



DEPARTMENT OF PUBLIC WORKS - ENGINEERING

MEMORANDUM

Date: June 5, 2019
To: Olivia Sontag, Planner, Planning and Comm. Development
From: Peter Corelis, P.E., Development Engineer
Subject: PLN50880 SPR – Winslow Hotel Site Plan Review

Project Description:

The proposal is to construct a 72,000 square-foot hotel with eighty-seven (87) rooms, restaurant, spa, and banquet rooms.

Recommendation for Approval:

I have completed a review of the above-referenced project materials first received by the City of Bainbridge Island on December 27, 2018. The site plan is recommended for **APPROVAL** based on the following findings and subject to the conditions.

1. The site plan conforms to regulations concerning drainage in BIMC 15.20 and 15.21;
2. The site plan 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 as conditioned;
3. The streets and pedestrian ways as proposed are adequate to accommodate anticipated traffic;
4. The site will rely on public water and sewer services. There is currently adequate capacity in the water and sewer system and those services can be made available at the site;
5. The site plan as conditioned conforms to the City of Bainbridge Island Design and Construction Standards and Specifications, “the Standards”;
6. The site plan and design is in conformance with the applicable portions of the comprehensive plan pertaining to streets, roads, and utilities, except as noted.

Recommended Conditions of Approval

General

1. Civil improvement plans, reports, and computations, prepared by a civil engineer registered in the State of Washington shall be submitted with the application(s) for a construction permit [building, grading, right-of-way (ROW), etc.] to the City for review and approval to construct all necessary infrastructure and utilities serving the site. Certificate of occupancy will not be issued for any building until all civil improvements are completed and finalized.
2. As-built civil construction plans stamped by a civil engineer shall be provided by the applicant prior to final.

Facilities Extension

3. A Developer Extension Agreement (DEA) shall be executed at the site or utilities construction permitting application phase for the construction of roads and utilities to be inspected and accepted by the City.
4. A right-of-way (ROW) construction permit will be required prior to any construction activities within the right-of-way in addition to completing the DEA and obtaining other necessary construction permits. The ROW permit will be subject to separate conditions and bonding requirements.
5. The project frontage shall be developed consistent with the street standard for an urban collector roadway in the Winslow Core per drawing DWG. 7-030. The frontage shall include:
 - A 5-foot wide ROW dedication along the full parcels' Winslow Way West frontage conveyed to the City by a Right of Way Deed prior to building final
 - A 6-foot wide bike lane (5 feet of asphalt and 1-foot gutter pan)
 - Concrete curb and gutter with an adjacent 3-foot planter strip
 - A minimum 5-foot wide concrete sidewalk
6. A public pedestrian easement shall be dedicated to the City for sidewalk improvements proposed outside of the future ROW boundaries prior to building final.
7. Building overhangs that extend into the ROW shall require an air space license agreement with the City prior to building final.

Access

8. The Traffic Impact Analysis prepared by Heath & Associates, dated April 2019, concluded that no safety concerns are identified with the three entrances as proposed on Winslow Way West. The additional entrances (service only entrance and shuttle entrance) are approved along with the two-way hotel parking lot entrance.

Utilities

9. On-site water and sewer main extensions shall include a utility easement granted to the City to the meters and/or backflow prevention devices, fire hydrants and building sewer cleanouts.
10. An 8-inch City sewer main has been extended to the southeast property corner. The main shall be extended approximately 300 feet north through and across the property along the eastern boundary to serve this and adjacent properties. The applicant may apply for a latecomer reimbursement agreement for future hookups to the facilities.
11. Restaurant drainage fixtures shall be plumbed to an appropriately sized grease trap interceptor prior to discharging to the City's sewer system.

Stormwater

12. A Stormwater Pollution Prevention Plan (SWPPP) prepared by a civil engineer licensed in the State of Washington is required prior to construction activities including clearing or grading or civil improvements for all phases of the project that complies with BIMC 15.20.
13. Pumping stormwater to a suitable conveyance system shall require failsafe redundancies to limit potential impacts to downstream properties, including a duplex pump system with backup power generation.
14. Discharging stormwater to the City's system shall be done so as to bypass existing water-quality structures in Winslow Way West. Additional structures or storm drain lines shall be installed as necessary to avoid impacting the existing structures.
15. Where the project discharges to the Winslow Way West storm drain system a downstream analysis shall be conducted to demonstrate that adequate capacity exists from the site to the main storm drain in Madison Avenue.
16. Disturbed project area totals approximately 1.8 acres. A sediment trap(s) per Department of Ecology BMP C240 shall be required where the total of on- and offsite contributing drainage area is less than 3 acres. Due to the constrained downstream storm drain system, a higher level of flow control protection is warranted. The sediment trap shall be designed with a storage capacity based on the 10-year peak flow of the developed site. Turbidity and pH control shall be required as necessary downstream of the sediment trap to achieve the performance standards of a State Stormwater General Construction Permit.
17. A final stormwater report shall be submitted with the building permit detailing compliance with all applicable minimum requirements as required by BIMC 15.20, prepared by a civil engineer licensed in the State of Washington.
18. Prior to building permit final, the applicant shall submit an operation and maintenance plan for the on-going maintenance of the on-site storm drainage systems.
19. All on-site stormwater facilities shall remain privately owned and maintained. The owner(s) shall be responsible for maintenance of the storm drainage facilities for this development following construction. Annual inspection and maintenance reports shall be provided to the City. A Declaration of Covenant for stormwater system operation and maintenance will be required to be recorded

before building final. The approved language for the Declaration of Covenant is found in BIMC Chapter 15.21, Exhibit A.

20. The hotel parking lots and drive aisles shall be constructed of permeable pavements and hardscaping consistent with the preliminary civil site plans submitted with the application. These on-site stormwater management Best Management Practices (BMPs) shall be subjected to the aforementioned facilities maintenance responsibilities of the owner.

Permitting

21. Application for a building permit shall require binding water and sewer availability letters from the City along with water meter sizing computations.
22. The proposed action(s), phased or concurrent, in their totality would result in more than one (1) acre of earth disturbance on the site and drain to waters of the State. A Construction Stormwater General Permit shall be obtained from the Washington State Department of Ecology and the site shall be monitored for discharge of pollutants and sediment to the wetlands and stream for the duration of the project. No land clearing or construction permits shall be issued prior to obtaining the State permit.