



Department of Public Works - Engineering

Memorandum

Date: October 8, 2020
To: Kelly Tayara, Planner, Planning and Community Development
From: Paul Nylund, P.E., Development Engineer, Public Works
Subject: PLN51717 Messenger House Remodel Phase II

Background:

Following the Pre-Application conference held on 1 September 2020, I have completed a review of the subject project materials and submit the following comments to be included with and/or attached to the pre-application summary letter generated by Planning and Community Development.

Brief Project Description:

Project proposes phase II of the Fort Ward Stables Restoration project. This phase consists of a redevelopment proposal to remodel both the interior and exterior of the existing building which was constructed c.1917, and to replace a single-story building wing with a three-story assisted living-independent-living facility. No increase in parking or bed count is proposed. Site is outside COBI water and sewer service areas.

Comments:

1. No building permit, subdivision, short subdivision, or planned unit development shall be approved or granted until the owner of the affected property dedicates to the city the portion of land designated on the official street map or required by the COBI Design and Construction Standards and Specifications, "the Standards", as a street right-of-way (ROW) [BIMC 12.30.010]. The site is fronted on three sides by public ROW and is accessed primarily from Ocean Drive connecting from Manitou Beach DR NE to the west. There is unopened ROW located around the southwest portion of the irregularly shaped parcel, while the east side fronts Manitou Park BLVD NE. Initial analysis indicates that the existing ROW is adequate based on the street classifications and it is anticipated that no additional ROW dedication is required.
2. The 2016 Island Wide Transportation Plan, Chapter 6, Non-Motorized Systems indicates that the Manitou Park BLVD frontage along the east side of the project site as a "bike/pedestrian way". Historically, a fire lane/gravel lane exists on the south side of the project connecting Manitou Park BLVD to the existing asphalt parking lot through public ROW, although the existing road is aligned partially outside of this ROW. Consistent with the decision criteria considered to recommend land use approvals found in BIMC 2.16 and RCW 58.17.110, public improvements

along the project frontage may be required as a condition of development to ensure frontage conforms with design standards. These improvements would be to continue to align the property with non-motorized transportation concepts while maintaining required BIFD access and potentially realigning the public portion of the road off adjacent private property. The existing unopened ROW along the south edge could be used for additional pedestrian access that avoids crossing an active parking lot for the facility.

3. The proposed project creates greater than 5000sf of new and replaced hard surfaces. The subsequent construction permit submittals shall be created by or under the supervision of a professional engineer licensed to practice in Washington State and demonstrate project compliance with Minimum Requirements 1-9 of the Washington Department of Ecology Stormwater Management Manual of Western Washington (SWMMWW).
4. A traffic impact analysis (TIA) study sufficient for the City engineer to perform a concurrency test shall **only** be required per Chapter 15.40 of the Bainbridge Island Municipal Code (BIMC) if projected trip generation as derived from the Institute of Traffic Engineers (ITE) Trip Generation Manual, (7th Edition or later) will be below the threshold of 50 average daily trips (ADT) or 5 or more AM or PM peak-hour trips. [BIMC 15.40.060]
5. If required per paragraph 4., applicant shall select a consultant to perform the traffic impact analysis (TIA) and submit the scope of work for review by COBI engineering prior to executing the actual analysis.
6. Project could be subject to Transportation Impact Fees [BIMC 15.30]. A completed Transportation Impact Fee worksheet shall be due at the time of construction permit submittal and any required fees shall be paid in full prior to construction permit issuance.
7. A Site Assessment Review per BIMC 15.20.060(1) has been completed for phase I. Additional SAR will not likely be required, but the required site stormwater plan shall continue to apply Low Impact Development principles with the goals of mimicking the site's natural hydrology and preserving native vegetation on site to the maximum extent feasible.
8. Initial assessment is that there are no geologically hazardous areas mapped to the site. A landslide hazard and historic landslide area are mapped to the north of the project site. Applicant shall comply with BIMC 15.20.060.A(9) requiring that a geotechnical engineer evaluate all stormwater or infiltration facilities if they are located within 200' of a geologically hazardous area.
9. The site is not located within either the COBI water and sewer service areas and is currently being served for both water and sanitary sewer by independent providers or onsite facilities. Civil plans for phase II construction permits shall include full analysis of existing utility facilities and any additional utility layout plans/analysis prepared by a civil engineer licensed to practice in Washington State.
10. Cross connection control requirements as established by Washington Administrative code and implemented by local water service provider shall be satisfied during the building permit review/construction process.
11. Potential changes in Drainage Fixture Units and associated sanitary sewer connections and appurtenances shall be calculated, designed, reviewed, installed and inspected per applicable

Washington Administrative Code and state/local standards where applicable to ensure the proposed system does not exceed the capacity of the existing system.

12. Section 6 of the COBI Design and Construction Standards delineates the quantity and configuration requirements for industrial and commercial development access points to the public ROW. Land Use submittals shall demonstrate project (and future master site plan) compliance with these standards.

Please note that information provided in this letter reflects existing codes and standards, currently available information about the site and the nature of the immediate environs. Comments provided pursuant to preapplication review shall not be construed to relieve the applicant of conformance with all applicable fees, codes, policies, and standards in effect at the time of complete land use permit application. The comments on this proposal do not represent or guarantee approval of any project or permit. While covering as many of the Planning, Engineering, Building and Fire related aspects of the proposal as possible during this preliminary review, please be advised that subsequent review of any land use permit application may reveal issues not identified during this initial review.