NOTICE OF ADMINISTRATIVE DECISION and MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

The City of Bainbridge Island has made a decision concerning the following land use application:

Date of Issuance:	March 1, 2017, 2017
Project Name & Number:	**Bloedel Reserve Parking SPR – PLN 50734 SPR**
Project Type:	Site Plan Review
Owner:	FUND ARBOR
Project Site & Tax Parcel:	7571 NE DOLPHIN DR, TA#28260240212009

Project Description:

The applicant is proposing to formalize an existing parking area which was previously approved as overflow parking. In total, the proposed project will add 12,487 square feet of asphalt paving and 9,941 square feet of gravel paving. The improvements will provide 59 parking spaces, 2 bus parking spaces, two walkways, a pedestrian entry, and a redesigned traffic island.

The formalization of the overflow parking area does not increase the capacity of the Bloedel Reserve as these spaces already exist. The overflow parking area is a grass field adjacent to the primary parking area. Once it is formalized, the applicant intends to establish the overflow parking area as the primary parking area. The former primary parking area will eventually transition into maintenance vehicle parking and additional ADA accessible parking. The two bus parking spaces will help to decrease congestion at the entrance.

The original site plan proposed a one-way entrance and exit circulation system, adding another access point to Agate Point Road in the interest of improving vehicle circulation and pedestrian safety. In response to concerns and comments from neighbors, the applicant submitted revised plans eliminating the second access onto Agate Point Road. The entry gate will remain the same, however, the City has granted temporary construction access where the second access point was proposed to keep visitor access and construction access separate. The City acknowledges that the applicant may revise the temporary construction access through a Conditional Use Permit to formalize the second access. As conditioned, unless a Conditional Use Permit or amendment for the second access point is granted, the applicant will be required to return the temporary construction access to its original condition.

This proposal is considered a minor site plan and design review per BIMC 2.16.040. C. Approval of this site plan and design review is required prior to the issuance of the grading permit or any other building permits.

Permit Decision:

The application is **approved**. The staff report, containing the statement of facts upon which the decision, including conditions, is based and the conclusions of law derived from those facts, is available to the public upon request. The decision becomes effective after 14 days from the date of issuance, or after **Tuesday, March 15, 2017**

SEPA Determination:

The City of Bainbridge Island (lead agency) has determined that the proposal does not have a probable significant impact on the environment if mitigation measures are properly implemented. 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, Planning Director
City of Bainbridge Island

Address:

Department of Planning and Community Development
280 Madison Avenue North
Bainbridge Island, WA 98110
(206) 842 - 2552

Signature: _____ Date: 2/28/17

Appeal Procedure:

This administrative decision and/or 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 2.16.020P and/or 16.04.170. An appeal must be filed **no later than 4:00 p.m., Tuesday, March 15, 2017.** You should be prepared to make specific factual objections.

Mitigation Measures for Bloedel Reserve Parking SPR SEPA Determination:

This threshold determination is for file number PLN50734. A threshold determination under the State Environmental Policy Act in no way allows construction work to commence without appropriate construction permits, such as a building or grading permit. Mitigation measures become conditions of approval for the permit.

Mitigation measures to ensure no probable adverse environmental impact will occur during project construction:

1.Prior to construction activity, the applicant shall obtain the appropriate permits from the City of Bainbridge Island, including but not limited to clearing, grading, right-of-way and building permits.

2.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.

3.Prior to any 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.

4.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.

5.To mitigate impacts on air quality during earth moving activities, contractors shall conform to Puget Sound Clean Air Agency regulations to ensure all reasonable precautions are taken to avoid dust emissions.

6.All construction activities shall comply with noise limitations in residential zones per BIMC 16.16.020.

7. If any historical or archaeological artifacts are uncovered during excavation or construction, the contractor is required to stop work and immediately notify the Department of Planning and Community Development and the Washington State Office of Archaeology and Historic Preservation. Construction shall only continue thereafter in compliance with the applicable provisions of law.

If you have any questions, contact:

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Bainbridge Island, WA 98110
(206) 780-3760 or osontag@bainbridgewa.gov