mobility Requirements	Required/Allowed	Proposed
Bicycle Spaces	N/A – no increase in student capacity proposed. (1 space per 5 parking spots, a minimum of 4 spaces per parking lot required for new projects.)	Retain existing facilities – no change in student capacity.

iv. BIMC 18.15.040 – Outdoor Lighting

Lighting Requirements	Required/Allowed	Proposed
Outdoor Lighting	Compliance with outdoor lighting standards at BIMC 18.15.040.	Outdoor lighting to be installed in compliance with code.

v. BIMC 18.15.050 – Signs

Sign Requirements	Required/Allowed	Proposed
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Signs	NA – building is in campus interior	No signs proposed
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d. BIMC 18.18 Design Standards and Guidelines

Design Guidelines	Requirements
Commercial and Mixed-Use Projects	The Design Review Board reviewed applicable Design Guideline Checklists and recommended approval with two comments (see Agency Comments above)
Business/Industrial (formerly Light Manufacturing)	

## Part VII: Decision Criteria

### 1. BIMC 2.16.040 Site Plan and Design Review

The director and planning commission shall base their respective recommendations or decisions on site plan and design review applications on the following criteria:

Decision Criteria	City Analysis and Findings
1. The site plan and design is in conformance with applicable code provisions and development standards of the applicable zoning district, unless a standard has been modified as a housing design demonstration project pursuant to BIMC 2.16.020.S;	As conditioned, the site plan and design is in conformance with the Bainbridge Island Municipal Code (BIMC) and standards of the R-2.9 zoning district.
2. The locations of the buildings and structures, open spaces, landscaping, pedestrian, bicycle and vehicular circulation systems are adequate, safe, efficient and in conformance with the Island-Wide Transportation Plan;	As conditioned, the location of the building, open spaces, landscaping, pedestrian, bicycle and vehicular circulation systems are adequate, safe, efficient and in conformance with the Island-Wide Transportation Plan. The proposal includes redevelopment within a 2.5-acre portion of the overall 73.5-acre school district parcel. The replacement building will be in the same location as the existing building, but slightly smaller in size with no proposed increase in student population. Existing perimeter landscaping, pedestrian, bicycle and vehicular circulation systems will remain in place.
3. The Kitsap County health district has determined that the site plan and design meets the following decision criteria: a. The proposal conforms to current standards regarding domestic water supply and sewage disposal.	The school campus is currently served by City sewer and water. The Kitsap Public Health District reviewed and had no comments on the proposal.
4. The city engineer has determined that the site plan and design meets the following decision criteria: a. The site plan and design conforms to regulations concerning drainage in	As conditioned, the City engineer has determined that the site plan and design meets the decision criteria. The applicant proposes to tie into the existing drainage system and comply with the 2014 Ecology Stormwater Manual minimum



<p>Chapters 15.20 and 15.21 BIMC; and</p> <ul style="list-style-type: none"> <li>b. The site plan and design will not cause an undue burden on the drainage basin or water quality and will not unreasonably interfere with the use and enjoyment of properties downstream; and</li> <li>c. The streets and pedestrian ways as proposed align with and are otherwise coordinated with streets serving adjacent properties; and</li> <li>d. The streets and pedestrian ways as proposed are adequate to accommodate anticipated traffic; and</li> <li>e. If the site will rely on public water or sewer services, there is capacity in the water or sewer system (as applicable) to serve the site, and the applicable service(s) can be made available at the site; and</li> <li>f. The site plan and design conforms to the “City of Bainbridge Island Design and Construction Standards,” unless the city engineer has approved a variation to the road standards in that document based on his or her determination that the variation meets the purposes of BIMC Title 18.</li> </ul>	<p>requirements for new and replaced hard surfaces, and land disturbance areas. The current street and pedestrian circulation system for the High School campus will remain unchanged with the exception of new walkways around the replacement building. No new traffic trips are planned; no new impacts to existing streets and pedestrian ways are anticipated. The property is currently served by City sewer and water and the and the replacement structure is not anticipated to result in an increase in student population or service demand. The proposal conforms to the “City of Bainbridge Island Design and Construction Standards”; the City Engineer has not required road improvements due to no change in traffic trips.</p>
<p>5. The site plan and design is consistent with all applicable design guidelines in BIMC Title 18, unless strict adherence to a guideline has been modified as a housing design demonstration project pursuant to BIMC 2.16.020.S;</p>	<p>The Design Review Board reviewed the applicable Design Guideline Checklists (Commercial and Mixed-Use and Business/Industrial) and recommended approval with two comments, including a nonmandatory suggestion for the applicant’s consideration during final design of the building exterior.</p>
<p>6. No harmful or unhealthful conditions are likely to result from the proposed site plan;</p>	<p>As conditioned, no harmful or unhealthful conditions are likely to result from the proposed development.</p>
<p>7. The site plan and design is in conformance with the Bainbridge Island Comprehensive Plan and other applicable adopted community plans;</p>	<p>As conditioned, the proposed development is in conformance with the Bainbridge Island Comprehensive Plan. No local community plans have been adopted for the High School campus.</p>
<p>8. Any property subject to site plan and design review that contains a critical area or buffer, as defined in Chapter 16.20 BIMC, conforms to all requirements of that chapter;</p>	<p>The proposed work area doesn’t contain any critical areas or buffers.</p>
<p>9. Any property subject to site plan and design review that is within shoreline jurisdiction, as defined in Chapter 16.12 BIMC, conforms to all requirements of that chapter;</p>	<p>The property is not within shoreline jurisdiction.</p>
<p>10. If the applicant is providing privately owned</p>	<p>No privately owned open space is proposed.</p>

open space and is requesting credit against dedications for park and recreation facilities required by BIMC 17.20.020.C, the requirements of BIMC 17.20.020.D have been met;	
11. The site plan and design has been prepared consistent with the purpose of the site design review process and open space goals.	The site plan and design has been prepared consistent with the purpose of the site design review process and has received a recommendation of approval from the Design Review Board. An overall reduction in lot coverage is proposed. Redevelopment includes new landscape planting beds and vegetated stormwater biofiltration facilities.

## 2. BIMC 2.16.110 Major Conditional Use Permit

A conditional use may be approved with conditions if (includes additional criteria #s 11-17 for institutional uses in residential zones):

Decision Criteria	City Analysis and Findings
1. The conditional use is harmonious and compatible in design, character and appearance with the intended character and quality of development in the vicinity of the subject property and with the physical characteristics of the subject property; provided, that in the case of a housing design demonstration project any differences in design, character or appearance that are in furtherance of the purpose and decision criteria of BIMC <a href="#">2.16.020.Q</a> shall not result in denial of a conditional use permit for the project;	Building 100 occurs within the existing school campus. The proposed redevelopment is part of a phased upgrade of deficient and outdated school district buildings, and is harmonious and compatible in design, character and appearance with the intended character of the school campus. The proposed building lies immediately north of the 200 building, which was similarly redeveloped via a Conditional Use Permit in the mid-2000s. A single architectural firm was retained for both projects, providing for coordinated design of redevelopment activities.
2. The conditional use will be served by adequate public facilities including roads, water, fire protection, sewage disposal facilities and storm drainage facilities;	The proposed redevelopment will continue to utilize existing public facilities including roads, fire protection City water and sewer, and storm drainage facilities in compliance with Department of Ecology Stormwater Manual standards.
3. The conditional use will not be materially detrimental to uses or property in the vicinity of the subject property.	The conditional use is a continuation of the existing site use as an educational facility, and as conditioned is not anticipated to be materially detrimental to uses or property in the vicinity of the subject property. The current use is not expanding, and all perimeter buffers between the school site and the Commodore Lane development to the west will be retained. Demolition of the existing building is

	conditioned for management of dust and any hazardous materials that may be encountered. Noise, lighting and tree retention standards will continue to apply to the redeveloped site.
4. The conditional use is in accord with the comprehensive plan and other applicable adopted community plans, including the Island-Wide Transportation Plan;	The conditional use is in accord with the Comprehensive Plan, including the Capital Facilities element which adopts the School District Capital Facilities Plan (CFP) by reference. The School District CFP identified the existing 100 Building as one of four deficient and substandard buildings in a 2014 survey of school district facilities. The proposed redevelopment does not increase student capacity, thus will continue to rely on the existing transportation circulation system with no planned upgrades.
5. The conditional use complies with all other provisions of the BIMC, unless a provision has been modified as a housing design demonstration project pursuant to BIMC <a href="#">2.16.020.Q</a> ;	As conditioned, the conditional use complies with all other provisions of the BIMC.
6. All necessary measures have been taken to eliminate or reduce to the greatest extent possible the impacts that the proposed use may have on the immediate vicinity of the subject property;	In addition to retention of all existing perimeter buffer vegetation between the high school campus and the adjacent Commodore Lane development to the west, demolition of the existing building is conditioned for management of dust and any hazardous materials that may be encountered. Noise, lighting and tree retention standards will continue to apply to the redeveloped site.
7. Noise levels shall be in compliance with BIMC <a href="#">16.16.020</a> and <a href="#">16.16.040.A</a> ;	The proposal is conditioned for compliance with BIMC noise standards.
8. The vehicular, pedestrian, and bicycle circulation meets all applicable city standards, unless the city engineer has modified the requirements of BIMC <a href="#">18.15.020.B.4</a> and <a href="#">B.5</a> , allows alternate driveway and parking area surfaces, and confirmed that those surfaces meet city requirements for handling surface water and pollutants in accordance with Chapters <a href="#">15.20</a> and <a href="#">15.21</a> BIMC;	The city engineer has determined that the vehicular, pedestrian, and bicycle circulation meets all applicable city standards and will not require upgrades as an increase in student capacity is not proposed.
9. The city engineer has determined that the conditional use meets the following decision criteria: <ul style="list-style-type: none"> <li>i. The conditional use conforms to regulations concerning drainage in Chapters <a href="#">15.20</a> and <a href="#">15.21</a> BIMC;</li> <li>ii. The conditional use will not cause an undue burden on the drainage basin or water quality and will not unreasonably interfere with the use and enjoyment of properties downstream;</li> </ul>	The city engineer has determined that the conditional use meets the applicable decision criteria. Site redevelopment activities, including new and disturbed hard surfaces, will comply with the Stormwater Manual. The existing drainage system will be utilized upon completion of the replacement building. Existing streets and pedestrian ways have been deemed adequate as increases in student

<p>iii. The streets and pedestrian ways as proposed align with and are otherwise coordinated with streets serving adjacent properties;</p> <p>iv. The streets and pedestrian ways as proposed are adequate to accommodate anticipated traffic;</p> <p>v. If the conditional use will rely on public water or sewer services, there is capacity in the water or sewer system (as applicable) to serve the conditional use, and the applicable service(s) can be made available at the site;</p> <p>vi. The conditional use conforms to the “City of Bainbridge Island Engineering Design and Development Standards Manual,” unless the city engineer has approved a variation to the road standards in that document based on his or her determination that the variation meets the purposes of BIMC Title <a href="#">17</a>.</p>	<p>capacity or average daily traffic trips are not anticipated to occur as a result of the building replacement. The replacement building will continue to rely on city water and sewer service as provided to the current 100 building. The conditional use conforms to the “City of Bainbridge Island Engineering Design and Development Manual” in that no road upgrades are required for the replacement building.</p>
<p>10. If a major conditional use is processed as a housing design demonstration project pursuant to BIMC <a href="#">2.16.020.Q</a>, the above criteria will be considered in conjunction with the purpose, goals, policies, and decision criteria of BIMC <a href="#">2.16.020.Q</a>.</p>	<p>Not applicable to educational facilities.</p>
<p>11. All sites must front on roads classified as residential suburban, collector, or arterial on the Bainbridge Island functional road classification map.</p>	<p>The High School campus fronts on High School Road which is classified as a secondary arterial. The redevelopment occurs within the interior of the campus, and does not change or expand the pre-existing use.</p>
<p>12. If the traffic study shows an impact on the level of service, those impacts have been mitigated as required by the city engineer.</p>	<p>As no increase in student capacity is proposed, a traffic study was not required by the City Engineer.</p>
<p>13. If the application is located outside of Winslow study area, the project shall provide vegetated perimeter buffers in compliance with BIMC <a href="#">18.15.010</a>.</p>	<p>The current perimeter buffer located west of the work site meets minimum standards, with a forested strip ranging from approximately 25’ - 100’ in width. The proposed work area occurs within the interior of the campus and is separated from the perimeter buffer by access and parking areas.</p>
<p>14. The proposal meets the requirements of the commercial/mixed use design guidelines in BIMC <a href="#">18.18.030.C</a>.</p>	<p>The proposal has been reviewed and recommended for approval by the DRB, including compliance with the commercial/mixed use design guidelines.</p>
<p>15. The scale of proposed construction including bulk and height and architectural design features is compatible with the immediately surrounding area.</p>	<p>Building 100 occurs within a cluster of four relatively large campus buildings. The School District has retained the architectural firm that designed the 200 Building redevelopment</p>

	immediately to the south. Similar to the existing building to be demolished, the replacement building is designed to be compatible with the bulk and height of other buildings in the cluster, while still retaining design features necessary for the intended use.
16. If the facility will have attendees and employees numbering fewer than 50 or an assembly seating area of less than 50, the director may waive any or all the above requirements in this subsection E, but may not waive those required elsewhere in the BIMC.	Not applicable - attendees and employees will exceed 50.
17. Lot coverage does not exceed 50 percent of the allowable lot coverage in the zone in which the institution is located, except that public schools and governmental facilities, as defined in BIMC Title 18, that are located in the R-0.4 zoning district shall be allowed 150 percent of the lot coverage established in the R-0.4 zoning district, and such public schools and governmental facilities located in other zoning districts shall be allowed 100 percent of the lot coverage established in the underlying zoning district in which the facility is located, unless, regardless of which zoning district such a facility is located, conditions are required to limit the lot coverage to mitigate impacts of the use.	The school campus exists on a single 73.75-acre multi-purpose parcel. Existing overall lot coverage is estimated at approximately 12 percent, less than the allowable 25 percent for public schools in the R-2.9 zone. No special conditions are required to limit the lot coverage to mitigate use impacts. The use is existing, and the proposed redevelopment activity will result in a net reduction in lot coverage of approximately 9000 sq. ft.

#### **Part VIII: Attachments**

1. Site Plans
2. SEPA Checklist
3. Applicant summary Conditional Use Permit and Site Plan Review
4. Design Guideline Checklists
5. Planning Commission Minutes April 2019 [Placeholder]

#### **Part IX: Conclusions**

1. The Conditional Use Permit and Site Plan and Design Review applications are properly before the Hearing Examiner as a consolidated project review in accordance with BIMC 2.16.170.
2. The applications have been noticed in accordance with noticing procedures in the BIMC.
3. The proposal is consistent with the Bainbridge Island Comprehensive Plan, including the Capital Facilities element which adopts the *Bainbridge Island School District 2014-2020 Capital Facilities Plan* by reference.
4. The proposal meets the applicable Conditional Use Permit and Site Plan and Design Review criteria, including the allowable five-foot height bonus at BIMC Table 18.12.020-2.

#### **Part X: Recommendation and Conditions of Approval**

Staff recommends approval in accordance with the following conditions:

**SEPA Conditions:**

1. The limits of clearing and grading shall be clearly marked in the field and inspected by the Department of Planning and Community Development staff prior to start of any clearing, grading, or other site work.
2. Dust shall be managed in compliance with WAC 173-400 and Puget Sound Clean Air Agency – Regulation I, 9.15 (PSCCA Reg). The project proponent or contractor shall prepare and implement a “Dust Control Plan” in conformance with Department of Ecology Publication 96-433. Prior to any site activity, the “Dust Control Plan” shall be submitted to the City and it shall be actively managed for the duration of the project. Unlawful emissions (see below) shall be corrected immediately and/or dust generating operations ceased until additional or alternate BMPs can be implemented to maintain emissions below allowable levels.

"Fugitive dust" means a particulate (especially soil/dirt) emission made airborne by forces of nature, man's activity, or both, that leaves the subject site. Unlawful emissions shall generally be defined as emissions leaving the subject property that are visible to an untrained observer. Where continuous monitoring equipment is used particulate matter concentrations shall be monitored for 10µm particle (PM10) size. The 24-hr average PM10 emissions shall not exceed a concentration equivalent to the EPA Air Quality Index (AQI) of 50 (54µg/m<sup>3</sup>) and any instantaneous PM10 emissions shall not exceed a concentration equivalent to an AQI of 100 (154µg/m<sup>3</sup>).

3. Dangerous wastes from demolition activities shall be properly managed and disposed of in accordance with state and federal requirements. These include but are not limited to: a) the “Mercury-Containing Lights – Proper Disposal” law, Chapter 70.275 RCW; b) evaluation for asbestos, and if identified, removal and disposal in accordance with Puget Sound Clean Air Agency Regulations; and c) evaluation for lead concentrations to determine if they exceed dangerous thresholds. If lead-bearing components designate as hazardous waste, all related debris must be managed appropriately and cannot be disposed of as municipal trash.

**Project Conditions:***General*

4. Except for modifications reflecting compliance with these conditions of approval, the project shall be in substantial conformance with the site and landscape plans dated November 21, 2018.
5. Prior to construction activity, the applicant shall obtain the appropriate permits from the City of Bainbridge Island, including but not limited to grading, demolition, and building permits.
6. All work shall adhere to the City’s seasonal work limitations between October 1 and April 30 of any year. During this period, no soils shall remain exposed and unworked for more than two days. From May 1 to September 30, no soils shall remain exposed and unworked for more than seven days.
7. Prior to construction, a temporary erosion and sedimentation control plan (TESCP) shall be submitted and approved by the City. Construction shall be restricted to the dates occurring between May 1 and September 30 unless a wet weather erosion control plan is submitted and approved by the City prior to construction.
8. Construction activities shall comply with the noise limitations at BIMC 16.16.020 (maximum environmental noise levels) and BIMC 16.16.025 (limitations in residential zones).

9. Outdoor lighting shall be installed in accordance with the outdoor lighting standards at BIMC 18.15.040.
10. A tree unit survey shall be provided prior to final building inspection to ensure that the designated project area includes at least the same number of tree units after the proposed redevelopment as it had before the redevelopment. Calculation of tree units shall be based on BIMC Table 18.15.010-5 for preserved trees, and BIMC 18.15.010.G.5.c for newly planted trees.

#### *Building*

11. The project shall comply with the City of Bainbridge Island (COBI) construction codes as adopted by the BIMC, Chapter 15.04. The applicant shall consult with the Building Official to coordinate with design professionals as necessary for this project to ensure compliance with applicable standards.
12. The project shall comply with the requirements of the Department of Labor and Industries (L&I) for Electrical permits. COBI does not issue electrical permits but does monitor and coordinate electrical approvals with L&I.
13. The project shall comply with the provisions of the International Building Code for fire separation, fire protection, access and the application of fire suppression system/s as required by State Building Code/s and the City of Bainbridge Island, fire district. The applicant shall consult with the Fire District and coordinate with design professionals as necessary for this project to ensure compliance with applicable standards.
14. The project shall comply with the provisions of the International Building Code, Chapter 11 and ANSI 117.1 2009 for the application of accessibility and accessible features, including but not limited to parking, path of travel, entry and egress components and interior features and restrooms.
15. Application for all demolition is required to be submitted to the Puget Sound Clean Air Agency prior to issuance of a COBI building demolition permit.
16. All demolition shall be documented with a minimum 8.5 x 11 drawing showing the location of structures to be demolished including footprint and setbacks from all property lines and utilities as currently installed.

#### *Fire*

17. The proposed project shall comply with all applicable provisions of the adopted Fire Code.
18. The proposed Fire Lane shall be a minimum 20' width. Bollard placement along the lane shall be verified with the Fire Department prior to installation.
19. Shop classroom uses such as spray painting, woodworking operations (dust collection), hazardous materials handling, etc. shall be subject to applicable Fire Code standards.
20. The fire alarm system shall be networked to the 200 building and annunciate there.
21. The sprinkler design PSI available shall be verified with the Fire Department prior to installation.
22. The raku kiln shall be setback a minimum of 25' from any structure.

#### *Public Works*

23. With the submittal of the building permit, the applicant shall demonstrate how storm water will be handled in conformance with current BIMC 15.20 regulations.

24. Low impact development methods for stormwater management shall be incorporated into the site to the maximum extent feasible.
25. DOE Stormwater Manual Minimum requirements #1-5 will apply to new hard surfaces, and minimum requirements #1-9 will apply to new hard surfaces converted from vegetation areas.
26. Prior to building permit issuance, a binding commitment letter for water and sewer availability is required.

*Time Limits of Approval*

27. The land use permits shall automatically expire and become void if the applicant fails to apply for a building permit or other necessary development permit within three years of the effective date of the permit unless the applicant has received an extension for the permit.





## **ATTACHMENT B**



**CITY OF BAINBRIDGE ISLAND  
MASTER LAND USE APPLICATION**  
P100

**FOR OFFICIAL USE ONLY**

**PROJECT #** 51159 cup/spp  
**PLANNER** David Greenham

**Project Name:** Bainbridge High School Building 100 Replacement Project

**Parcel Number(s):** 222502-4-003-2008

**Property Address:** 9332 NE High School Road, Bainbridge Island, Washington, 98110

**Type of Application (check all that apply)**

- |   |  |
|---|--|
| <input type="checkbox"/> Adjustments to an Approved Land Use:<br><input type="radio"/> Major <input type="radio"/> Minor          | <input type="checkbox"/> Shoreline Conditional Use   |
| <input type="checkbox"/> Administrative Code Interpretation   | <input type="checkbox"/> Shoreline Exemption   |
| <input type="checkbox"/> Agricultural Conditional Use   | <input type="checkbox"/> Shoreline Substantial Development Permit  |
| <input type="checkbox"/> Agricultural Retail Plan   | <input type="checkbox"/> Shoreline Variance  |
| <input type="checkbox"/> Boundary Line Adjustment   | <input type="checkbox"/> Sign Permit   |
| <input type="checkbox"/> Buffer Enhancement Plan  | <input checked="" type="checkbox"/> Site Plan and Design Review:<br><input checked="" type="radio"/> Major <input type="radio"/> Minor |
| <input type="checkbox"/> Buoy Application   | <input type="checkbox"/> State Environmental Policy Act (SEPA) Review  |
| <input type="checkbox"/> Clearing Permit  | <input type="checkbox"/> Subdivision – Large <input type="radio"/> Preliminary   |
| <input checked="" type="checkbox"/> Conditional Use Permit:<br><input checked="" type="radio"/> Major <input type="radio"/> Minor | <input type="checkbox"/> Subdivision – Long <input type="radio"/> Final  |
| <input type="checkbox"/> Critical Area Permit:<br><input type="radio"/> Major <input type="radio"/> Minor                         | <input type="checkbox"/> Subdivision – Short <input type="radio"/> ALT/ADJ/AMEND   |
| <input type="checkbox"/> Housing Design Demonstration Project   | <input type="checkbox"/> Variance:<br><input type="radio"/> Major <input type="radio"/> Minor  |
| <input type="checkbox"/> Pre-Application Conference   | <input type="checkbox"/> Wireless:<br><input type="radio"/> EFM <input type="radio"/> WCF  |
| <input type="checkbox"/> Reasonable Use Exception   | <input type="checkbox"/> Other _____   |
| <input type="checkbox"/> Revision: Type _____   |  |
| <input type="checkbox"/> Rezone:<br><input type="radio"/> Site Specific <input type="radio"/> Area-Wide                           |  |

**Project Description:**

The existing use is being maintained as a High School. The project will demolish approximately 41,500 sf of existing Building 100 (classroom and assembly) and Building 600 (music).

Construct new approximately 35,000 sf single story classroom building including Kitchen and Commons.

Improvements to approximately 3.5 acres of site area, including building footprint.

Parcel #	Address	Property Owner
222502-4-003-2008	9332 NE High School Road	Bainbridge Island School District 303

Project Contacts (owner, surveyor, engineer, etc)		
Property Owner: Bainbridge Island School District 303		
Address: 8489 Madison Avenue NE		
City: Bainbridge Island	State: WA	Zip: 98110
Email: Christy Barrie <cbarrie@bisd303.org>		Phone: 206-855-0535
Name:	Agency:	
Address:	Function:	
City:	State:	Zip:
Email:		Phone:
Name:	Agency:	
Address:	Function:	
City:	State:	Zip:
Email:		Phone:
Name:	Agency:	
Address:	Function:	
City:	State:	Zip:
Email:		Phone:

Authorized Agent (Please attach notarized Owner/Applicant Agreement Form)		
Name: Ilva Wilson	Agency: Mahlum Architects	
Address: 71 Columbia, Floor 4		
City: Seattle	State: WA	Zip: 98104
Email: iwilson@mahlum.com		Phone: 206-441-4151

*If additional parcels or contacts are required, please attach additional sheets*

Submittal requirements for each application are described in the Administrative Manual for Planning Permits: <http://www.bainbridgewa.gov/DocumentCenter/View/100>.

Supporting information and/or documents may be required to review your application. If you have questions about specific requirements for your project, please consult with planning staff prior to submitting your application.

**ELECTRONIC FILES AND FOUR (4) PAPER COPIES ARE REQUIRED FOR ALL SUBMITTED DOCUMENTS**

Applications *must be submitted in person, and by appointment only* by either the owner or the owner's designated agent. Should an agent submit an application, a *notarized Owner/Applicant Agreement* must accompany the application. To schedule an appointment, please contact [pcd@bainbridgewa.gov](mailto:pcd@bainbridgewa.gov) or call (206) 780-3750.

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED OR WILL DELAY PROCESSING.**

I affirm, under penalty of perjury, that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner or designated agent of the subject site. Further, I grant permission to any and all employees and representatives of the City of Bainbridge Island and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application.

Print Name (Owner)	Signature (Owner)	Date
Print Name (Owner)	Signature (Owner)	Date
Print Name (Owner)	Signature (Owner)	Date
Print Name (Owner)	Signature (Owner)	Date
ILVA WILSON	<i>Iva Wilson</i>	11/21/18
Print Name (Agent)	Signature (Agent)	Date



## **ATTACHMENT C**



**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.

Department of Planning and Community Development  
280 Madison Avenue North • Bainbridge Island, WA • 98110-1812  
Phone: (206) 842-2552 • Fax: (206) 780-0955 • Email: [pcd@bainbridgewa.gov](mailto:pcd@bainbridgewa.gov)  
[www.ci.bainbridge-isl.wa.us](http://www.ci.bainbridge-isl.wa.us)



**CITY OF BAINBRIDGE ISLAND  
ENVIRONMENTAL (SEPA) CHECKLIST**

LEFT COLUMN TO BE COMPLETED BY APPLICANT.

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**A. background**

*Agree*

1. Name of proposed project, if applicable:

***Bainbridge High School Building 100 Replacement & Modernization***

2. Name of applicant:

***Bainbridge Island School District #303***

3. Address and phone number of applicant and contact person:

***Bainbridge Island School District #303***

***Capital Projects***

***8489 Madison Avenue NE***

***Tamela VanWinkle, Executive Director Capital Projects***

***206.780.1595***

***tvanwinkle@bisd303.org***

4. Date checklist prepared:

***November 1, 2018***

5. Agency requesting checklist:

***City of Bainbridge Island (COBI)***

6. Proposed timing or schedule (including phasing, if applicable):

***January 2018– March 2019: Design***

***Dec 2018—Conditional Use Permit Submittal***

***April 2019 – June 2019 : Permitting***

***July 2019 – November 2020 : Construction***

***November 2020 – Substantial Completion***

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

***None at this time.***

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

*Agree*

*Geotechnical Report, Aspect 2018*  
*Topographic Site Survey, AGO 2018*  
*Energy Life Cycle Cost Analysis, To be Prepared*  
*Hazardous Materials Survey, To be Prepared*

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.

*COBI - Conditional Use Permit*  
*COBI - Site Plan Review*  
*COBI - Demolition Permit*  
*COBI - Grading Permit*  
*COBI - Building Permit*  
*WA Labor & Industries - Electrical Permit*  
*Kitsap Public Health - Health District Food / Living Environment*  
*Kitsap Public Utility District Water/COBI- Availability and extensions*  
*COBI- Sewer District- Sewer Availability*

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.)

*Demolition of approximately 44,300 square feet, including the existing Bainbridge High School 100 Building with Large Group Instruction and 600 Building and replacement with approximately 35,500 square feet of new construction for Career and Technical Education, Art Education and Music Education spaces, a Commons/Cafeteria and Kitchen; Modernization of the 14,000 square foot Commons/Kitchen within the 200 Building to convert into a Performing Arts Center; Modernization of 4,900 square feet in the 300 Building for Special Education classrooms; Associated utility, site work and landscaping.*



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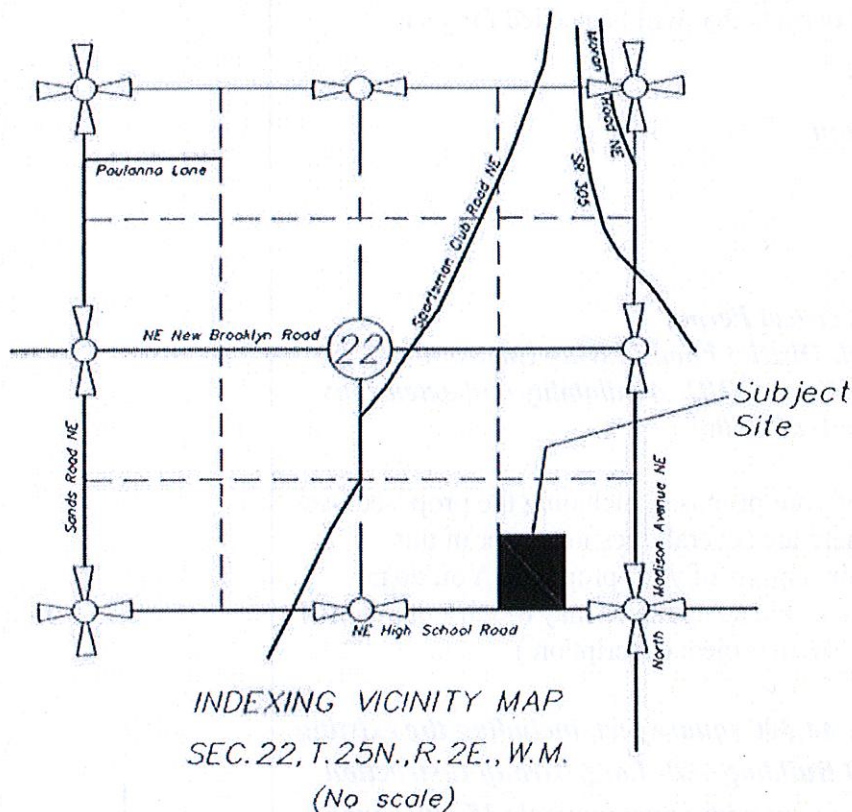
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12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range 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.

*Agree*

**9330 High School Rd NE, Bainbridge Island, WA 98110**



**Legal Description:**

**Resultant parcel a of boundary line adjustment recorded under Auditor's File No. 3179470 being that portion of the southeast quarter of Section 22, Township 25, Range 2 East W.M. City of Bainbridge Island, Kitsap County Washington, described as follows; the south quarter of the northeast quarter of said southeast quarter and the southeast quarter of said southeast quarter and the south 860 feet of the east 270 feet of the southwest quarter of said southeast quarter except for the south 20 feet for**

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT



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road; and the northwest quarter of the northeast quarter of said southeast quarter except the north 30 feet for road and the north half of the southwest quarter of the northeast quarter of said southeast quarter, and the west half of the south half of the northeast quarter of the northeast quarter of said southeast quarter; and the west half of the north half of the southeast quarter of the northeast quarter of said southeast quarter; together with the following described property; commencing at the northwest corner of the south half of the northeast quarter of the northeast quarter of said southeast quarter, thence east 330 feet to the point of beginning; thence continuing east 300 feet to the west margin of county road; thence south along said margin 230 feet thence northwesterly to a point which is 60 feet south of the point of beginning; thence north 60 feet to the point of beginning. Except from the above the following described property: beginning at the southeast corner of the northwest quarter of the southeast quarter of the northeast quarter of said southeast quarter; thence west 10 feet along the south line of said subdivision thence north 340.00 feet parallel with the east line of said subdivision; thence east 10 feet to the east line of the southwest quarter of the northeast quarter of the northeast quarter of the southeast quarter of said section 22, thence south 340 feet along said east line and the east line of the northwest quarter of the southeast quarter of the northeast quarter of the southeast quarter of said Section 22 to the point of beginning. Except for that portion conveyed to the City of Bainbridge Island for right of way under Auditor's File No. 200106050001, records of Kitsap County, Washington.

Agree

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

a. General description of the site

(circle one): Flat, rolling, hilly, steep slopes, mountainous, -other:

*At the project area, the topography generally slopes from north to southwest with a high elevation point of approximately 260 ft. in the north and northeastern portions of the project site, and a low elevation point of approximately 220 ft. in the southwestern corner of the overall school parcel.*

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

*30% slopes.*

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



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them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

*From the USDA Web Soil Survey, soils in the site area are characterized as glacial till soils, consisting primarily of Kapowsin gravelly sandy loam, 0 to 6 percent slopes and 6 to 15 percent slopes. The geotechnical report prepared by Aspect Consultant on July 30, 2018, report the site test pits consist of 4 to 6 feet of silty sand with variable amounts of gravel underlain by glacial till.*

- 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.

*Once the project construction is complete, the site will be stabilized with permanent measures such as paving, buildings, and landscaping to eliminate continued erosion potential.*

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

*Yes. Water or wind could cause erosion. City of Bainbridge Island Temporary Erosion and Sediment Control (TESC) standards will be followed during construction*

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

*The site will be covered with approximately 36% of impervious surfaces after construction.*

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

*A temporary erosion and sediment control (TESC) plan will be prepared as a part of the design drawings and will be implemented by the contractor during construction to reduce the potential for site*

*Agree*

*Site redevelopment  
to include grading  
for foundation and  
final landscape  
preparation*

*Applicable to  
defined project  
area within  
larger school  
campus.*

*Agree*



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*erosion and sediment laden water leaving the site. The TESC plan will include items such as a stabilized construction entrance, a temporary sediment pond, silt stockpiles, temporary stabilization measures, and dust control.*

*Agree*

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.

*During construction typical emissions from heavy equipment, earth moving, materials-handling equipment.*

*Once the building is complete, the existing building and air quality will be maintained per the Puget Sound Clean Air Agency.*

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

*None Known*

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

*Dust control  
measures required  
as condition of  
project approval*

3. Water

- a. Surface Water:

- 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.

*None Known*

- 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.

*Not Applicable*

- 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.

*Agree*

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*Not Applicable*

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

*No*

- 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.

*No*

**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.

*None*

- 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.

*None*

*Agree*

*(existing water supply)*



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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.

*The source of stormwater runoff from the site will be rainfall landing on roof and paved surfaces. Stormwater from the proposed site will be collected by a system of trench drains, catch basins and area drains then conveyed through storm drainage piping to several bioretention pond areas. Stormwater will then overflow and be conveyed to the existing stormwater system on the school campus. The existing school system flows to the public storm system along High School Rd. The existing storm system eventually discharges to Eagle Harbor within the Puget Sound.*

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

*No, all waste materials will be properly handled and disposed of. Erosion control measures proposed to protect against possible waste materials entering the groundwater. There are no surface water bodies in the vicinity of the site.*

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

*No*

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

*Proposed measures to reduce or control stormwater runoff impacts include implementing an erosion and sediment control plan during construction and providing permanent stormwater mitigation facilities to manage stormwater from the completed project.*

*Agree*

CITY OF BAINBRIDGE ISLAND  
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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?

*Shrubs and grass will be removed or altered in the construction area.*

c. List threatened and endangered species known to be on or near the site.

*None Known*

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

*Proposed landscaping will be a mix of native and ornamental plants to achieve a low maintenance planting that will enhance the proposed building.*

e. List all noxious weeds and invasive species known to be on or near the site.

*Himalayan Blackberry, Evergreen Blackberry,*

Agree



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5. Animals

Agree

- 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 :

*Birds Observed: Canadian Goose, Starling, Redwing Blackbird,  
Mallard Duck, Crow, Hawk, Robin, Song Birds (various)*

*Mammals Observed: Deer, Raccoon, Rat, Mouse (field and house)*

*Fish Observed: None*

- b. List any threatened and endangered species known to be on or near the site.

*None Known*

- c. Is the site part of a migration route? If so, explain.

*The Puget Sound region is part of the overall Western Flyway  
migration route, however no specific migration is known for this site.*

- d. Proposed measures to preserve or enhance wildlife, if any:

*New landscaping will be in keeping with native species.*

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

*None Known*



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**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.

*A combination of electric and propane gas will be used to serve the building. Existing propane fired boilers serve the campus heating water plant.*

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

*No*

- 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:

*The site will use high efficiency equipment, lighting controls, demand control ventilation in large spaces and utilize heat recovery in large exhaust spaces to help save energy as compared to a code baseline building.*

**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.

*None Known*

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

*None Known*

- 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 Known*

*Aguel*

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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.

*Agnel*

- 3) Describe special emergency services that might be required.

*Bainbridge Island School District is in communication with the City of Bainbridge Island and the Bainbridge Island Fire Department to confirm that emergency access and evacuation requirements remain in place and are not impacted by construction.*

- 4) Proposed measures to reduce or control environmental health hazards, if any:

*Not Applicable*

**b. Noise**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

*The site is not located in a noisy area or near a major interstate. The nearest road is High School Rd NE. Vehicular traffic on this road will not impact the new replacement building site since it is set back 283 feet from High School Rd NE.*

- 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.

*During the course of construction, all City of Bainbridge Island requirements regarding work on the site and noise ordinances will be followed. 16.16.025 Limitation on construction activities. The following noise limitations apply to construction activities in residential Zones. Construction activities within residential zones or within 100 feet of residential zones shall be prohibited between the hours of 7:00 p.m. and 7:00 a.m. on weekdays that do not constitute legal holidays. Construction activities within residential zones or within 100 feet of residential zones shall be prohibited before 9:00*



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*a.m. and after 6:00 p.m. on Saturdays that do not constitute legal holidays. Construction activities within residential zones or within 100 feet of residential zones shall be prohibited on Sundays and all legal holidays except that work on the inside of an enclosed structure may occur between the hours of 10:00 a.m. and 4:00 p.m.*

*Agree*

3) Proposed measures to reduce or control noise impacts, if any:

*Follow COBI noise ordinances, as well as informing neighbors of times of particular disturbances (for instance, the demolition process.)*

**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 use of existing site is an education facility-high school. The new facility will replace the existing Building 100 & Large Group Instruction Bldg 600 (which will be demolished.) Adjacent property to the North is the high school stadium and sports fields, East is adjacent school buildings, South is adjacent school buildings. West is bus and car access lanes and a residential zone. No land uses on nearby properties will be affected by the project.*

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.

*High school educational buildings. Stadium grandstands.*

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

*Yes, the 100 and 600 Buildings will be demolished.*

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

*R2.9*

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

*Semi-Urban R2.9*

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

*Not applicable*

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?

*Approximately 1,250 students attend Bainbridge High School and 126 staff work at the high school.*

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

*None*

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

*Not Applicable*

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

*The current and future use of the site is a high school.*

*Agree*

*Agree*



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

*Not Applicable.*

**9. Housing**

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

*None*

- 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:

*Not Applicable*

**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?

*Tallest structure will be approximately 31' above finish grade. Principal exterior building materials will be Glazing Systems, Masonry, and Metal Wall Panels*

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

*No views will be altered.*

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

*Not Applicable*

**11. Light and glare**

*Agree*

*not: Reviewed and  
approved by Design  
Review Board*

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

*Site lighting will include lighted bollards along walkways and possibly building mounted lighting. Interior lighting will also be visible through the building's glazing. Lighting will occur during times of the day when it is dark.*

- 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 known.*

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

*Exterior lighting will be designed to minimize light trespass. Interior lighting will be controlled via light occupancy sensors so lights turn off in unoccupied spaces or electric lights adjust based on the amount of daylight in the space. Windows will have low e glazing and shades to control light and glare.*

*Subject to  
COB exterior  
lighting standards*

**12. Recreation**

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

*The Bainbridge High School stadium and sports fields, gymnasium, tennis courts and walkways are within the high school campus. The Bainbridge Island Aquatic Center is adjacent to the high school campus. The Commodore School playfield and play equipment is adjacent to the campus.*

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

*No*



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

*Not applicable*

**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.

*None Known*

- 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. Bainbridge Island School District archives and historic maps have been reviewed. The site has been previously excavated and occupied by a school building for over 40 years.*

- 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.

*Not Applicable*

- 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.

*Not Applicable*

**14. Transportation**

Agree

Veteran's memorial  
located east of  
current 100 Building  
(not cemetery). Listed  
on State DHP  
registry.

Staff reviewed the  
Squamish Tribe  
Cultural Resources  
Sensitivity Map.

Proposal to retain  
veteran's memorial;  
may be relocated  
on site, or returned  
in current location.



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- 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.

*Vehicular access is from High School Road.*

- 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?

*Yes, Kitsap Transit Bus #90 travels on Madison Avenue and stops on the intersection of High School Road within 0.3 miles of the campus.*

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

*Any eliminated parking spots will be replaced. No increase or decrease in parking is proposed.*

- 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).

*No*

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

*No*

- 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?

*The project is not expected to change/increase vehicular traffic as the uses will remain the same*

*Agree*



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- 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:

*Not Applicable*

**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.

*All public services will remain during construction and will not increase as the building use is not changing.*

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

*Not Applicable*

**16. Utilities**

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer,  
~~septic system~~, other: *fiber optic internet.*

- b. Describe the utilities 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.

*Electricity will be provided by Puget Sound Energy (PSE). Power for the existing building is currently provided via a PSE owned service transformer. The existing service will be relocated and modified as required by PSE to accommodate the new building's energy needs and footprint. Trenching will occur.*

*Agree*

*Bainbridge Fire Dept.  
has reviewed for vehicle  
access*

*Agree*

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*Water will be provided by City of Bainbridge Island Winslow Water Service Area. Connection will be made to existing underground water pipes. Trenching and other excavations will be necessary to connect new water structures and piping.*

*Refuse Service will be provided by Bainbridge Disposal. A concrete pad and visually-screened enclosure will be constructed for the dumpsters.*

*Emergency telephone service (fire alarm and intra-district hard line) will be provided by Century Link. Fiber-optic internet/network connectivity provided by KPUD (District phones other than above are VOIP). All communications cabling will be made on site and routed underground to the building.*

*Sanitary sewer will be provided by City of Bainbridge Island Winslow Sewer Service Area.. Connection will be made on site to an existing underground sewer pipe. Trenching and other excavations will be necessary to connect new sewer structures and piping.*

Agree

**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 \_\_\_\_\_

Peter Bang-Knudsen \_\_\_\_\_

Position and Agency/Organization \_\_\_\_\_

Superintendent \_\_\_\_\_

Bainbridge Island School District \_\_\_\_\_

Date Submitted: 11-16-18

CHECKLIST REVIEWED BY:

David Greenham

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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Project Manager, Department of Planning and Community Development



## **ATTACHMENT D**



## CITY OF BAINBRIDGE ISLAND

Department of Planning & Community Development

280 Madison Avenue North, Bainbridge Island, WA 98110

Phone: 206-842-2552 Email: [pcd@bainbridgewa.gov](mailto:pcd@bainbridgewa.gov)

Website: [www.bainbridgewa.gov](http://www.bainbridgewa.gov)

Portal: <https://ci-bainbridgeisland-wa.smartgovcommunity.com/portal>

# Notice of Complete Application

December 19, 2018

ILVA WILSON, MAHLUM ARCHITECTS FOR BAINBRIDGE ISLAND SCHOOL DISTRICT 303

71 COLUMBIA, FLOOR 4

SEATTLE, WA 98104

(Transmitted via e-mail to [iwilson@mahlum.com](mailto:iwilson@mahlum.com) and [cbarrie@bisd303.org](mailto:cbarrie@bisd303.org))

Re: Notice of Complete Application – BHS Bldg 100 Project  
File Name: **Bainbridge High School Building 100 Replacement**  
File Number: **PLN51159 CUP SPR**  
Submitted: November 21, 2018

Dear Ilva:

The application for the above referenced project is complete in accordance with the submittal requirements located in the *Bainbridge Island Administrative Manual*. A determination of a complete application does not preclude the department from requesting additional information or studies.

**Within the next two weeks the City will issue a legal notice of application. Pursuant to *Bainbridge Island Municipal Code Section 2.16.020(K)*, the applicant must post the notice within five days of publication. The city will provide the notice boards and posting instructions, you must provide the stake/post. I will contact you when the notice boards are prepared.**

Correspondence concerning this application should make reference to both the file number and file name shown above.

Regards,

David Greetham, Project Manager  
[dgreetham@bainbridgewa.gov](mailto:dgreetham@bainbridgewa.gov) 206-780-3765

cc: Christy Barrie, Bainbridge Island School District 303 (via e-mail)  
file



## **ATTACHMENT E**

## NOTICE OF APPLICATION/SEPA COMMENT PERIOD/HEARING

The City of Bainbridge Island has received a Master Land Use Permit Application for the following project. The public has the right to review contents of the official file, provide written comments, participate in any public meetings or hearings, and request a copy of the decision. This notice is posted at the project site, in City Hall kiosks, the City of Bainbridge Island website, mailed to property owners within 500 feet of any boundary of the subject property and including any property within 500 feet of any contiguous property in the applicant's ownership and published in the Bainbridge Island Review.

**PROJECT DESCRIPTION:** Demolish existing 41,509 sf classroom and assembly building (existing 100 Building). Demolish existing 2,803 sf music building. Construct new 35,000 sf classroom building. Improvements to 2.5 acres of site area, including building footprint. Minor renovations to extant building to accommodate programs displaced by demolition.

**PROJECT NAME:** BHS Bld 100 Replacement CUP/SPR

**PROJECT NUMBER:** PLN51159 CUP/SPR

**PERMIT TYPE:** Conditional Use Permit / Site Plan Review

**TAX PARCEL:** 22250240032008

**PROJECT SITE:** Building 100, Bainbridge High School Campus, 9330 NE High School Rd

**DATE SUBMITTED:** November 21, 2018

**DATE COMPLETE:** December 19, 2018

**DATE NOTICED:** January 11, 2019

**COMMENT PERIOD:** January 11, 2019 – January 25, 2019



**Comments must be submitted no later than 4:00pm on Friday, January 25, 2019.**

**Public comments may be mailed, emailed or personally delivered to the City using the staff name and contact information provided on this notice.** The public comment period for this application is 14 days and the City will not act on the application nor make a threshold determination until the comment period has ended. Any person may comment on the proposed application, request notice of and participate in the public hearing and request a copy of the decision. Only those persons who submit written comments prior to the decision or participate in the public hearing will be parties of record and only parties of record will have the right to appeal.

**STAFF CONTACT:** David Greetham, Senior Planner  
pcd@bainbridgewa.gov or 206-780-3765

**DATE OF HEARING:** April 11, 2019 at 10:00 AM (tentative)  
This is a tentative date only. Please go to the City website at [bainbridgewa.gov](http://bainbridgewa.gov) and search 'Project Hearing Schedule' to view any updates on the date/time of the hearing. Hearings are held at Bainbridge Island City Hall, Council Chambers, 280 Madison Avenue North, Bainbridge Island.

**PROJECT DOCUMENTS:** <https://ci-bainbridgeisland-wa.smartgovcommunity.com/PermittingPublic/PermitDetailPublic/Index/5ca7d879-8253-4e26-b722-a99f013a5177?conv=1>

To review documents and environmental studies submitted with this proposal, please follow the link above or go to the City website at [bainbridgewa.gov](http://bainbridgewa.gov), select 'Online Permit Center' and search using the project information noted above. Files are also available at the Planning & Community Development Department at City Hall (M/T/F 8:00am-4:00pm and W/Th 8:00am-12:00pm).

<b>ENVIRONMENTAL REVIEW:</b>	This proposal is subject to State Environmental Policy Act (SEPA) review as provided in WAC 197-11-800. The City, acting as lead agency, expects to issue a Determination of Non-significance (DNS) threshold determination for this proposal. Utilizing the optional DNS process provided in WAC 197-11-355, the comment period specified in this notice may be the only opportunity to comment on the environmental impact of this proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request.
<b>REGULATIONS/POLICIES:</b>	Applicable development regulations and policies to be used for project mitigation and consistency include, but may not be limited to, the City of Bainbridge Island 2016 Comprehensive Plan, the Bainbridge Island Municipal Code (BIMC) Chapter 2.16 (Land Use Review Procedures), Title 15 (Buildings and Construction), Title 16 (Environment) and Title 18 (Zoning).
<b>OTHER PERMITS:</b>	Other permits not included in this application but known at this time include Building permits.
<b>DECISION PROCESS:</b>	This type of land use application is classified as a 'Quasi-Judicial Decision by a Hearing Examiner' pursuant to BIMC 2.16.010-1 and requires a public hearing pursuant to BIMC 2.16.020.C. Following the close of the public hearing, the Hearing Examiner will issue a written decision and a notice of the decision will be sent to those parties who comment on this notice or participate in the public hearing. Appeal provisions will be included with the notice of decision.





## **ATTACHMENT F**



# Public Meeting



**This property is the subject of a public participation meeting...**

Date: Monday, Sept. 24, 2018

Time: 6:30 - 8:00 PM

Place: 9330 NE High School Rd.

Name of Project:

BHS Bldg 100 Replacement

Applicant(s):

BI High School

**Web Information: [WWW.BAINBRIDGEWA.GOV](http://WWW.BAINBRIDGEWA.GOV)**

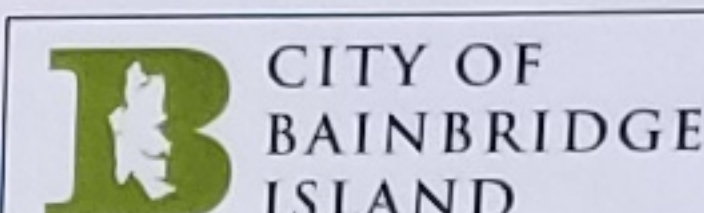
Questions and comments should be directed to:

Dept. of Planning & Community Development via:

E-mail: [PCD@BAINBRIDGEWA.GOV](mailto:PCD@BAINBRIDGEWA.GOV)

Mail: 280 Madison Avenue North, Bainbridge Island, WA 98110

Phone: (206) 780-3770 Fax: (206) 780-0955



**Please Join Us!**  
**BHS Bldg 100 Replacement**  
**Public Participation Meeting**

Bainbridge School District is proposing to demolish and replace Building 100 on the Bainbridge High School campus (PLNS1159). The property is located 9330 NE High School Road.

**6:30 - 8:00 pm, Monday, September 24**  
**Bainbridge High School Library Reading Rm**  
**9330 NE High School Road**

The applicant is required to participate in this public participation meeting per the City's Public Participation Ordinance. For more information, contact Planner David Greetham, Department of Planning and Community Development, 206.780.3765.



January 11, 2019

Owner	Mailing Address	Mailing City	State	Mailing Zip
ABELL VIRGINIA	1527 ARTHUR PL	BAINBRIDGE ISLAND	WA	98110-1602
ADAMS COLLEEN F	PO BOX 4604	ROLLING BAY	WA	98061
AESOPH JILL	1856 SAKAI VILLAGE LOOP UNIT 23-	BAINBRIDGE ISLAND	WA	98110
AIR JACK N & WILLIAMSON AIR ANNE TRUSTEES	PO BOX 11468	BAINBRIDGE ISLAND	WA	98110
ALAILIMA CHARLES V & MARY F	1304 KINGS PL NW	BAINBRIDGE ISLAND	WA	98110
ALBEE MATTHEW C & SARAH E	353 WALLACE WAY NE APT 17	BAINBRIDGE ISLAND	WA	98110
AMERICAN MARINE BANK	PO BOX 2156	TACOMA	WA	98401-2156
AMERICANWEST BANK	110 S FERRALL ST	SPOKANE	WA	99202-4800
ARICK MICHAEL M &	1283 SHANTI LN NW UNIT 3	BAINBRIDGE ISLAND	WA	98110
BAILEY ROBERT C & MARTHA L	4959 AVALON LN	BAINBRIDGE ISLAND	WA	98110
BAINBRIDGE ARTISIAN RESOURCE NETWORK	8890 THREE TREE LN NE	BAINBRIDGE ISLAND	WA	98110-5116
BAINBRIDGE CREST HOMEOWNERS	490 MADISON AVE N STE 106	BAINBRIDGE ISLAND	WA	98110
BAINBRIDGE FIRST BAPTIST	8810 MADISON Ave NE	BAINBRIDGE ISLAND	WA	98110
BAINBRIDGE ISLAND HS ADMIN & ORDWAY ELEM	8489 MADISON AVE NE	BAINBRIDGE ISLAND	WA	98110-2915
BAINBRIDGE ISLAND MASONIC CENTER	1299 GROW AVE NW	BAINBRIDGE ISLAND	WA	98110-2708
BAINBRIDGE ISLAND METROPOLITAN PARK &	7666 NE HIGH SCHOOL RD	BAINBRIDGE ISLAND	WA	98110-2621
BAINBRIDGE PUBLIC LIBRARY INC	PO BOX 11815	BAINBRIDGE ISLAND	WA	98110
BAINBRIDGE RELIABLE STOR LLC	1080 NE FOREST ROCK LANE	POULSBO	WA	98370
BANNISTER PETER & BAYDO RUTH	1855 SAKAI VILLAGE LOOP UNIT 39	BAINBRIDGE ISLAND	WA	98110
BARFIELD LISA G	1818 SAKAI VILLAGE LOOP	BAINBRIDGE ISLAND	WA	98110
BARTLEY JAMES R & CAROL S	1270 SHANTI LN NE	BAINBRIDGE ISLAND	WA	98110
BELL BRYAN D & EMILY K	1525 ARTHUR PL NW	BAINBRIDGE ISLAND	WA	98110
BELL LESTER R & JUDITH C	1870 SAKAI VILLAGE LOOP NE	BAINBRIDGE ISLAND	WA	98110
BIHOUSE 9039 NORTH TOWN DR NE LLC	6498 NE JUSTIN CT	BAINBRIDGE ISLAND	WA	98110-3495
BIRD CATHERINE & TRENNON	1305 KINGS PL NW	BAINBRIDGE ISLAND	WA	98110
BOON JILL	1828 SAKAI VILLAGE LOOP	BAINBRIDGE ISLAND	WA	98110
BOW TIE LLC	525 HIGH SCHOOL RD	BAINBRIDGE ISLAND	WA	98110
BRISTOW DAVID & CORINNE	1762 SUSAN PL NW	BAINBRIDGE ISLAND	WA	98110
CARRILLO JENNIFER A	1755 LEWIS PL NW	BAINBRIDGE ISLAND	WA	98110
CHANDLER JOAN L	1821 SAKAI VILLAGE LOOP	BAINBRIDGE ISLAND	WA	98110
CHANG WAYNE & WU TINA	9385 NE NORTH TOWN LOOP	BAINBRIDGE ISLAND	WA	98110
CHRISTIAN SCIENCE OF BAIN IS	PO BOX 10448	BAINBRIDGE ISLAND	WA	98110
CHRISTIANSON JESSICA	1190 NAKATA PL NW	BAINBRIDGE ISLAND	WA	98110

January 11, 2019

Owner	Mailing Address	Mailing City	State	Mailing Zip
COLE CARSON R & KWEK MEI LOAN YOLANDA	1760 SUSAN PL NW	BAINBRIDGE ISLAND	WA	98110
CONATY JENNY & NEIL	1181 NAKATA PL NW	BAINBRIDGE ISLAND	WA	98110
COOPER NANCY L	1643 JEANNETTE PL	BAINBRIDGE ISLAND	WA	98110
CORDARO DAVID B & CARLTON SYLVIA J	1245 GROW AVE NW	BAINBRIDGE ISLAND	WA	98110
CORP OF CATHOLIC ARCHBISHOP	710 9TH AVE	SEATTLE	WA	98104
COULTAS ALEC M	PO BOX 1511	KINGSTON	WA	98346
COULTAS RICHARDS LINDA	5937 ROSE LOOP NE	BAINBRIDGE ISLAND	WA	98110
COULTAS THOMAS A	12420 BRIGANTINE CT	KINGSTON	WA	98346
CREECH WILLIAM R & MARTHA A	1761 NW SUSAN PL	BAINBRIDGE ISLAND	WA	98110
CUNNANE BERYL	1524 ARTHUR PL NW	BAINBRIDGE ISLAND	WA	98110
CURINGA GABRIELLE & SELF TIMOTHY	1240 LOVELL AVE NW	BAINBRIDGE ISLAND	WA	98110
CYPHER MARK P & BRANDI J	1125 LOVELL AVE NW	BAINBRIDGE ISLAND	WA	98110-1789
DAVIS WILLIAM & ACTOR SHARON	1863 COMMODORE LN	BAINBRIDGE ISLAND	WA	98110
DEGROEN LOUISE	PO BOX 4789	ROLLINGBAY	WA	98061-0789
DENHAM EILEEN F	1294 SHANTI LN NE	BAINBRIDGE ISLAND	WA	98110
DENIS ROBIN L & JOHN PETER	9321 NE HELMSMAN CT	BAINBRIDGE ISLAND	WA	98110
DENORMANDIE ROBERT & BARBARA	9690 BUCSIT LN NE	BAINBRIDGE ISLAND	WA	98110
DIEHL MICHAEL L & ROGERSON JUDITH	PO BOX 10218	BAINBRIDGE ISLAND	WA	98110
DUDGEON DOUGLAS J & KATHY SUE	1178 GROW AVE NW	BAINBRIDGE ISLAND	WA	98110
DUNN CHARLES M & MOLLY S	1531 WHITED PL NW	BAINBRIDGE ISLAND	WA	98110
DUNN NENA MCLIN	1120 LOVELL AVE NW	BAINBRIDGE ISLAND	WA	98110
DWYER JOANNA	1526 ARTHUR PL NW	BAINBRIDGE ISLAND	WA	98110
EDWARDS CHARLES C	1875 SAKAI VILLAGE LOOP UNIT 35	BAINBRIDGE ISLAND	WA	98110
ENGLE CHARLENE C	1235 SHANTI LN UNIT 10	BAINBRIDGE ISLAND	WA	98110
EVANS THERESA J	482 NICHOLSON PL NW	BAINBRIDGE ISLAND	WA	98110-2725
FABBRI JACKLYN M & 0001876231	1263 PATMOS LN NW	BAINBRIDGE ISLAND	WA	98110-1741
FEENEY DANIEL J & MARY E	9414 NE TIDAL CT	BAINBRIDGE ISLAND	WA	98110
FINK BARBIE	8923 NORTH TOWN DR NE	BAINBRIDGE ISLAND	WA	98110-3522
FIRE DIST 02 (BAINBRIDGE IS)	8895 MADISON AVE N	BAINBRIDGE ISLAND	WA	98110-1831
FORTE GAETANO J JR & CARLA P	1226 ANANDA PL NW	BAINBRIDGE ISLAND	WA	98110
FOWLER AMY L & MICHAEL E	8928 NORTH TOWN DR NE	BAINBRIDGE ISLAND	WA	98110-3522
FRANZ JENNIFER STOWE	1838 SAKAI VILLAGE LOOP NE UNIT	BAINBRIDGE ISLAND	WA	98110
FULGHAM CHRISTINE H	8961 NORTH TOWN DR NE	BAINBRIDGE ISLAND	WA	98110-3522

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Owner	Mailing Address	Mailing City	State	Mailing Zip
GARVEY WILLIAM S & KAY E	1802 SAKAI VILLAGE LOOP	BAINBRIDGE ISLAND	WA	98110
GEG-BAINBRIDGE LLC	5118 JENKS POINT WAY E	LAKE TAPPS	WA	98391
GIAMEOS NIKOLAOS	1279 PATMOS LN NW	BAINBRIDGE ISLAND	WA	98110
GOURLAY JACK & MILDRED TRUSTEES	1230 ANANDA PL	BAINBRIDGE ISLAND	WA	98110
GRANATO SAM J	515 FERNCLIFF AVE	BAINBRIDGE ISLAND	WA	98110
GRAVES MARK A & MICHELLE R	1293 PATMOS LN NW	BAINBRIDGE ISLAND	WA	98110
GRAY MICHAEL D & JULIE K	9001 NORTH TOWN DR NE	BAINBRIDGE ISLAND	WA	98110-3521
GREGOIRE JOHN ALAN & JOAN MARIE TRUSTEES	1171 LARCH AVE	MORAGA	CA	94556
HALL BRENDA & MASON	9323 NE HELMSMAN CT	BAINBRIDGE ISLAND	WA	98110
HANBY WAYNE G & NANCY L	1258 NE SHANTI LN	BAINBRIDGE ISLAND	WA	98110
HARRIS ROBERDS SUSAN E	11407 BLUE HERON LN NE	BAINBRIDGE ISLAND	WA	98110
HARRISON MEDICAL CENTER	2520 CHERRY AVE	BREMERTON	WA	98310-4270
HAWKINS KEVIN & KYANNE	9223 BLUEFIN PL	BAINBRIDGE ISLAND	WA	98110
HEATER JOHN N	1222 ANANDA PL NW	BAINBRIDGE ISLAND	WA	98110
HEBERT JOSEPH & ELIZABETH	1861 COMMODORE LANE NW	BAINBRIDGE ISLAND	WA	98110
HIGH SCHOOL GROUP LLC	PO BOX 10158	BAINBRIDGE ISLAND	WA	98110
HJERRILD STEVEN L & KATHRYN A	1161 GROW AVE NW	BAINBRIDGE ISLAND	WA	98110-1787
HONIG HELAINE E	520 HORIZON VIEW PL NW	BAINBRIDGE ISLAND	WA	98110
HOUSER MICHAEL T & SHARI M	1852 EDNA PL NW	BAINBRIDGE ISLAND	WA	98110
HUNG KRISTINE	9440 NE BLUE WAVE COURT	BAINBRIDGE ISLAND	WA	98110
HUPPERICH DAVID P & WENDY	1862 COMMODORE LN NW	BAINBRIDGE ISLAND	WA	98110
JACOBS DAN W	1847 SAKAI VILLAGE LOOP	BAINBRIDGE ISLAND	WA	98110
JAMES DARREN M & BRENDA M	9423 CAPSTAN DR NE	BAINBRIDGE ISLAND	WA	98110-4624
JOHNSON SUSAN M R	1833 SAKAI VILLAGE LOOP	BAINBRIDGE ISLAND	WA	98110
JORDAN MARK J	9182 FERNCLIFF AVE NE	BAINBRIDGE ISLAND	WA	98110
KAUFMAN EDMUND G II & SING K T	1853 EDNA PL NW	BAINBRIDGE ISLAND	WA	98110
KEILBART PETERSON JEAN	1162 GROW AVE NW	BAINBRIDGE ISLAND	WA	98110
KELLER STEVEN	5185 EAGLE HARBOR DR	BAINBRIDGE ISLAND	WA	98110
KIMMERLEIN JOHN D & JENNIFER A	9413 NE TIDAL CT	BAINBRIDGE ISLAND	WA	98110
KIRSCH LAUREN B	1532 WHITED PL NW	BAINBRIDGE ISLAND	WA	98110
KITSAP CO CONS HOUSING AUTH	2244 NW BUCKLIN HILL RD	SILVERDALE	WA	98383-8303
KLEINER JOHN TAGGART	8850 NORTH TOWN DR NE	BAINBRIDGE ISLAND	WA	98110-3523
KNIGHT CATHERINE & WILLIAM	1851 EDNA PL NW	BAINBRIDGE ISLAND	WA	98110-2627



January 11, 2019

Owner	Mailing Address	Mailing City	State	Mailing Zip
KNUDSEN CLINTON S & WRIGHT TERRA J	1816 SAKAI VILLAGE LOOP	BAINBRIDGE ISLAND	WA	98110
KOLB RONALD R	1866 SAKAI VILLAGE LOOP	BAINBRIDGE ISLAND	WA	98110
KRETZ DONALD A	1645 JEANNETT PL NW	BAINBRIDGE ISLAND	WA	98110-1655
LABELLE JAMES D	1412 ELIZABETH PL	BAINBRIDGE ISLAND	WA	98110
LAKICH NICOLE M	1223 ANANDA PL NW	BAINBRIDGE ISLAND	WA	98110
LANE GERALDINE A	2213 NE VICTORIAN LN APT E	BAINBRIDGE ISLAND	WA	98110
LEO ROBERT D	1826 SAKAI VILLAGE LOOP UNIT 12	BAINBRIDGE ISLAND	WA	98110
LEWIS MICHAEL S & LAURA B	1188 NAKATA PL NW	BAINBRIDGE ISLAND	WA	98110
LINDBLOOM CARL R & MENDOZA ALICE C	1220 LOVELL AVE NW	BAINBRIDGE ISLAND	WA	98110-2718
LIVINGSTON MAXINE S	1413 ELIZABETH PL NW	BAINBRIDGE ISLAND	WA	98110
LOFTUS SUSAN & VOORSANGER MATTHEW	5330 TAYLOR AVE NE	BAINBRIDGE ISLAND	WA	98110-3190
MACKENZIE DAVID W & LINDA S	9220 NE BLUEFIN CT	BAINBRIDGE ISLAND	WA	98110
MADISON AVE DEVELOPMENT	4502 14TH AVE NW	SEATTLE	WA	98107
MADISON PROPERTY HOLDINGS LLC	63 SCOTT CT	PORT LUDLOW	WA	98365-9302
MADRONA ASSISTED LIVING LLC	1400 AIRPORT WAY S	SEATTLE	WA	98134
MAIDEN ELANA A	1820 SAKAI VILLAGE LOOP UNIT 10	BAINBRIDGE ISLAND	WA	98110
MARGUERITE FOUNDATION	PO BOX 280	LAKE OSWEGO	OR	97034
MARTIN DANIEL D & DETTMER THERESA M	9128 NW WILDCAT LAKE RD	BREMERTON	WA	98312-9502
MATT 19:14 LLC	10834 NE MANITOU PARK BLVD	BAINBRIDGE ISLAND	WA	98110
MCCARTY JAMES & LINDA	1856 COMMODORE LN	BAINBRIDGE ISLAND	WA	98110
MCINTOSH DUNCAN & XIMENA	9006 NORTH TOWN DR NE	BAINBRIDGE ISLAND	WA	98110-3521
MCMAHON JEAN	1846 SAKAI VILLAGE LOOP UNIT 19	BAINBRIDGE ISLAND	WA	98110
MCNULTY SEAN & PHAM NGA MCNULTY	1647 JEANETTE PL NW	BAINBRIDGE ISLAND	WA	98110
MEDINA ANTHONY M	1812 SAKAI VILLAGE LOOP	BAINBRIDGE ISLAND	WA	98110
MEYERS BRIAN	1863 SAKAI VILLAGE LOOP STE 375	BAINBRIDGE ISLAND	WA	98110
MILLER MARK RANDALL	4901 WOODRIDGE CIR	ANCHORAGE	AK	99516
MILLERD GREGORY & JANET ROWLEY	1533 WHITED PL NW	BAINBRIDGE ISLAND	WA	98110
MORSE JOANNE K	9505 SPORTSMAN CLUB RD	BAINBRIDGE ISLAND	WA	98110
MOSAIC PROPERTIES LLC	PO BOX 10846	BAINBRIDGE ISLAND	WA	98110
MYERS ANDREW D & MELINDA K	1864 COMMODORE LN NW	BAINBRIDGE ISLAND	WA	98110
NAKHUDA CAROL	5600 MCLEAN DR	BETHESDA	MD	20814
ODONNELL DELILAH TRUSTEE	PO BOX 871	SEABECK	WA	98380
OLIVER DANIEL J & DEBORAH A	1763 SUSAN PLACE	BAINBRIDGE ISLAND	WA	98110

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Owner	Mailing Address	Mailing City	State	Mailing Zip
OLSON JODI L & DITMORE BRIAN K	1414 ELIZABETH PL NW	BAINBRIDGE ISLAND	WA	98110
OREILLY DENNIS T & JOELLEN M	8888 NORTH TOWN DR NE	BAINBRIDGE ISLAND	WA	98110-3522
OSTENSON JOHN W	355 HIGH SCHOOL RD NW	BAINBRIDGE ISLAND	WA	98110
PARKER SEAN F	1227 ANANDA PL NW UNIT 17	BAINBRIDGE ISLAND	WA	98110
PAYNE RICHARD B	9418 NE TIDAL CT	BAINBRIDGE ISLAND	WA	98110
PELLS JENNIFER F & CLINTON K	1510 ARTHUR PL NW	BAINBRIDGE ISLAND	WA	98110
PETERSON DAVID R & HOFFMAN SCHUYLER	357 HIGH SCHOOL RD NW	BAINBRIDGE ISLAND	WA	98110
PETTIT JERRY W & MELANIE R	1231 ANANDA PL NW UNIT 18	BAINBRIDGE ISLAND	WA	98110
PHILBY RICHARD A & ADRIAN DENISE	7080 RIDGE LN NE	BAINBRIDGE ISLAND	WA	98110
PHILLIPS JILL MARIE	1641 JEANNETTE PL NW	BAINBRIDGE ISLAND	WA	98110
PNW ISLAND VILLAGE LLC	1425 FOURTH AVE STE 500	SEATTLE	WA	98101
PONTIERI MICHAEL L & URSULA L	1303 KINGS PLACE NW	BAINBRIDGE ISLAND	WA	98110
PU JUE	343 HIGH SCHOOL RD 343	BAINBRIDGE ISLAND	WA	98110
PUTNAM JUDITH J	339 HIGH SCHOOL RD NW	BAINBRIDGE ISLAND	WA	98110
RCG BAINBRIDGE LLC	1506 NE MESFORD RD	POULSBO	WA	98370-8538
REGER ANNE MARIE	1865 SAKAI VILLAGE LOOP NE	BAINBRIDGE ISLAND	WA	98110
REILLY CHRIS P & SUSAN J	1860 COMMODORE LN NW	BAINBRIDGE ISLAND	WA	98110
Resident	1145 Madison Ave N	Bainbridge Island	WA	98110
Resident	1155 NAKATA PL NW	BAINBRIDGE ISLAND	WA	98110
Resident	1173 Madison Ave N	Bainbridge Island	WA	98110
Resident	1178 LOVELL AVE NW	BAINBRIDGE ISLAND	WA	98110
Resident	124 HIGH SCHOOL RD NE	BAINBRIDGE ISLAND	WA	98110
Resident	1244 Lovell Ave NW	Bainbridge Island	WA	98110
Resident	1261 MADISON AVE N	BAINBRIDGE ISLAND	WA	98110
Resident	1270 MADISON AVE N	BAINBRIDGE ISLAND	WA	98110
Resident	1285 Patmos Ln NW	Bainbridge Island	WA	98110
Resident	1299 PATMOS LN NW	BAINBRIDGE ISLAND	WA	98110
Resident	1302 Kings Pl NW	Bainbridge Island	WA	98110
Resident	1307 Kings Pl NW	Bainbridge Island	WA	98110
Resident	1417 Elizabeth Pl NW	Bainbridge Island	WA	98110
Resident	1521 ARTHUR PL NW	BAINBRIDGE ISLAND	WA	98110
Resident	1532 Whited Pl NW	Bainbridge Island	WA	98110
Resident	1534 WHITED PL NW	BAINBRIDGE ISLAND	WA	98110

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Owner	Mailing Address	Mailing City	State	Mailing Zip
Resident	1642 JEANETTE PL NW	BAINBRIDGE ISLAND	WA	98110
Resident	1644 JEANETTE PL NW	BAINBRIDGE ISLAND	WA	98110
Resident	1855 Edna Pl NW	Bainbridge Island	WA	98110
Resident	1875 SAKAI VILLAGE LOOP NE	BAINBRIDGE ISLAND	WA	98110
Resident	200 NE HIGH SCHOOL RD	BAINBRIDGE ISLAND	WA	98110
Resident	208 NE HIGH SCHOOL RD	BAINBRIDGE ISLAND	WA	98110
Resident	235 HIGH SCHOOL RD NW	BAINBRIDGE ISLAND	WA	98110
Resident	253 NE HIGH SCHOOL RD	BAINBRIDGE ISLAND	WA	98110
Resident	341 HIGH SCHOOL RD NW	Bainbridge Island	WA	98110
Resident	621 High School Rd NW	Bainbridge Island	WA	98110
Resident	8513 MADISON AVE N	BAINBRIDGE ISLAND	WA	98110
Resident	8677 MADISON AVE N	BAINBRIDGE ISLAND	WA	98110
Resident	8800 MADISON AVE N	BAINBRIDGE ISLAND	WA	98110
Resident	8804 MADISON AVE N	BAINBRIDGE ISLAND	WA	98110
Resident	8835 THREE TREE LN NE	BAINBRIDGE ISLAND	WA	98110
Resident	8840 THREE TREE LN NE	BAINBRIDGE ISLAND	WA	98110
Resident	8845 North Town Dr NE	Bainbridge Island	WA	98110
Resident	8897 THREE TREE LN NE	BAINBRIDGE ISLAND	WA	98110
Resident	9039 North Town Dr NE	Bainbridge Island	WA	98110
Resident	9046 North Town Dr NE	Bainbridge Island	WA	98110
Resident	9084 North Town Dr NE	Bainbridge Island	WA	98110
Resident	9433 NE Blue Wave Ct	Bainbridge Island	WA	98110
RETIREMENT VENTURES LLC	290 MADISON AVE N STE 200	BAINBRIDGE ISLAND	WA	98110
RICHARDS JULIE M	1753 LEWIS PL NW	BAINBRIDGE ISLAND	WA	98110
ROSEN MICHAEL S & ANA D	1415 ELIZABETH PL NW	BAINBRIDGE ISLAND	WA	98110-1603
ROSS GEORGE W IV & LEWIS ROSS LAURENE L	1854 COMMODORE LN NW	BAINBRIDGE ISLAND	WA	98110
RUHL STEPHEN F & PAMELA D	1754 LEWIS PL NW	BAINBRIDGE ISLAND	WA	98110
SAKAI TOSHIO P	19206 VIKING WAY NW	POULSBO	WA	98370-7213
SAKHANENKO NIKITA A &	500 ALOHA ST APT 209	SEATTLE	WA	98109-3972
SANCHEZ HENRIETTA M	347 HIGH SCHOOL RD NW 5B	BAINBRIDGE ISLAND	WA	98110
SAUNDERS MALCOLM	1416 ELIZABETH PL	BAINBRIDGE ISLAND	WA	98110
SAUNDERS RICHARD A	1858 COMMODORE LN NW	BAINBRIDGE ISLAND	WA	98110
SCANLAN PATRICK & KATHY	1837 SAKAI VILLAGE LOOP UNIT 44	BAINBRIDGE ISLAND	WA	98110

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Owner	Mailing Address	Mailing City	State	Mailing Zip
SCHNUG LYN L & WILLIAMS ROBIN R	1825 SAKAI VILLAGE LOOP	BAINBRIDGE ISLAND	WA	98110
SCHUH JO ANN C L	1752 LEWIS PL NW	BAINBRIDGE ISLAND	WA	98110
SHARMAN ROBERT W & PAMELA A	1184 NAKATA PL NW	BAINBRIDGE ISLAND	WA	98110-1788
SHAW JOHN	1411 ELIZABETH PL	BAINBRIDGE ISLAND	WA	98110-1603
SMATLAN J A & JOANNE	2545 12TH AVE W	SEATTLE	WA	98119-2116
SMITH MATTHEW W & HEFFRON ELIZABETH M	1155 20TH AVE E	SEATTLE	WA	98112
SMITH MICHAEL D & PATRICIA A TTEES	351 HIGH SCHOOL RD NW UNIT 351	BAINBRIDGE ISLAND	WA	98110
SMITH STEVEN B	1862 SAKAI VILLAGE LOOP NE	BAINBRIDGE ISLAND	WA	98110
SMITH TIMOTHY WILLIAM	8710 GRAND AVE NE	BAINBRIDGE ISLAND	WA	98110
SNYDER ROBERT S & SALLY J	1535 WHITED PL NW	BAINBRIDGE ISLAND	WA	98110
STEVEN GIRARD M & ROSEMARY W	1246 SHANTI LN NE	BAINBRIDGE ISLAND	WA	98110
STOCK KARL A & MARTHA P TRUSTEES	1834 SAKAI VILLAGE LOOP NE UNIT:	BAINBRIDGE ISLAND	WA	98110
STONE JULIE	349 HIGH SCHOOL RD NW	BAINBRIDGE ISLAND	WA	98110
SUTORIUS STEVEN & KERRY	1824 SAKAI VILLAGE LOOP # 111	BAINBRIDGE ISLAND	WA	98110
SUTTON JAMES W & KRISTI L	1865 COMMODORE LN NW	BAINBRIDGE ISLAND	WA	98110-2628
SWAFFIELD JULIE	1301 KINGS PL	BAINBRIDGE ISLAND	WA	98110
TANAKA DOUGLAS	PO BOX 4607	ROLLINGBAY	WA	98061
TAPPEN MARSHALL F & JOY C	1765 SUSAN PL NW	BAINBRIDGE ISLAND	WA	98110
TEEHAN JOAN & TIM	1864 SAKAI VILLAGE LOOP NE	BAINBRIDGE ISLAND	WA	98110
TELSCHOW KENNETH & DIANE TRUSTEES	1832 SAKAI VILLAGE LOOP	BAINBRIDGE ISLAND	WA	98110
THE CHURCH OF JESUS CHRIST	50 E NORTH TEMPLE RM 2225	SALT LAKE CITY	UT	84150-0022
THE FARM BUSINESS PARK LLC	12420 BRIGANTINE CT	KINGSTON	WA	98346
THOMAS ROBERT E & JANET M	550 HORIZON VIEW PL NW	BAINBRIDGE ISLAND	WA	98110
TINDALL KRISTINA L	1861 SAKAI VILLAGE LOOP UNIT 38	BAINBRIDGE ISLAND	WA	98110
TINGLEY WYNONA W	1247 SHANTI LN NE	BAINBRIDGE ISLAND	WA	98110
TRUAN MICHAEL A & ALICE V	1182 NAKATA AVE NW	BAINBRIDGE IS	WA	98110
UHLIG MICHAEL D & ALICIA D	610 HORIZON VIEW PL NW	BAINBRIDGE ISLAND	WA	98110
VAN EATON MARY M & KEITH A	1751 LEWIS PL NW	BAINBRIDGE ISLAND	WA	98110-3663
VEERARAGHAVAN KAUSHIK & CHANG NATASHA	9318 NE HELMSMAN CT	BAINBRIDGE ISLAND	WA	98110-4602
VILLARREAL MINERVA	1523 ARTHUR PL NW	BAINBRIDGE ISLAND	WA	98110
VINCENT SUSAN JEAN	9225 NE BLUEFIN CT	BAINBRIDGE ISLAND	WA	98110
VIRGINIA VILLA APARTMENT	545 RAINIER BLVD STE 9	ISSAQUAH	WA	98027-2806
W L MACE LLC	1298 GROW AVE NW	BAINBRIDGE ISLAND	WA	98110-2708



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Owner	Mailing Address	Mailing City	State	Mailing Zip
WACHTER DAVID E & OLSEN MARISSA A	8885 NORTH TOWN DR NE	BAINBRIDGE ISLAND	WA	98110-3523
WAFFLE MATTHEW P	1306 KINGS PL NW	BAINBRIDGE ISLAND	WA	98110
WARNER SONYA A & BENNETT DAVID R	1646 JEANNETTE PL NW	BAINBRIDGE ISLAND	WA	98110
WATSON C THOMAS & KRISTY	1221 ANANDA PL NW	BAINBRIDGE ISLAND	WA	98110
WEBBER STEVE F & DANA L	1845 SAKAI VILLAGE LOOP NE UNIT	BAINBRIDGE ISLAND	WA	98110
WHITMAN MICHELE	1849 SAKAI VILLAGE LOOP	BAINBRIDGE ISLAND	WA	98110
WIELAND SANDRA	1842 SAKAI VILLAGE LOOP NE	BAINBRIDGE ISLAND	WA	98110
WILLMAN JAMES & EDNA	1186 NAKATA PL NW	BAINBRIDGE ISLAND	WA	98110-1788
WOHLFORD GAIL B & R FRANKLIN	1295 SHANTI LN NE APT 1	BAINBRIDGE ISLAND	WA	98110
WOLFE JOSEPH A & NANCY B &	359 HIGH SCHOOL NW UNIT A 6	BAINBRIDGE ISLAND	WA	98110
YETTE GAIL L & KENNETH N TRUSTEES	650 NW HORIZON VW PL	BAINBRIDGE ISLAND	WA	98110-2709
YOO MIN	1854 SAKAI VILLAGE LOOP NE UNIT	BAINBRIDGE ISLAND	WA	98110
ZAJONC DONNA J & WOMELDORFF JOHN DAVID	8966 NORTH TOWN DR NE	BAINBRIDGE ISLAND	WA	98110-3522
ZWIRNER DION G	1177 GROW AVE NW	BAINBRIDGE ISLAND	WA	98110-1787

# Legal Invoice

Date: 01/11/2019

Sound Publishing, Inc.  
Unit Attn: A/R  
PO Box 930  
Everett WA 98206-0930

**Bainbridge Island Review**

**Bill To:**

City of Bainbridge Island-LEGALS  
280 Madison Ave N  
Bainbridge Island WA 98110

**Customer Account #:** 80604980

**Legal Description:** BIR840560

**Legal Description:** City Notices

**Desc:** SEPA COMMENT 51159 CUP/SPR

**Legal #:** BIR840560



**Ad Cost:** \$ 278.61

**Ordered By:** CARLA L.

**Published:** Bainbridge Island Review

**Issues Ordered:** 1

**Start Date:** 01/11/2019 **End Date:** 01/11/2019

<b>APPROVED FOR PAYMENT:</b> \$ 278.61
<b>REVIEWED BY:</b> 
<b>APPROVED BY:</b> 
<b>DATE APPROVED:</b> 1-17-19
<b>ORG:</b> 63470586
<b>OBJ / PRJ:</b> 544000
<b>CONTRACT #:</b>
<b>PO #:</b>

**Due:** \$ 278.61

JAN 17 '19 AM 7:30

Please return this with payment. Questions? Call 1-800-485-4920

City of Bainbridge Island-LEGALS  
280 Madison Ave N  
Bainbridge Island WA 98110

**Account #:** 80604980

**Invoice #:** BIR840560

**Due:** \$ 278.61

# Bainbridge Island Review

## Affidavit of Publication

State of Washington }

County of Kitsap } ss

Dicy Sheppard being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Bainbridge Island Review a weekly newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a weekly newspaper in Kitsap County, Washington and is and always has been printed in whole or part in the Bainbridge Island Review and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Kitsap County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of BIR840560 SEPA COMMENT as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 01/11/2019 and ending on 01/11/2019 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$278.61.

Dicy Sheppard

Subscribed and sworn before me on this

11<sup>th</sup> day of January,  
2019.



Linda Phillips

Notary Public in and for the State of Washington.

NOTICE OF  
APPLICATION/SEPA  
COMMENT  
PERIOD/HEARING

The City of Bainbridge Island has received a Master Land Use Permit Application for the following project. The public has the right to review contents of the official file, provide written comments, participate in any public meetings or hearings, and request a copy of the decision. This notice is posted at the project site, in City Hall kiosks, the City of Bainbridge Island website, mailed to property owners within 500 feet of any boundary of the subject property and including any property within 500 feet of any contiguous property in the applicant's ownership and published in the Bainbridge Island Review.

PROJECT DESCRIPTION: Demolish existing 41,509 sf classroom and assembly building (existing 100 Building). Demolish existing 2,803 sf music building. Construct new 35,000 sf classroom building. Improvements to 2.5 acres of site area, including building footprint. Minor renovations to extant building to accommodate programs displaced by demolition.  
PROJECT NAME: BHS



Bld 100 Replacement  
CUP/SPR  
PROJECT NUMBER:  
PLN51159 CUP/SPR  
PERMIT TYPE: Conditional Use Permit / Site Plan Review  
TAX PARCEL:  
22250240032008  
PROJECT SITE: Building 100, Bainbridge High School Campus, 9330 NE High School Rd  
DATE SUBMITTED: November 21, 2018  
DATE COMPLETE: December 19, 2018  
DATE NOTICED: January 11, 2019  
COMMENT PERIOD: January 11, 2019 - January 25, 2019  
Comments must be submitted no later than 4:00pm on Friday, January 25, 2019.  
Public comments may be mailed, emailed or personally delivered to the City using the staff name and contact information provided on this notice. The public comment period for this application is 14 days and the City will not act on the application nor make a threshold determination until the comment period has ended. Any person may comment on the proposed application, request notice of and participate in the public hearing and request a copy of the decision. Only those persons who submit written comments prior to the decision or participate in the public hearing will be parties of record and only parties of record will have the right to appeal.  
STAFF CONTACT: David Greetham, Senior Planner  
pcd@bainbridgewa.gov or 206-780-3765  
DATE OF HEARING: April 11, 2019 at 10:00 AM (tentative)  
This is a tentative date only. Please go to the City website at bainbridgewa.gov and search 'Project Hearing Schedule' to view any updates on the date/time of the hearing. Hearings are held at Bainbridge Island City Hall, Council Chambers, 280 Madison Avenue North, Bainbridge Island.  
PROJECT DOCUMENTS: <https://ci-bainbridgeis->

land-wa.smartgovcommunity.com/PermittingPublic/PermitDetailPublic/Index/5ca7d879-8253-4e26-b722-a99f013a5177?conv=1

To review documents and environmental studies submitted with this proposal, please follow the link above or go to the City website at bainbridgega.gov, select 'Online Permit Center' and search using the project information noted above. Files are also available at the Planning & Community Development Department at City Hall (M/T/F 8:00am-4:00pm and W/Th 8:00am-12:00pm).

**ENVIRONMENTAL REVIEW:** This proposal is subject to State Environmental Policy Act (SEPA) review as provided in WAC 197-11-800. The City, acting as lead agency, expects to issue a Determination of Non-significance (DNS) threshold determination for this proposal. Utilizing the optional DNS process provided in WAC 197-11-355, the comment period specified in this notice may be the only opportunity to comment on the environmental impact of this proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request.

**REGULATIONS/POLICIES:** Applicable development regulations and policies to be used for project mitigation and consistency include, but may not be limited to, the City of Bainbridge Island 2016 Comprehensive Plan, the Bainbridge Island Municipal Code (BIMC) Chapter 2.16 (Land Use Review Procedures), Title 15 (Buildings and Construction), Title 16 (Environment) and Title 18 (Zoning).

**OTHER PERMITS:** Other

permits not included in this application but known at this time include Building permits.

**DECISION PROCESS:**

This type of land use application is classified as a 'Quasi-Judicial Decision by a Hearing Examiner' pursuant to BIMC 2.16.010-1 and requires a public hearing pursuant to BIMC 2.16.020.C. Following the close of the public hearing, the Hearing Examiner will issue a written decision and a notice of the decision will be sent to those parties who comment on this notice or participate in the public hearing. Appeal provisions will be included with the notice of decision.

Published: Bainbridge  
Island Review  
January 11, 2019  
Legal #: BIR840560



## CERTIFICATE OF POSTING

I, CHRISTY BARRIE, certify that the following signs

- ☒ Proposed Land Use Action (# of signs posted 2 joint)  
☐ Clearing Permit (# of signs posted     )  
☒ Public Hearing (# of signs posted     )  
☐ Other      (# of signs posted     )

were posted on 1-17-2019 for the following application at the address listed below:  
(date)

Project Name & Permit Number - BHS Bldg 100 Replacement

Physical Property Address - 22250240032008

Tax Assessor Number(s) - 9330 NE High School Rd

I declare under the penalty of the perjury laws of the State of Washington that the foregoing is correct.

Christy Barrie  
Signature

1-17-2019  
Date

### Instructions for posting signs:

- Sign must be posted with 5 business days of Notice of Application
- Sign must be posted where it is continually and clearly visible to passersby and neighbors.
- Sign must be posted overlooking the water on any waterfront property.
- Sign must be posted back-to-back and perpendicular to the access.
- Sign must be on the subject property, NOT in the right-of-way.
- Sign must remain in place until project completion.
- Upon project completion and/or final decision, the applicant is responsible for removing signs.

Complete this form within 48 hours of posting the signs and return to:

pcd@bainbridgewa.gov  
280 Madison Ave. N. Bainbridge Island, WA 98110





## **ATTACHMENT G**

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**NOTICE OF MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)**  
**City of Bainbridge Island**

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**Date of Issuance:** March 22, 2019  
**Project Name:** Bainbridge High School Building 100 Replacement  
**Project Number:** PLN51159 SPR CUP  
**Project Type:** Site Plan and Design Review (SPR)  
Conditional Use Permit (CUP)  
**Project Site Address:** 9330 NE High School Road, Bainbridge Island  
**Parcel Number:** 222502-4-032-2008

**Project Description:** Demolish and replace existing Building 100 on the Bainbridge High School Campus. Site work includes demolition of an existing 41,509 sf classroom and assembly building and a 2,803 sf music building, and construction of a new 35,000 sf classroom building. Minor (primarily interior) renovations are proposed to extant campus buildings to accommodate programs displaced by demolition. The proposed site work, including new building footprint, will occur on 2.5 acres in the westerly portion of the existing high school campus. The proposal replaces but does not expand an existing educational facility and is not anticipated to result in increased average daily traffic trips.

**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 the proposal are used. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This determination was made 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.

**Responsible Official:** Gary R. Christensen, AICP  
Director of Planning and Community Development  
**Address:** City of Bainbridge Island  
Department of Planning and Community Development  
280 Madison Avenue North  
Bainbridge Island, WA 98110  
(206) 780-3750

Signature: Deather Wright on behalf of Date: 3/21/19

**Appeal:** This SEPA determination may be appealed by filing a written appeal



and paying a \$530.00 filing fee to the City Clerk at 280 Madison Avenue North, Bainbridge Island, WA 98110, in accordance with the procedures set forth in the Bainbridge Island Municipal Code, Section 2.16.020 and/or 16.04.170. **An appeal must be filed no later than 4:00 p.m., April 5, 2019. You should be prepared to make specific factual objections.**

**If you have any questions, contact:**

**David Greetham, Senior Planner**

City of Bainbridge Island

Department of Planning & Community Development

280 Madison Avenue North

Bainbridge Island, WA 98110

(206) 780-3765 or [pcd@bainbridgewa.gov](mailto:pcd@bainbridgewa.gov)

**Mitigation Measures for Bainbridge High School Building 100 replacement SEPA Determination:**

A threshold determination under the State Environmental Policy Act (SEPA) does not authorize construction work to commence without appropriate construction permits. Mitigation measures become conditions of approval for the permit. In addition to the mitigation measures listed below, development activities will be conditioned for compliance with applicable City codes, including but not limited to noise, lighting, design review, and stormwater standards.

1. The limits of clearing and grading shall be clearly marked in the field and inspected by the Department of Planning and Community Development staff prior to start of any clearing, grading, or other site work.
2. Dust shall be managed in compliance with WAC 173-400 and Puget Sound Clean Air Agency – Regulation I, 9.15 (PSCCA Reg). The project proponent or contractor shall prepare and implement a “Dust Control Plan” in conformance with Department of Ecology Publication 96-433. Prior to any site activity, the “Dust Control Plan” shall be submitted to the City and it shall be actively managed for the duration of the project. Unlawful emissions (see below) shall be corrected immediately and/or dust generating operations ceased until additional or alternate BMPs can be implemented to maintain emissions below allowable levels.

"Fugitive dust" means a particulate (especially soil/dirt) emission made airborne by forces of nature, man's activity, or both, that leaves the subject site. Unlawful emissions shall generally be defined as emissions leaving the subject property that are visible to an untrained observer. Where continuous monitoring equipment is used particulate matter concentrations shall be monitored for 10µm particle (PM10) size. The 24-hr average PM10 emissions shall not exceed a concentration equivalent to the EPA Air Quality Index (AQI) of 50 (54µg/m³) and any instantaneous PM10 emissions shall not exceed a concentration equivalent to an AQI of 100 (154µg/m³).

3. Dangerous wastes from demolition activities shall be properly managed and disposed of in accordance with state and federal requirements. These include but are not limited to: a) the “Mercury-Containing Lights – Proper Disposal” law, Chapter 70.275 RCW; b) evaluation for asbestos, and if identified, removal and disposal in accordance with Puget Sound Clean Air Agency Regulations; and c) evaluation for lead concentrations to determine if they exceed dangerous thresholds. If lead-bearing components designate as hazardous waste, all related debris must be managed appropriately and cannot be disposed of as municipal trash.



## **ATTACHMENT H**



## Planning Commission Recorded Motion

<b>Planning Commission Meeting Date:</b>	<b>April 11, 2019</b>
<b>Project Proposal Name and Number:</b>	<b>BHS Building 100 Replacement PLN51159 SPR/CUP</b>
<b>Documents available at:</b>	<a href="#"><u>PLN51159 SPR CUP</u></a>
<b>Public Hearing Date:</b>	<b>April 25, 2019</b>
<b>Decision Maker:</b>	<b>Hearing Examiner</b>

**Purpose:** The purpose of the Planning Commission's review and recommendation is to determine if a proposed project is consistent with the comprehensive plan and applicable design guidelines, BIMC Titles 17 and 18.

**Consideration:** The Planning Commission shall consider the project application at a public meeting where public comment will be taken. The Planning Commission shall recommend approval, approval with conditions, or denial of the proposed project.

The Planning Commission will adopt written findings of facts and conclusions and determine if the project is consistent with Bainbridge Island Municipal Code and the comprehensive plan. This motion will be included in the staff report transmitted to the reviewing bodies and decision maker.

### Findings of Fact and Reasons for Action

1. The project, as conditioned, is found to meet all the applicable decision criteria; and
2. The project, as conditioned, is found to be compliant and consistent with the comprehensive plan; and
3. The project, as conditioned, is found to meet all other applicable laws; and
4. The project is either :

  X   Found to meet the recommendations by the Design Review Board; **OR**

       Recommended for deviation from the Design Review Board's recommendation  
for the following reasons:

a.

## Planning Commission Recorded Motion

### Recommendation:

The Planning Commission recommends the Hearing Examiner:

- X   Approve the proposal as recommended.  
       Approve the proposal with the following changes:  
    a.  
  
       Deny the proposal for the following reasons:  
    a.


### Recorded motion on April 11, 2019:

The project, as conditioned, is found to meet all the applicable decision criteria; and  
The project, as conditioned, is found to be compliant and consistent with the comprehensive plan; and  
The project, as conditioned, is found to meet all other applicable laws; and  
The project is found to meet the recommendations by the Design Review Board.  
We approve the proposal as recommended.

### Planning Commission Record of Vote:

Commissioner	Support	Oppose	Absent	Abstain
Chester	X			
McCormick Osmond	X			
Pearl	X			
Quitslund	X			
Macchio	X			
Doman	X			
Paar	X			
<b>Total</b>	<b>7</b>			

### CITY OF BAINBRIDGE ISLAND PLANNING COMMISSION

  
\_\_\_\_\_  
Chair

Date: 4/11/19

  
\_\_\_\_\_  
Administrative Specialist  
Planning and Community Development

Date: 4-11-19





## **ATTACHMENT I**





**BHS BUILDING 100 REPLACEMENT**  
BAINBRIDGE ISLAND SCHOOL DISTRICT  
9330 NE HIGH SCHOOL RD  
BAINBRIDGE ISLAND, WA 98110-2699

**CONDITIONAL USE PERMIT**  
**21 NOVEMBER 2018**

**mahlum**

71 COLUMBIA | FLOOR 4  
**SEATTLE** WA 98104  
(206) 441-4151 OFFICE  
(206) 441-0478 FAX

1231 NW HOYT | SUITE 102  
**PORTLAND** OR 97209  
(503) 224-4032 OFFICE  
(503) 224-0918 FAX

MAHLUM ARCHITECTS INC

**FOR REFERENCE  
ONLY**

**BAINBRIDGE ISLAND SCHOOL  
DISTRICT**  
BHS BUILDING 100  
REPLACEMENT

9330 NE HIGH SCHOOL RD  
BAINBRIDGE ISLAND, WA 98110-2699

MARK	DATE	DESCRIPTION
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ISSUE DATE:	21 NOVEMBER 2018
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ISSUE:	CONDITIONAL USE PERMIT
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PROJECT NO.:	2018015.00
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DRAWN BY:	Author
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CHECKED BY:	Checker
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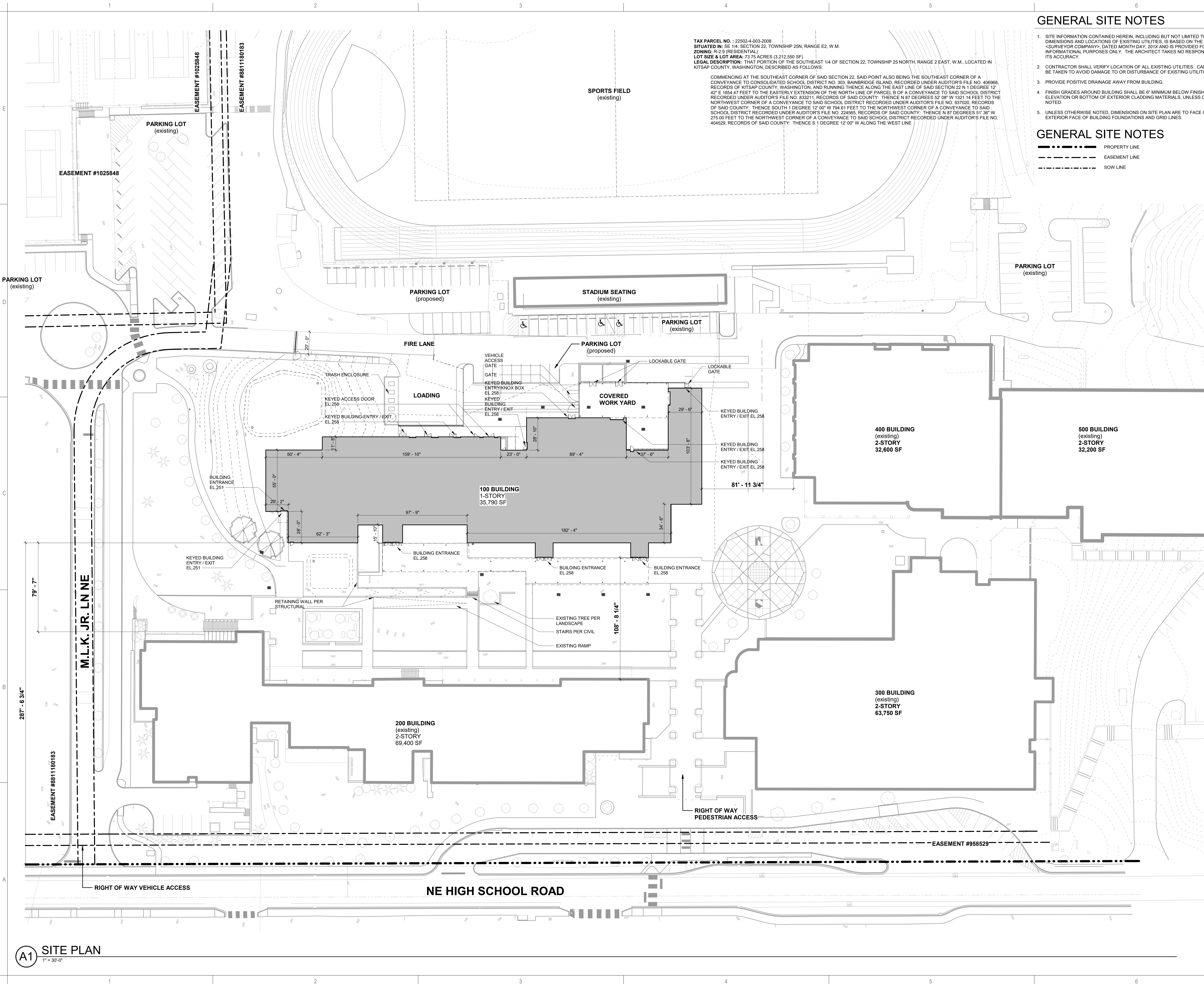
COVER SHEET

**G-001**









TAX PARCEL NO. : 22502-4-003-2008  
SITUATED IN: SE 1/4, SECTION 22, TOWNSHIP 25N, RANGE E2, W. M.  
ZONING: R-2.9 (RESIDENTIAL)  
LOT SIZE & LOT AREA: 73.75 ACRES (3,212,550 SF)  
LEGAL DESCRIPTION: THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., LOCATED IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A CONVEYANCE TO CONSOLIDATED SCHOOL DISTRICT NO. 303, BAINBRIDGE ISLAND, RECORDED UNDER AUDITOR'S FILE NO. 406968, RECORDS OF KITSAP COUNTY, WASHINGTON, AND RUNNING THENCE ALONG THE EAST LINE OF SAID SECTION 22 N 1 DEGREE 12' 42" E 1654.47 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF PARCEL B OF A CONVEYANCE TO SAID SCHOOL DISTRICT RECORDED UNDER AUDITOR'S FILE NO. 833211, RECORDS OF SAID COUNTY; THENCE N 87 DEGREES 52' 08" W 1321.14 FEET TO THE NORTHWEST CORNER OF A CONVEYANCE TO SAID SCHOOL DISTRICT RECORDED UNDER AUDITOR'S FILE NO. 837020, RECORDS OF SAID COUNTY; THENCE SOUTH 1 DEGREE 12' 00" W 794.81 FEET TO THE NORTHWEST CORNER OF A CONVEYANCE TO SAID SCHOOL DISTRICT RECORDED UNDER AUDITOR'S FILE NO. 224565, RECORDS OF SAID COUNTY; THENCE N 87 DEGREES 51' 36" W 275.00 FEET TO THE NORTHWEST CORNER OF A CONVEYANCE TO SAID SCHOOL DISTRICT RECORDED UNDER AUDITOR'S FILE NO. 404529, RECORDS OF SAID COUNTY; THENCE S 1 DEGREE 12' 00" W ALONG THE WEST LINE

GENERAL SITE NOTES

1. SITE INFORMATION CONTAINED HEREIN, INCLUDING BUT NOT LIMITED TO, DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES, IS BASED ON THE SURVEY BY <SURVEYOR COMPANY>, DATED MONTH DAY, 201X AND IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE ARCHITECT TAKES NO RESPONSIBILITY FOR ITS ACCURACY.
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES. CARE SHOULD BE TAKEN TO AVOID DAMAGE TO OR DISTURBANCE OF EXISTING UTILITIES.
3. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
4. FINISH GRADES AROUND BUILDING SHALL BE 6" MINIMUM BELOW FINISH FLOOR ELEVATION OR BOTTOM OF EXTERIOR CLADDING MATERIALS, UNLESS OTHERWISE NOTED.
5. UNLESS OTHERWISE NOTED, DIMENSIONS ON SITE PLAN ARE TO FACE OF CURBS, EXTERIOR FACE OF BUILDING FOUNDATIONS AND GRID LINES.

GENERAL SITE NOTES

- PROPERTY LINE
- EASEMENT LINE
- SOW LINE

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(206) 441-0478 FAX

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(503) 224-4032 OFFICE  
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BAINBRIDGE ISLAND SCHOOL  
DISTRICT  
BHS BUILDING 100  
REPLACEMENT

9330 NE HIGH SCHOOL RD  
BAINBRIDGE ISLAND, WA 98110-2699

MARK DATE DESCRIPTION

ISSUE DATE: 21 NOVEMBER 2018

ISSUE: CONDITIONAL USE PERMIT

PROJECT NO: 2016915.00

DRAWN BY: Author

CHECKED BY: Checker

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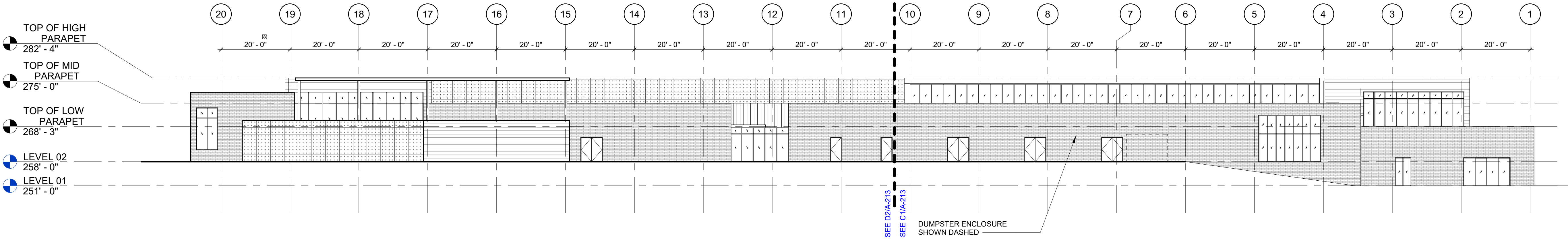
ARCHITECTURAL SITE PLAN

A1 SITE PLAN  
1" = 30'-0"

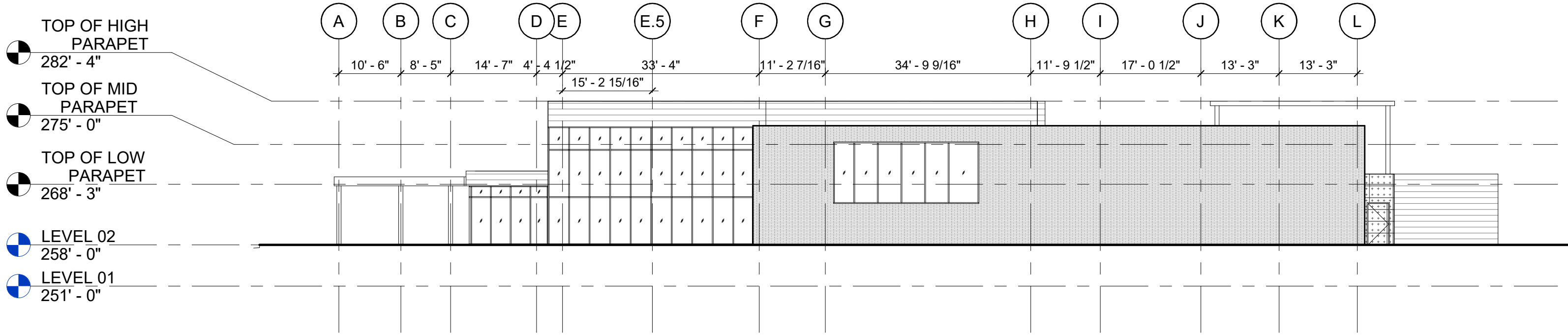


A-101

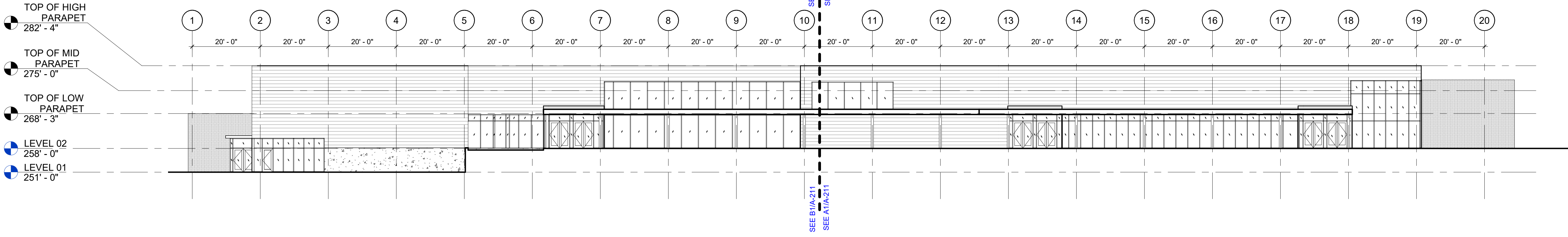




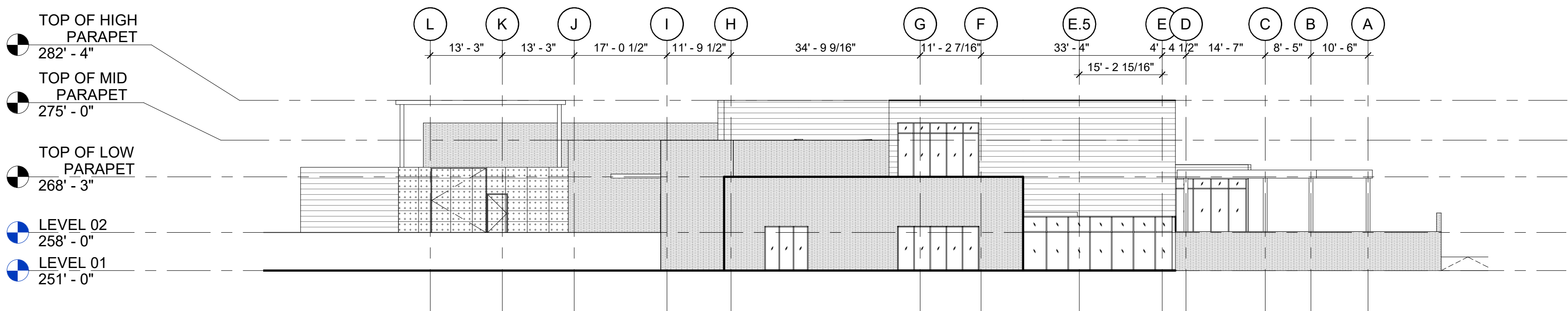
**D1 NORTH ELEVATION**  
1/16" = 1'-0"



**C1 EAST ELEVATION**  
1/16" = 1'-0"



**B1 SOUTH ELEVATION**  
1/16" = 1'-0"

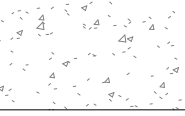
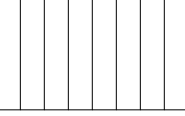
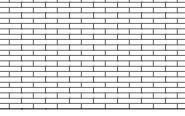
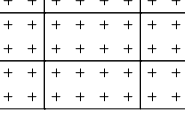


**A1 WEST ELEVATION**  
1/16" = 1'-0"





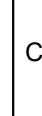
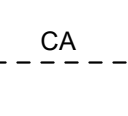

**ELEVATION GENERAL NOTES**

1. REFER TO WALL SECTIONS FOR EXTERIOR WALL ASSEMBLY TYPES.
2. REFER TO EXTERIOR WINDOW TYPES SHEETS FOR WINDOW SIZES, ELEVATION ABOVE FLOOR, AND GLAZING TYPE FOR EXTERIOR WINDOWS.

**ELEVATION MATERIAL LEGEND**

 (CONC) 03 30 00 PRE-CAST CONCRETE PANEL	 (MP-1) 07 42 13 METAL PANEL
 (BR-1) 04 20 00 BRICK MASONRY	 (SCR-1) 05 50 00 METAL SCREEN

**ELEVATION SYMBOL LEGEND**

 08 54 00 FIBERGLASS WINDOWS	 08 44 10 CURTAINWALL WINDOWS
 08 43 13 STOREFRONT WINDOWS	 080 91 00 EXTERIOR LOUVERS
 C.J. CONTROL JOINT	 CA CONTINUOUS ANGLE, SEE DETAILS AND STRUCT DRAWINGS
 DIV 26 EXTERIOR LIGHTING, REFER TO ELECTRICAL DRAWINGS	

**KEYNOTES**

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SEATTLE WA 98104  
(206) 441-4151 OFFICE  
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BHS BUILDING 100  
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9330 NE HIGH SCHOOL RD  
BAINBRIDGE ISLAND, WA 98110-2699

MARK	DATE	DESCRIPTION
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ISSUE DATE:	21 NOVEMBER 2018
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ISSUE:	CONDITIONAL USE PERMIT
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PROJECT NO:	2018015.00
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DRAWN BY:	Author
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CHECKED BY:	Checker
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**EXTERIOR ELEVATIONS -  
OVERALL**

**A-201**