

Olivia Sontag

From: Mike Michael
Sent: Thursday, November 8, 2018 12:07 PM
To: Olivia Sontag
Cc: Heather Wright; Peter Corelis
Subject: RE: Winslow Hotel Project

After reviewing the memo created by Janelle last year I don't see much in additional comments. This project is exempt from SAR due to having completed a PreApp between 1/1/17 and 8/30/17.

I don't believe that a TIA scopes needs to be part of the application on the 29th put they should know that under the revised BIMC 15.40 the applicant is responsible for contracting the TIA. They are required to get pre-approval of the scope of the TIA as well. Failure to complete this item could delay approvals.

To answer a couple of their questions from the meeting;

- Can they use onsite sewer and water facilities? The answer here is generally no... BIMC 13.08.050A clearly forbids the installation of an exempt well. BIMC 13.12.010 gives a bit more flex ability for a "green" wastewater system though. Part "D" in this section allows for "grey-water" disposal on site with the use of composting toilets and other conditions. It has been interpreted (and approved in a different case recently) that the use of a dual system meets the intent of this code section. A dual system, as previously approved on the Island, incorporates a typical septic system for treatment of the gray-water and a separate "black-water" (toilet flushing) system connected to the City sewer system.
- I read the preliminary parking study and think the methodology behind it is sound. As noted in Janelle's memo, a circulation study associated with the TIA will still be needed as part of the review of the ultimate project.

I would also suggest that as part of maximum LID implementation, that they consider permeable surfaces for less frequently used parking (as I mentioned in the meeting). Some of the newer products are very robust and could be used to create space that could blend and be used as overflow to the "court-yard" area depicted in their sketch when not needed for parking.

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From: Olivia Sontag
Sent: Thursday, November 8, 2018 10:52 AM
To: Mike Michael <mmichael@bainbridgewa.gov>
Cc: Heather Wright <hwright@bainbridgewa.gov>
Subject: RE: Winslow Hotel Project

Yes, I have prepared a preapplication summary letter as an addendum to the original letter sent in August 2017. My goal is to send this to the applicant tomorrow. If you want to paste the comments into a memo and send it to me, I'll attach it

to the letter. I've attached Janelle's original comments from August 2017. If any of her comments no longer apply, would you mind updating? In particular, please address the SAR requirements and the TIA scope (Peter will want to review the scope before they initiate the study and will also want to make sure they account for all of the other projects on Madison etc.). The applicant is scheduled to submit on November 29. Typically we require the applicant to have the SAR Recommendation letter and the TIA scope of work in order to submit the land use application. If they are unable to get these items together before November 29, should we delay the submittal?

Thanks!



OLIVIA SONTAG

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From: Mike Michael

Sent: Thursday, November 8, 2018 10:30 AM

To: Olivia Sontag <osontag@bainbridgewa.gov>

Cc: Heather Wright <hwright@bainbridgewa.gov>

Subject: Winslow Hotel Project

Sounds like you are putting together comments from our meeting Monday regarding the Winslow Hotel project. Did I hear that correct? Peter will likely be the reviewer when we get applications in but I have been working through their initial questions and do have a couple comments/reminders that we should provide them. How do you want to incorporate these?

Mike