CITY OF
BAINBRIDGE ISLAND

PLANNING COMMISSION REGULAR MEETING
THURSDAY, NOVEMBER 14, 2024

BAINBRIDGE ISLAND CITY HALL
COUNCIL CHAMBERS
280 MADISON AVENUE N.
BAINBRIDGE ISLAND, WASHINGTON

AND

ZOOM WEBINAR
HTTPS://BAINBRIDGEWA.ZOOM.US/J/86561143070
OR TELEPHONE: US: +1 253 205 0468
WEBINAR ID: 865 6114 3070

AGENDA

1. **CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW - 6:00 PM**
We would like to begin by acknowledging that the land on which we gather is within the ancestral territory of the Suquamish, "People of Clear Salt Water." Expert fishermen, canoe builders and basket weavers, the Suquamish live in harmony with the lands and waterways along Washington's Central Salish Sea as they have for thousands of years. Here, the Suquamish live and protect the land and waters of their ancestors for future generations as promised by the Point Elliot Treaty of 1855.

2. **PLANNING COMMISSION MEETING MINUTES - 6:05 PM**
Review and approve meeting minutes.

Minutes 5 Minutes
PC Minutes 10242024 - Draft.pdf

3. **PUBLIC COMMENT - 6:10 PM**

Public Comment 10 Minutes
Instructions for Providing Public Comment at Hybrid Meetings 20240709.pdf

4. **PUBLIC PARTICIPATION MEETING - 6:20 PM**

(6:20 PM) Opal Ridge Long Subdivision Public Participation Meeting 20 Minutes
4-Step Design Process.pdf
Design for Bainbridge Subdivision Worksheet.pdf
Existing Site Plans.pdf

Photos.pdf
Project Narrative.pdf
Proposed Site Plans.pdf
Zoning Sumary.pdf
PLN52808_Opal Ridge Subdivision_Preapplication Conference Letter.pdf

5. **NEW BUSINESS - 6:40 PM**

(6:40) Review and Recommendation for PSE's Murden Cove Substation Upgrade 30 Minutes
PLN52612 Staff Report_Final.pdf
PSE Murden Cove Substation Site Plans.pdf
PSE Control House Elevations.pdf
PSE Murden Cove Substation_Landscape Plan.pdf
PSE Dead End Tower Elevations.pdf
PSE Murden Cove Narrative.pdf
PSE Typical Substation Lighting Details.pdf
PLN52612_SPR_Staff_Presentation_Final.pdf

(7:10 PM) Review and Recommendation for Helpline House Project 30 Minutes
Helpline House - Architectural Plan Set - REV 1 092624.pdf
Helpline House - Landscape Plans 052324.pdf
Helpline House - Outdoor Lighting Plan 052324.pdf
Helpline House - Site Plan - REV 1 092624.pdf
Helpline House - SPR 052224 - Project Narrative.pdf
Helpline House - Survey REV 011723.pdf

6. **PLANNING DIRECTOR'S REPORT - 7:40 PM**

7. **FOR THE GOOD OF THE ORDER - 7:45 PM**

8. **ADJOURNMENT - 7:50 PM**

GUIDING PRINCIPLES

Guiding Principle #1 - Preserve the special character of the Island, which includes downtown Winslow's small town atmosphere and function, historic buildings, extensive forested areas, meadows, farms, marine views and access, and scenic and winding roads supporting all forms of transportation.

Guiding Principle #2 - Manage the water resources of the Island to protect, restore and maintain their ecological and hydrological functions and to ensure clean and sufficient groundwater for future generations.

Guiding Principle #3 - Foster diversity with a holistic approach to meeting the needs of the Island and the human needs of its residents consistent with the stewardship of our finite environmental resources.

Guiding Principle #4 - Consider the costs and benefits to Island residents and property owners in making land use decisions.

Guiding Principle #5 - The use of land on the Island should be based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level.

Guiding Principle #6 - Nurture Bainbridge Island as a sustainable community by meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Guiding Principle #7 - Reduce greenhouse gas emissions and increase the Island's climate resilience.

Guiding Principle #8 - Support the Island's Guiding Principles and Policies through the City's organizational and operating budget decisions.

Planning Commission meetings are wheelchair accessible. Assisted listening devices are available in Council Chambers. If you require additional ADA accommodations, please contact the Planning & Community Development Department at (206) 780-3750 or pcd@bainbridgewa.gov by noon on the day preceding the meeting.

Public comment may be limited to allow time for the Commissioners to deliberate. To provide additional public comment, email your comment to pcd@bainbridgewa.gov or mail it to Planning and Community Development, 280 Madison Avenue North, Bainbridge Island, WA 98110.

CITY OF BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: November 14, 2024 **ESTIMATED TIME:** 5 Minutes

AGENDA ITEM: Minutes

AGENDA CATEGORY: Minutes **PROPOSED BY:** Renee Argetsinger

PREVIOUS PLANNING COMMISSION REVIEW DATE(S):

PREVIOUS COUCIL REVIEW DATE(S):

RECOMMENDED MOTION:
I move to approve the October 24, 2024, meeting minutes, as presented.

SUMMARY:

BACKGROUND:

ATTACHMENTS:

CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting
October 24, 2024

Meeting Minutes

1) CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW

Vice-Chair Sarah Blossom called the meeting to order at 6:03 PM and read the Land Acknowledgement. Present in chambers were Commissioners Sarah Blossom, Alex Preudhomme, Criss Garcia, Sean Sullivan, and Ben Deines. Excused were Commissioners Ariel Birtley and Peter Schaab. Council-Liaison Ashley Mathews was present in chambers. City staff present were Planning Manager HB Harper, Senior Planner Jennifer Sutton, Planner Auburn Lovett, and City Engineer Peter Corelis.

The agenda was accepted with one change, moving item #6: the Madison Avenue Noise Variance to follow the Public Participation meeting (PPM). A conflict of interest was noted by Commissioner Ben Deines who recused himself from the PPM. Vice-Chair Sarah Blossom said she would not be offering comments on the Public Participation Meeting – Bainbridge Island Senior Center, due to a potential conflict.

2) PLANNING COMMISSION MEETING MINUTES -

2.a Minutes
Cover Page
PC Minutes 10102024 - Draft.pdf
PC Minutes 09262024 - Draft.pdf
MOTION: I move to approve the October 10, 2024, meeting minutes as presented.
Garcia/Preudhomme – The motion passed unanimously. Commissioner Blossom abstained.

MOTION: I move to approve the September 26, 2024, meeting minutes as presented.
Sullivan/Preudhomme – The motion passed unanimously. Commissioner Garcia abstained.

3) PUBLIC COMMENT -

3.a Public Comment
Cover Page
Instructions for Providing Public Comment at Hybrid Meetings 20240709.pdf
No comments made.

4) PUBLIC PARTICIPATION MEETING -

4.a Bainbridge Island Senior Center Public Participation Meeting

DRAFT

Cover Page
BISCC DRB #1 Drawings 09-24-2024.pdf
BISCC Site Plan (1).pdf
BISCC Project Narrative_7-22-24.pdf
Planner Auburn Lovett introduced the project and the project architect Charlie Wenzlau, who provided further information regarding the project. Executive Director Reed Price provided more details regarding the project and services the center provides to the community.

Public Speaker - received comments from Mr. David Henry.

Vice Chair Sarah Blossom closed the Public Participation Meeting at 6:47 pm.

6) NEW BUSINESS -

6.a Madison Avenue Paving and Raised Crosswalk Noise Variance
Cover Page
Madison Avenue Bundled Paving and Raised Crosswalk Noise Variance Site Plan.pdf
Madison Avenue Bundled Paving and Raised Crosswalk Noise Variance Application.pdf
Peter Corelis presented on the Madison Ave Paving & Raised Crosswalk Noise Variance providing an update on the project in addition to the noise variance for the paving, now adding Crosswalk.

MOTION: I move to approve the noise variance for the Madison Avenue paving and raised crosswalk for the period November 4 to November 30, 2024.
Garcia/Deines - The motion passed unanimously.

5) UNFINISHED BUSINESS -

5.a Discuss comprehensive plan update, specific plan elements and Winslow Subarea Plan alternatives.
Cover Page
COBI Senior Planner Jennifer Sutton presented on the Comprehensive Plan/Draft Environmental Impact Statement (DEIS) in the Winslow area.
Discussion Only.

7) PLANNING DIRECTOR'S REPORT -

Planning Manager HB Harper provided status on the tabulation of DEIS comments from the public.

8) FOR THE GOOD OF THE ORDER -

Vice-Chair Sarah Blossom related from Chair Ariel Birtley a request to set up a Comp Plan/DEIS study session.

Counsel Liaison Ashley Mathews suggested a November 5, 2024, date for a joint City Council/Planning Commission study session and said she would inquire about it and follow up.

9) ADJOURNMENT

Vice-Chair Sarah Blossom adjourned the meeting at 8:12 pm.

DRAFT

CITY OF BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: November 14, 2024 **ESTIMATED TIME:** 10 Minutes

AGENDA ITEM: Public Comment

AGENDA CATEGORY: Discussion **PROPOSED BY:** Renee Argetsinger

PREVIOUS PLANNING COMMISSION REVIEW DATE(S):

PREVIOUS COUCIL REVIEW DATE(S):

RECOMMENDED MOTION:
Instructions for Providing Public Comment.

SUMMARY:

BACKGROUND:

ATTACHMENTS:

CITY OF
BAINBRIDGE ISLAND

PLANNING AND COMMUNITY DEVELOPMENT

Members of the public are encouraged to submit written public comment to the Planning Commission at any time by emailing Commissioners directly or sending comments to pcd@bainbridgewa.gov and City staff will forward your comment directly to Planning Commissioners on your behalf. Members of the public who wish to provide public comment may attend the meeting in Council Chambers or may participate remotely by following the instructions outlined below. If you are attending in-person, please sign up to speak on the sign-in sheet by the Chamber doors. The Chair or Acting Chair will call the people signed up on the sign-in sheet in Council Chambers first, and speakers will have three minutes to speak from the podium. Following the in-person comment, people who have notified the City in advance will be called on next, provided that the remote commenter displays their true name and has their camera turned on to show their true uncovered face while delivering their comments. A timer on the screen will indicate when 3 minutes have elapsed. Guidelines for public comment are also attached.

Instructions for Providing Public Comment Remotely

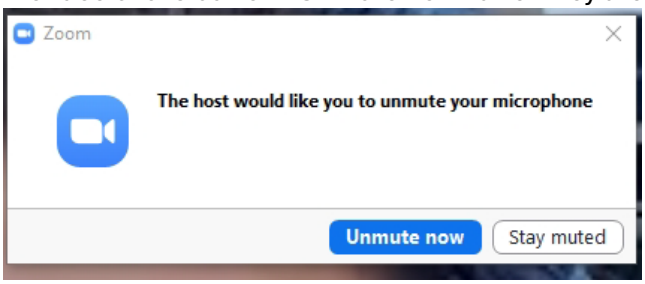
1. Contact the City at cityadmin@brainbridgewa.gov no later than Noon of the day of the meeting. State which meeting you would like to make a public comment and provide your true name. **IMPORTANT:** No remote public comments will be accepted without first registering at the email address above.

2. Join the Zoom webinar by following the link posted on the agenda and on the City calendar. Sign into Zoom. You will need to enter and display your true name on Zoom and your camera needs to be enabled to show your true uncovered face while delivering comments.

3. The Chair will indicate when it is time for public comment.

4. Attendee indicates desire to speak by clicking on "Raise Hand" option at the bottom of the screen. If you are calling in by phone and would like to make a comment, *6 mute/unmute *9 raise/lower hand to be called on to speak.

5. Attendee clicks button “Unmute now” after they are called to speak by the Chair.



6. Attendee will appear on screen with other panelists.

7. Attendee provides comment.

8. A timer on the screen will track your time.

9. Stop speaking when the timer reaches the 3-minute mark.

10. Attendee is returned to attendee group, and microphone is muted.

11. Public comment is simply received by the Planning Commission, with no response.

Guidelines for Public Comment

These guidelines were established for and approved by the City Council and apply to all advisory boards, committees and commissions of the City Council.

Excerpts from the Governance Manual regarding public comment:

5.6 Respect and Decorum

It is the duty of the Presiding Officer and Councilmembers to maintain dignity and respect for their offices, City staff, and the public. While the Council is in session, the Councilmembers shall preserve civility, order and decorum. No member of the public shall, by conversation or otherwise, delay, disrupt, or interrupt the proceedings of the Council, nor engage in any of the prohibited behavior described below. Councilmembers and the public shall obey the proper orders of the Presiding Officer of the meeting.

5.6.1 Orderly Behavior and Civility in Remarks

Any person disrupting the business of the Council, either while addressing the Council or attending the proceedings, shall be asked to leave, or be removed from the meeting. Continued disruptions may result in a point of order by the Presiding Officer or a Councilmember pursuant to the Council’s parliamentary rules, or a recess, forced removal, or adjournment as described elsewhere in this manual. Disruptive behavior includes, but is not limited to, the following:

a) Speaking without being recognized by the Presiding Officer.

b) Continuing to speak after the allotted time has expired.

c) Speaking on an item at a time not designated for discussion by the public of that item, such as speaking on a quasi-judicial item at a time other than during a public hearing or closed record proceeding on the matter.

d) Throwing objects.

e) Speaking on an issue that is not a public topic, in violation of Section 9.12.2.

f) Speaking in favor of or in opposition to a ballot proposition or a candidate for public office, provided, that public comment is allowed when the City Council is considering taking a collective position in favor of or in opposition to a ballot proposition as authorized in RCW 42.17A.555.

g) Impersonating a City Councilmember or a member of the City staff.

h) Shouting or otherwise engaging in loud or boisterous behavior.

i) Continuing to make repetitive remarks after being requested not to do so by the Presiding Officer or a majority of the City Council.

j) Attempting to engage the audience rather than the Council, e.g., asking audience members to stand, clap, boo or otherwise express collective support or opposition to any matter.

k) Booing, hissing, or otherwise disrupting the comments of another speaker.

l) Using racial slurs or other slurs directed at the color, creed, religion, ancestry, gender, sexual orientation, gender expression or identity, national origin, citizenship or immigration status, or mental, physical, or sensory disability of any individual or group, under circumstances where such words constitute "fighting words" under constitutional law.

m) Refusing to modify conduct after being advised by the Presiding Officer that the conduct is disrupting the meeting or disobeying any other lawful order of the Presiding Officer or a majority of the City Council.

5.6.2 Permission Required to Address the Council

Persons other than Councilmembers and Administration shall be permitted to address the Council only upon recognition and introduction by the Presiding Officer of the meeting.

9.12.2 Subjects – Whether or Not on the Current Agenda

Public comments received during the public comment period may be on any public topic, whether or not on the agenda, but a comment on the subject that is covered by a public hearing at that meeting must be made during the period of the public hearing. All public comments shall be made consistent with Section 5.6.

9.12.3 Use of Microphones

Comments shall be made directly into the microphone, as it is necessary for the public record and for the audience to hear all proceedings. No comments shall be made from any other location.

CITY OF BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: November 14, 2024 **ESTIMATED TIME:** 20 Minutes

AGENDA ITEM: (6:20 PM) Opal Ridge Long Subdivision Public Participation Meeting

AGENDA CATEGORY: Discussion **PROPOSED BY:** Jo Mendenhall

PREVIOUS PLANNING COMMISSION REVIEW DATE(S):

PREVIOUS COUCIL REVIEW DATE(S):

RECOMMENDED MOTION:
Presentation and Discussion

SUMMARY:
This Public Participation Meeting (PPM) is for a nine lot subdivision at 7682 NE Opal Ridge Ln. The PPM is required as part of the preapplication stage for a preliminary long subdivision per BIMC 2.16.125. The project requires two additional meetings with the Design Review Board prior to submitting for the preliminary long subdivision and will return to the Planning Commission for review and recommendation once the application is submitted.

BACKGROUND: Applicant is proposing subdividing 7682 NE Opal Ridge Ln (parcel # 332502-2-015-2005) into nine, 1-acre, single family lots. This is an undeveloped 21.34 acre property in zoning district R-0.4. A preapplication conference was held July 9, 2024 and the project's conceptual Design Review Board meeting was held October 7, 2024. This project requires a preliminary long subdivision per BIMC 2.16.125 and is subject to the subdivision standards under BIMC 17.12 and SEPA review.

ATTACHMENTS:

J O H N S O N S Q U A R E D

595 Madison Ave N, Suite 200
Bainbridge Island, WA 98110

T 206.842.9993
F 206.842.9666
www.johnsonsquared.com

Opal Ridge Long Subdivision

4-Step Design Process

1.) Delineate Natural Area (See *Existing Site Plan*, *Conceptual Site Analysis*, and *Natural Area Site Plan* for reference)

Our approach to delineating the natural area involved (1) locating and protecting primary natural areas, (2) concentrating the remaining natural area in large, consolidated areas that connected to adjacent off-site open space and wildlife corridors, and (3) protecting existing trails. We first determined there were moderate slopes and erosion hazard areas toward the eastern most property boundary and delineated these as primary natural areas per BIMC 17.12.050.2.A. We then delineated the perimeter of the site as secondary natural area and connected it to adjacent open spaces and undeveloped land. By locating the natural area along the perimeter of the site, we are creating large, consolidated wildlife corridors with a low perimeter-to-area ratio. We also delineated 100'-0' of the western property toward natural area to minimize the disturbance around Gazzam Lake Preserve. We then delineated the existing pedestrian trails and the surrounding mature vegetation as secondary natural area to protect them from future development. We also intend to dedicate an easement to the Park District which will connect the existing trails to nearby ones in the Gazzam Lake Preserve and create a larger trail network for the neighboring community to enjoy.

2.) Locate Homesites & Community Space (See *Proposed Site Plan, Conceptual Site Design*, and *Typ. Homesite* for reference)

Per BIMC Table 17.12.060-1, we are not required to cluster homesites because we are meeting maximum natural area requirements. Since we are not required to cluster homesites, we chose to space the homesites out and stagger them along the existing roadbed. By staggering the homesites along the existing roadbed, we oriented them toward existing native vegetation and created a sense of privacy characteristic of R-0.4 zoning. We also configured the homesites toward the south to maximize winter sun exposure allowing for maximum solar exposure and passive solar heating.

Per BIMC Table 17.12.070-1, we are not required to provide community space because we are meeting natural area requirements. However, we intend to provide a community space where a pickleball court, misc. sports-court, or another community-oriented amenity can be erected. As mentioned earlier, we also intend to dedicate a trail easement to the Park District which will connect existing trails on site to nearby trails in the Gazzam Lake Preserve and create a larger trail network for the community to share and enjoy.

3.) Define Access (See *Existing Site Plan*, *Conceptual Site Analysis*, *Conceptual Site Design*, and *Proposed Site Plan* for reference)

We located the proposed access road along the existing roadbed to minimize site disturbance and preserve existing native vegetation.

4.) Draw Lot Lines (See *Proposed Site Plan* for reference)

After designating the natural area, locating homesites, and defining the site access, we drew the lot lines in a way that met minimum lot size requirements and ensured each lot was similar in size and orientation. The lot lines were drawn so each lot was a minimum of 1-acre plus, and each homesite was in the middle of the lot and furthest away from neighboring property boundaries.

PROJECT:
Opal Ridge Long Subdivision
PROJECT ADDRESS or PARCEL:
7682 NE Opal Ridge Ln Bainbridge Island, WA 98110
33250220152005
DATE:
May 15, 2024
PROJECT PLANNER:
Design Review Board Meeting Dates:

4-STEP DESIGN PROCESS

17.12.030 Four-step design process. SHARE

The city's approach to planning for subdivisions requires a four-step process that gives the highest priority to identification and conservation of existing natural site features. This process reverses the conventional site planning approach, which typically begins by laying out the streets, lot lines and building footprints. Instead of first identifying the areas to be cleared for development, the design process begins by analyzing on-site resources and the site's relationship to surrounding properties, in order to identify what resources are most worthy of preservation and what areas can best accommodate development.

This design process is required for all residential subdivisions. The process is further defined in BIMC 2.16.125.D; it consists of four steps: (A) delineate natural area; (B) locate homesites and community space; (C) define access; and (D) draw lot lines. (Ord. 2019-03 § 5 (Exh. A), 2019)

4-Step Design Process Complete:

Yes: ☐ No: ☐ Not Applicable: ☐

Chapter 3
CONTEXT ANALYSIS

C1 ANALYZE NATURAL SYSTEMS
C2 IDENTIFY THE EXTENT AND VALUE OF WILDLIFE HABITAT AND CORRIDORS
C3 ASSESS UNIQUE AND PROMINENT FEATURES
C4 CONSIDER THE DEFINING ATTRIBUTES OF THE BUILT ENVIRONMENT
C5 ANALYZE SYSTEMS OF MOVEMENT AND ACCESS
C6 STUDY HOW THE SITE RELATES TO AND CAN CONTRIBUTE TO THE PUBLIC REALM

	Met	Does Not Meet	Not Applicable
C1	☐	☐	☐
C2	☐	☐	☐
C3	☐	☐	☐
C4	☐	☐	☐
C5	☐	☐	☐
C6	☐	☐	☐

If marked Does Not Meet, additional information required:

Chapter 5
STREET TYPES AND FRONTAGES

Street Types	**Check all that apply**
State Route	☐
Main Street	☐
Neighborhood Main Street	☐
Neighborhood Mixed Use	☐
Mixed Use Arterial	☐
Rural by Design	☐
Green Street	☐
Rural Green Street	☒
Frontage Types	**Check all that apply**
Linear / Storefront	☐
Landscape	☒
Plaza	☐
Forecourt	☐
Stoop / Terrace	☐
Vegetated Buffer	☐
Parking	☐

Applicant Response – Street Types and Frontages:
Per Design for Bainbridge, our design will follow the rural green street guidelines that are intened to serve as a model for interior streets as part of subdivisions in non-urban residential districts. We plan to meet these guildines by minimizing impervious cover, mitigating erosion with native vegetation, directing runoff into landscaped areas (such as bioretention ponds), integrating stormwater infiltration and retention into landscaping, creating a comfortable walking environment with lower traffic speeds, and using existing native vegetation to transpire water and mitigate heat island effects. We plan on using a 10 ft. - 20 ft. landscape frontage along the street to help achieve these design guidelines.

DRB Discussion – Street Types and Frontages:

DRB Findings – Street Types and Frontages:

	Met	Does Not Meet	Not Applicable
Street Types	☐	☐	☐
Frontages	☐	☐	☐

Chapter 6
SUBDIVISION GUIDELINES

ISLAND CHARACTER: PRESERVE AND MAINTAIN ISLAND CHARACTER

Applicant Response – Island Character:
We intend to preserve and maintain island character through meeting the maximum natural area requirements as well as dedicating 65% of the site toward aquifer recharge, thus limiting our development and preserving significant amounts of native vegetation.

DRB Discussion – Island Character:

DRB Findings – Island Character:

Met	Does Not Meet	Not Applicable
☐	☐	☐

NEIGHBORHOOD CONTEXT: REFLECT AND/OR ENHANCE THE CONTEXT PROVIDED BY EXISTING ROADWAY CHARACTER AND NEIGHBORING PROPERTIES

Applicant Response – Neighborhood Context:
We intend to reflect the context of the surrounding neighborhood by designing a site that shares characteristics associated with R-0.4 zoning. Per BIMC 18.06.020.A, the purpose of the R-0.4 zone is to provide low-density housing in an environment with special Island character consistent with other land uses, such as agriculture and forestry, and the preservation of natural systems and open space. We plan on reflecting this purpose through the preservation and configuration of the designated natural area. The natural area will be concentrated in large, consolidated areas, connected to adjacent off-site open space areas, designated wildlife corridors and trails, and critical areas. The natural area will be designed to preserve views from off site of the subject property. The natural area will be delineated with a low perimeter-to-area ratio. The natural area will have a minimum width of 50 feet outside of perimeter buffers. We also plan on using a 10 ft. - 20 ft. landscape frontage along the access road that will be planted with native vegetation. We also intend to provide a practical and pleasant network of multi-modal circulation by dedicating a trail easement to the Park District which will connect exisiting trails on site to nearby trails in the Gazzam Lake Preserve in an effort to create a larger trail network for the neighboring community to enjoy.

DRB Discussion – Neighborhood Context:

DRB Findings – Neighborhood Context:

Met	Does Not Meet	Not Applicable
☐	☐	☐

NATURAL AREA: INCORPORATE FORESTED AND/OR OTHER NATURAL AREAS INTO SITE DESIGN IN SUCH A WAY THAT ECOLOGICAL AND AESTHETIC INTEGRITY, QUALITIES, AND VALUES ARE PRESERVED OR RESTORED

Applicant Response – Natural Area:
We intend to incorporate natural areas into the site design in such a way that ecological integrity, values, and qualities are preserved through the preservation of scenic views, mature trees and shrubs, wildife corridors, greenways/trails, mature vegetation, and ridgelines. We plan on configuring the natural area to promote interconnected open space and undeveloped areas on and off the site. We also plan on protecting on-site critical areas by configuring homesites furthest moderate slopes and erosion hazard areas.

DRB Discussion – Natural Area:

DRB Findings – Natural Area:

Met	Does Not Meet	Not Applicable
☐	☐	☐

NATURAL SITE CONDITIONS: PRESERVE AND INTEGRATE EXISTING NATURAL SITE PATTERNS AND FEATURES THROUGHOUT THE SITE

Applicant Response – Natural Site Conditions:
We intend to preserve and integrate existing natural site patterns by placing homesites away from on-site critical areas, placing homesites on low sloping topography, locating the main access road along an existing road bed, developing the site in a way that doesn't interfere with the natural flow of stormwater, and orienting homesites and roadways longitudanally in order to create a low perimeter-to-area ratio of existing vegetation.

DRB Discussion – Natural Site Conditions:

DRB Findings – Natural Site Conditions:

Met	Does Not Meet	Not Applicable
☐	☐	☐

HISTORIC AND CULTURAL RESOURCES: PRESERVE IMPORTANT HISTORIC AND CULTURAL RESOURCES

Applicant Response – Historical and Cultural Resources:
Not Applicable

DRB Discussion – Historical and Cultural Resources:

DRB Findings – Historical and Cultural Resources:

Met	Does Not Meet	Not Applicable
☐	☐	☐

STORMWATER: INTEGRATE STORMWATER FACILITIES IN SITE DESIGN WITH EMPHASIS ON INFILTRATION AND DISPERSION PRACTICES

Applicant Response – Stormwater:
We intend to integrate stormwater facilities in site design through utilizing existing drainage patterns, using low impact development practices such as infiltration trenches and bioretention ponds, designing bioretention ponds to have a natural appearance and layout that doesn't intefere with the existing vegetation, including shallow side slopes, curvilinear configuration, and the use of native vegetation.

DRB Discussion – Stormwater:

DRB Findings – Stormwater:

Met	Does Not Meet	Not Applicable
☐	☐	☐

SEPTIC SYSTEMS: MINIMIZE IMPACT OF SEPTIC FACILITIES

Applicant Response – Septic Systems:
We intend to minimize the impact of septic facilities by locating on-site septic facilities in a way that minimizes site disturbance and native vegetation removal.

DRB Discussion – Septic Systems:

DRB Findings – Septic Systems:

Met	Does Not Meet	Not Applicable
☐	☐	☐

WATER CONSERVATION: PROTECT THE ISLAND'S FINITE GROUNDWATER RESOURCES AND ADAPT TO THE IMPACTS OF A CHANGING CLIMATES

Applicant Response – Water Conservation:
We intend to protect the island's finite groundwater resources and adapt to the impacts of climate change through dedicating 65% of the site toward aquifer recharge, as well as using a 10 ft. - 20 ft. landscape frontage along the access road that will help infiltrate stormwater runoff created by new impervious surfaces.

DRB Discussion – Water Conservation:

DRB Findings – Water Conservation:

Met	Does Not Meet	Not Applicable
☐	☐	☐

COMMUNITY SPACE: PROMOTE A SHARED SENSE OF COMMUNITY

Applicant Response – Community Space:
We are exempt from a required community space (since we are meeting the maximum natural area requirements); however, we still intend to provide community space where a pickleball-court, misc. sport-court, or other community oriented amenity can be erected. We also intend to provide a practical and pleasant network of multi-modal circulation by dedicating a trail easement to the Park District which will connect exisiting trails on site to nearby trails in the Gazzam Lake Preserve in an effort to create a larger trail network for the community to share and enjoy.

DRB Discussion – Community Space:

DRB Findings – Community Space:

Met	Does Not Meet	Not Applicable
☐	☐	☐

CLUSTER HOMESITES: PROMOTE INTERACTION WITHIN THE COMMUNITY AND FACILITATE THE EFFICIENT USE OF LAND BY REDUCING DISTURBED AREAS, IMPERVIOUS SURFACES, UTILITY EXTENSIONS AND ROADWAYS

Applicant Response – Cluster Homesites:
Not applicable since maximum natural area requirements are being met.

DRB Discussion – Cluster Homesites:

DRB Findings – Cluster Homesites:

Met	Does Not Meet	Not Applicable
☐	☐	☐

SOLAR ACCESS: PROVIDE SOLAR ACCESS FOR WELL BEING AND ENERGY PRODUCTION

Applicant Response – Solar Access:
We intend to provide solar access for well being and energy production by orienting the access road and homesites parallel to southern exposure allowing for passive and active solar access.

DRB Discussion – Solar Access:

DRB Findings – Solar Access:

Met	Does Not Meet	Not Applicable
☐	☐	☐

ACCESS AND CIRCULATION: PROVIDE A PRACTICAL AND PLEASANT NETWORK OF MULTI-MODAL CIRCULATION

Applicant Response – Access and Circulation:
We intend to provide a practical and pleasant network of multi-modal circulation by dedicating a trail easement to the Park District which will connect exisiting trails on site to nearby trails in the Gazzam Lake Preserve in an effort to create a larger trail network for the neighboring community to enjoy.

DRB Discussion – Access and Circulation:

DRB Findings – Access and Circulation:

Met	Does Not Meet	Not Applicable
☐	☐	☐

MOTOR VEHICLES: MINIMIZE THE PROMINENCE OF MOTOR VEHICLE USE AND STORAGE

Applicant Response – Motor Vehicles:
We intend to minimize the prominence of motor vehicle use and storage by designing for minimum road widths and curving the access road in an attempt to mimic the effectiveness of chicanes. We also intend for private garages to either be accessible from the side or rear, or set back from the most front-facing exterior wall of habitable space a minimum of 5'-0".

DRB Discussion – Motor Vehicles:

DRB Findings – Motor Vehicles:

Met	Does Not Meet	Not Applicable
☐	☐	☐

HOMESITE DESIGN: CONFIGURE BUILDING FOOTPRINTS AND ALLOWED USES EFFICIENTLY WITHIN A HOMESITE

Applicant Response – Homesite Design:
We intend to configure building footprints and allowed uses south to maximize winter sun exposure allowing for passive solar heating.

DRB Discussion – Homesite Design:

DRB Findings – Homesite Design:

Met	Does Not Meet	Not Applicable
☐	☐	☐

DIVERSITY IN HOUSE DESIGN: PROVIDE A RANGE OF HOME SIZES AND DESIGNS TO ACHIEVE DIVERSITY IN VISUAL APPEARANCE AND AFFORDABILITY

Applicant Response – Diversity in House Design:
We intend to achieve diversity in visual appearance and affordability through employing design methods such as building modulation, varying secondary building forms (covered porches, dormers, window bays, and awnings), varying exterior materials, and designing unqiue floor plan options of various sizes. Per Departure Request #2, we also intend to design each home on a case-by-case basis. Each home will be tailored to the prospective homeowner's specific needs and preferences to ensure each design is truly unique.

DRB Discussion – Diversity in House Design:

DRB Findings – Diversity in House Design:

Met	Does Not Meet	Not Applicable
☐	☐	☐

FACING PUBLIC STREETS: REINFORCE NEIGHBORLINESS OF HOMES ALONG A PUBLIC STREET

Applicant Response – Facing Public Streets:
We intend to reinforce neighborliness of homes along the access road by orienting the main entry toward the street and avoiding the use of solid walls and fences. Garages will also be either accessed from the side/rear or be setback a minimum of 5 feet the most front-facing exterior wall.

DRB Discussion – Facing Public Streets:

DRB Findings – Facing Public Streets:

Met	Does Not Meet	Not Applicable
☐	☐	☐

This project is recommended for:

Approval: ☐

Approval with the following conditions: ☐

Denial with the following deficiencies: ☐

SIGNATURE: _____ **DATE**:
Chair, Design Review Board

CONCEPTUAL SITE ANALYSIS

N.T.S

BI. DISPOSAL

GAZZAM LAKE PRESERVE

UNDEVELOPED LAND

TRAIL CONTINUES INTO GAZZAM LAKE

EXISTING TRAIL, TYP.

MATURE TREES + SHRUBS

EXISTING ROAD BED

SFR

GRAVEL DRIVE

OPAL RIDGE LN

UND. LAND

PREVAILING WIND

N

EXISTING SITE PLAN

SCALE : 1" = 100'-0"

NORTH

R-0.4

R-1

MODERATE SLOPE (15%-40%) PER BI CRITICAL AREAS MAP

EROSION HAZARD AREA PER BI CRITICAL AREAS MAP

595 Madison Ave N.
Bainbridge Island
Washington 98110
T. 206.842.9993
F. 206.842.9666
www.johnsonsquared.com

JOHNSON SQUARED
ARCHITECTURE + PLANNING

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Drawn By JC
Date AUG 2024

Checked By DJ
Date AUG 2024

Approved For Owner By and Date

Revisions
No. By Date Description

Project: No: 23-882
OPAL RIDGE LONG SUBDIVISION
7682 NE OPAL RIDGE LN
BAINBRIDGE ISLAND WA 98110

Owner:
JPI-KITSAP LLC
4719 LYNWOOD CENTER RD
SUITE 1A
BAINBRIDGE ISLAND, WA 98110

Scale: 1" = 100'-0" U.N.O.

Sheet Title: EXISTING SITE PLAN

Sheet No: A-1.1

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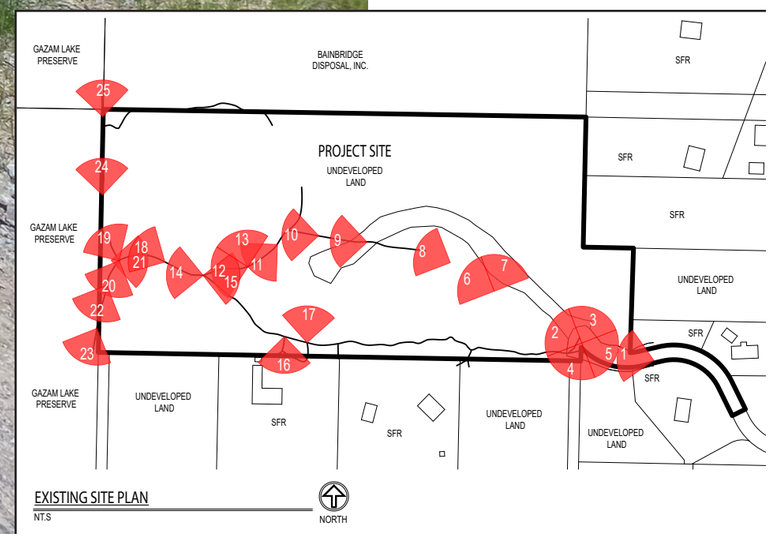
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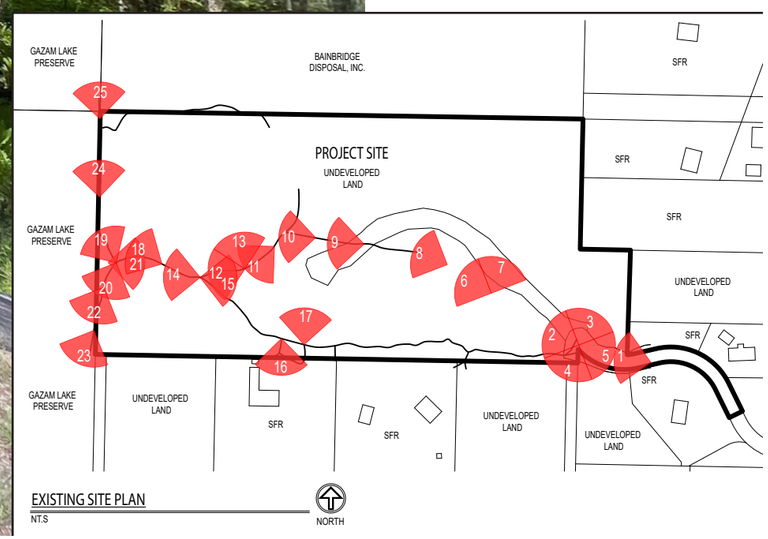

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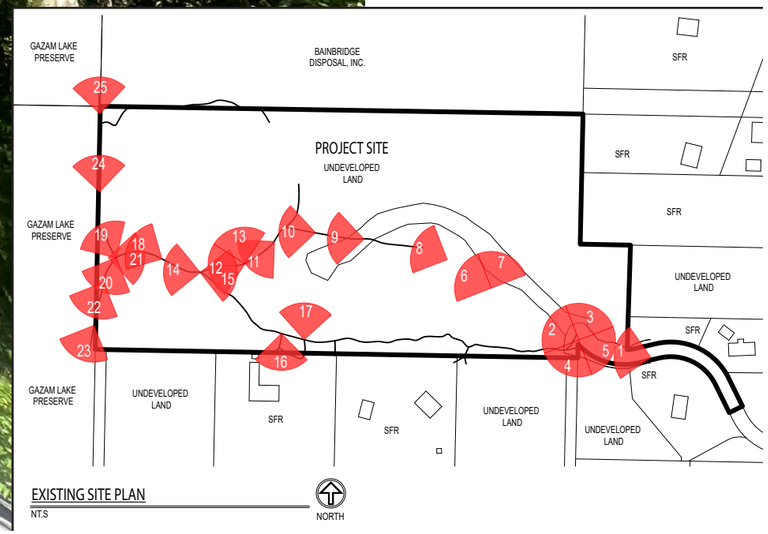

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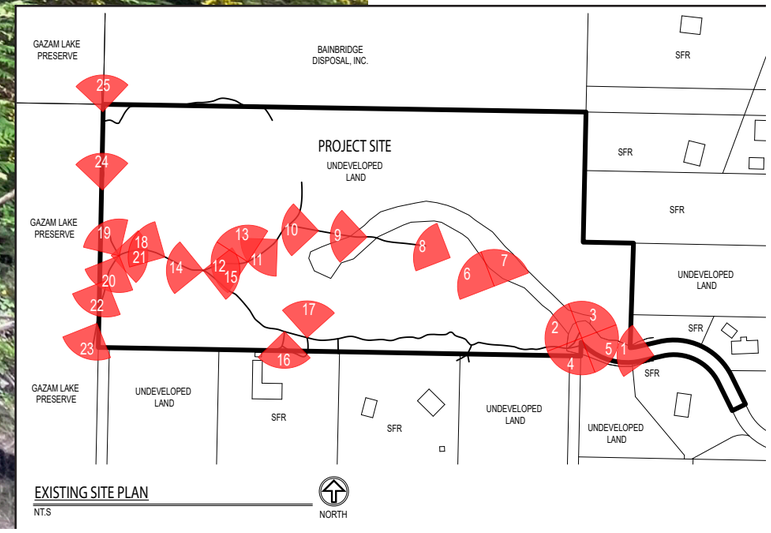
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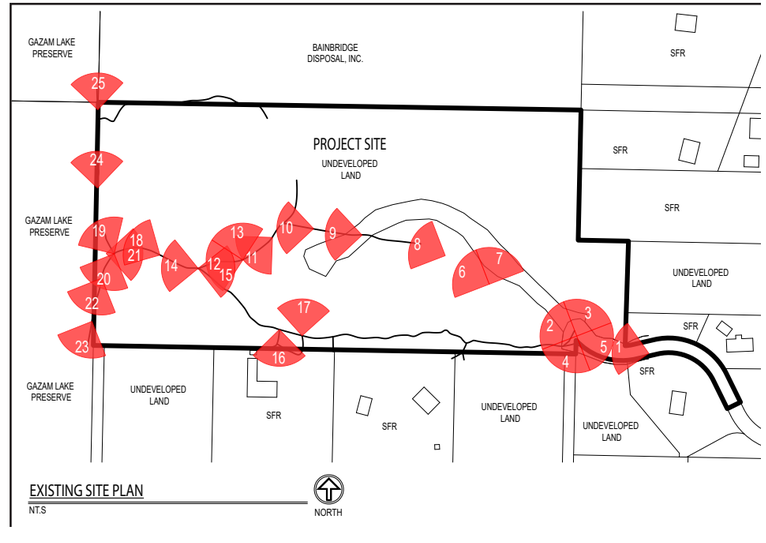
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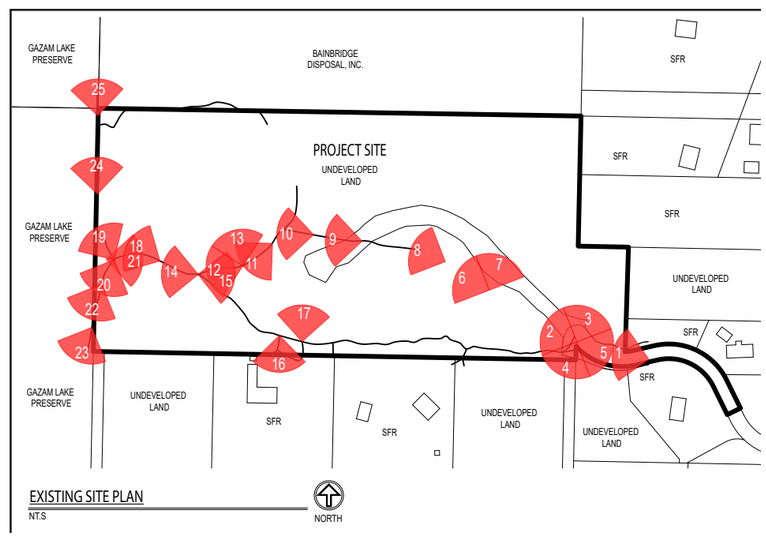
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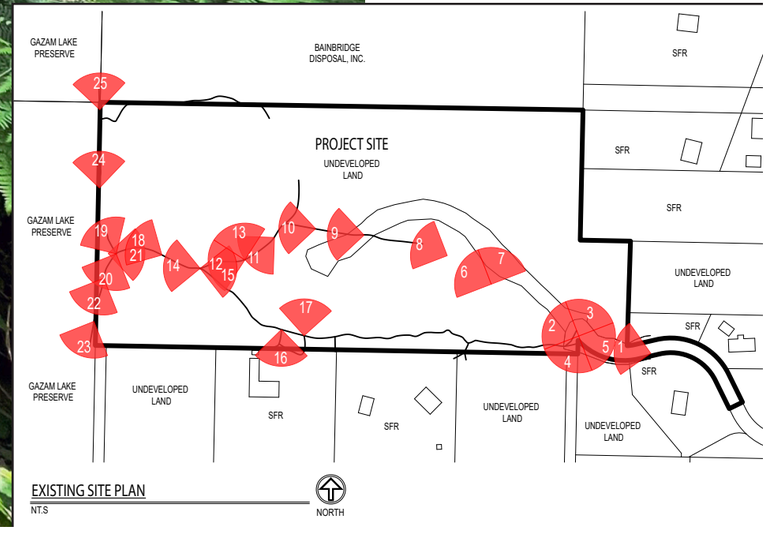

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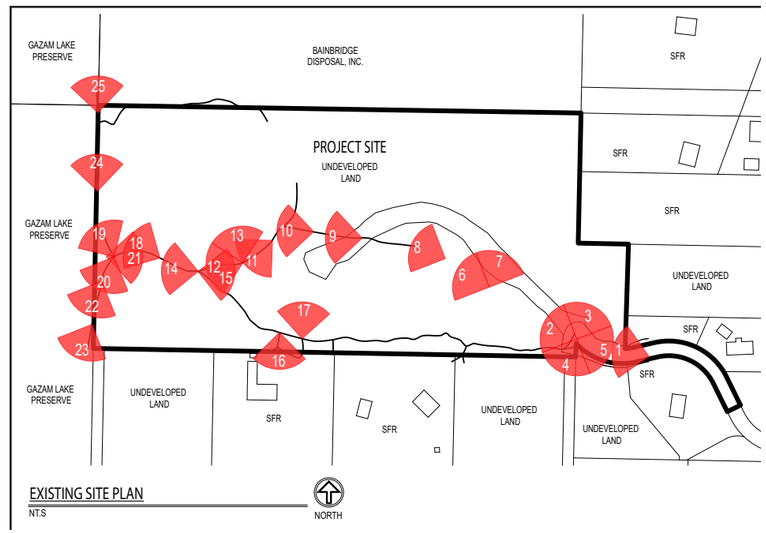
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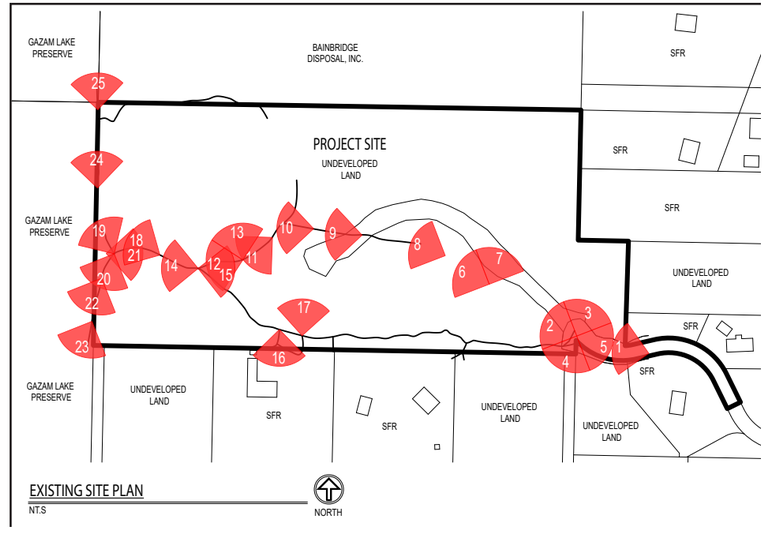
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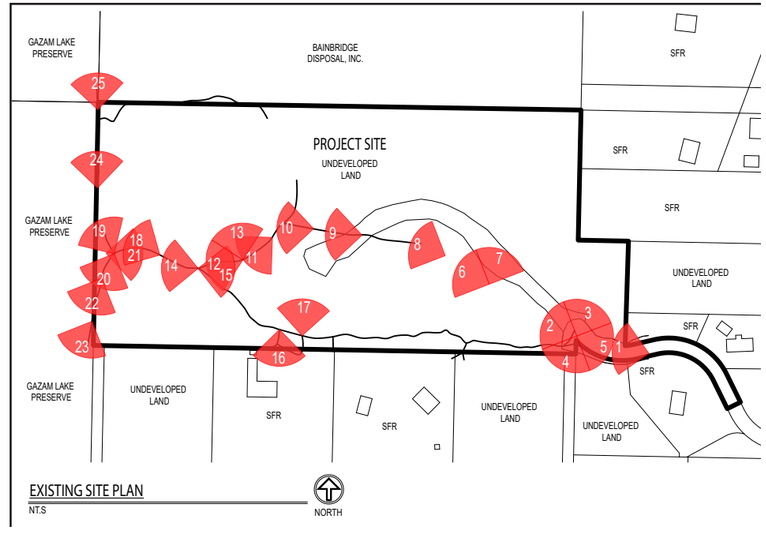
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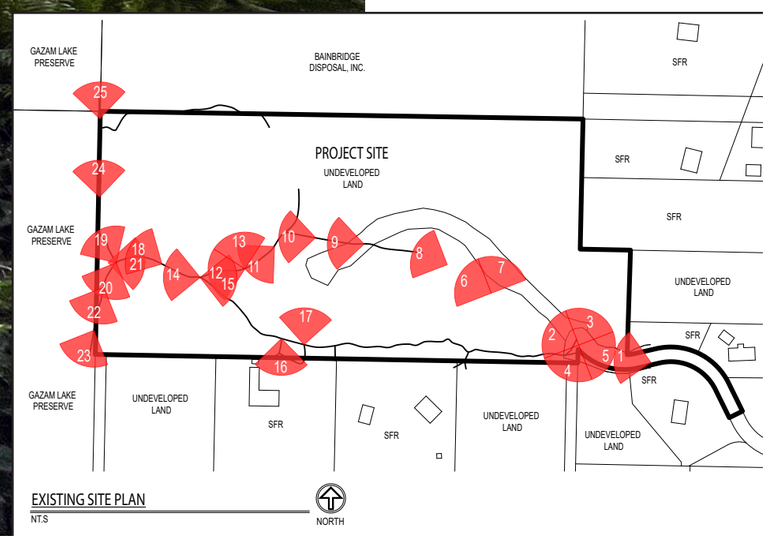
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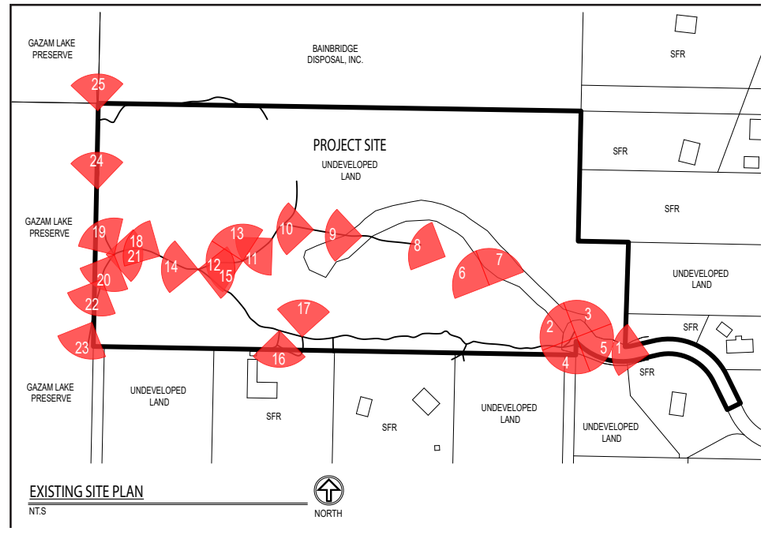
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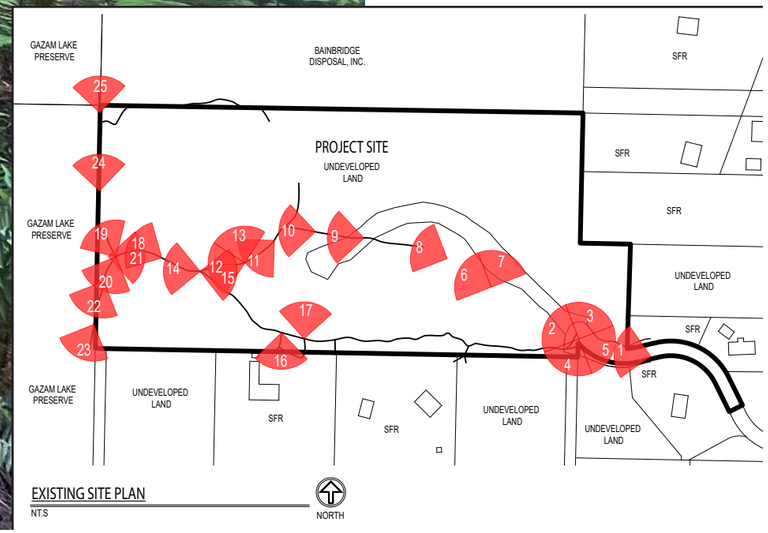
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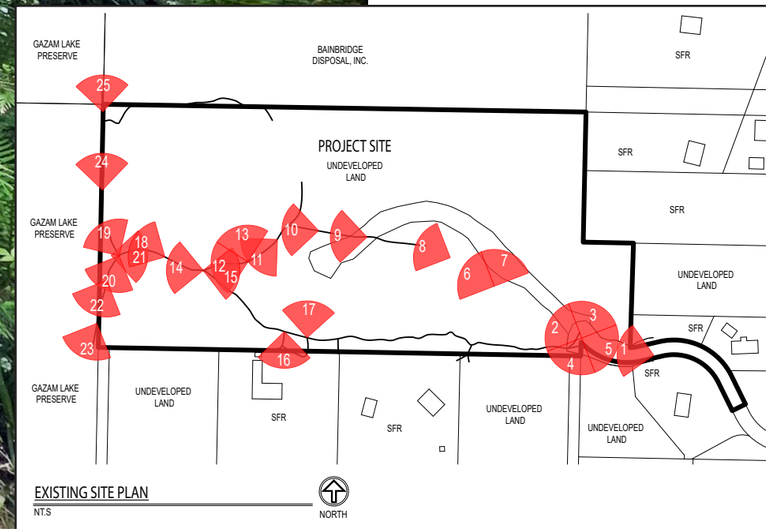

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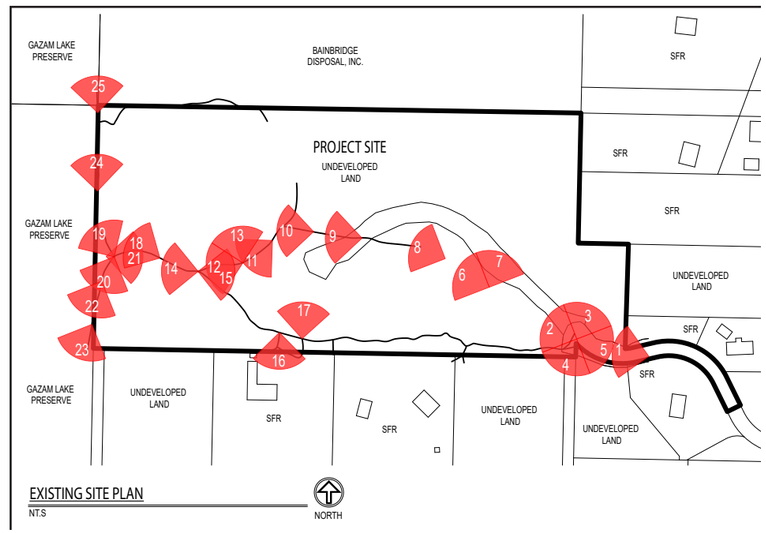
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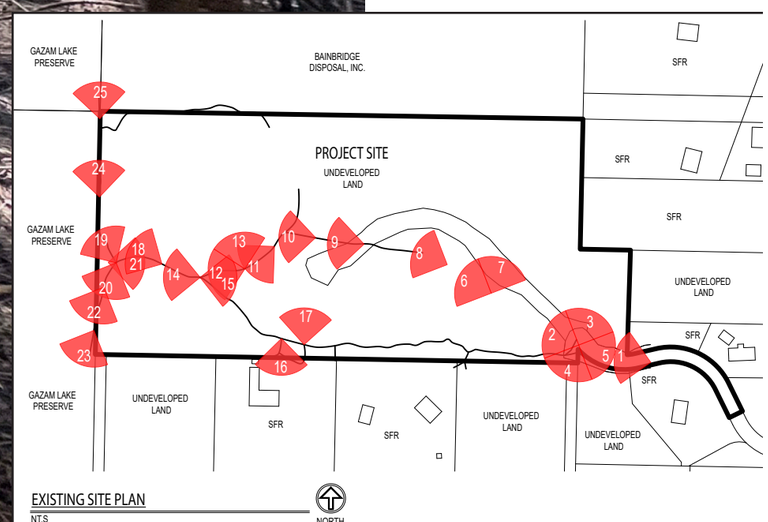

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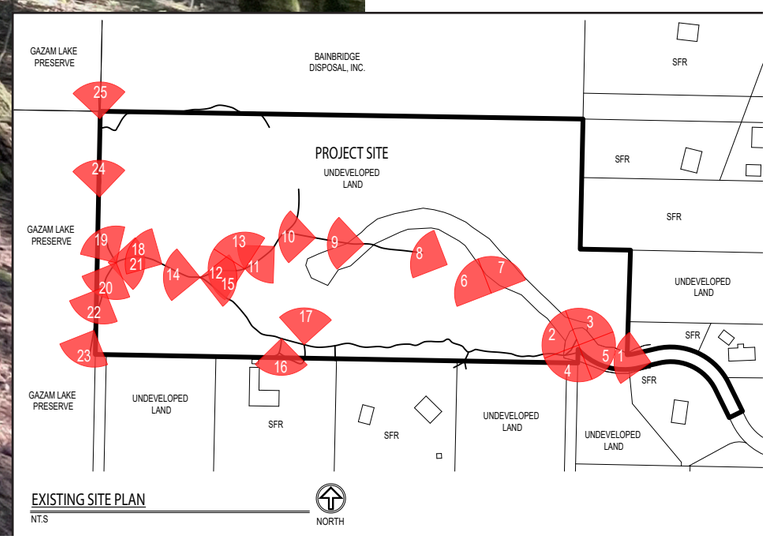

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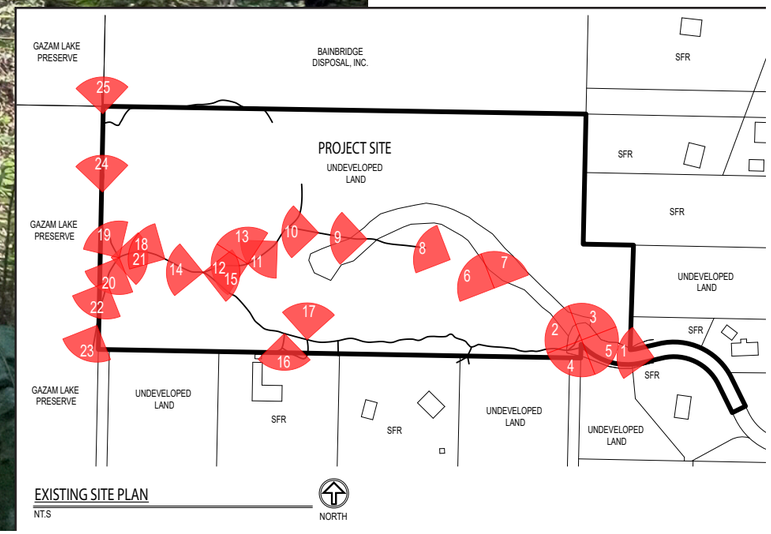

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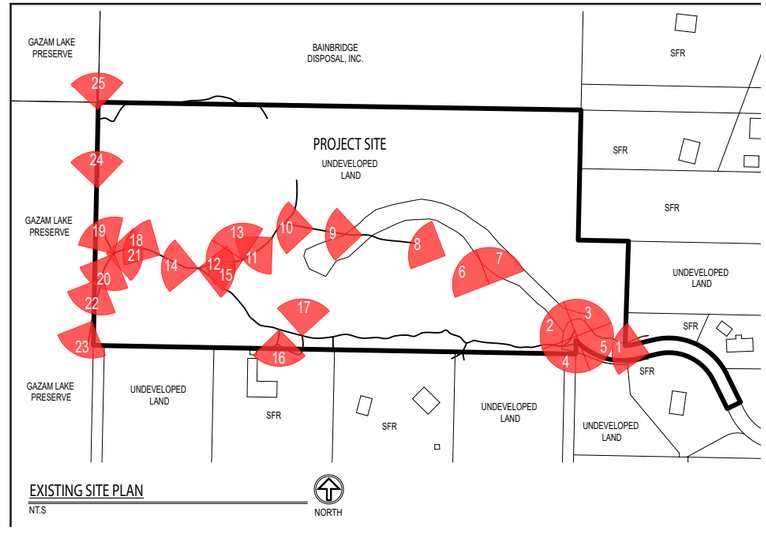
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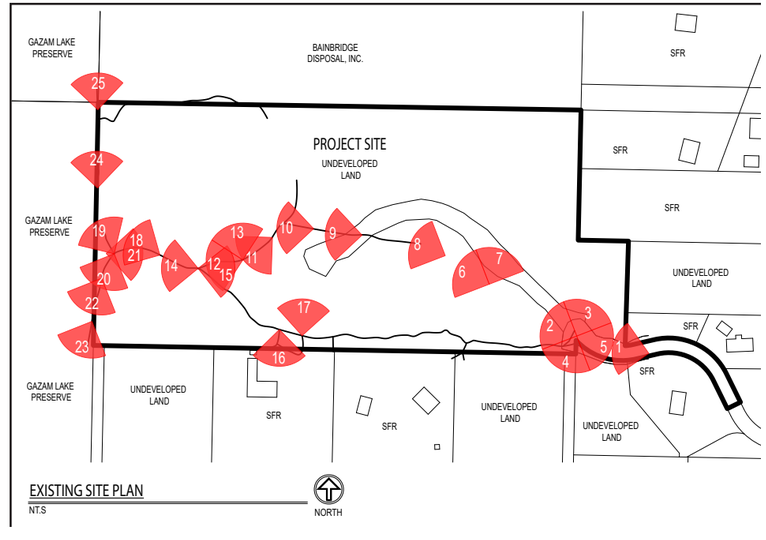
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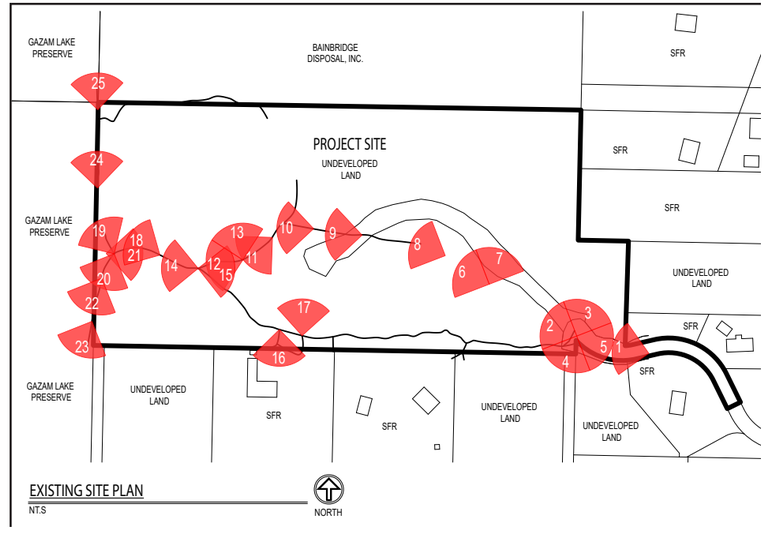
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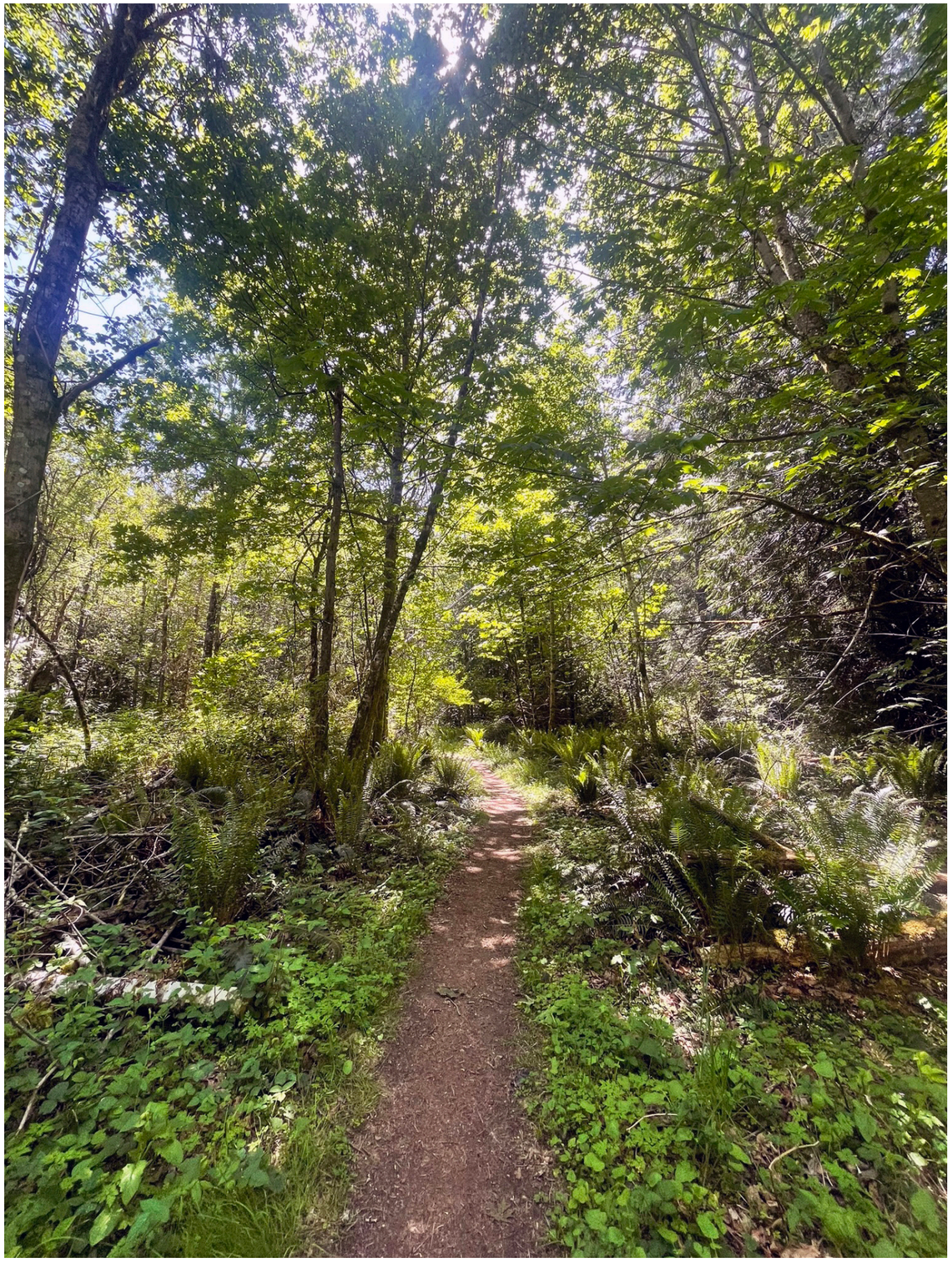

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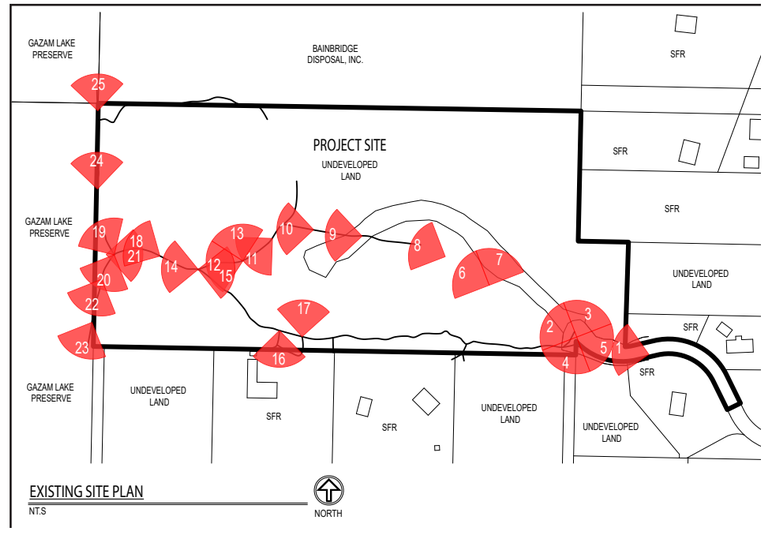
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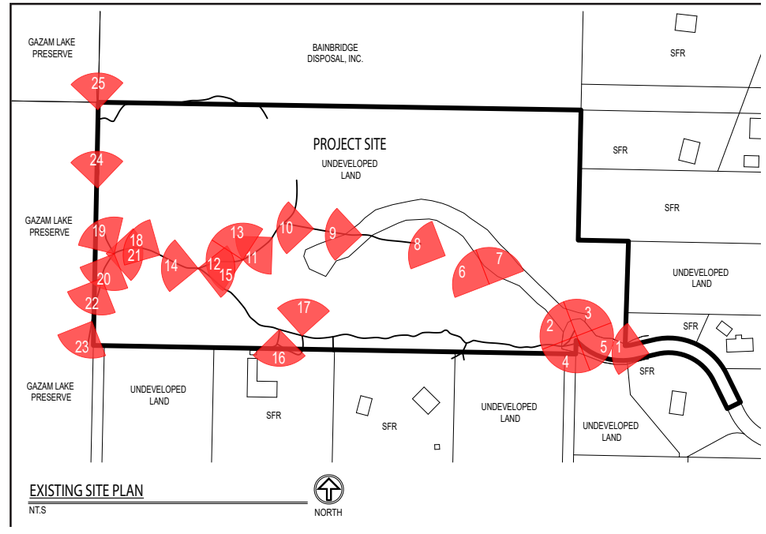
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EXISTING SITE PLAN
NT.S
NORTH

SURVEY MARKER

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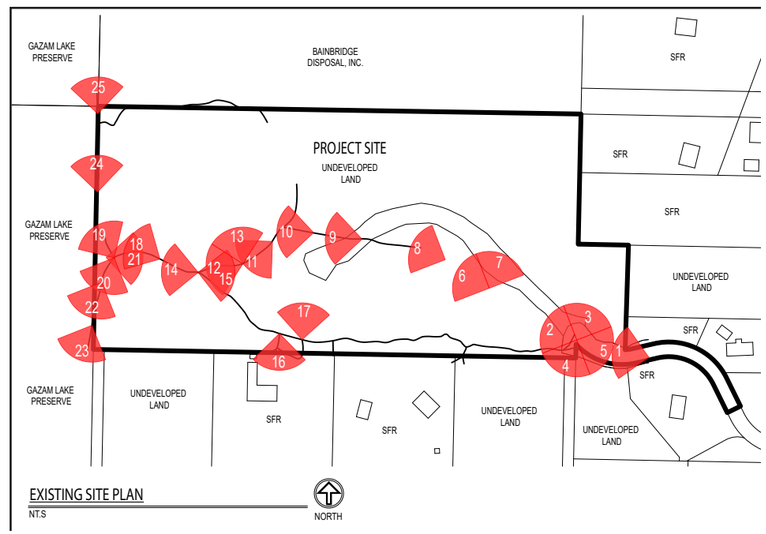
GAZAM LAKE PRESERVE
BAINBRIDGE DISPOSAL, INC.
SFR
PROJECT SITE
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EXISTING SITE PLAN
NT.S
NORTH

JOHNSON SQUARED

595 Madison Ave N, Suite 200
Bainbridge Island, WA 98110

T 206.842.9993
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www.johnsonsquared.com

August 20, 2024

To whom it may concern,

Attached is a project narrative for the proposed Long Subdivision located at 7682 NE Opal Ridge Ln, Bainbridge Island, WA.

Project Narrative

To subdivide a 21.34-acre (929,614 SQ. FT.) property into a nine 1-acre + lots and dedicate the remaining area toward Natural Area requirements. 65% of the property (604,249 SQ. FT.) will be dedicated toward the Aquifer Recharge Protection Area (ARPA), in order to meet 100% of the Natural Area requirements, in turn requiring no homesite clustering. The proposed single-family residential subdivision will contain 9 homesites, each of which will be the maximum size allowed in the R-0.4 zoning of 12,000 SQ. FT. The proposed homesites will utilize the existing landscape and be oriented to take advantage of natural view corridors.

B.I. DISPOSAL

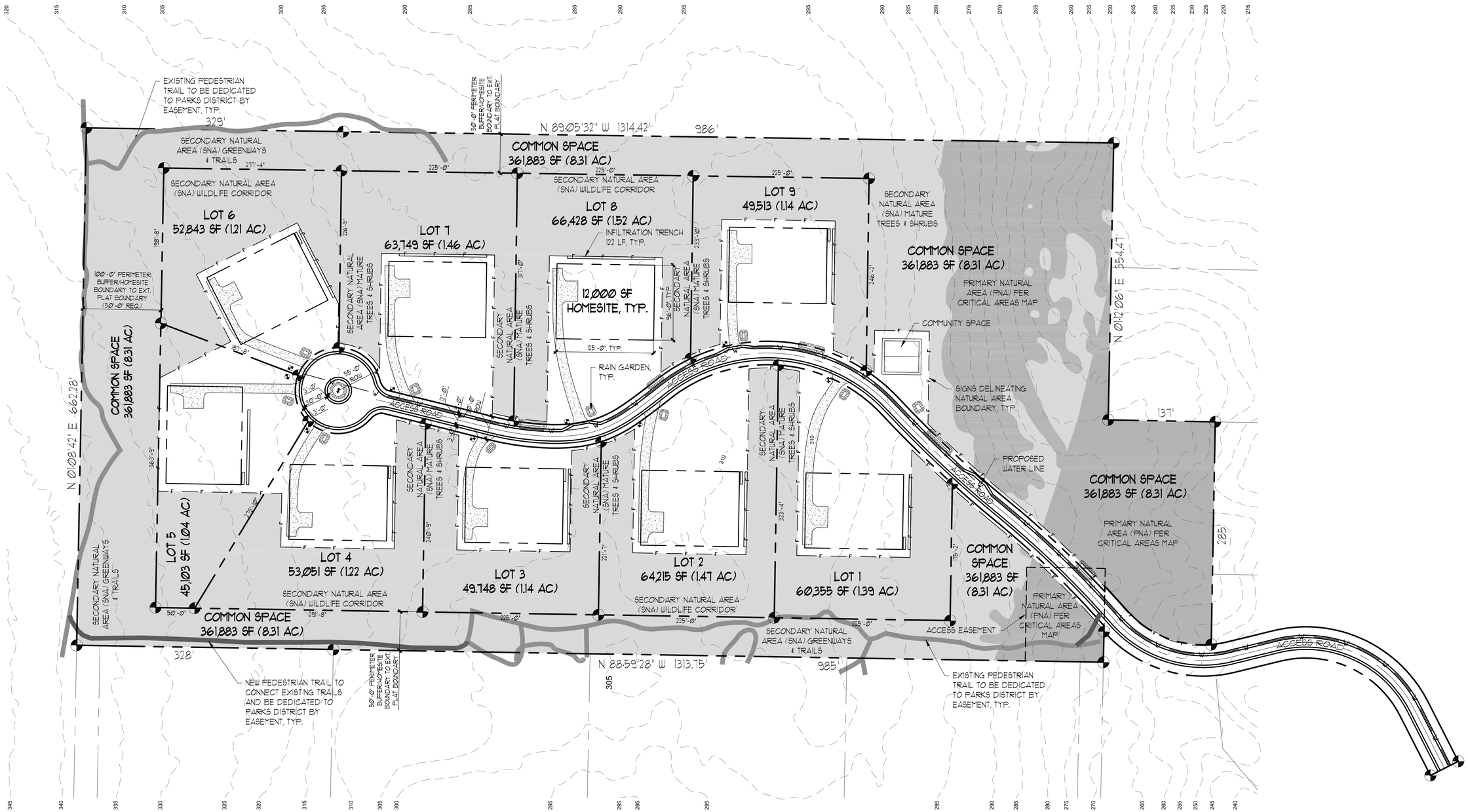
GAZZAM LAKE PRESERVE

EXISTING TRAIL
50'-0" PERIMETER BUFFER
100'-0" PERIMETER BUFFER
LOT 6
LOT 7
LOT 8
LOT 9
PROPOSED DRIP INFILTRATION SEPTIC SYSTEM, TYP.
SFR
SFR (BUILDABLE AREA)
HOMESITE BOUNDARY, TYP.
EXISTING NATIVE VEGETATION
COMMUNITY SPACE
ACCESS ROAD
STAGGER LOTS FOR PRIVACY
PROPOSED RAIN GARDEN, TYP.
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
NEW TRAIL CONNECTING EXISTING
EXISTING TRAIL
ACCESS ROAD TO FOLLOW EXISTING ROAD BED

CONCEPTUAL SITE DESIGN

N.T.S

N



PROPOSED SITE PLAN

NORTH

SCALE : 1" = 60'-0"

PARCEL AREA: 929,614 SF
AQUIFER RECHARGE PROTECTION AREA REQUIRED: 929,614 X 0.65(65%) = 604,249 SF
NATURAL AREA REQUIRED = AQUIFER RECHARGE PROTECTION AREA REQUIRED
PRIMARY NATURAL AREA PER CRITICAL AREAS MAP: 128,451 SF
SECONDARY NATURAL AREA: 475,798 SF
NATURAL AREA TOTAL: 128,451 SF + 475,798 SF = 604,249 SF
AQUIFER RECHARGE PROTECTION AREA GIVEN: 604,249 SF
COMMUNITY SPACE: LESS THAN 1% (*NOT REQUIRED SINCE MAXIMUM NATURAL AREA IS BEING MET)

PRIMARY NATURAL AREA (PNA) PER CRITICAL AREAS MAP

SECONDARY NATURAL AREA (SNA)

*PER BIMC CITY FIRE CODE 20.04.080 AMENDMENT TO SECTION 503, THE PROPOSED SINGLE-FAMILY RESIDENCES WILL BE EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1, 903.3.1.2 OR 903.3.1.3.

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JOHNSON SQUARED
ARCHITECTURE + PLANNING

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Drawn By JC
Date AUG 2024
Checked By DJ
Date AUG 2024
Approved For Owner By and Date

Revisions
No. By Date Description

Project: No: 23-882
OPAL RIDGE LONG SUBDIVISION
7682 NE OPAL RIDGE LN
BAINBRIDGE ISLAND WA 98110

Owner:
JPI-KITSAP LLC
4779 LYNWOOD CENTER RD
SUITE 1A
BAINBRIDGE ISLAND, WA 98110

Scale: 1" = 60' U.N.O.

Sheet Title: PROPOSED SITE PLAN

Sheet No: A-1.2

J O H N S O N S Q U A R E D

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Opal Ridge Long Subdivision

Project Zoning Summary:

Site Address: 7682 NE Opal Ridge Ln Bainbridge Island, WA 98110

Parcel Numbers: 332502-2-015-2005, 332502-1-070-2009

Parcel Size: 929,614 sq. ft.

Zoning: R-0.4

Land Use Process: Long Subdivision Application / DRB Review

Existing Use: Undeveloped Land

Proposed Use:
To subdivide an undeveloped 21.34-acre property into nine 1-acre + single-family residential lots. The subdivision will contain 9 homesites (1 homesite per lot), and each homesite will be 12,000 sq. ft., the maximum size allowed under R-0.4 zoning.

Surrounding Uses:

North:	R-0.4, Commercial Utility Building, SFR's, and Undeveloped Land
South:	R-0.4, SFR's, and Undeveloped Land
East:	R-0.4, SFR's, and Undeveloped Land
West:	R-0.4, Gazam Lake Preserve

Number of Lots: 9

Natural Area/ARPA Area: 604,249 sq. ft. (65% of lot)

Community Space: Not required since maximum natural area is being met; however, we intend to promote a shared sense of community through the addition of a dedciated community space that will provide a place for residents to gather and conduct various recreational activities.

Homesite: 12,000 sq. ft. max. See Departure Request #1 for additional information regarding homesites.

Design Diversity: 3 floor plans min. See Departure Request #2 for additional information regarding design diversity.

Height Limit: 30’-0”

Lot Coverage:
Same as applied to the entire property that is the subject of the subdivision application, a portion of which shall be assigned to each lot at the time of preliminary plat approval.

Per BIMC Table 18.12.020-02, R-0.4 lots have a maximum lot coverage of 10%, which when applied to the overall lot is equal to 92,961.4 sq. ft. (929,614 x 0.1 = 92,961.4). When divided among the 9 lots, the maximum lot coverage per lot is 10,329 sq. ft. (92,961.4 / 9 = 10,329).

Program: 9 single-family residences

Parking: Private garages, with a minimum of 2 spaces per lot.

Fire Flow:
Per BIMC City Fire Code 20.04.080 Amendment to Section 503, the proposed single-family residences will be equipped throughout with an approved automatic fire sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.

Ownership: HOA for common and community spaces. Trails are proposed to be dedicated to park district per easement.

CITY OF BAINBRIDGE ISLAND

February 16, 2024

JPI-Kitsap LLC
4779Lynwood Center Rd Suite 1A
Bainbridge Island, WA 98110
ray@jfhbuilders.com

CC: Devin Johnson (devin@johnsonsquared.com)

Re: Opal Ridge Long Subdivision

Dear Applicant:

Thank you for meeting with City staff on July 9, 2024 to discuss your proposal to subdivide the property with parcel number 332502-2-015-2005 into nine homesites. A summary of the land use review process, applicable Bainbridge Island Municipal Code (BIMC) regulations, comments from reviewers, fees, submittal requirements, and next steps is provided below.

Please note that the City's GIS critical area map indicates that the subject parcel has an erosion hazard area at the southeast corner of the lot. While some of the site plans provided make reference to the geologically hazardous area, no geotechnical information was provided by the applicant/agent at the pre-application conference. The presence of critical areas on the subject parcel could impact the subject parcel's capability to comply with subdivision standards in BIMC 17.12. Information regarding the presence of critical areas is required at the time of preliminary short subdivision application and is further described below in the section evaluating the proposal under BIMC 16.20 Critical Areas.

Not all submittals provided showed the same information. This report reflects our best understanding of the project being proposed per the conversation during the conference. Please make sure going forward that the submittal package provides cohesive documentation of the project being applied for.

General Information
Pre-Application Conference Date: July 9, 2024
Project Name and Number: Opal Ridge Long Subdivision/PLN52808
Project Description: Long Subdivision
Project Address: 7682 NE Opal Ridge Ln
Tax Parcel Number(s): 332502-2-015-2005
Tax Parcel Size: Approximately 20.02 acres/872,071 square feet (per county parcel details)
Zoning/Comp Plan Designation: R-0.4/Residential-0.4
Planning Contact: Joanne Mendenhall
Development Engineer: Kenton Bruno
Land Use Review Process

CITY OF BAINBRIDGE ISLAND

Reviews required prior to Land Use Application/Required Land Use Application(s)

Review/Permit	Process	Recommendation / Decision	Current Fee*
Preapplication Conference	BIMC 2.16.020.I	N/A	$2,850.00 (paid)
DRB Conceptual Review Meeting**	BIMC 2.16.125.D	N/A	$930.00 (paid)
Public Participation Meeting		N/A	$930.00 (paid)
DRB Guidance Meeting**		N/A	
DRB Final Review Meeting**		DRB	
Long Subdivision	BIMC 2.16.125	Planning Commission / PCD Director / Hearing Examiner	$33,845.00
Minor Critical Area Permit	BIMC 2.16.220	PCD Director	$1,830.00
Plat Utilities Permit	Contact Development Engineer for process and fee		
Final Plat	BIMC 2.16.160	PCD Director / City Council	Currently no additional fee.*
Health District Review	Contact Health District for process and fee.		
Building Permit Fees	Dependent on final design.		
Forest Practices Permit	If more than ten significant trees will be removed with this project, a Forest Practices permit from DNR may be required.		

* Please verify permit fees at the time of application submittal.
** All DRB meetings are included in the one-time fee.

Application Submittal Requirements

- Design Review Board (DRB) meetings: DRB meeting requests are now available through the online application portal. Submittals must be provided two weeks prior to the desired DRB meeting date. If you run into challenges with submitting for DRB meetings, you can also call 206.780.3770. Please submit all information identified in Design for Bainbridge, Appendix A.
- Public Participation Meeting: This meeting is scheduled with the Planning Commission which meets the 2nd and 4th Thursday of each month. Meeting requests through the online application portal must be received at least three weeks ahead of the requested meeting date. There are no submittal requirements, but Planning Commission expects that the applicant will make a brief presentation, and is typically provided the applicant's proposal from the preapplication or conceptual meeting materials.
- Land use application: Land use applications are submitted through the online application portal. If you have any questions about submittal, please contact a permit specialist through

permittingsubmittal@bainbridgewa.gov or telephone 206.780.3770. Please submit all information identified in the Administrative Manual for Land Use Permits, in addition to submittals listed below.

- **Additional required plans, studies, reports, and any other requirements for complete land use application submittal:**
  - Master Land Use Application
  - Owner Agent Agreement
  - SEPA Checklist
  - Preliminary plat prepared by a surveyor licensed in the state of WA. Both Lot Area (BIMC 18.12.050.J) and Gross Lot size shall be provided.
  - Traffic Impact Analysis (contact Department of Public Works for scope approval)
  - Depict views of proposed houses from exterior roads and abutting properties vis-à-vis natural topography and existing vegetation.
  - Non-binding water availability letter
  - Geotechnical Assessment
  - Document requested departures from subdivision standards. Address consistency with general purpose of intent of the subdivision chapter, the intent of the four-step design process, and the specific standard from which the departure is requested.

Bainbridge Island Municipal Code Requirements
BIMC 15.04 – Building Code
The project and all proposed construction shall comply with all applicable provisions of the adopted Building Code. Please see comments provided by the Building Official, Blake Holmes, for information specific to this project.
BIMC 16.04 – Environmental Policy
The project includes more than four attached or detached single family homes on a site with lands covered by water and is subject to the State Environmental Policy Act (SEPA) review.
BIMC 16.12 – Shoreline Master Program
The subject property is outside of shoreline jurisdiction.
BIMC 16.20 – Critical Areas
BIMC 16.20.100 Aquifer Recharge Area An application for long subdivision in zone R-0.4 requires that the plat designate an Aquifer Recharge Protection Area (ARPA). The proposed ARPA must meet the design standards in BIMC 16.20.100. The ARPA is calculated using the amount of healthy, existing trees and vegetation on the lot, up to a maximum of 65% of the total site area. Priority should be given to native vegetation and healthy significant trees and tree clusters.

Site appears to be fully vegetated and the full 65% of total site area should be designated as ARPA. An ARPA designation was proposed on the document titled Opal Ridge Site Plan A-1.1. Per BIMC 16.20.100.E.4.l Driveways may be allowed to pass through the ARPA if siting of the driveway within the ARPA is determined by the director to be necessary to achieve greater native vegetation retention and use of nonstructural low impact design practice, site utilities are installed within the footprint of the driveway, siting of the driveway avoids removal of significant trees to the maximum extent feasible and the total area required is achieved, which may require replanting of areas comprised of nonnative vegetation.

BIMC 16.20.130 Geologically hazardous areas.

The Bainbridge Island critical area map shows an erosion hazard area. Geologically hazardous areas include erosion hazard areas, landslide hazard areas, and seismic hazard areas (including fault and liquefaction hazard areas). Any development, use or activity proposed on a site containing any geologically hazardous area or a landslide hazard area setback shall require a critical area permit unless it qualifies as an exempt activity, as provided in BIMC 16.20.040 or is allowed without review pursuant to BIMC 16.20.090. A geological hazards assessment is required for all projects in geologically hazardous areas and landslide hazard area setbacks in accordance with BIMC 16.20.180, Critical area reports. To protect public health, safety and welfare, the director may require third party review of any geological hazards assessment or geotechnical report in cases where there may be potential for substantial damage to life, property or the environment should the proposed engineering solution fail. When a third party review is required, costs incurred for a qualified third party geologist or geotechnical engineer to perform the review shall be borne by the applicant. The Development Standards under BIMC 16.20.130.D apply.

No geological hazards assessment was provided with the preapplication conference materials. The presence of critical areas on the subject parcel could impact the subject parcel's capability to comply with subdivision standards in BIMC 17.12.

BIMC 17.12 – Subdivision Design Standards

BIMC 17.12.020 Subdivision Design Guidelines

Subdivision development in all zoning districts shall comply with the requirements of the "Design for Bainbridge". Detached single-family residential subdivision development shall comply with Chapters 1, 2, 3 and 5, as applicable, and Chapter 6.

- **A Design for Bainbridge worksheet was provided with the submittal documents and will be needed for the Design Guidance Review meeting with the Design Review Board.**

BIMC 17.12.030 Four-step Design Process

The city's subdivision code requires that all residential subdivisions be designed as defined in BIMC 2.16.125.D: (A) delineate natural area; (B) locate homesites and community space; (C) define access; and (D) draw lot lines.

- **Applicant provided a written explanation of the 4 step design process followed. A visual demonstration would be helpful to the conceptual review meeting.**

BIMC 17.12.040 Administrative Departures

CITY OF BAINBRIDGE ISLAND

A departure from existing subdivision standards may be requested only by an applicant to allow use of an alternative standard not listed among the applicable requirements of BIMC 17.12.050 through 17.12.070. A departure shall not be allowed from the following standards: Natural area, Community space, and Homesite size.

Any request for one or more departures shall be made at the design guidance review meeting as part of the preapplication phase of the project. Departures shall be reviewed concurrently with a preliminary application for subdivision. The design review board may include an administrative departure in its recommendation to the planning commission, if all the following criteria are met:

1. Because of unusual shape, exceptional topographic conditions, environmental constraints or other extraordinary situation or condition in connection with a specific piece of property, strict adherence to the existing standard would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the subdivision ordinance as provided in BIMC 17.04.010;
2. The granting of the departure results in a subdivision with greater natural resource conservation value, less adverse impact to adjoining properties, or more practical design because of topography, critical area, or other extenuating circumstance; and
3. All possible efforts to comply with the standard or minimize potential harm or adverse impacts have been undertaken. Economic consideration may be taken into account but shall not be the overriding factor in approval; and
4. The departure is consistent with other applicable regulations and standards; and
5. The granting of any departure will not be unduly detrimental to the public welfare nor injurious to the property or improvements in the vicinity in which the property is located.

If the design review board's recommendation is to grant the departure(s), the departure shall be included as a component of the project in subsequent reviews pursuant to BIMC 2.16.110.D.1 and 2.16.110.E. The departure(s) shall be included in the director's recommendation to the hearing examiner unless a deviation from the recommendation is documented in the director's report pursuant to BIMC 2.16.110.E.3.b.

- **Applicant has indicated the intention to apply for two administrative departures from the design diversity requirements and from the building to homesite boundary dimension requirements.**

BIMC 17.12.050 - Natural Area and Community Space

All residential subdivisions shall provide natural area. Natural areas consist of primary and secondary natural areas.

- Primary Natural Areas (PNA). PNAs include the following: (1) Critical areas other than critical aquifer recharge areas; (2) Critical area buffers and setbacks; and (3) Shoreline buffers.
- Secondary Natural Areas (SNA). SNAs are noteworthy or significant features of the natural landscape. SNAs include the following: (1) Farmland, pastures, meadows, and orchards; (2) Mature trees and shrubs; (3) Wildlife corridors; (4) Greenways and trails; (5) Scenic viewsheds; (6) Mature vegetation on ridgelines; and (7) Freestanding landmark trees, as defined in Chapter 16.32 BIMC, and their critical root zone (as identified by a consulting

arborist).
  - **This project site has identified secondary natural area consisting of Greenways and trails, wildlife corridors, and mature trees and shrubs.**
  - Amount of natural area required: **65 percent**. If the required ARPA is greater than the required natural area (55 percent in this case), the natural area shall be increased to achieve the required ARPA area. Minimum width of the natural area is 50 foot (see BIMC Table 17.12.070-1 Subdivision Dimensional Standards).
- Aquifer Recharge Protection Area (ARPA). Subdivisions in the R-0.4, R-1, and R-2 zoning districts shall meet the requirements of BIMC 16.20.100.
  - **Aquifer Recharge Protection Area (ARPA). Subdivisions in the R-0.4, R-1, and R-2 zoning districts shall meet the requirements of BIMC 16.20.100 and the following standards:** If a proposed subdivision includes more than one parcel, the ARPA shall be calculated based on the total square footage of all parcels. ARPAs within subdivisions shall be consistent with the ARPA development standards listed in BIMC 16.20.100.D and BIMC 16.20.100.E.
- Natural Area Configuration. Designated natural areas shall be configured in a manner that enhances and promotes the natural resource characteristics of the property and development pattern of the surrounding area.
- Natural area should be concentrated in large, consolidated areas; should connect to adjacent off-site open space areas, designated wildlife corridors and trails, and/or critical areas where feasible; and should be delineated with a low perimeter-to-area ratio. Natural area shall have a minimum width of 50 feet per BIMC Table 17.12.070-1.
- Natural area Fencing, Signage, and Management Standards: Fencing or signs delineating the natural area is required per BIMC 17.12.050.A.6. The director shall determine which option (fence or sign) is required.
- Natural area ownership: Can be private, common, or public (BIMC 17.12.050.A.7). This needs to be established by easements, restrictive covenants, a natural area management plan (NAMP), or other legal means; **a draft must be submitted with the preliminary application, and a final agreement must be submitted with the final plat application.**
- A Natural Area Management Plan (NAMP) is required (BIMC 17.12.050.A.8). A draft is required at the time of preliminary plat application, and a final NAMP is required for final plat approval**.** The NAMP must contain a list of all approved uses in the natural areas and a maintenance plan detailing the frequency and scope of maintenance activities and how it will be preserved.
- Please see BIMC 17.12.050.A.9 for allowed uses in natural area.
  - **The NAMP must clearly specify which uses are allowed within the natural area.**

Community Space: **Community space is not required in the R-0.4 zoning district if the maximum natural area is provided. However, applicant proposes community space in the form of a pickleball court.**

BIMC 17.12.060 Homesites
All single-family residential subdivisions require homesites located and designed consistent with

BIMC 17.12.060, Definitions, Table 17.12.070-1, and the following standards:

- BIMC 17.12.060.A Homesite Area
  - A single homesite area no greater than the maximum area of 10,000 to 12,000 square feet shall be provided for each lot and shall be depicted on the face of the plat.
  - The homesite area shall include the primary residential dwelling, accessory buildings, and on-site parking, if provided on each lot within the subdivision.
  - Other allowed uses and structures include residential landscaping, pathways, turf, and fences; individual water, stormwater, and septic infrastructure.
  - Homesites may not include portions of an aquifer recharge protection area or Primary Natural area.

- 17.12.060.B Homesite Clustering Requirements
  - The four-step design process outlined in BIMC 17.12.030 is intended to allow the characteristics of the land to determine the most suitable location of homesites. Homesites shall be sited to meet the following standards:
    1. Homesite locations shall be configured to maintain the natural features of the site and minimize topographic alteration and clearing of existing vegetation.
    2. Homesite locations shall facilitate the efficient use of land by limiting areas of disturbance, impervious surfaces, utility extensions, and roadways.
  - Per Table 17.12.060-1, a nine lot subdivision with the maximum natural area required does not have a maximum homesite separation, but is limited to a site disturbance of 35 percent of the site and the homesite location needs to meet the general requirements of BIMC 17.12.060.B.

BIMC 17.12.070 General Residential Subdivision Standards

- Remaining Area. Any area not designated as public or private access, buffers, lots, or utility tracts shall be designated as either natural area or community space, in accordance with the objectives in either BIMC 17.12.050.A.1 or 17.12.050.B.1.
- Site Disturbance. The extent of land disturbing activities, as defined in BIMC 15.20.020.22, shall be limited to the minimum required for site preparation and construction.
- Compatibility with Adjacent Development. Subdivisions shall be designed and located to ensure compatibility with existing adjacent development. Views of house lots from exterior roads and abutting properties shall be minimized by preserving the natural topography and existing vegetation to the greatest extent possible.
- Septic Systems: Locations of individual or community drainfields and associated reserve drainfields shall comply with all applicable standards established by the Kitsap Public Health District or Washington Department of Health. Reserve drainfield areas shall remain undisturbed until such time as their use is required. This standard shall be noted on the face of the preliminary and final plat.
- Streets and Vehicle Access: Roads and access must comply with “City of Bainbridge Island Design and Construction Standards and Specifications” as amended. Desired deviations must be requested at the design guidance review meeting during the preapplication phase

of the project. The street system of a proposed subdivision shall be designed to connect with any existing, proposed, or planned streets outside of the subdivision or to create a connection beneficial to the overall circulation of the surrounding area, as determined by the city engineer. Interior street layout shall be oriented on the east/west axis, if feasible, to maximize active and passive solar access. To minimize impervious surfaces, all public rights-of-way, access easements, private streets, and driveways shall not be greater than the minimum dimensions required to meet standards. Street names and traffic regulatory signs shall be provided, and their locations shall be indicated on the plat/plan. The locations of mailboxes and traffic regulatory signs are only required on the plat/plan when other public improvements are required. Transit stops shall be provided as recommended by Kitsap Transit.

- Parking and Garages: Parking shall be provided consistent with BIMC 18.15.020. Parking spaces provided on individual lots must be located within the designated homesite. Garages, including detached garages, located on individual homesites facing a public street shall be: limited to two vehicles; and either accessed from the side or rear or set back from the most front-facing exterior wall of habitable space a minimum of five feet unless the house is not visible from the public street.
- Circulation and Access: All subdivisions shall include a circulation and access system of walkways, paths, or trails that interconnect lots, commonly owned natural area, community space, and adjacent access facilities. Multimodal facilities shall be consistent with the Applicable standards of the "City of Bainbridge Island Design and Construction Standards and Specifications." Pursuant to RCW 58.17.110(1), sidewalks or other planning features shall be provided to assure safe walking conditions for students who walk to and from school.
- Subdivisions may be required to provide dedicated access easements if one or more "trail connection zones" are located on the site as shown on Maps C and D (nonmotorized system plan) of the Island-Wide Transportation Plan, as amended.
  Parcel is in a trail connection zone and proposal includes re-routing of existing trails around the proposed new subdivision and a dedicated access easement.
- Fencing: Sight-obscuring fencing is prohibited at the exterior boundary of a subdivision. Proposed fencing must comply with BIMC 17.12.070.M as applicable.
- Landscaping. Individual homeowners are responsible for the maintenance and modification of landscaping on their lots, subject to any rules and guidelines established by a homeowners' association or similar body. Native vegetation on the site should be retained and maintained where possible and landscaping should be responsive to the natural contours of the lot.
- **Perimeter Buffers:** The intent of perimeter buffers is to visually and physically separate adjacent land uses and, when necessary, to minimize impacts of new development on adjacent properties. Perimeter buffers are not required along public rights-of-way.
  - Perimeter buffers shall be established at the exterior boundary of all subdivisions with a gross area of one acre or greater. **Perimeter buffers shall be maintained as a "no cut/no build zone." Existing native vegetation, including significant trees and tree stands, shall be preserved within perimeter buffers. The tree retention, protection, and replacement requirements of BIMC 18.15.010.C apply to perimeter buffers unless modified by this**

section.

- **The minimum width of perimeter buffer: 50 feet**
- No additional planting is required in perimeter buffers of single-family subdivisions unless the conditions under BIMC 17.12.070.O.4 are met.
- No structures, buildings, or parking facilities may be located within perimeter buffers, except that utility lines and trails may be located within perimeter buffers, provided no significant trees are removed.
- Perimeter buffers may be included as a portion of one or more lots or may be contained in a separate tract.
- Perimeter buffers may be included as a portion of the natural area required in BIMC 17.12.050.A.
- **Perimeter buffers shall be shown on the face of the preliminary and final plat.**
- Roadside Buffers: **Not required (project is not along a collector or arterial road).**
- Design Diversity. All single-family residential subdivisions outside of the Neighborhood Center, Mixed Use Town Center, High School Road,, R-8 and R-14 zoning districts shall avoid a uniform appearance and repetitive building types by incorporating measures that promote design diversity including:
  - The same model and elevation shall not be built next to each other. Different models are defined as having variations in floor plans.
  - Home designs shall be varied to achieve a minimum of one floor plan for each three homes. Mirrored floor plans to not count as different floor plans. Methods to provide variation include building modulation and secondary building forms (e.g. covered porches, dormers, window bays. **Nine to eleven homes, three plans are required.**
  - In long subdivisions, at least 20 percent of the homes must be at least 25 percent smaller than average home size and 20 percent may be up to 25 percent larger than average home size. If 20 percent of the homes is a fraction, round to the nearest whole number.
- No City Maintenance of Streets in Short Subdivisions: Streets within a short subdivision shall not be maintained by the city unless such streets have been dedicated as a right-of-way, improved to current city standards, and accepted as part of the approved short subdivision. Therefore, unless accepted, the responsibility for maintenance shall lie with the owners of the lots.

BIMC Table 17.12.060-1

- For 5-9 lots with the maximum natural area provided, there is no maximum homesite separation when homesite location meets general requirements under BIMC 17.12.060.B. S**ite disturbance is limited to 35% of the site.**

BIMC Table 17.12.070-1 Subdivision Dimensional Standards

- Minimum Lot Area: If the site is not served by a public sewer system, the minimum individual lot area shall be determined by the Kitsap Public Health District in accordance with Section 15 of the Kitsap County Board of Health Ordinance 2008A-01, amended June 7, 2011, *Onsite Sewage System and General Sewage Sanitation Regulations*, as amended. If the site is served

by a public sewer system, there is no minimum lot area.
- Base Density (min. lot area per dwelling unit): 100,000 sq. ft.
  - Natural Area: up to 65 percent (required ARPA is greater than minimum natural area required)
- Minimum Width of Natural Area: 50 feet.
- Community Space: Community space not required in zoning district R-0.4 if the maximum natural area is provided
- Homesite: 10,000 to 12,000 square feet maximum. The homesite area for each lot must be depicted on the face of the plat.
- Lot Coverage: 10% (based on the "lot area" of the existing lot per the definition under BIMC 18.12.050.J). A portion of the aggregate allowable lot coverage shall be assigned to each lot at the time of preliminary plat approval.
- Building to Homesite Boundary (Net building size 1600 sq.ft. or less): 5 ft. min, 10 ft. total. This standard must be listed on the face of the plat.
- Building to Homesite Boundary (Net building size 1601 sq. ft. or more): 15 ft. min, 50 ft. total. This standard must be listed on the face of the plat.
- Building Outside Homesite to Exterior Plat Boundary Line: 50 ft. This standard must be listed on the face of the plat.
- Homesite to Exterior Plat Boundary Line: 50 ft. This standard must be listed on the face of the plat.
- Any Building, other than shared garage, to Subdivision Access Road: 10 ft. This standard must be listed on the face of the plat.
- Maximum Building Height: 30 ft.

BIMC 18.09

Table 18.09.020 Use Table

- Single-family dwelling is a permitted use under Table 18.09.020.

BIMC 18.15 – Development Standards and Guidelines

BIMC 18.15.010 Landscaping, screening, and tree retention, protection, and replacement.

- The tree retention, protection, and replacement requirements of BIMC 18.15.010.C apply to perimeter buffers.

BIMC 18.15.020 Parking and Loading

Future development will need to comply with the parking and loading standards in 18.15.020. See Table 18.15.020-5 for parking space dimensions.

- Two-track driveways are encouraged
- Only a single access to public right-of-way is allowed per individual lot.
- 18.15.020.C.3 Electric Vehicle Charging Infrastructure. One EV-Ready parking space is required for Group R occupancy dwellings with private garages.

BIMC 20.04 – City Fire Code

- See comments from Fire Marshal, Jackie Purviance, for additional information specific to this proposed project.

CITY OF BAINBRIDGE ISLAND

Department/Agency Comments
City Survey Program Manager Comment:
As a survey was not provided, the City Survey Program Manager has no comments at this time. Rob Grant can be reached at (206) 842-3742 or rgrant@bainbridgewa.gov.
Development Engineer Comment:
Development Engineer, Kenton Bruno, provided the attached comments and can be reached at (206)780-3779 or kbruno@bainbridgewa.gov.
Bainbridge Island Fire District Comment:
Fire Marshal, Jackie Purviance, provided the attached comments and can be reached at (206) 451-2033 or jpurviance@bifd.org
Building Official Comment:
The City Building Official, Blake Holmes, has no comments at this time and can be reached at 206-780-3715 or bholmes@bainbridgewa.gov.
Kitsap Public Health District:
Please contact the Kitsap Public Health District (KPHD) separately to determine requirements for KPHD review of this proposal.

If you have any questions, please contact me at (206) 780-3771 or jmendenhall@bainbridgewa.gov.

Sincerely,

Joanne Mendenhall
Planner

Please note that information provided at the pre-application conference and in this letter reflects existing codes and standards, currently available information about the site and environs, and the level of detail provided in the pre-application conference submittal. Comments provided pursuant to pre-application 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 we have attempted to cover as many of the Planning, Engineering, Building and Fire related aspects of your proposal as possible during this preliminary review, subsequent review of your land use permit application may reveal issues not identified during the is initial review. If the city's pre-application review indicates that the City intends to recommend or impose one or more conditions of permit approval, and if the applicant objects to any of said conditions, the applicant is hereby requested and advised to provide written notice to the City of which conditions the applicant objects to and the reasons for the applicant's objections.

280 Madison Avenue North
Bainbridge Island, Washington 98110-1812
www.bainbridgewa.gov
206.842.7633

CITY OF BAINBRIDGE ISLAND

DEPARTMENT OF PUBLIC WORKS - ENGINEERING

MEMORANDUM

Date: July 22, 2024

To: Joanne Mendenhall, Planner, Planning and Community Development

From: Kenton Bruno, P.E, Development Engineer, Public Works

Subject: PLN52808 PRE PW-DE Comments – Opal Ridge Subdivision

Background:
Following the Pre-Application conference held on July 8th, 2024, Development Engineering has completed a review of the subject project materials and submits the following comments to be included in or attached to the pre-application summary letter generated by Planning and Community Development. The review includes Low Impact Development (LID) and this memorandum may be submitted in lieu of a dedicated Site Assessment Review (SAR) Letter for any follow on permits within the scope of this project.

Brief Project Description:
Project proposes to subdivide 1 parcel into 9 residential parcels and one common space parcel as a Long Subdivision. The original parcel (33250220152005), currently addressed as 7682 NE Opal Ridge Ln, is a rectangular shaped with an east-west major axis and surrounded by similar residential properties on all sides. The project includes 9 lots planned for future development with single family residences, associated driveways, septic fields and other utilities. Subdivision includes an extension of Opal Ridge Ln, the lower portion of which is currently under construction (Grade and Fill Permit BLD26760). The upper portion of Opal Ridge Ln to be constructed as part of the subdivision will end in a cul-de-sac and will be located within a dedicated 40' right of way. A mapped erosion hazard area exists on the southeast corner of the parcel and moderate slopes (15-40%) are present on the eastern portion of the parcel.

Comments:

A. Roadway/Traffic

1. A traffic study sufficient for the City engineer to perform a concurrency test shall be required per Chapter 15.40 of the Bainbridge Island Municipal Code (BIMC). Review of the proposal indicates trip generation will exceed the threshold of 50 average daily trips (ADT) or 5 or more AM or PM peak-hour trips [BIMC §15.40.060].

    a) Applicant to 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.

b) The TIA should address primary intersection of interest to the east at Opal Ridge Ln and Lynwood Center Rd NE and include a thorough sight line study as there are curves in both directions on Lynwood Center Rd NE.

c) Resultant lots will be subject to evaluation for Transportation Impact Fees (TIFs). Transportation Impact Fees shall be due at the time of building permit issuance for future development on the resultant lots. TIF's are applicable to both SFR and ADU on each lot (as appropriate).

2. Access to the new lots will require an extension of the public road network. The new public road on the eastern edge of the development shall be classified as local access – residential suburban and as such will be required to comply with Table 7.1 of the standards for Right of Way dedication, street characteristics and geometric layout. Additionally, the new road(s) shall comply with the appropriate Standard Drawings in the 07-XX series of the Design and Construction Standards and Specifications (the Standards), and with AASHTO standards where the Standards are silent.

3. The subject lot is located within a Trail Connection Zone (TCZ) as depicted in the 2016 Island Wide Transportation Plan (Map C). This zone runs roughly from the Gazzam Lake Preserve across the parcel to the east and covers much of the subject parcel. There are existing trails on site, much of which will be maintained with new portions of trail being proposed to connect the existing portions of trail that will be removed due to the development.

B. Stormwater

5. Information submitted with the pre-application indicates new plus replaced impervious surface for the project exceeds 5,000 square feet. The preliminary subdivision application submittal shall demonstrate how the project complies with BIMC Chapter 15.20, Surface and Stormwater Management. Minimum requirements 1 through 9 of the adopted stormwater management manual, "the Manual", shall apply.

   a) As proposed, the project creates more than 5,000sf of new/replaced hard surfaces so all technical information and analysis necessary for the City to evaluate the project for compliance with stormwater requirements **shall be** created by (or under the direction of) a professional civil engineer licensed to practice in Washington State.

6. An off-site analysis shall be performed consistent with BIMC §15.20.060(H) to assess the potential impacts to the storm conveyance from the development to determine if there are downstream concerns with capacity, erosion issues, water quality threats, localized flooding, etc.

7. The preliminary subdivision will incorporate public dedication of a road extension. The stormwater from the public road shall be treated within the public property to the max extent practicable.

8. If the proposed action(s), phased or concurrent, in their totality result in more than one (1) acre of earth disturbance on the site, then a Construction Stormwater General Permit shall be obtained from the Washington State Department of Ecology. Subsequently, the site shall be monitored for discharge of pollutants and sediment for the duration of the project. No land clearing or construction actions shall be commenced prior to obtaining the State permit.

C. Water/Sewer Utility

9. Proposed project occurs outside of COBI water/sewer availability areas. Washington Water binding letter for the necessary water main extension will be required to be submitted during the preliminary Subdivision. The main extension shall be constructed within the COBI unopened right-of way- through a separate right-of-way permit previous to or concurrent with the plat utility phase.

10. Preliminary plat submittals shall include a conceptual utility plan for planning purposes that includes but is not limited to sanitary sewer/septic, domestic water, stormwater infrastructure, power (above and below ground), telecom (above and below ground).

D. Permitting

11. Following approval of the preliminary subdivision the applicant must apply for a plat utility permit detailing all the necessary civil improvements to serve the development. The submittal shall contain 100%, construction ready civil engineering plans and supporting reports (utility, stormwater, geotechnical, etc.).

12. Developer Extension Agreement (DEA) for the road network extension shall be executed pursuant to BIMC §13.32 prior to or in conjunction with the plat utilities permitting and will be subject to additional application fees.

13. Due to the project parcel exceeding 2 acres continuous ownership and being forested, a Washington State Department of Natural Resources forest practices permit may be required. Please reach out to the City Arborist for additional information on these requirements.

E. LID/SAR Recommendations

13. Placement of any rain garden, infiltration system and/or downspout dispersion systems shall comply with the Kitsap County Health Ordinance 2008A-01 for setbacks from wells, primary septic fields and reserve areas, and septic system components. (see Table 1B of the ordinance). It's highly recommended to Include any proposed stormwater measures with the septic BSA to avoid future permitting conflicts.

14. Project is subject to the designation of an Aquifer Recharge Protection Area (ARPA) per BIMC §16.20. Dedicated preserved areas of native/forested vegetation that are required for the Full Dispersion BMP (BMP T5.30) may also potentially serve as all or portions of the required ARPA.

Please note that the 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 your proposal as possible during this preliminary review, please be advised that subsequent review of your land use permit application may reveal issues not identified during this initial review.

BAINBRIDGE ISLAND FIRE DEPARTMENT

MEMO

Date: June 19, 2024

To: Joanne Mendenhall, Planning Department

From: Jackie Purviance, Fire Marshal

Re: Opal Ridge PRE SUB PLN52808

The submittal has been reviewed resulting in the following comments. A formal review will be completed at time of building permit submittal.

1. Any future development shall comply with all provisions of the adopted Fire Code.

2. Private fire apparatus access roads shall be not less than 12' wide drivable surface with 13.5 feet overhead clearance. BIMC 20.04.080 503.2.1(1)

3. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide an all-weather surface. BIMC 20.04.080 503.2.3

4. The grade of existing private fire apparatus access roads shall not exceed 12%. Private fire apparatus access roads where grades are greater than 12% but not exceeding 15% shall be paved, or in lieu of paving, shall have an automatic fire sprinkler system installed in any new structure. Grades exceeding 15% will require the fire apparatus access road to be paved, all new structures to be equipped with automatic fire sprinkler systems, and special approval by the fire code official. BIMC 20.04.080 503.2.7.2

5. All new buildings in excess of 3,600 square feet total floor area are required to install an automatic fire sprinkler sytem. BIMC 20.04.100 903.2.13(1)

6. For new single-family dwellings and new subdivisions of land that are limited to single-family dwelling construction, a fire hydrant shall be within 1,000 feet of each structure located on a fire apparatus access road, as measured along an approved access roadway required for the fire department to lay fire hose or as required by the Fire Marshal. Not required if all single-family dwellings are equipped with an automatic fire sprinkler system. BIMC 20.04.090 507.5.1.1

CITY OF BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: November 14, 2024 **ESTIMATED TIME:** 30 Minutes

AGENDA ITEM: (6:40) Review and Recommendation for PSE's Murden Cove Substation Upgrade

AGENDA CATEGORY: Review and Recommendation **PROPOSED BY:** Jo Mendenhall

PREVIOUS PLANNING COMMISSION REVIEW DATE(S): August 24, 2023 and April 11, 2024

PREVIOUS COUCIL REVIEW DATE(S):

RECOMMENDED MOTION:
I move to recommend approval of the PSE Murden Cove Substation Upgrade Project PLN52612 to the Planning Director.

SUMMARY:
Puget Sound Energy (PSE) is proposing to upgrade and expand the existing Murden Cove Substation located at 9582 Sportsman Club Road NE (parcel #222502-1-024-2009). The project includes replacing outdated equipment, installing a new control house structure, and providing stormwater improvements. The 2.13 acre site is zoned Business/Industrial (B/I). This project falls under the Major Site Plan & Design Review permit process which requires Planning Commission recommendation to the Planning Director for decision.

All submitted files can be found on the online portal here:
https://ci-bainbridgeisland-wa.smartgovcommunity.com/PermittingPublic/PermitLandingPagePublic/Index/eee72453-94e4-44c7-beb2-b1af01314bcf?_conv=1

BACKGROUND: Puget Sound Energy (PSE) is proposing to upgrade and expand the existing Murden Cove Substation located at 9582 Sportsman Club Road NE (parcel #222502-1-024-2009). The project had a preapplication conference with City Staff on July 18, 2023 and had its first Public Participation Meetings on August 24, 2023. There was a change to the proposed upgrade design in early 2024 and a second Public Participation Meeting was held April 11, 2024. As a utility project, it did not require Design Review Board review or recommendation (BIMC 2.14.040.D.1).

The project is subject to SEPA. A notice of application and SEPA comment period was issued August 20, 2024.

ATTACHMENTS:

CITY OF BAINBRIDGE ISLAND

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STAFF REPORT

Date: November 8, 2024

To: Patricia Charnas, Director

From: Joanne Mendenhall, Planner

Project: PSE Murden Cove Substation Upgrade

File Number: PLN52612 SPR Major

Summary of Request: The applicant requests approval to upgrade the existing Murden Cove electric substation by replacing aging equipment, installing new equipment and expanding the substation fence slightly in the southeast corner to accommodate a new control house. The project includes stormwater drainage improvements.

Recommendation: Approval of the request as conditioned

Part I: Land Use Process / Application History

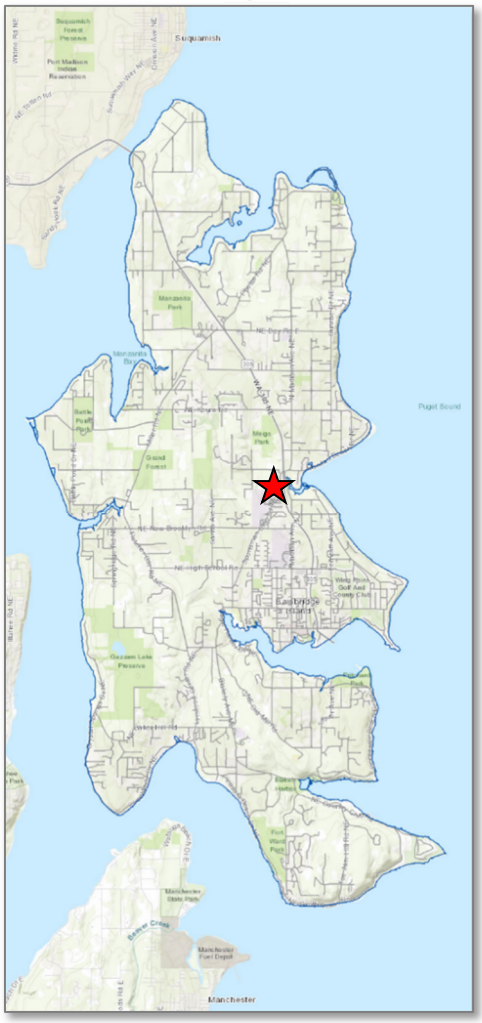
Date:	Action:
July 18, 2023	Preapplication Conference
August 24, 2023	First Public Participation Meeting
April 11, 2024	Second Public Participation Meeting to address revisions
July 18, 2024	Application submitted
August 14, 2024	Application deemed technically complete
August 20, 2024	Notice of Application and SEPA comment period published
November 14, 2024	Planning Commission Review / Recommendation meeting held

Part II: General Information and Site Characteristics

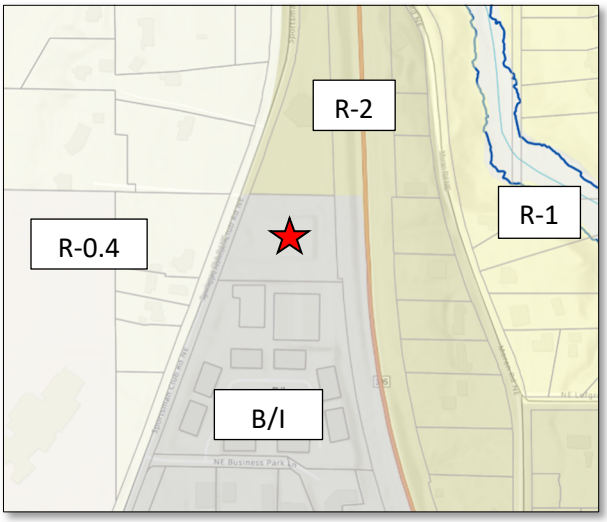
Assessor's Record Information:	
Tax lot number	222502-1-024-2009
Site Address	9582 Sportsman Club RD NE
Owner of record	PUGET SOUND ENERGY INC RIGHT OF WAY EST 06W
Site size	The property is 2.13 acres in size.
Current Use:	
Electric Substations are a Primary Utility, a permitted use in the Business Industrial district. The project is updating but not changing an existing use.	

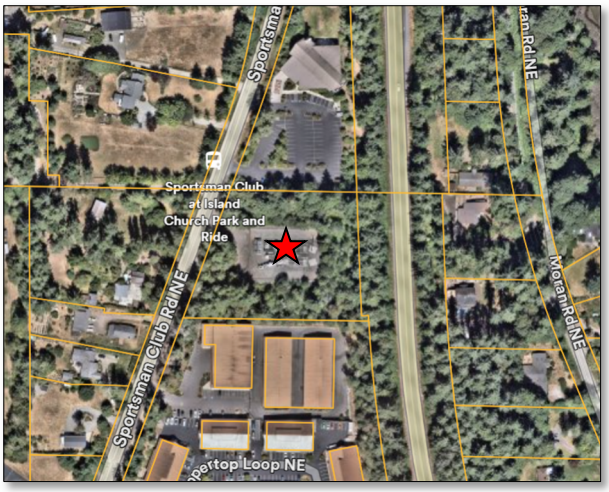
Zoning and Comprehensive Plan Designation:	
B/I and Business/Industrial	
Terrain:	
The project site is at a high point and slopes down at the sides.	
Soils:	
Site soils are Kapowsin gravelly sandy loam with zero to six percent slopes.	
Access:	
Project site has two existing access points off of Sportsman Club Rd NE.	
Public Services:	
Police	City of Bainbridge Island Police Department
Fire	Bainbridge Island Fire District
Water	City of Bainbridge Island Water Service
Surrounding Properties - Use, Zoning, and Comprehensive Plan Designation:	

Vicinty Map



Zoning Map / Aerial Image (2024)





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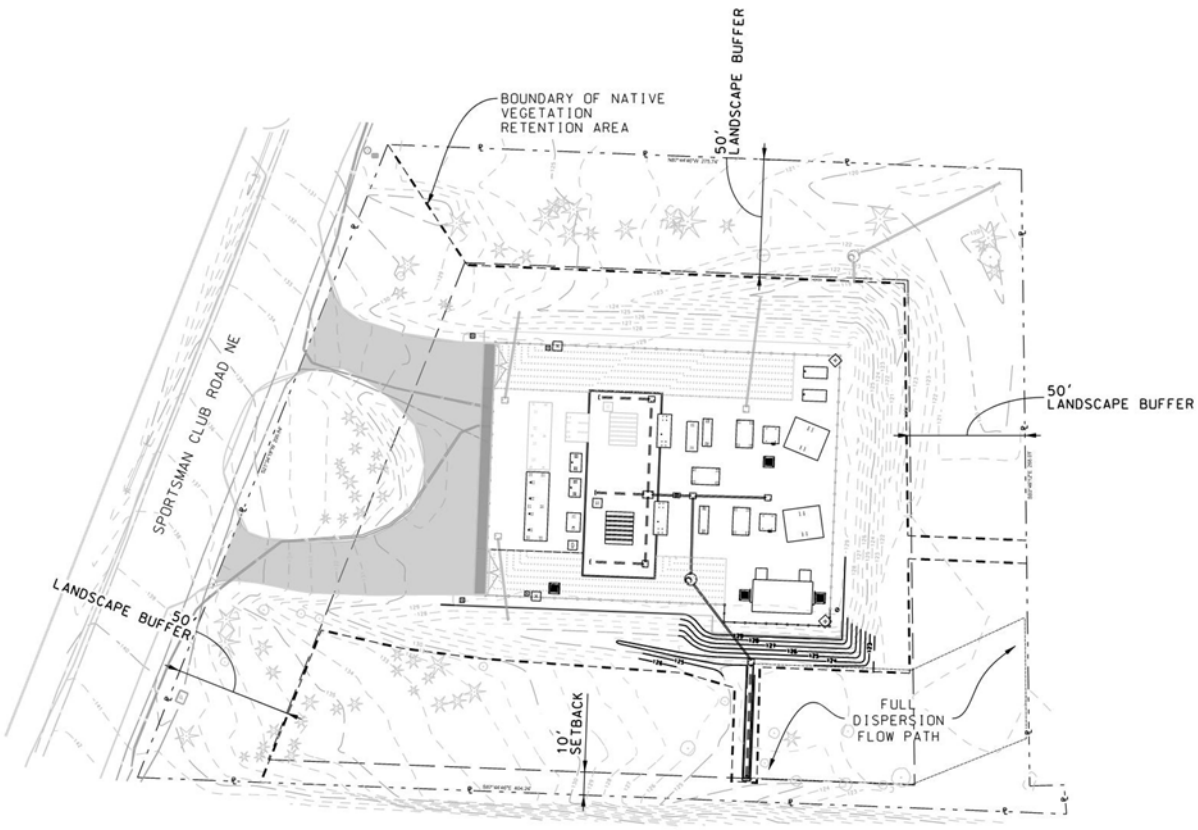
Site Plan



Part III: Comprehensive Plan Guiding Principles, Goals and Policies

The Comprehensive Plan designation for the site is Business/Industrial. The Comprehensive Plan guiding principles, goals, and policies, along with implementing regulations in the Municipal Code, are used to evaluate the proposal and weigh project impacts. The following guiding principles, goals and policies apply to the proposal:

- Comprehensive Plan
  1. Land Use Element
     A. Goal LU-1: Plan for growth based on the growth targets established by the Kitsap Regional Coordinating Council: 5,635 additional residents and 2,808 additional jobs from 2010-2036 and at the same time promote and sustain high standards that will enhance the quality of life and improve the environment of the Island.
     B. Goal LU-6: Ensure a development pattern that is true to the Vision for Bainbridge Island by reducing the conversion of undeveloped land into sprawling development. Encourage improvement of aging or underutilized developments over development of previously undeveloped property.
     C. Policy LU-10.7: B/I uses must be visually screened year-round from adjacent non-industrial properties and roadways, especially scenic highway SR 305. The visual screening could be

achieved through a combination of vegetation and building setback that would add depth to the buffer.

2. Utilities Element
   A. Goal U-1: Ensure that reliable utility services are available to all Bainbridge Island residents.
   B. Goal U-3: Ensure that utility services are adequate to meet current demands, and that utility providers plan for future demands.
   C. Goal U-5: Ensure that new or major renovations to existing utility facilities are designed to minimize adverse impacts on residents and the environment.
   D. Goal U-6: Ensure that permits and approvals for utility facilities are processed in a fair, timely manner and in accord with development regulations and this Plan.
   E. Goal U-10: Ensure that city-managed and to the extent possible, non-city managed utility services, are sufficient, cost effective, reliable, and that safe water utility service is provided.
   F. Goal U-14: Ensure adequate, cost effective, reliable, and environmentally responsible electric service to the citizens of Bainbridge Island.
      i. Policy U-14.1: Develop a plan together with the electric service provider to undertake energy efficiency improvements and other alterations of electric utility facilities to provide capacity for future growth.
      ii. Policy U-14.3: Encourage the electric service provider to improve reliability, with particular attention to adding transmission redundancy and mitigating impacts on service from storms and other natural events.

Comprehensive Plan Consistency Analysis

The project is one of several steps proposed to support electric utility services for Bainbridge Island's growth targets. It is an improvement project that will replace aging equipment and add needed new equipment on an already developed lot. The 350 square foot expansion of the use proposed on the existing lot will cause far less vegetation disturbance than the establishment of a new substation site. The proposed expansion of approximately 350 feet of the use will be added along the south where the neighboring lot is also zoned for Business / Industrial, rather than in an area closer to residentially zoned lots. Additionally, the existing use already has vegetation screening from adjacent non-industrial properties including SR 305, and will retain a 50 foot screening buffer in those areas per code requirements.

The upgrade will support transmission reliability and add distribution capacity. The substation upgrade is necessary to support a future transmission line project that will add redundance to the electric system between the Murden Cove and Winslow substation.

Part IV: Agency and Public Comment

- The Bainbridge Island Fire District recommends approval.
- Kitsap County Health District has issued a Commercial Building Clearance Exemption for this project.
- The Department of Archeology and Historic Preservation (DAHP) submitted a comment requesting that a copy of the cultural resources survey report for this project be submitted to them.

Applicant has submitted the requested report to DAHP.

- No public comment was received.

Part V: State Environmental Policy Act (SEPA) review

A Notice of Application and SEPA comment period published on August 20, 2024. The City anticipates issuing a Determination of Nonsignificance for the project.

Part VI: Land Use Code Analysis

The following Bainbridge Island Municipal Code (BIMC) regulations apply to the proposal:

1. BIMC 16.18 Tree Removal, Forest Stewardship, and Vegetation Maintenance

   A. BIMC 16.18.050 Activities Requiring a Permit

   For properties larger than an acre located outside of the Mixed Use Town Center and High School Road zoning districts, permit review is required for removing more than seven significant trees in any 36-month period.

   Proposal would remove 16 significant trees. The City Arborist has reviewed the submitted arborist report as part of this permit application and has approved the project. He does not recommend requiring mitigation planting.

2. BIMC 16.20 Critical Areas

   A. BIMC 16.20.100 - Aquifer Recharge Areas

   The Business Industrial district does not have a requirement to designate an Aquifer Recharge Protection Area. However, the project still must demonstrate that it does not have the potential to generate a source of drinking water contamination. A site assessment review (SAR) was completed and the City Development Engineer finds that, as conditioned, the project conforms to the drainage and water quality regulations in BIMC 15.20 and 15.21.

3. BIMC Title 18 Zoning

   A. BIMC 18.09.020 Permitted Uses

   Utility and Telecommunications / Primary Utility is a permitted use in the Business Industrial district.

   B. BIMC 18.12 Dimensional Standards and BIMC 18.15 Development Standards and Guidelines

BIMC Table 18.12.020-2 Dimensional Standards for Residential Districts		
Standard	*Requirement*	*Compliance Annotation*
Floor Area	No maximum	Project complies
Lot Coverage	35% (approximately 32,474 sq. ft.)	Project proposes a 364 square foot control house which represents less than one percent of lot coverage.

Setbacks	Front: 50 feet Side: 10 feet, 50 feet when abutting a residentially zoned property. Rear: 15 feet, 50 feet when abutting a residential district Per BIMC 18.12.040 overhead or underground primary utilities and accessory utilities are allowed in setbacks when they are not the principal use of the site.	The property has residentially zoned properties to the east, west, and north of the parcel. The property to the south is zoned for business industrial. Proposed site plan complies with these setbacks.
Building / Structure Height	35 feet maximum	Proposed structures do not exceed 35 feet in height.
BIMC 18.15.010 Landscaping, Screening, and Tree Retention, Protection and Replacement. In the B/I district, the intent is to provide a year-round vegetated screen and a noise and site lighting buffer of industrial development from adjacent nonindustrial properties and roadways.		
Standard	*Requirement*	*Compliance Annotation*
Perimeter Landscape Buffer BIMC 18.15.010.D	50 feet, full screen, buffer required along the north, east and west lot lines.	The site currently has vegetation buffers surrounding the existing use. In areas where the existing vegetation in the 50 foot buffer will not provide the full screening effect required, PSE proposes retaining additional vegetation beyond the required buffer. As allowed for under BIMC 18.15.010.D.5.a, existing vegetation can used in lieu of new plant material. Project complies with Perimeter Landscape Buffer requirements and does not propose buffer averaging.
Street Frontage Landscaping BIMC 18.15.010.E	50 feet full screen buffer required along Sportsman	The site currently has vegetation buffers surrounding the existing use. In areas where the existing vegetation in the 50 foot buffer will not provide the full screening effect

	Club Rd NE and Highway 305.	required, PSE proposes retaining additional vegetation beyond the required buffer. Project complies with Street Frontage Landscaping buffer requirements and does not propose buffer averaging.
BIMC 18.15.020 Parking and Loading		
General Requirements BIMC 18.15.020.B	Unless approved by the director, only a single access to public right-of-way is allowed for an individual lot. More than one access may be allowed by the director if the director determines, based on drawings or other information submitted by the applicant, that (a) the proposed site access includes measures that mitigate any identified negative impacts or effects that would result from the additional access point(s); and (b) the additional access point(s) will improve on-site or off-site traffic flow or is necessary for, or will help facilitate, compliance with other requirements of this chapter.	Project site currently has a circular driveway with two access points off of Sportsman Club Road. This access was installed in 1979 when the substation was installed and is needed to accommodate large vehicles with limited turn radiuses that periodically visit the site for maintenance purposes that would have challenges exiting the site with only a single access point. The Development Engineer states that, given the Business/Industrial zoning and the likely need to access the high voltage infrastructure with larger equipment, the existing access points are considered a deviation granted previously and intended to extend through subsequent permits related to this proposal. Except for noting the deviation from the COBI Design and Construction Standards on subsequent plan sets, no further action is required by applicant on this issue.
BIMC Table 18.15.020-1: Off-Street Parking Spaces Required	1 space for each employee plus 1 space for each 250	Project site will not have any full-time employees and will not have any office space.

	square feet of office space.	No new parking spaces are required or proposed as part of this project.
BIMC 18.15.020.C.3 Electric Vehicle Charging Infrastructure.	EVSE – 10% of total parking spaces EV-Ready – 30% of total parking spaces EV-Capable - 20% of total parking spaces.	Project site has no parking spaces, so no EV charging infrastructure is required at this time.
BIMC 18.15.020 Additional Provisions for the B/I District	On-street parking or staging of trucks on public streets is prohibited.	The project is conditioned to comply with this requirement.
	The primary vehicular access for business/industrial developments shall avoid a street or easement that primarily serves residential uses.	Access is existing and complies with this requirement.
	No new curb cuts shall be allowed onto public streets if it is possible for a development to share an access drive with an existing facility.	No new curb cuts are proposed.
	Entrances and exits to and from parking and loading facilities shall be clearly marked with appropriate directional signage where multiple access points are provided.	The project is conditioned to comply with this requirement.

	Internal circulation shall be designed for safety and efficiency by reducing conflicts between vehicular and pedestrian traffic, combining circulation and access areas where possible, providing adequate truck maneuvering, stacking, and loading areas and accommodating emergency vehicle access.	The existing circular driveway allows for larger vehicles with a limited turning radius to safely enter and exit the project site without backing up into oncoming traffic.
BIMC 18.15.030 Mobility and Access.		
BIMC 18.15.030.A Circulation and Walkways	Landscaped islands with raised curbs shall be used to define entrances from public rights-of-way, define pedestrian walkways from the public rights-of-way to all buildings, define ends of parking aisles and indicate the pattern of circulation. Curb cuts or grates can be incorporated to allow water to enter stormwater facilities and LID BMPs.	Existing site access does not include a raised curb. As it was installed in 1979, the driveway is an existing non-conforming structure subject to BIMC 18.30.030.D which allows non-conforming structures to remain provided: • There is no proposed change that would increase the non-conformity; and • the nonconforming structure is not damaged or removed by more than 50 percent of it's square footage. This project does not propose changes to the non-conforming driveway and meets the conditions to allow it to remain as is.
BIMC 18.15.030.B Bicycle Facilities	One bicycle space shall be provided for every five parking spaces with	No parking spaces are proposed and the proposed use is unlikely to generate a demand for bicycle facilities. No bicycle facilities are proposed or required.

	a minimum of four spaces provided for each parking lot.	
BIMC 18.15.040 Outdoor lighting.		
BIMC 18.15.040.D General Standards	1. All outdoor lighting fixtures and accent lighting shall be designed, installed, located and maintained such that there is no light trespass. 2. Outdoor lighting fixtures and accent lighting must be shielded and aimed downward.	Lighting details provided by applicant follow these requirements and the permit will be conditioned to ensure continued compliance.
18.15.050 Signs.		
	All development shall comply with those sign regulations contained in Chapter 15.08 BIM C.	A narrative describing the signs on site currently comply with BIMC 15.08.030.A and the permit will be conditioned to ensure continued compliance.
BIMC 18.18 Design Standards and Guidelines		
Standard	*Requirement*	*Compliance Annotation*
Design Standards "Design for Bainbridge"	Applicable standards are contained in Chapters 1–5.	Consistent with the land use review process, staff reviewed the application for compliance with the design standards and recommends approval of the project as conditioned.

4. BIMC 2.16 Land Use Review Procedure

   A. BIMC 2.16.040.E.5 Review and Approval by the Director

      The Director shall make the final decision on an application based on: the decision criteria below, the recommendation of the Planning Commission), and consideration of any public comments. The Planning Commission recommendations shall hold substantial weight in the consideration of the application by the Director.

B. BIMC 2.16.040 Site Plan and Design Review Decision Criteria

i. The site plan and design is consistent with all applicable provisions of the BIMC, design guidelines, the comprehensive plan, and applicable subarea and master plans;

Consistency with zoning standards, including dimensional standards, design standards, landscape and parking requirements, lighting, and signage is discussed above. As conditioned, the development is consistent with all provisions of the Municipal Code.

ii. The locations of the buildings and structures, open spaces, and landscaping result in a context-sensitive design;

The project site is bordered on the north, east and west by residentially zoned properties. The existing condition includes a vegetated buffer already planted to screen the utility from view and will continue to have a 50 foot buffer when the abutting use is residential. The proposed 350 foot expansion of the use is located on the southern side of the lot, the only area that is not bordered by residential zoning. This results in a context sensitive design.

iii. The Kitsap public health district has determined that the site plan and design conforms to current standards regarding domestic water supply and sewage disposal;

Kitsap County Health District has issued a Commercial Building Clearance Exemption for this project.

iv. The streets and nonmotorized facilities, as proposed, are adequate to accommodate anticipated traffic;

The City Engineer finds that existing streets and pedestrian ways are adequate to accommodate anticipated traffic.

v. 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 Chapters 15.20 and 15.21 BIMC; and

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 of properties downstream; and

c. The streets, nonmotorized facilities, locations of the buildings, structures, and vehicular circulation systems as proposed align with and are otherwise coordinated with streets and nonmotorized facilities serving adjacent properties and are adequate, safe, efficient and consistent with the island-wide transportation plan; and

d. If a traffic study shows that the proposed development will have an adverse impact on traffic, including nonmotorized traffic, the impact shall be mitigated as required by the city engineer; and

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 required service(s) can be made available at the site; and

f. The site plan and design conforms to the “City of Bainbridge Island Engineering Design and

Construction Standards and Specifications," unless the city engineer has approved a deviation from the standards; and

The City Development Engineer makes the following findings:

- **The site plan as conditioned conforms to regulations concerning drainage in BIMC 15.20 and 15.21.**
- **The site plan and submitted Geotechnical Analysis (WSP July 2024) conform to regulations concerning Geologically Hazardous Areas in BIMC 16.20.**
- **The site plan conforms to the City of Bainbridge Island Design and Construction Standards and Specifications, "the Standards" as conditioned and where applicable, unless otherwise noted and approved by COBI Engineering.**
- **The site plan/design is in conformance with the applicable portions of the comprehensive plan pertaining to streets, roads, and utilities.**
- **Trip generation calculation methods per the Institute of Traffic Engineers (ITE) Trip Generation Manual, 1th Edition indicate proposed traffic increase will be short of the threshold of 50 average daily trips (ADT), or 5 or more AM or PM peak-hour trips added as a result of this project. Therefore, a traffic study sufficient for the City engineer to perform a concurrency test was not required per Chapter 15.40 of the Bainbridge Island Municipal Code (BIMC).**

vi. No harmful or unhealthful conditions are likely to result from the proposed site plan;

Recommended conditions provide for public health, safety and welfare, and the public use and interested. Recommended conditions also provide adequate access in additional to stormwater facilities. No harmful or unhealthful conditions are likely to result from the proposal.

vii. If the subject property contains a critical area or buffer, as defined in Chapter 16.20 BIMC, the site plan and design review permit conforms to all requirements of that chapter;

The City of Bainbridge Island is a designated Aquifer Recharge Area. The City Development Engineer finds that, as conditioned, the project conforms to drainage and water quality regulations in BIMC 15.20 and 15.21. The project conforms to critical area regulations.

viii. The Bainbridge Island fire department has reviewed the application and determined that the site plan has been properly designed to ensure fire protection;

The Fire Marshal recommends approval and has no special conditions for the project.

ix. The site plan and design has been prepared consistent with the purpose and review procedures of this chapter.

The purpose of BIMC 2.16.040 is to establish a comprehensive site plan and design review process that ensures compliance with the adopted plans, policies, and ordinances of the City and promote those specific purposes for each zoning district. The proposal followed the preapplication review process identified in BIMC 2.16.040.D and the application was prepared and reviewed consistent with the provisions of BIMC 2.16.040.E.

Part VII – CONCLUSIONS

The application is properly before the Director of Planning and Community Development for decision. Administrative decisions made in accordance with administrative review procedures of BIMC 2.16.030 may be appealed to a hearing examiner in accordance with BIMC 2.16.020.R.

Staff recommends approval subject to the following conditions:

Project Conditions

1. The authorization for construction activities automatically expires and is void if the applicant fails to file for construction permit or other necessary development permit within three years of the effective date of this permit.
2. Plans submitted for construction shall substantially comply with the plans approved through this land use permit.
3. Prior to any construction, the applicant shall obtain the appropriate permits from the City of Bainbridge Island, including but not limited to clearing, grading, and/or building permits.
4. All activities shall comply with Puget Sound Clean Air Agency (PSCAA) regulations.
5. If any historical or archaeological artifacts are uncovered during excavation or construction, work shall immediately stop and the Department of Planning and Community Development and the Washington State Office of Archaeology and Historic Preservation shall be immediately notified. Construction shall only continue thereafter in compliance with the applicable provisions of law.
6. All outdoor lighting fixtures shall be designed, installed, located and maintained such that there is no light trespass and they must be shielded and aimed downward per the requirements of BIMC 18.15.040.D.
7. On-street parking or staging of trucks on public streets is prohibited both during construction and once the project is completed.
8. Structures and building shall not exceed 35 feet in height unless a conditional use permit for height is applied for and approved.
9. Prior to final inspection, appropriate directional signage shall be installed at the entrances and exit to and from the driveway to clearly mark access points.
10. All signage shall comply with the sign regulations contained in BIMC 15.08.
11. The project shall comply with the following conditions to the satisfaction of the City Engineer:
    a. Civil improvement plans, reports, and computations shall be submitted with the application to the City for commercial Building Permit(s). Plans to construct all necessary infrastructure including site drainage, grading and utilities serving the site will be reviewed and approved prior to issuance of any construction permit.
    b. Section 6-06 of the COBI Design and Construction Standards sets the number of access points for a commercial development to one two-way access point or 2 1-way access points per 500' of frontage (project has ~300' of frontage on Sportsman's Club Road). There are 2 existing access points that are not signed specifically for 1- or 2-way traffic. Given the Business/Industrial zoning and the likely need to access the high voltage infrastructure with larger equipment, the

existing access points are considered a deviation granted previously and intended to extend through subsequent permits related to this proposal. Except for noting the deviation from the COBI Design and Construction Standards on subsequent plan sets, no further action is required by applicant on this issue.

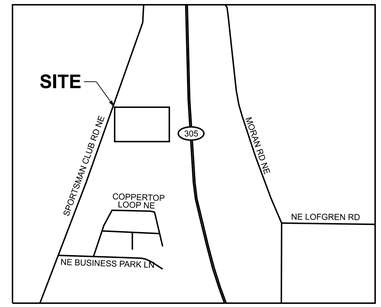
c. The proposed project creates less than 5,000 SF of new and replaced hard surfaces. The building permit submittals shall demonstrate how the project complies with Minimum Requirements 1-5 of the Department of Ecology's Stormwater Management Manual of Western Washington (SWMMWW) as adopted BIMC 15.20. Initial review indicates that a compliant stormwater solution is likely possible.
    i. Compliance with stormwater Minimum Requirement (MR) #2 Construction Pollution Prevention is required. A construction Stormwater Pollution Prevention Plan (SWPPP, also known as an erosion control plan) and narrative are required prior to construction activities including clearing or grading or civil improvements for all phases of the project that are subject to compliance with BIMC 15.20.
d. 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.
e. No construction on or to the site may take place until the civil improvement plans have been reviewed and approved by the City as part of a construction permit to include but not limited to Building, Grade and Fill, or Right of Way Use permits.

PUGET SOUND ENERGY

MURDEN COVE SUBSTATION

SECTION 22, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M.

CITY OF BRAINBRIDGE ISLAND, KITSAP COUNTY, WASHINGTON



VICINITY MAP
NO SCALE

SURVEY NOTES:

1. PURPOSE OF THIS SURVEY THIS SURVEY WAS PERFORMED DURING SEPTEMBER, 2021 IN SUPPORT OF A PUGET SOUND ENERGY SUBSTATION PROJECT AND IS INTENDED TO BE USED FOR THIS PURPOSE. SPECIFIC INFORMATION SHOWN HEREON SHOULD BE VERIFIED AS TO ITS ACCURACY IF THIS SURVEY IS TO BE USED FOR PURPOSES OTHER THAT WHAT IT WAS INTENDED FOR.

2. HORIZONTAL DATUM BEARINGS AND COORDINATES SHOWN HEREON ARE WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE. THE GEODETIC BASIS IS NAD83 (2011)[2010.00] BASED UPON TIES TO THE WASHINGTON STATE REFERENCE NETWORK (WSRN).

3. VERTICAL DATUM THE VERTICAL DATUM IS GNSS-DERIVED NAVD88, USING GEOID18. GEOID SEPARATIONS WERE APPLIED TO SOLVED ELLIPSOID HEIGHTS AT CONTROL POINTS AND HELD FOR ORTHOMETRIC ELEVATIONS.

4. METHODOLOGY FIELD MEASUREMENTS FOR THIS SURVEY WERE PERFORMED USING A TRIMBLE S7 TOTAL STATION AND A TRIMBLE R12i GPS RECEIVER. THIS SURVEY COMPLIES WITH THE MINIMUM REQUIRED "ERROR OF CLOSURE" OF 1:10,000 FOR WASHINGTON STATE PLANE COORDINATES AS SET FORTH PER W.A.C. 332-130-090 (AND POSITIONAL TOLERANCE LEVELS OF LESS THAN 0.01 METERS).

5. PROPERTY LINES SHOWN HEREON ARE BASED ON READILY AVAILABLE PLATS, SURVEYS, AND RIGHT OF WAY PLANS OF PUBLIC RECORD AS WELL AS PSE PROVIDED DOCUMENTS. ALL DIMENSIONS AND COORDINATES ARE IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

6. MONUMENTATION VISITATION ALL SURVEY MONUMENTS AND OTHER SURVEY MARKERS SHOWN HEREON WERE VISITED DURING SEPTEMBER 2021 UNLESS OTHERWISE INDICATED.

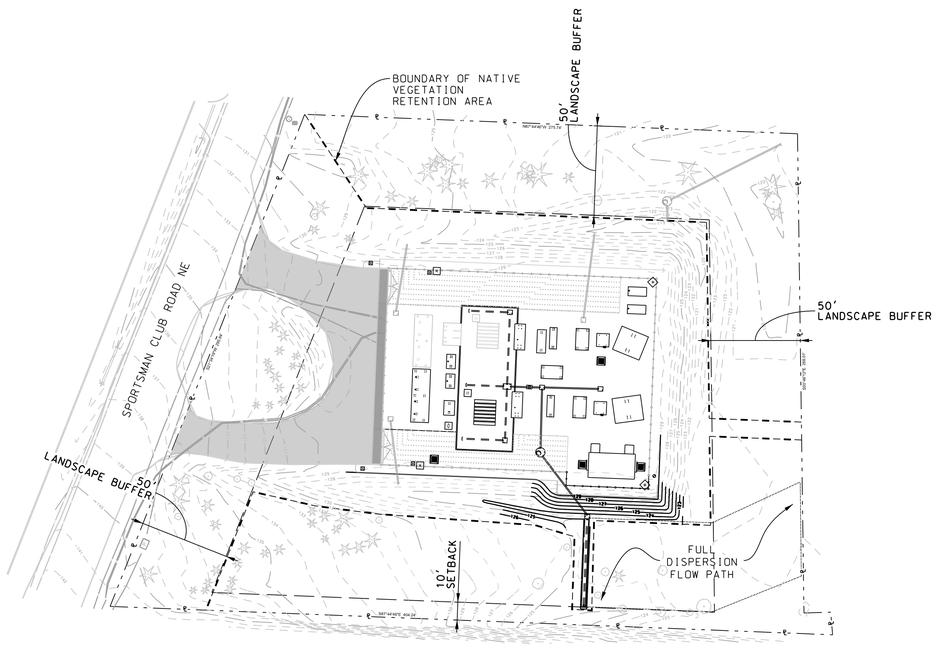
7. ENCUMBRANCES THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT; ANY EASEMENTS OR RESTRICTIONS OF RECORD WHICH MAY BE REVEALED IN A TITLE REPORT HAVE NOT BEEN INCLUDED HEREON.

8. UNDERGROUND UTILITIES SHOWN REPRESENT FIELD SURVEYED PAINT MARKS AS PLACED ON THE GROUND BY A UTILITY LOCATE SERVICE TOGETHER WITH AVAILABLE UTILITY AS-BUILT AND REFERENCE DRAWINGS. NO GUARANTEE IS MADE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED OR THAT THE UNDERGROUND UTILITIES ARE SHOWN IN THEIR EXACT LOCATION. THE UTILITIES ARE SHOWN AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION.

9. CONTOUR INTERVAL 1 FOOT

SITE INFORMATION:

PROPERTY OWNER:	PUGET SOUND ENERGY
PARCEL NO:	222502-1-024-2009
PARCEL AREA:	2.13 ACRES
ADDRESS:	9582 SPORTSMAN CLUB RD BRAINBRIDGE ISLAND, WA 98110
ZONING:	BUSINESS INDUSTRIAL (B/I)



SITE PLAN

PSE ENGINEERING CONTACTS 355 110TH AVE NE. BELLEVUE WA. 98004			
GROUP	NAME	PHONE	EMAIL
PROJECT MANAGEMENT	MOLLY REED	425-462-3933	molly.reed@pse.com
ELECTRICAL	ALISON KLIMA	206-914-8621	alison.klima@pse.com
CIVIL	JACKSON KNOLL	425-380-9772	jackson.knoll@pse.com
CONSTRUCTION MANAGEMENT	CODY SPENCE	425-466-8946	cody.spence@pse.com
PERMITTING	KERRY KRINER	425-462-3821	kerry.kriner@pse.com

LEGEND

- PROPERTY LINE
- PROPOSED SUBSTATION FENCE
- EXISTING SUBSTATION FENCE
- FOUNDATIONS – EXISTING
- FOUNDATIONS – PROPOSED
- CATCH BASIN – EXISTING
- CATCH BASIN – PROPOSED
- GATE VALVE
- GRATE INLET
- VAULT
- PROPOSED SOLID HDPE PIPE
- PROPOSED PERFORATED SCH 80 PVC PIPE
- EXISTING CONCRETE PIPE
- EXISTING ASPHALT DRIVEWAY
- GRAVEL DRIVEWAY
- DECIDUOUS TREE
- CONIFEROUS TREE
- 175 PROPOSED CONTOUR, MAJOR
- 176 PROPOSED CONTOUR, MINOR
- 175 EXISTING CONTOUR, MAJOR
- 176 EXISTING CONTOUR, MINOR
- FO FIBER OPTIC LINE
- W WATER UTILITY LINE

DRAWING LIST:

DRAWING NO:	SHEET NO:	TITLE:
D-3808	01	FOUNDATION PLAN
D-3809	01	STRUCTURAL PLAN
D-21944	01	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
D-21944	02	TEMPORARY EROSION AND SEDIMENT CONTROL DETAILS
D-21945	01	REMOVAL PLAN
D-21946	01	GRADING & FENCING PLAN
D-21946	02	GRADING SECTIONS & DETAILS
D-21949	01	DRAINAGE PLAN
D-21949	02	DRAINAGE DETAILS
D-21949	03	DRAINAGE DETAILS
D-21950	01	TOPOGRAPHIC SURVEY
D-21951	01	LANDSCAPING PLAN

20 0 20 40 80

GRAPHIC SCALE
1" = 40'

60% DESIGN
NOT FOR CONSTRUCTION

Know what's below. Call before you dig.

THIS DRAWING SUPERSEDES D-3807 SHEET 1

JACKSON E. KNOLL — STATE OF WASHINGTON — 21018919 — REGISTERED PROFESSIONAL ENGINEER

PRELIMINARY

WO NUMBER: 101171744, 111029314

REVISION DESCRIPTION:
ORIGINAL ISSUE
MAJOR SITE PLAN REVIEW SUBMITTAL
WO#: 101171744 - 12.5KV LOW SIDE & STRM DRN
WO#: 111029314 - 115KV HIGH SIDE & MPAC

	DATE
CADD	Date: 2024.07.11 14:58:24-07'00'
ENGINEER	J. KNOLL 2024.07.11 16:57:53-07'00'
REVIEWED	
APPROVED	J. HENRY 2024.07.12 09:17:01-07'00'

SITE PLAN AND GENERAL NOTES MURDEN COVE SUBSTATION

PUGET SOUND ENERGY — SUBSTATION ENGINEERING DEPARTMENT

DRAWING NO: D-21942 — REV NO: 0
SHEET: 01 OF 01
SCALE: 1"= 40'-0" — CLASS: SITE
FILE NO:
CADD NO: D-21942_01.dgn — CODE: MUR

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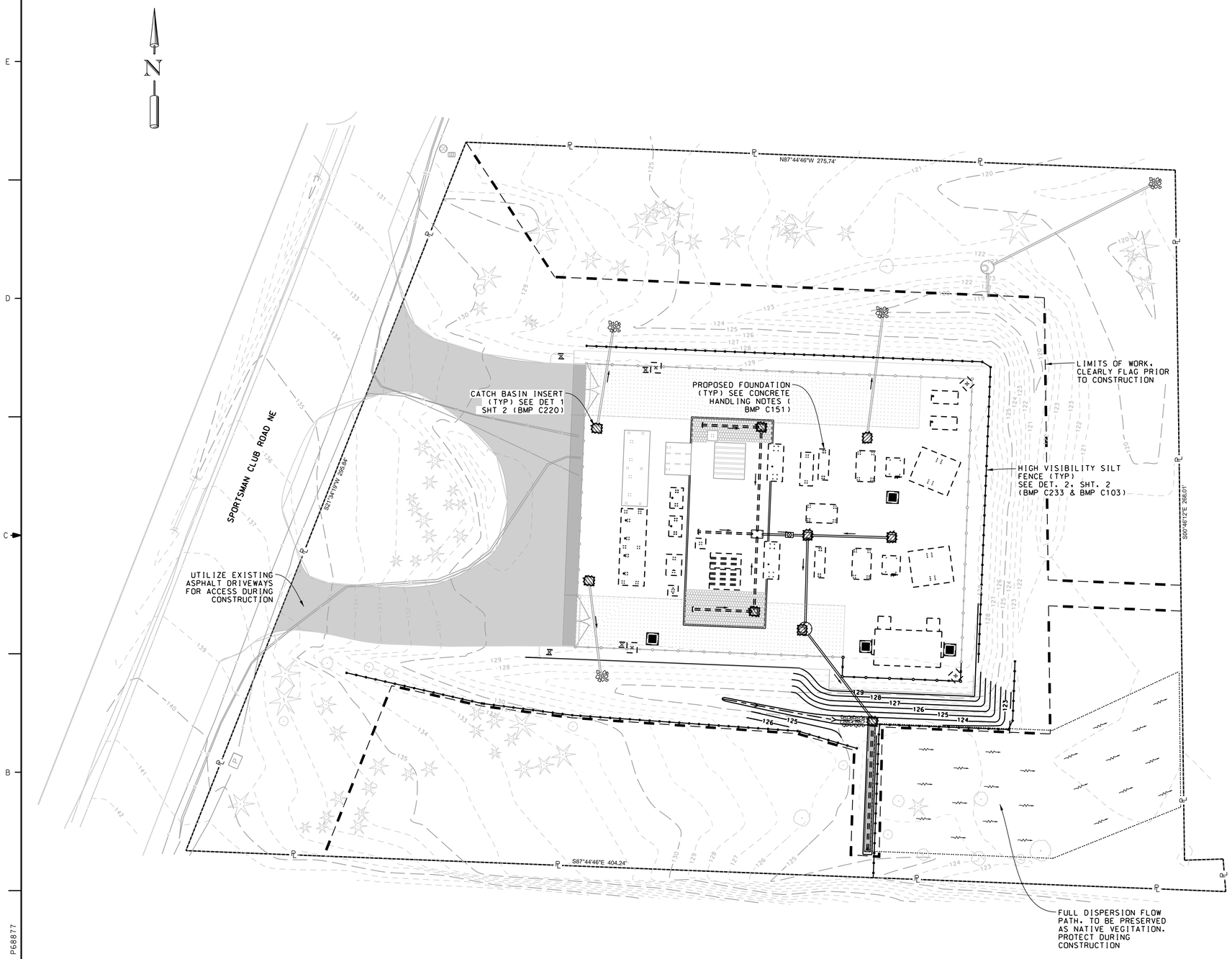

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- PROPOSED SUBSTATION FENCE
- EXISTING SUBSTATION FENCE
- 175 PROPOSED CONTOURS, MAJOR
- 176 PROPOSED CONTOURS, MINOR
- 175 EXISTING CONTOURS, MAJOR
- 176 EXISTING CONTOURS, MINOR
- HIGH VISIBILITY SILT FENCE
- LIMITS OF WORK
- ASPHALT DRIVEWAY
- DECIDUOUS TREE
- CONIFEROUS TREE
- GRAVEL DRIVEWAY
- ENVIROGRID
- PROPOSED FOUNDATIONS (REF ONLY)
- EXISTING FOUNDATIONS (REF ONLY)
- CATCH BASIN W/INLET PROTECTION
- GATE VALVE
- GRATE INLET
- VAULT
- PROPOSED PERFORATED SCH 80 PVC PIPE
- PROPOSED SOLID HDPE PIPE
- EXISTING SOLID HDPE PIPE
- DITCH LINE AND FLOW DIRECTION

CONCRETE HANDLING

1. CONCRETE TRUCK CHUTES, PUMPS, AND INTERNALS SHALL BE WASHED OUT ONLY INTO AN ECO-PAN.
2. UNUSED CONCRETE REMAINING IN THE TRUCK AND PUMP SHALL BE RETURNED TO THE ORIGINATING BATCH PLANT FOR RECYCLING.
3. HAND TOOLS INCLUDING, BUT NOT LIMITED TO, SCREEDS, SHOVELS, RAKES, FLOATS, AND TROWELS SHALL BE WASHED OFF ONLY INTO AN ECO-PAN.
4. CONTAINED CONCRETE SHALL BE DISPOSED OF IN A MANNER THAT DOES NOT VIOLATE GROUNDWATER OR SURFACE WATER QUALITY STANDARDS, OR THE CONDITIONS OF THE NPDES PERMIT IF APPLICABLE.
5. CONTAINERS SHALL BE CHECKED FOR HOLES IN THE LINER DAILY DURING CONCRETE POURS AND REPAIRED THE SAME DAY.

TESC NOTES

1. APPROVAL OF THIS CONSTRUCTION SWPPP DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION/DETENTION FACILITIES, UTILITIES, ETC.)
2. THE IMPLEMENTATION OF THIS CONSTRUCTION SWPPP AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT AND UPGRADING OF THESE CONSTRUCTION SWPPP FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
4. THE CONSTRUCTION SWPPP FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
5. THE CONSTRUCTION SWPPP FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE CONSTRUCTION SWPPP FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
6. THE CONSTRUCTION SWPPP FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
7. THE CONSTRUCTION SWPPP FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.
8. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN TRAP (OR SUMP). ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
9. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

REFERENCE DRAWINGS:

DRAWING:	TITLE:
D-21950	TOPOGRAPHIC SURVEY
D-21946	GRADING AND FENCING PLAN
D-21949	DRAINAGE PLAN
D-21951	LANDSCAPING PLAN

20 0 20 40 80
GRAPHIC SCALE
1" = 20'

60% DESIGN
NOT FOR CONSTRUCTION

Know what's below. Call before you dig.

JACKSON E. KNOLL, STATE OF WASHINGTON, 21018919, REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY

WO NUMBER: 101171744, 111029314
REVISION DESCRIPTION:
ORIGINAL ISSUE
MAJOR SITE PLAN REVIEW SUBMITTAL
WO#: 101171744 - 12.5KV LOW SIDE & STRM DRN
WO#: 111029314 - 115KV HIGH SIDE & MPAC

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN MURDEN COVE SUBSTATION

	DATE
CADD	Date: 2024.07.11 14:58:48-07'00'
ENGINEER	J.KNOLL 2024.07.11 17:03:14-07'00'
REVIEWED	
APPROVED	J. HENRY 2024.07.12 09:17:19-07'00'

PUGET SOUND ENERGY
SUBSTATION ENGINEERING DEPARTMENT
DRAWING NO D-21944
REV NO 0
SHEET: 01 OF 02
SCALE: 1"=20'-0"
CLASS: SITE
FILE NO:
CODE: MUR
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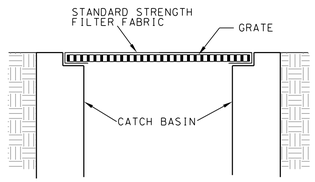
INTERNAL USE

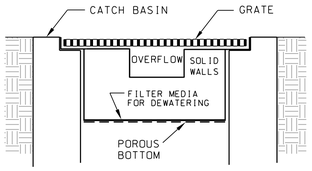


FILTER FABRIC PROTECTION

NOTE: ONLY TO BE USED WHERE PONDING OF WATER ABOVE THE CATCH BASIN WILL NOT CAUSE TRAFFIC PROBLEMS AND WHERE OVERFLOW WILL NOT RESULT IN EROSION OF SLOPES.

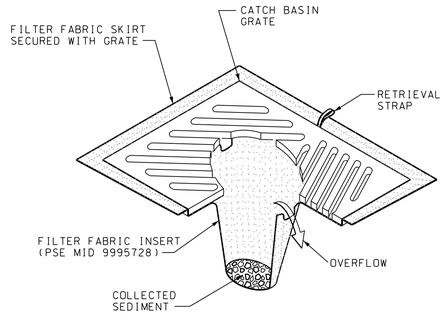
MAINTENANCE STANDARDS

1. ANY ACCUMULATED SEDIMENT ON OR AROUND THE FILTER FABRIC SHALL BE REMOVED IMMEDIATELY. SEDIMENT SHALL NOT BE REMOVED WITH WATER, AND ALL SEDIMENT MUST BE DISPOSED OF AS FILL ON-SITE OR HAULED OFF-SITE.
2. ANY SEDIMENT IN THE CATCH BASIN INSERT SHALL BE REMOVED WHEN THE SEDIMENT HAS FILLED ONE THIRD OF THE AVAILABLE STORAGE. THE FILTER MEDIA FOR THE INSERT SHALL BE CLEANED OR REPLACED AT LEAST MONTHLY.
3. REGULAR MAINTENANCE IS CRITICAL FOR BOTH FORMS OF CATCH BASIN PROTECTION. UNLIKE MANY FORMS OF PROTECTION THAT FAIL GRADUALLY, CATCH BASIN PROTECTION WILL FAIL SUDDENLY AND COMPLETELY IF NOT MAINTAINED PROPERLY.



CATCH BASIN INSERT

NOTE: THIS DETAIL IS ONLY SCHEMATIC. ANY INSERT IS ALLOWED THAT HAS A MIN. 0.5 C.F. OF STORAGE, THE MEANS TO DEWATER THE STORED SEDIMENT, AN OVERFLOW, AND CAN BE EASILY MAINTAINED.

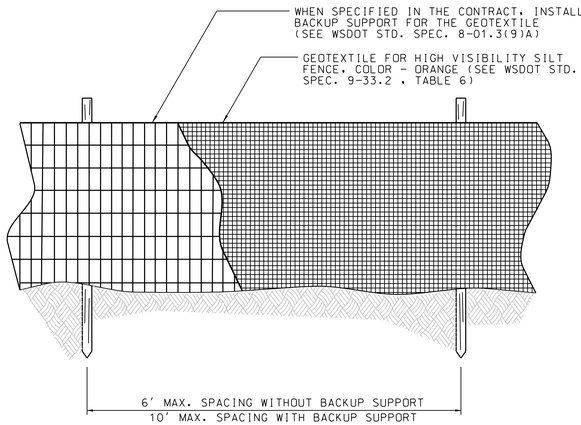


ALTERNATE CATCH BASIN INSERT

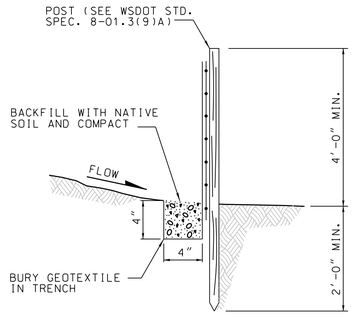
FOR INSTALLATION, SEE TECHNIQUES FOR TEMPORARY EROSION AND SEDIMENT CONTROL, PSE STANDARD 0150.3200

NTS

CATCH BASIN SEDIMENT CONTROL (BMP C220) DETAIL 1/1



ELEVATION VIEW



SIDE VIEW

HIGH VISIBILITY SILT FENCE (BMP C103) DETAIL 2/1

NOTES

1. MAXIMIZE DETENTION OF STORMWATER BY PLACING FENCE AS FAR AWAY FROM THE TOE OF SLOPE AS POSSIBLE WITHOUT ENCROACHING ON SENSITIVE AREAS OR OUTSIDE OF THE CLEARING BOUNDARIES.
2. INSTALL SILT FENCING ALONG CONTOURS WHENEVER POSSIBLE.
3. INSTALL THE ENDS OF THE SILT FENCE TO POINT SLIGHTLY UP-SLOPE TO PREVENT SEDIMENT FROM FLOWING AROUND THE ENDS OF THE FENCE.
4. PERFORM MAINTENANCE IN ACCORDANCE WITH STANDARD WSDOT SPECIFICATIONS 8-01.3(9)A AND 8-01.3(15).

60% DESIGN
NOT FOR CONSTRUCTION

JACKSON E. KNOLL — STATE OF WASHINGTON — 21018919 — REGISTERED PROFESSIONAL ENGINEER

PRELIMINARY

WO NUMBER: 101171744, 111029314		TEMPORARY EROSION AND SEDIMENT CONTROL DETAILS MURDEN COVE SUBSTATION
REVISION DESCRIPTION: ORIGINAL ISSUE MAJOR SITE PLAN REVIEW SUBMITTAL WO#: 101171744 - 12.5KV LOW SIDE & STRM DRN WO#: 111029314 - 115KV HIGH SIDE & MPAC		
	DATE	PUGET SOUND ENERGY / SUBSTATION ENGINEERING DEPARTMENT / DRAWING NO D-21944 / REV NO 0 / SHEET: 02 OF 02
CADD	Date: 2024.06.06 08:25:04-07'00'	
ENGINEER J. KNOLL	2024.06.07 15:59:37-07'00'	
REVIEWED		SCALE: NONE / CLASS: SITE / FILE NO:
APPROVED J. HENRY	2024.07.12 09:18:38-07'00'	CADD NO: D-21944_02.dgn / CODE: MUR

INTERNAL USE

USER: P68877
5/30/2024 9:36:00 AM
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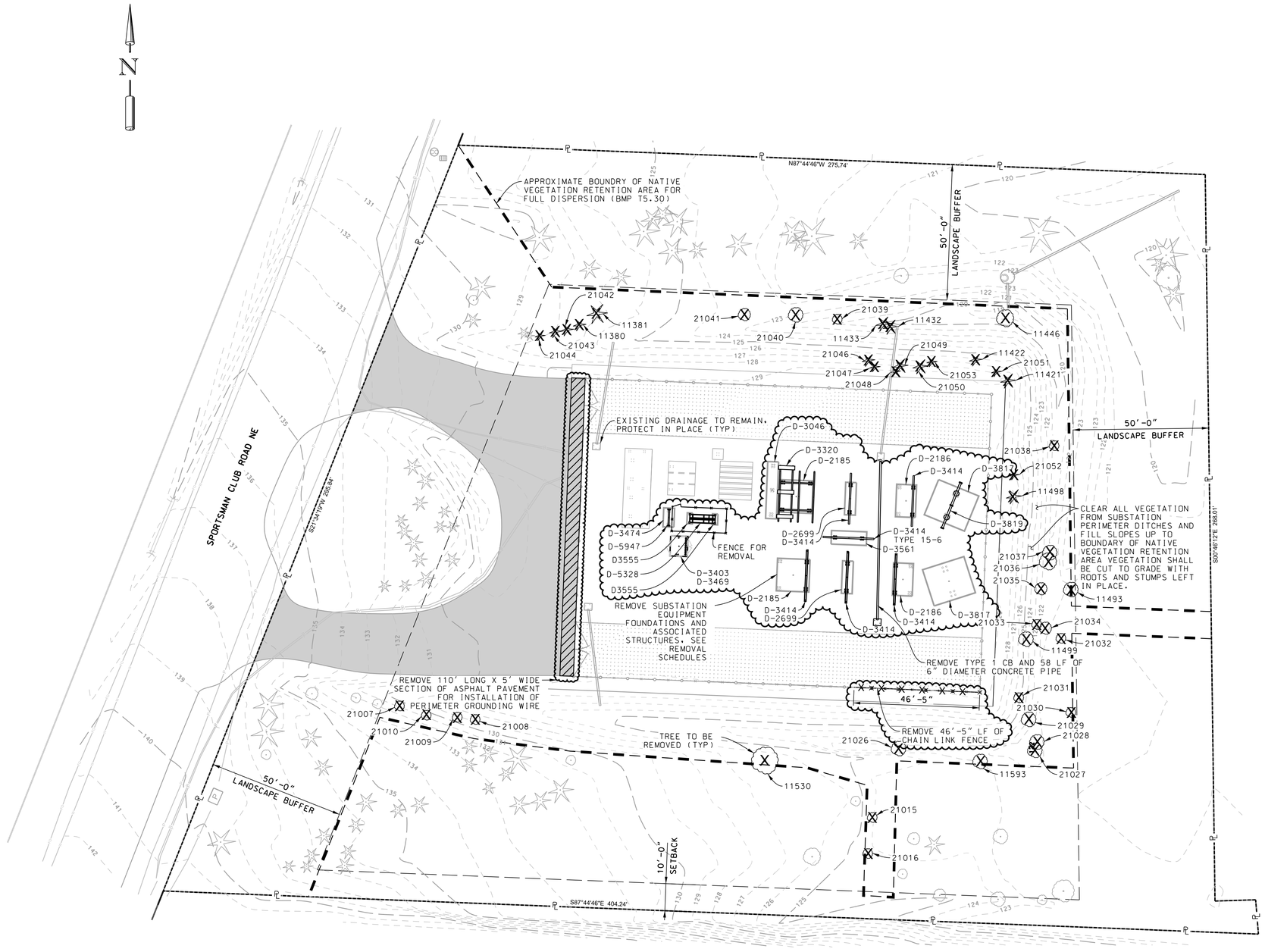

REMOVAL DRAWING
WO# 108154041
WO# 108154042

REFREENCE DRAWINGS:

DRAWING NO:	TITLE:
D-21950	TOPOGRAPHIC SURVEY
D-21944	TEMPORATY EROSION AND SEDIMENT CONTROL PLAN
D-21947	GRADING AND FENCING PLAN
D-21949	DRAINAGE PLAN

NOTES:

1. UNLESS OTHERWISE NOTED FOR REMOVAL. CONTRACTOR SHALL PROTECT ALL EXISTING ABOVE AND BELOW GROUND IMPROVEMENTS.
2. DEMOLITION/REMOVAL SHALL NOT BEGIN UNTIL TESC MEASURES ARE INSTALLED PER SHEET D-21944.

811 Know what's below. Call before you dig.

60% DESIGN
NOT FOR CONSTRUCTION

PRELIMINARY
JACKSON E. KNOLL — STATE OF WASHINGTON — 21018919 — REGISTERED PROFESSIONAL ENGINEER

STRUCTURE REMOVAL SCHEDULE

LINE	DWG NO	QTY	HEIGHT	DESCRIPTION	COMMENTS
1	D-3320	1		115KV SWITCH AND FUSE STAND 9'-0 PHASE SPACING	
2	D-3414	5	9'-6	115KV BUS SUPPORT 9'-0" PHASE SPACING 16'-0" MAXIMUM HEIGHT MID 9997449	
3	D-3414	1	15'-6	115KV BUS SUPPORT 9'-0" PHASE SPACING 16'-0" MAXIMUM HEIGHT	
4	D-3819	1	35'-0	115KV DEADEND STRUCTURE FOR DISTRIBUTION SUBSTATION 35FT HIGH 3500# PER PHASE TENSION	
5	D-5328	1		CAPACITOR RACK 4800KVAC	
6	D-5947	1		SWITCH MOUNTING EXTENSION FOR 15KV SWITCH & FUSE & CABLE TERMINATION STAND	
7	D-3403	1		PHOENIX POWER SYSTEMS CONTROL HOUSE	

FOUNDATION REMOVAL SCHEDULE

LINE	DWG NO	NO. REQ'D	DESCRIPTION	COMMENTS
1	D-3817	2	35' DEAD END TOWER FOUNDATION 3500 LBS TENSION PER CONDUCTOR	
2	D-2186	2	115kV SWITCH STAND FOUNDATION	
3	D-2699	2	115kV BUS SUPPORT FOUNDATION UNDER 12'-0" HIGH	
4	D-2185	2	115KV SWITCH AND FUSE STAND FOUNDATION	
5	D-3046	1	115KV SURGE ARRESTER FOUNDATION	
6	D-3555	2	CAPACITOR RACK FOUNDATION 4800 KVAR MAXIMUM	
7	D-3474	1	15KV SWITCH AND FUSE STAND FOUNDATION	
8	D-3474	1	115KV BUS SECTION SWITCH AND FUSE STAND FOUNDATION	
9	D-3469	1	CONTROL CABINET FOUNDATION PHOENIX POWER SYSTEMS	

TREE REMOVAL SCHEDULE

TREE	DESCRIPTION	DBH	TREE	DESCRIPTION	DBH	TREE	DESCRIPTION	DBH
#11530	SITKA WILLOW	26"	#21040	SITKA WILLOW	11"	#21033	SITKA WILLOW	8"
#11593	RED ALDER	13"	#21039	SITKA WILLOW	9",6"	#21034	SITKA WILLOW	8"
#11498	DOUGLAS FIR	14"	#21046	DOUGLAS FIR	11"	#21032	SITKA WILLOW	8"
#11421	DOUGLAS FIR	15"	#21047	WEST RED CEDAR	8"	#21031	SITKA WILLOW	4", 8"
#11432	WEST RED CEDAR	13"	#21048	WEST RED CEDAR	8"	#21030	SITKA WILLOW	9", 5"
#11433	WEST RED CEDAR	13"	#21049	DOUGLAS FIR	12"	#21029	RED ALDER	11"
#11446	SCOULER WILLOW	15"	#21050	WEST RED CEDAR	12"	#21028	SITKA WILLOW	11"
#11422	DOUGLAS FIR	11"	#21051	DOUGLAS FIR	9"	#21027	RED ALDER	11"
#11499	SCOULER WILLOW	13"	#21052	DOUGLAS FIR	9"	#21026	RED ALDER	10"
#21044	DOUGLAS FIR	8"	#21053	DOUGLAS FIR	8"	#21015	BITTER CHERRY	9"
#21043	DOUGLAS FIR	10"	#21038	SITKA WILLOW	9"	#21016	BITTER CHERRY	6", 7"
#11380	DOUGLAS FIR	12"	#21037	SITKA WILLOW	10"	#21007	RED ALDER	8"
#21042	DOUGLAS FIR	9"	#21036	SITKA WILLOW	14"	#21008	RED ALDER	8"
#11381	DOUGLAS FIR	17"	#21035	SITKA WILLOW	9"	#21009	RED ALDER	8"
#21041	SITKA WILLOW	9", 7"	#11493	SCOULER WILLOW	11"	#21010	RED ALDER	8"

LEGEND:

- EXISTING CONTOURS, MAJOR
- EXISTING CONTOURS, MINOR
- DRAINAGE TO BE REMOVED
- DRAINAGE TO REMAIN
- NATIVE VEGETATION RETENTION BOUNDARY
- SETBACK
- TREE TO BE REMOVED
- TREE TO REMAIN
- PROPERTY LINE
- EXISTING CHAIN LINK FENCE TO BE REMOVED
- EXISTING CHAIN LINK FENCE TO REMAIN
- FIBER OPTIC LINE
- WATER UTILITY LINE
- FOUNDATIONS TO BE REMOVED
- FOUNDATIONS TO REMAIN

		DATE
CADD		Date: 2024.07.11 14:59:56-07'00'
ENGINEER	J. KNOLL	2024.07.11 23:35:52-07'00'
REVIEWED		
APPROVED	J. HENRY	2024.07.12 09:18:54-07'00'

WO NUMBER: 101171744, 111029314

REVISION DESCRIPTION:
ORIGINAL ISSUE
MAJOR SITE PLAN REVIEW SUBMITTAL
WO#: 101171744 - 12.5KV LOW SIDE & STRM DRN
WO#: 111029314 - 115KV HIGH SIDE & MPAC

REMOVAL PLAN MURDEN COVE SUBSTATION

PUGET SOUND ENERGY — SUBSTATION ENGINEERING DEPARTMENT

DRAWING NO: D-21945 — REV NO: 0
SHEET: 01 OF 01
SCALE: 1"= 20'-0" — CLASS: SITE
FILE NO:
CODE: MUR
CADD NO: D-21945_01.dgn

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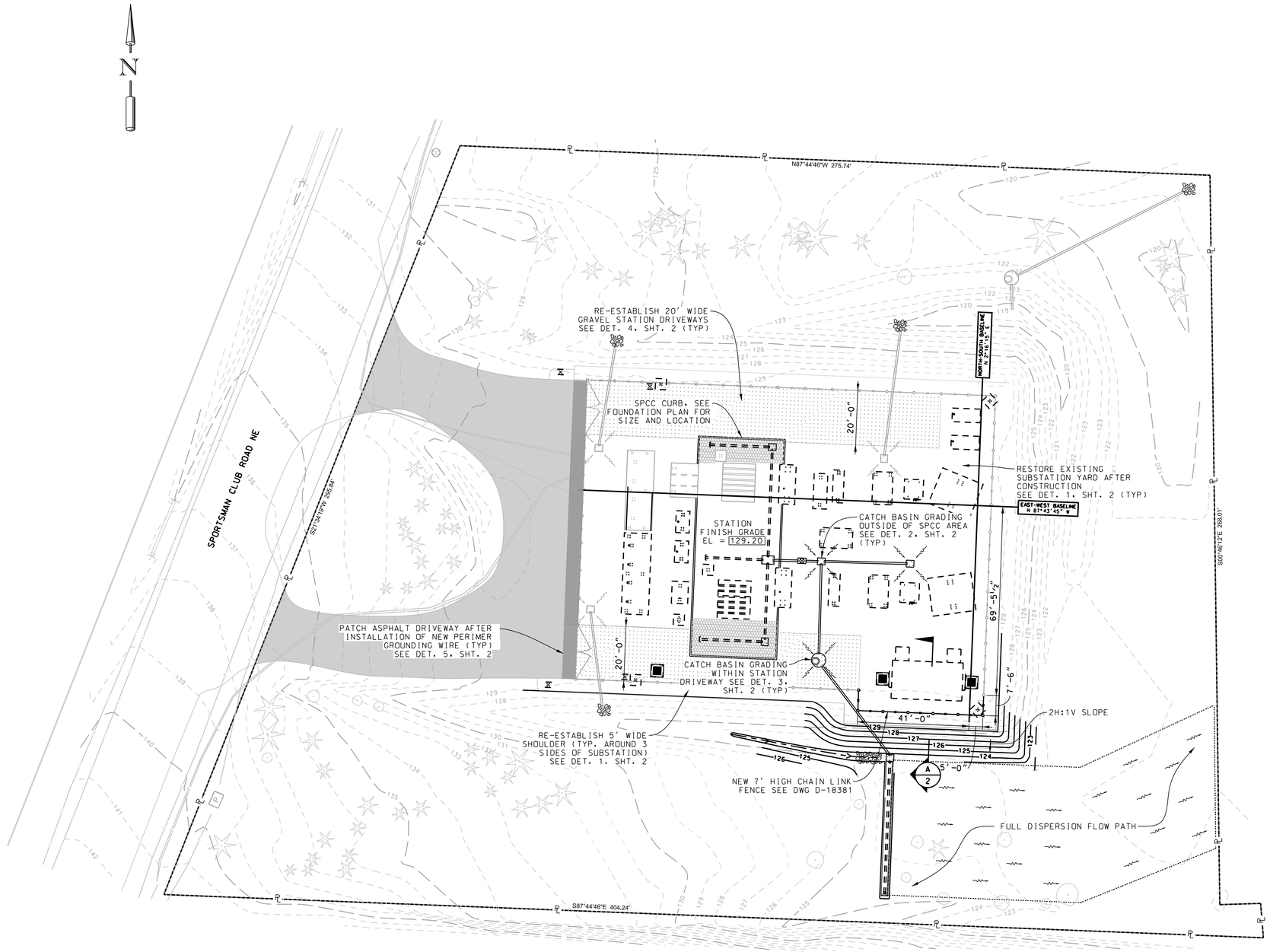

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- DITCH LINE AND FLOW DIRECTION
- PROPOSED SUBSTATION FENCE
- EXISTING SUBSTATION FENCE
- 175 PROPOSED CONTOURS, MAJOR
- 176 PROPOSED CONTOURS, MINOR
- 175 EXISTING CONTOURS, MAJOR
- 176 EXISTING CONTOURS, MINOR
- FO FIBER OPTIC LINE
- W WATER UTILITY LINE
- EXISTING ASPHALT DRIVEWAY
- GRAVEL DRIVEWAY
- PROPOSED FOUNDATIONS (REF ONLY)
- EXISTING FOUNDATIONS
- CATCH BASIN (SEE DRAINAGE PLAN)
- GATE VALVE (SEE DRAINAGE PLAN)
- GRATE INLET (SEE DRAINAGE PLAN)
- VAULT
- FLOW DIRECTION
- DECIDUOUS TREE
- CONIFEROUS TREE

APPROXIMATE GRADING QUANTITIES

CUT: 380 CY

FILL: 300 CY

TOTAL EARTHWORK: 680 CY

(QUANTITIES SHOWN ARE FOR PERMITTING PURPOSES ONLY, CONTRACTOR SHALL VERIFY QUANTITES)

NOTES:

1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN THE EVENT OR DISCOVERY OF POOR SOILS, GROUNDWATER OR DISCREPANCIES IN THE EXISTING CONDITIONS AS NOTED ON THE PLANS.
2. CUT AND FILL SLOPES SHALL BE 3H:1V UNLESS OTHERWISE NOTED.
3. UNLESS OTHERWISE SPECIFIED, ALL EMBANKMENTS IN THE PLAN SET SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 2-03.3(14)B OF THE WSDOT STANDARD SPECIFICATIONS. EMBANKMENT COMPACTIONS SHALL CONFORM TO SECTION 2-03.3(14)C, METHOD B OF SAID STANDARD SPECIFICATIONS.
4. EMBANKMENTS DESIGNED TO IMPOUND WATER SHALL BE COMPACTED TO 95% MAXIMUM DENSITY PER SECTION 2-03.3(14)C, METHOD C OF WSDOT STANDARD SPECIFICATIONS.
5. ALL AREAS RECEIVING FILL MATERIAL SHALL BE PREPARED BY REMOVING VEGETATION, NONCOMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIAL BY SCARIFYING THE SURFACE TO PROVIDE A BOND WITH THE NEW FILL, AND WHERE THE SLOPES ARE STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL AND THE HEIGHT IS GREATER THAN 5 FEET, BY BENCHING INTO SOUND COMPETENT MATERIAL AS DETERMINED BY A SOILS ENGINEER.
6. SLOPE GRADE TO DRAIN AS NOTED BY FLOW DIRECTION SYMBOLS.
7. DISTURBED AREAS NOT RECEIVING LANDSCAPING SHALL RECEIVE HYDROSEED ONCE FINAL GRADE IS REACHED.

DATUM:

HORIZONTAL:

BEARINGS AND COORDINATES SHOWN HEREON ARE WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE. THE GEODETIC BASIS IS NAD83 (2011)(2010.00) BASED UPON TIES TO THE WASHINGTON STATE REFERENCE NETWORK (WSRN).

VERTICAL:

THE VERTICAL DATUM IS GNSS-DERIVED NAVD88, USING GEOID18. GEOID SEPARATIONS WERE APPLIED TO SOLVED ELLIPSOID HEIGHTS AT CONTROL POINTS AND HELD FOR ORTHOMETRIC ELEVATIONS.

811 Know what's **below.** **Call** before you dig.

REFERENCE DRAWINGS:

DRAWING NO:	TITLE:
D-21950	TOPOGRAPHIC SURVEY
D-21944	TEMPORATY EROSION AND SEDIMENT CONTROL PLAN
D-21947	GRADING AND FENCING PLAN
D-21949	DRAINAGE PLAN

20 0 20 40 80

GRAPHIC SCALE
1" = 20'

60% DESIGN
NOT FOR CONSTRUCTION

PRELIMINARY

JACKSON E. KNOHL — STATE OF WASHINGTON — 21018919 — REGISTERED PROFESSIONAL ENGINEER

THIS DRAWING SUPERSEDES D-3807 SHEET 2

WO NUMBER: 101171744, 111029314

REVISION DESCRIPTION:
ORIGINAL ISSUE
MAJOR SITE PLAN REVIEW SUBMITTAL
WO#: 101171744 - 12.5KV LOW SIDE & STRM DRN
WO#: 111029314 - 115KV HIGH SIDE & MPAC

		DATE
CADD		Date: 2024.07.11 14:59:17-07'00'
ENGINEER	J. KNOHL	2024.07.11 20:24:49-07'00'
REVIEWED		
APPROVED	J. HENRY	2024.07.12 09:19:10-07'00'

GRADING & FENCING PLAN
MURDEN COVE SUBSTATION

PSE PUGET SOUND ENERGY — SUBSTATION ENGINEERING DEPARTMENT

DRAWING NO: D-21946 — REV NO: 0

SHEET: 01 OF 02

SCALE: 1"= 20'-0" — CLASS: SITE

CADD NO: D-21946_01.dgn

FILE NO:

CODE: MUR

INTERNAL USE 103

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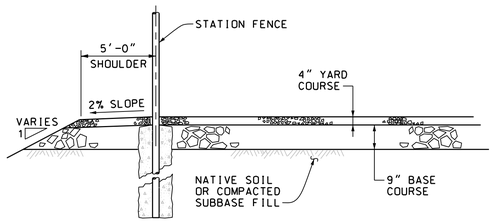
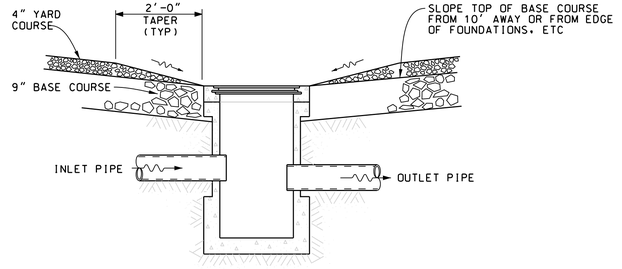


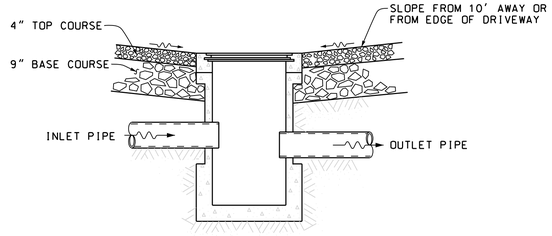
TYPICAL STATION SECTION

DETAIL 1/1



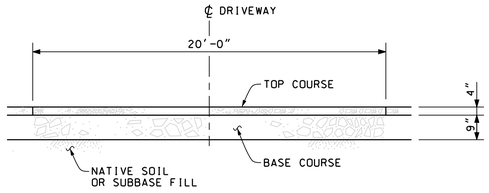
TYPICAL CATCH BASIN GRADING OUTSIDE OF SPCC AREA

DETAIL 2/1



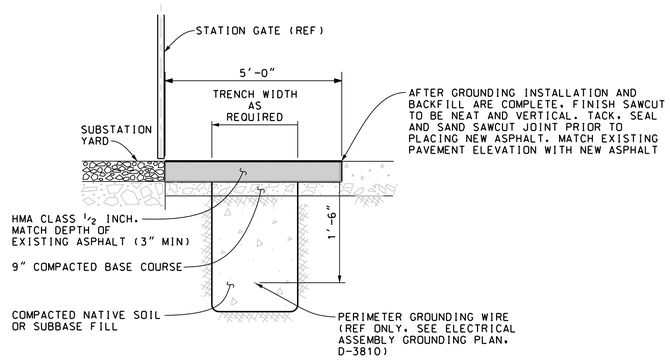
TYPICAL CATCH BASIN GRADING IN DRIVEWAY

DETAIL 3/1



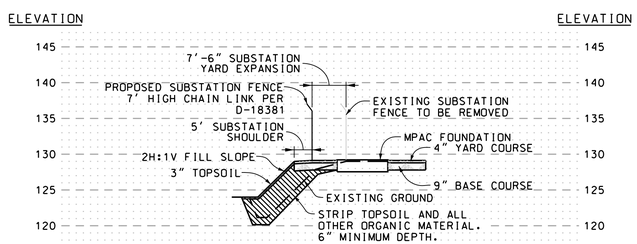
STATION DRIVEWAY

DETAIL 4/1



ASPHALT SAWCUTTING FOR PERIMETER GROUND INSTALLATION

DETAIL 5/1



NOTES:

1. STRUCTURAL FILL SHALL BE PLACED IN 12" MAXIMUM HORIZONTAL LIFTS AND COMPACTED TO 95% OF MAX DRY DENSITY. FILL SHALL BE BENCHED INTO SOUND, COMPETENT SUBGRADE AS DETERMINED AND APPROVED BY GEOTECHNICAL ENGINEER.

SECTION A/1
(FACING WEST)
SCALE: HORZ: 1"= 10'
VERT: 1"= 5'

PSE STANDARDS

1275.1310	BASE COURSE
1275.1320	TOP COURSE
1275.1330	YARD COURSE
8350.0050	ASPHALT PAVING

60% DESIGN
NOT FOR CONSTRUCTION

JACKSON E. KNOLL — STATE OF WASHINGTON — 21018919 — REGISTERED PROFESSIONAL ENGINEER

PRELIMINARY

WO NUMBER: 101171744, 111029314		
REVISION DESCRIPTION: ORIGINAL ISSUE MAJOR SITE PLAN REVIEW SUBMITTAL WO#: 101171744 - 12.5KV LOW SIDE & STRM DRN WO#: 111029314 - 115KV HIGH SIDE & MPAC		
	DATE	
CADD	Date: 2024.06.20 13:41:27-07'00'	
ENGINEER	J. KNOLL 2024.06.25 14:53:26-07'00'	
REVIEWED		
APPROVED	J. HENRY 2024.07.12 09:19:27-07'00'	

GRADING SECTIONS AND DETAILS MURDEN COVE SUBSTATION

PUGET SOUND ENERGY — SUBSTATION ENGINEERING DEPARTMENT

DRAWING NO D-21946 — REV NO 0 — SHEET: 02 OF 02

SCALE: NONE — CLASS: SITE — FILE NO:

CADD NO: D-21946_02.dgn — CODE: MUR

INTERNAL USE

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LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- PROPOSED SUBSTATION FENCE
- EXISTING SUBSTATION FENCE
- 175 PROPOSED CONTOURS
- -175- EXISTING CONTOURS
- P EXISTING UNDERGROUND POWER
- EXISTING ASPHALT DRIVEWAY
- GRAVEL DRIVEWAY
- ENVIROGRID
- PROPOSED FOUNDATIONS (REF ONLY)
- EXISTING FOUNDATIONS (REF ONLY)
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- GATE VALVE
- GRATE INLET
- STORM CLEANOUT
- VAULT
- RIP RAP
- PERFORATED SCH 80 PVC PIPE
- SOLID HDPE PIPE
- EXISTING CONCRETE PIPE
- FLOW DIRECTION

NOTES

1. ALL CATCH BASINS SHALL HAVE RECTANGULAR FRAME AND HERRINGBONE GRATE UNLESS NOTED OTHERWISE.
2. ALL STORM PIPE WITHIN THE SPCC AREA SHALL BE PERFORATED SCHEDULE 80 PVC PIPE. ALL STORM PIPE OUTSIDE OF THE SPCC AREA SHALL BE SOLID HIGH DENSITY POLYETHYLENE (HDPE) WITH SMOOTH INTERIOR AND CORRUGATED EXTERIOR UNLESS NOTED OTHERWISE.
3. WHERE NOTED ON PLAN, RIPRAP PADS FOR OUTFALL PROTECTION SHALL MEET THE FOLLOWING CRITERIA:

   WIDTH = 6'-8"
   LENGTH = 8'-0"
   THICKNESS = 1'-0"
   ROCK LINING = QUARRY SPALLS WITH 100% PASSING 8" SIEVE, 40% TO 60% PASSING 3" SIEVE, 0% TO 10% PASSING 3/4" SIEVE

CATCH BASIN SCHEDULE

CB-1
TYPE 1-BIRD CAGE GRATE
RIM EL = 123.40
NW - IE 6" 121.00
S - IE 6" 120.9

CB-2
TYPE 2-48" DIA.
RIM EL = 128.90
N - IE 6" 125.75
SE - IE 6" 121.66

CB-3
TYPE 1
RIM EL = 128.70
E - IE 6" 126.83
W - IE 6" 126.03
S - IE 6" 125.93

CB-4
TYPE 1
RIM EL = 128.70
W - IE 6" 127.00

CB-5
TYPE 1
RIM EL = 129.20
W - IE 6" 126.88
N - IE 6" 126.78

CB-6
TYPE 1
RIM EL = 129.20
W - IE 6" 126.88
S - IE 6" 126.78

CB-7 (EXISTING)
TYPE 1
RIM EL = 128.70
S - IE 8" 126.60

CB-8 (EXISTING)
TYPE 1
RIM EL = 128.74
N - IE 8" 126.64

CB-9 (EXISTING)
TYPE 1
RIM EL = 128.74
N - IE 8" 125.51

GI - 1
RIM EL = 130.00
N - IE 6" 126.57
W - IE 6" 126.88
S - IE 6" 126.63
E - IE 6" 126.13

REFERENCE DRAWINGS:

DRAWING:	TITLE:
D-21950	TOPOGRAPHIC SURVEY
D-21946	GRADING AND FENCING PLAN
D-21949	DRAINAGE PLAN
D-21951	LANDSCAPING PLAN

GRAPHIC SCALE
1" = 20'

60% DESIGN
NOT FOR CONSTRUCTION

Know what's below. Call before you dig.

THIS DRAWING SUPERSEDES D-3807 SHEET 3

WO NUMBER: 101171744, 111029314

REVISION DESCRIPTION:
ORIGINAL ISSUE
MAJOR SITE PLAN REVIEW SUBMITTAL
WO#: 101171744 - 12.5KV LOW SIDE & STRM DRN
WO#: 111029314 - 115KV HIGH SIDE & MPAC

	DATE
CADD	Date: 2024.07.11 14:59:37-07'00'
ENGINEER	J.KNOLL 2024.07.11 22:48:50-07'00'
REVIEWED	
APPROVED	J. HENRY 2024.07.12 09:19:43-07'00'

JACKSON E. KNOLL — STATE OF WASHINGTON — 21018919 — REGISTERED PROFESSIONAL ENGINEER

PRELIMINARY

DRAINAGE PLAN MURDEN COVE SUBSTATION

PUGET SOUND ENERGY — SUBSTATION ENGINEERING DEPARTMENT

DRAWING NO D-21949 | REV NO 0
SHEET: 01 OF 03
SCALE: 1"=20'-0" | CLASS: SITE
FILE NO:
CODE: MUR
CADD NO: D-21949_01.dgn

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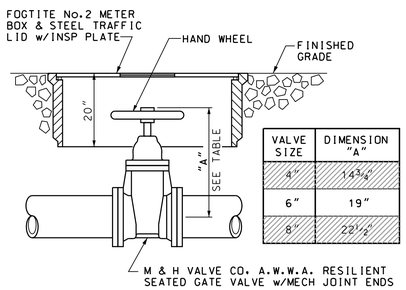
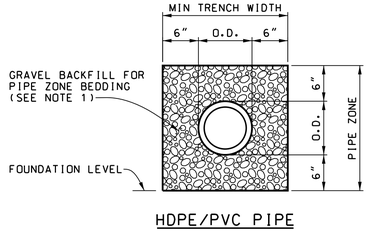


GATE VALVE ASSEMBLY
DETAIL 1/1

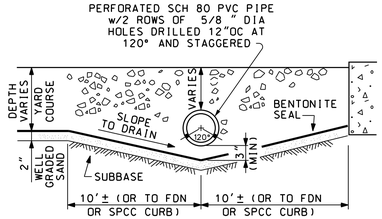


HDPE/PVC PIPE

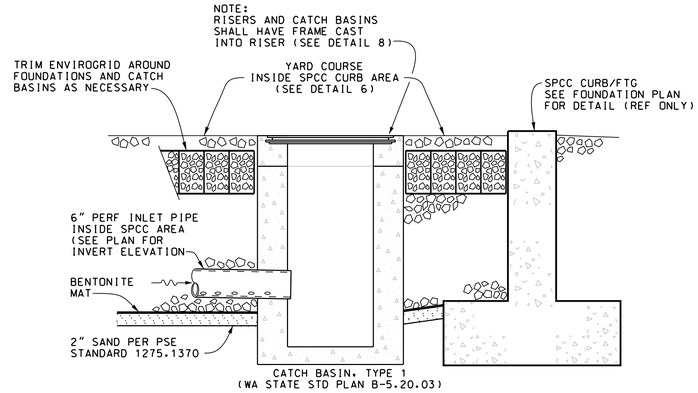
NOTES:
1. SEE WSDOT STANDARD SPECIFICATIONS SECTION 9-03.12(3) FOR GRAVEL BACKFILL FOR PIPE ZONE BEDDING.

TYPICAL PIPE BEDDING OUTSIDE OF SPCC AREA
(WSDOT STANDARD PLAN B-55.20-03)

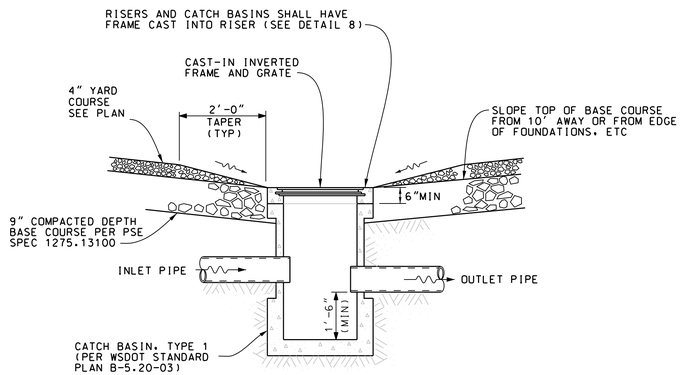
DETAIL 2/1



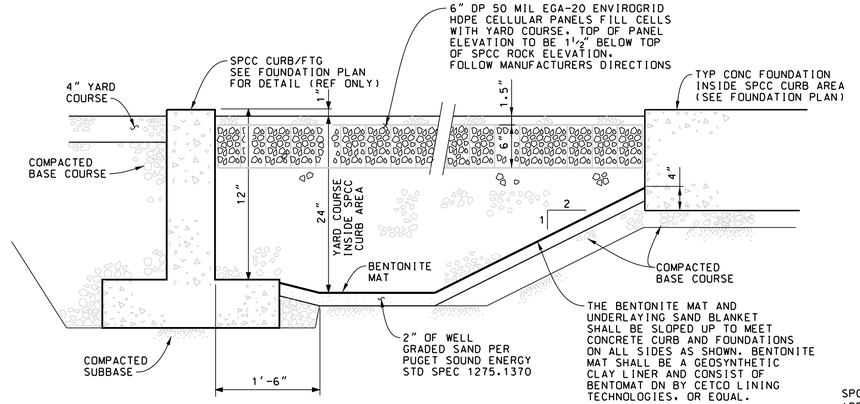
SPCC PERFORATED DRAIN
DETAIL 3/1



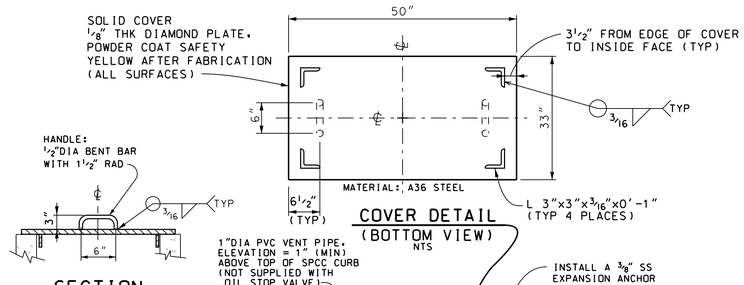
SPCC CURB AREA CATCH BASIN
DETAIL 4/1

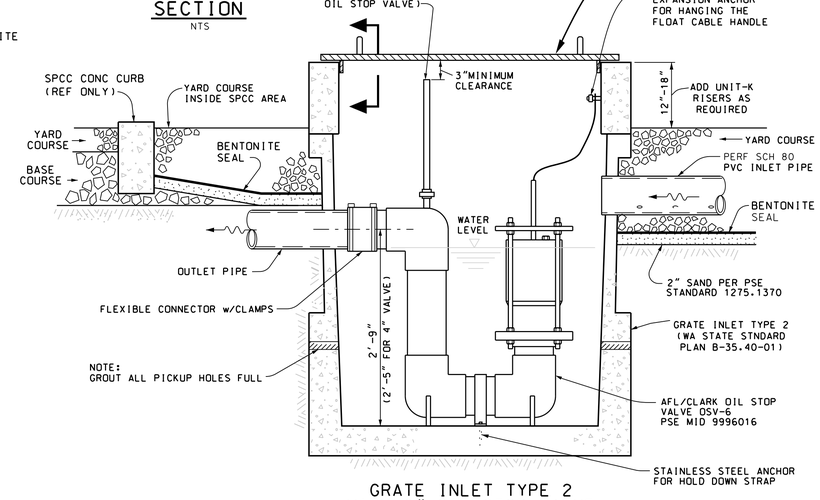


TYPICAL CATCH BASIN, TYPE 1
DETAIL 5/1



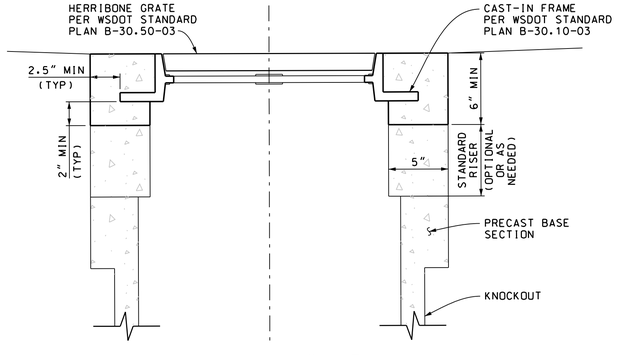
TYPICAL AREA INSIDE SPCC CURB
DETAIL 6/1





GRATE INLET TYPE 2 WITH 6" OIL STOP VALVE
DETAIL 7/1

NOTE:
VERIFY THAT VALVE SEAT IS CLEAN AND CLOSES PROPERLY
THEN CHARGE GRATE INLET WITH WATER TO LEVEL SHOWN
(APPROXIMATLY 200 GALLONS OF WATER WILL BE REQUIRED)
MAKE SURE THAT VALVE IS IN OPEN (FLOATING) POSITION.



CAST-IN FRAME TYPICAL CATCH BASIN TYPE 1
SECTION VIEW

DETAIL 8/1

PSE STANDARDS

1275.1310	BASE COURSE
1275.1320	TOP COURSE
1275.1330	YARD COURSE
1275.1370	WELL-GRADED SAND

60% DESIGN
NOT FOR CONSTRUCTION

JACKSON E. KNOLL — STATE OF WASHINGTON — 21018919 — REGISTERED PROFESSIONAL ENGINEER

PRELIMINARY

WO NUMBER: 101171744, 111029314

REVISION DESCRIPTION:
ORIGINAL ISSUE
MAJOR SITE PLAN REVIEW SUBMITTAL
WO#: 101171744 - 12.5KV LOW SIDE & STRM DRN
WO#: 111029314 - 115KV HIGH SIDE & MPAC

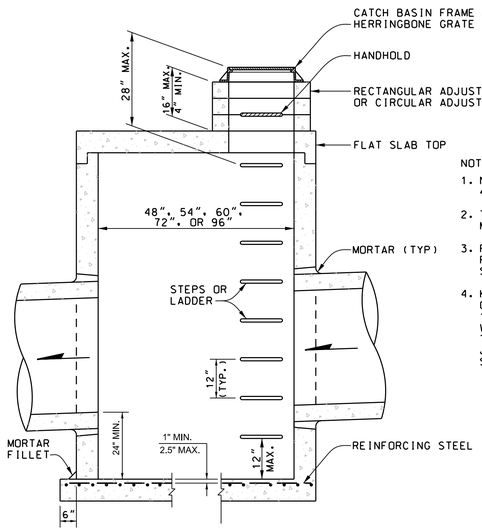
	DATE
CADD	Date: 2024.06.20 13:42:22-07'00'
ENGINEER	J.KNOLL 2024.06.25 14:50:11-07'00'
REVIEWED	
APPROVED	J. HENRY 2024.07.12 09:20:01-07'00'

DRAINAGE DETAILS MURDEN COVE SUBSTATION

PUGET SOUND ENERGY — SUBSTATION ENGINEERING DEPARTMENT

DRAWING NO: D-21949 — REV NO: 0
SHEET: 02 OF 03
SCALE: NONE — CLASS: SITE
FILE NO:
CADD NO: D-21949_02.dgn
CODE: MUR

USER: P68877
6/18/2024 4:21:37 PM
c:\pwworking\projectwise\puget_p68877\dms15633\D-21949_02.dgn



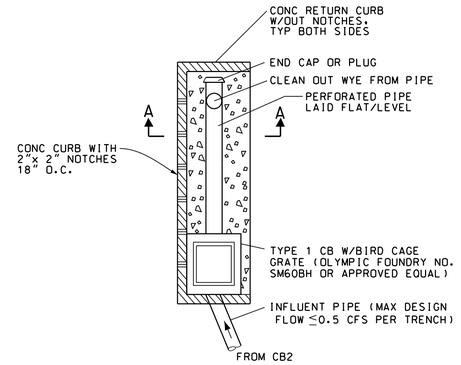
NOTES:

1. NO STEPS ARE REQUIRED WHEN HEIGHT IS 4' OR LESS.
2. THE BOTTOM OF THE PRECAST CATCH BASIN MAY BE SLOPED TO FACILITATE CLEANING.
3. FRAME AND GRATE MAY BE INSTALLED WITH FLANGE DOWN OR CAST INTO ADJUSTMENT SECTION.
4. KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2" MINIMUM TO 2.5" MAXIMUM. PROVIDE A 1.5" MINIMUM GAP BETWEEN THE KNOCKOUT WALL AND THE OUTSIDE OF THE PIPE. AFTER THE PIPE IS INSTALLED, FILL THE GAP WITH JOINT MORTAR IN ACCORDANCE WITH WSDOT STD. SPEC. 9-04.3.

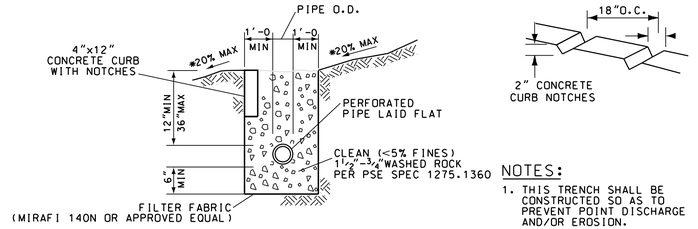
CATCH BASIN DIMENSIONS		
CATCH BASIN DIAMETER	WALL THICKNESS	BASE THICKNESS
48"	4"	6"
54"	4.8"	8"

CATCH BASIN, TYPE 2

DETAIL 9/1



PLAN VIEW



*15% MAX FOR FLOW CONTROL/WATER QUALITY TREATMENT IN RURAL AREAS.

SECTION A-A

NOTES:

1. THIS TRENCH SHALL BE CONSTRUCTED SO AS TO PREVENT POINT DISCHARGE AND/OR EROSION.
2. TRENCH AND CONCRETE CURB MUST BE LEVEL. ALIGN TO FOLLOW CONTOURS OF SITE.

FLOW DISPERSAL TRENCH

DETAIL 10/1

PSE STANDARDS

1275.1360	WASHED AGGREGATE BACKFILL FOR DRAINS
1275.1130	CONCRETE, STRUCTURAL
8350.2200	CONCRETE INSTALLATION

JACKSON E. KNOLL — STATE OF WASHINGTON — 21018919 — REGISTERED PROFESSIONAL ENGINEER

PRELIMINARY

60% DESIGN
NOT FOR CONSTRUCTION

WO NUMBER: 101171744, 111029314

REVISION DESCRIPTION:
ORIGINAL ISSUE
MAJOR SITE PLAN REVIEW SUBMITTAL
WO#: 101171744 - 12.5KV LOW SIDE & STRM DRN
WO#: 111029314 - 115KV HIGH SIDE & MPAC

	DATE
CADD	Date: 2024.06.06 08:22:51-07'00'
ENGINEER	J.KNOLL 2024.06.07 16:04:26-07'00'
REVIEWED	
APPROVED	J. HENRY 2024.07.12 09:20:22-07'00'

DRAINAGE DETAILS MURDEN COVE SUBSTATION

PUGET SOUND ENERGY — SUBSTATION ENGINEERING DEPARTMENT

DRAWING NO D-21949 — REV NO 0
SHEET: 03 OF 03

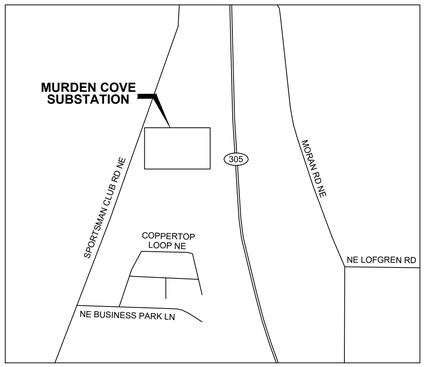
SCALE: NONE — CLASS: SITE
CADD NO: D-21949_03.dgn
FILE NO:
CODE: MUR

c:\pwworking\projectwise\puget_p68877\dms15633\D-21949_03.dgn

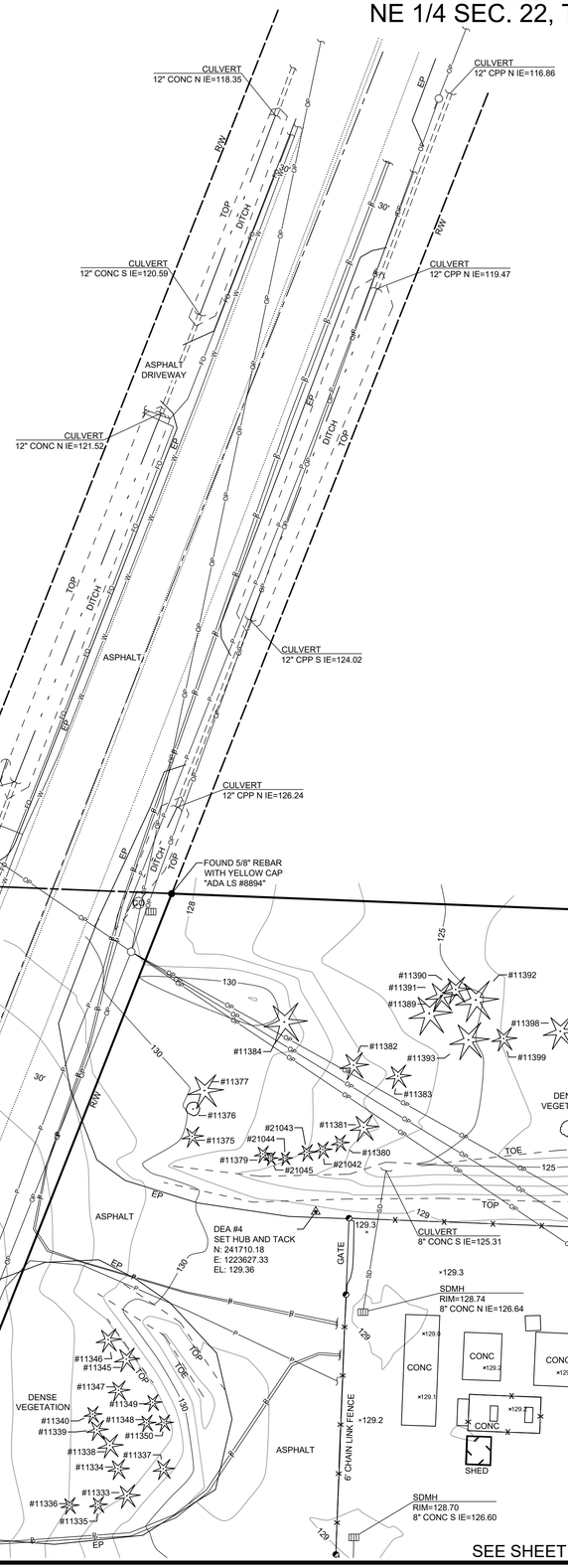
USER: P68877
6/3/2024 9:45:02 AM

NE 1/4 SEC. 22, TWP 25 N., RNG. 02 E., W.M.

VICINITY MAP



CALL BEFORE YOU DIG
Call: TOLL FREE
1-800-424-5555



SURVEY NOTES

1. PURPOSE OF THIS SURVEY THIS SURVEY WAS PERFORMED DURING SEPTEMBER, 2021 AND MAY, 2024 IN SUPPORT OF A PUGET SOUND ENERGY SUBSTATION PROJECT AND IS INTENDED TO BE USED FOR THIS PURPOSE. SPECIFIC INFORMATION SHOWN HEREON SHOULD BE VERIFIED AS TO ITS ACCURACY IF THIS SURVEY IS TO BE USED FOR PURPOSES OTHER THAT WHAT IT WAS INTENDED FOR.

2. HORIZONTAL DATUM BEARINGS AND COORDINATES SHOWN HEREON ARE WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE. THE GEODETIC BASIS IS NAD83 (2011)[2010.00] BASED UPON TIES TO THE WASHINGTON STATE REFERENCE NETWORK (WSRN).

3. VERTICAL DATUM THE VERTICAL DATUM IS GNSS-DERIVED NAVD88, USING GEOID18. GEOID SEPARATIONS WERE APPLIED TO SOLVED ELLIPSOID HEIGHTS AT CONTROL POINTS AND HELD FOR ORTHOMETRIC ELEVATIONS.

4. METHODOLOGY FIELD MEASUREMENTS FOR THIS SURVEY WERE PERFORMED USING A TRIMBLE S7 TOTAL STATION AND A TRIMBLE R12i GPS RECEIVER. THIS SURVEY COMPLIES WITH THE MINIMUM REQUIRED "ERROR OF CLOSURE" OF 1:10,000 FOR WASHINGTON STATE PLANE COORDINATES AS SET FORTH PER W.A.C. 332-130-090 (AND POSITIONAL TOLERANCE LEVELS OF LESS THAN 0.011 METERS).

5. PROPERTY LINES SHOWN HEREON ARE BASED ON READILY AVAILABLE PLATS, SURVEYS, AND RIGHT OF WAY PLANS OF PUBLIC RECORD AS WELL AS PSE PROVIDED DOCUMENTS. ALL DIMENSIONS AND COORDINATES ARE IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

6. MONUMENTATION VISITATION ALL SURVEY MONUMENTS AND OTHER SURVEY MARKERS SHOWN HEREON WERE VISITED DURING SEPTEMBER 2021 UNLESS OTHERWISE INDICATED.

7. ENCUMBRANCES THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT; ANY EASEMENTS OR RESTRICTIONS OF RECORD WHICH MAY BE REVEALED IN A TITLE REPORT HAVE NOT BEEN INCLUDED HEREON.

8. UNDERGROUND UTILITIES SHOWN REPRESENT FIELD SURVEYED PAINT MARKS AS PLACED ON THE GROUND BY A UTILITY LOCATE SERVICE TOGETHER WITH AVAILABLE UTILITY AS-BUILT AND REFERENCE DRAWINGS. NO GUARANTEE IS MADE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED OR THAT THE UNDERGROUND UTILITIES ARE SHOWN IN THEIR EXACT LOCATION. THE UTILITIES ARE SHOWN AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION.

9. CONTOUR INTERVAL 1 FOOT

LEGEND

◉	MONUMENT (FOUND AS NOTED)	Ⓢ	SEWER MANHOLE
▲	CONTROL POINT (AS NOTED)	CO	STORM CLEANOUT
0123456789	TAX LOT / PARCEL NUMBER	Ⓓ	STORM DRAIN MANHOLE
⊠ EM	POWER METER		STORM CATCH BASIN
ECB	POWER CABINET	)	STORM CULVERT
P	POWER VAULT	⊗ WV	WATER VALVE
	GUY POLE	⊠ WM	WATER METER
○	POWER POLE		FIRE HYDRANT
	GUY ANCHOR		SIGN
⧅ TJR	TELEPHONE RISER		MAILBOX
×189.0	SPOT ELEVATION	CONC	CONCRETE
	DECIDUOUS TREE	R/W	RIGHT-OF-WAY
	CONIFEROUS TREE	EP	EDGE OF PAVEMENT
		EG	EDGE OF GRAVEL

	EXISTING RIGHT-OF-WAY CENTER LINE
	PROPERTY LINE
	EXISTING RIGHT-OF-WAY LINE
FO FO	FIBER OPTIC LINE
X X X	FENCE LINE (TYPE AS NOTED)
SS SS	SANITARY SEWER PIPE
W W	WATER PIPE
P P	POWER LINE
OP OP	OVERHEAD POWER LINE
SD SD	STORM DRAIN PIPE
	TRAFFIC STRIPING
	BOUNDARY LINE

0 10 20 40

BOUNDARY AND TOPOGRAPHIC SURVEY MURDEN COVE SUBSTATION PUGET SOUND ENERGY CITY OF BAINBRIDGE ISLAND, WA

ADAM A. LAPLANT — 21826 — STATE OF WASHINGTON — REGISTERED PROFESSIONAL LAND SURVEYOR — Adam.LaPlant@DavidEvans.com

DAVID EVANS AND ASSOCIATES, INC.
14432 SE Eastgate Way, Suite 400
Bellevue Washington 98007
Phone: 425.519.6500

REVISIONS: APPD.
1 7/5/24 ADDED TREES SURVEYED MAY, 2024

DATE: JULY 9, 2024
DESIGN: N/A
DRAWN: RJO
CHECKED: AALA
REVISION NUMBER:

SCALE: 1"=20'

PROJECT NUMBER: PSEN0000-0515

DRAWING FILE: SvMURDEN-SUBpsen0000-0515.dwg

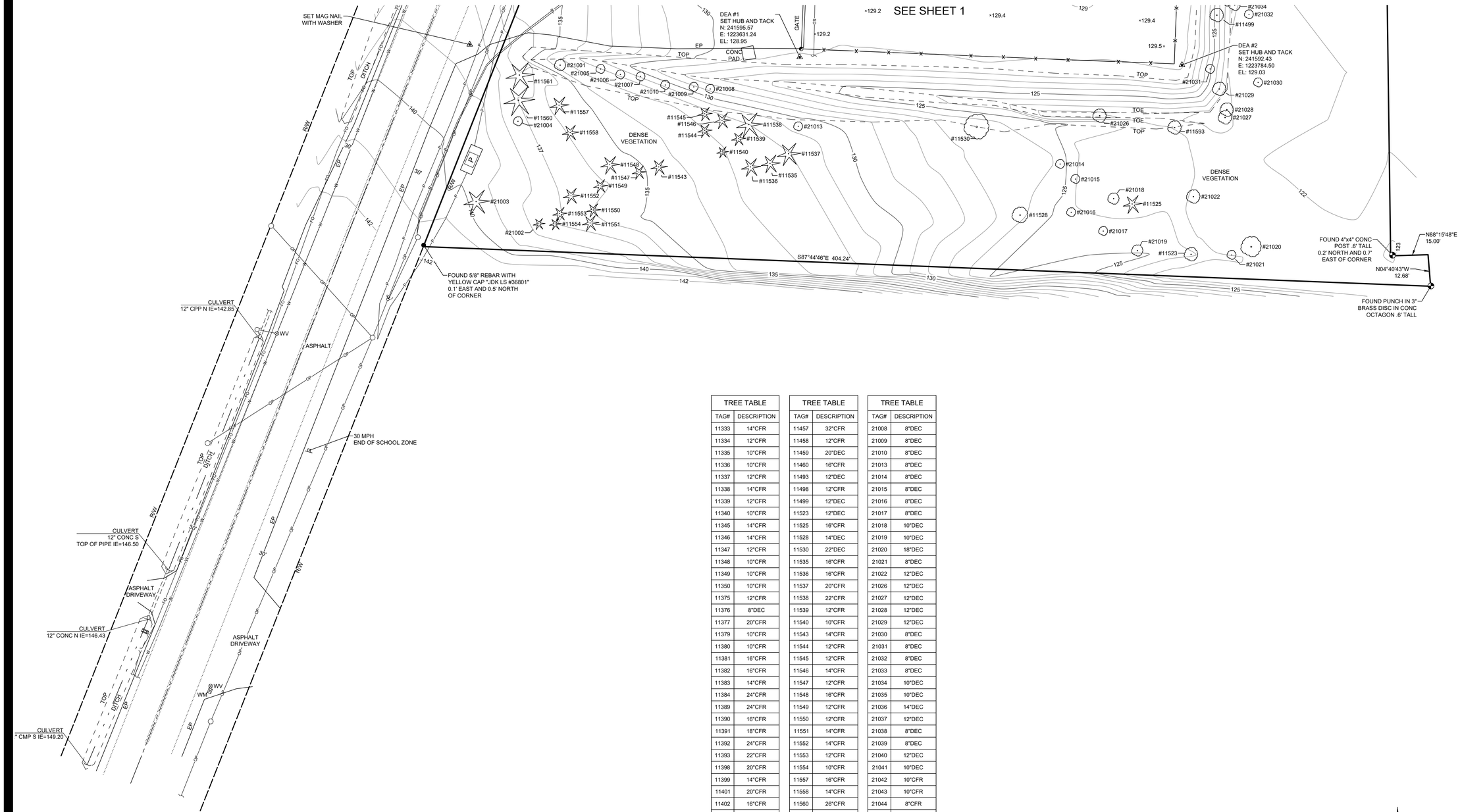
SHEET NO. 1 OF 2

Plot Date: 7/9/2024 10:14 AM
Save Date: 7/9/2024 9:47 AM
By: Evan O'Brien
By: Erbo File: \\deainc.com\files\PROJECT\P\PSEN0000051500400CAD\SV\BASES\svMURDEN-SUBpsen0000-0515.dwg

J. KNOLL J. HENRY 2024.07.11 22:58:47-07'00' 2024.07.12 09:20:43-07'00'

D-21950 SHT 01 REV 0
WO#: 101171744, 111029314 CLASS: SURV

NE 1/4 SEC. 22, TWP 25 N., RNG. 02 E., W.M.



TREE TABLE	
TAG#	DESCRIPTION
11333	14"CFR
11334	12"CFR
11335	10"CFR
11336	10"CFR
11337	12"CFR
11338	14"CFR
11339	12"CFR
11340	10"CFR
11345	14"CFR
11346	14"CFR
11347	12"CFR
11348	10"CFR
11349	10"CFR
11350	10"CFR
11375	12"CFR
11376	8"DEC
11377	20"CFR
11379	10"CFR
11380	10"CFR
11381	16"CFR
11382	16"CFR
11383	14"CFR
11384	24"CFR
11389	24"CFR
11390	16"CFR
11391	18"CFR
11392	24"CFR
11393	22"CFR
11398	20"CFR
11399	14"CFR
11401	20"CFR
11402	16"CFR
11403	32"CFR
11419	14"CFR
11420	12"DEC
11421	12"CFR
11422	10"CFR
11432	12"CFR
11433	12"CFR
11446	14"DEC
11452	30"CFR

TREE TABLE	
TAG#	DESCRIPTION
11457	32"CFR
11458	12"CFR
11459	20"DEC
11460	16"CFR
11493	12"DEC
11498	12"CFR
11499	12"DEC
11523	12"DEC
11525	16"CFR
11528	14"DEC
11530	22"DEC
11535	16"CFR
11536	16"CFR
11537	20"CFR
11538	22"CFR
11539	12"CFR
11540	10"CFR
11543	14"CFR
11544	12"CFR
11545	12"CFR
11546	14"CFR
11547	12"CFR
11548	16"CFR
11549	12"CFR
11550	12"CFR
11551	14"CFR
11552	14"CFR
11553	12"CFR
11554	10"CFR
11557	16"CFR
11558	14"CFR
11560	26"CFR
11561	24"CFR
11593	12"DEC
21001	10"DEC
21002	10"CFR
21003	22"CFR
21004	8"DEC
21005	8"DEC
21006	8"DEC
21007	8"DEC

TREE TABLE	
TAG#	DESCRIPTION
21008	8"DEC
21009	8"DEC
21010	8"DEC
21013	8"DEC
21014	8"DEC
21015	8"DEC
21016	8"DEC
21017	8"DEC
21018	10"DEC
21019	10"DEC
21020	18"DEC
21021	8"DEC
21022	12"DEC
21026	12"DEC
21027	12"DEC
21028	12"DEC
21029	12"DEC
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21036	14"DEC
21037	12"DEC
21038	8"DEC
21039	8"DEC
21040	12"DEC
21041	10"DEC
21042	10"CFR
21043	10"CFR
21044	8"CFR
21045	8"CFR
21046	10"CFR
21047	8"CFR
21048	8"CFR
21049	12"CFR
21050	12"CFR
21051	8"CFR
21052	8"CFR
21053	8"CFR

0 10 20 40

BOUNDARY AND TOPOGRAPHIC SURVEY
MURDEN COVE SUBSTATION
PUGET SOUND ENERGY
CITY OF BAINBRIDGE ISLAND, WA

DAVID EVANS AND ASSOCIATES INC.
14432 SE Eastgate Way, Suite 400
Bellevue Washington 98007
Phone: 425.519.6500

REVISIONS: APPD.
1 7/5/24 ADDED TREES SURVEYED MAY, 2024

DATE: JULY 9, 2024
DESIGN: N/A
DRAWN: RJO
CHECKED: AALA
REVISION NUMBER:

SCALE: 1"=20'

PROJECT NUMBER:
PSEN0000-0515

DRAWING FILE:
SvMURDEN-SUBpsen0000-0515.dwg

SHEET NO.
2
OF 2

By: Evan OBrien
By: Erbo File: \\deainc.com\files\PROJECT\PSEN0000051504000CAD\SV\BASES\svMURDEN-SUBpsen0000-0515.dwg
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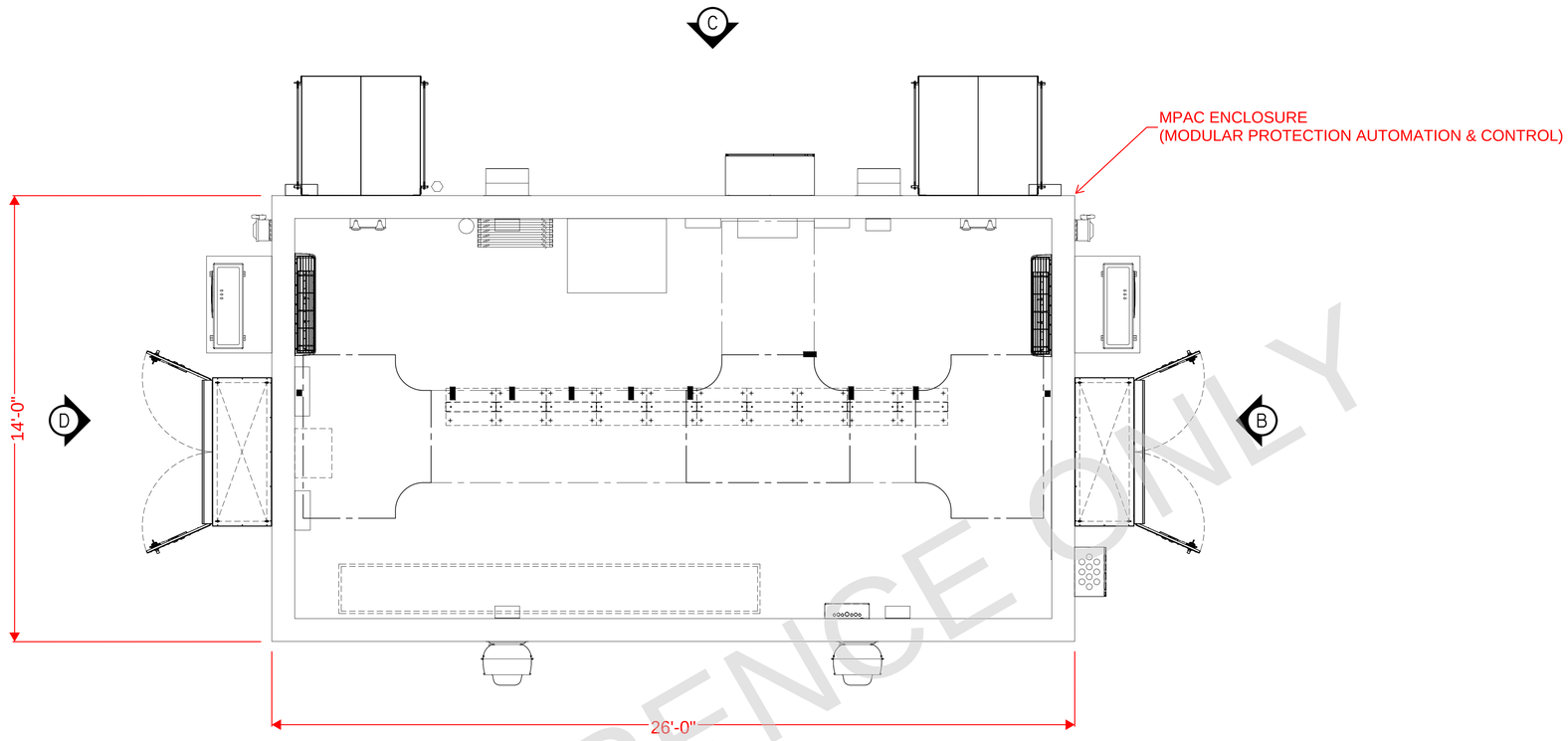
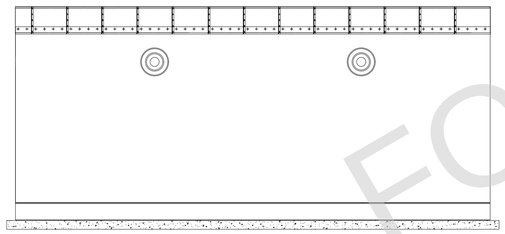
Save Date: 7/9/2024 9:47 AM

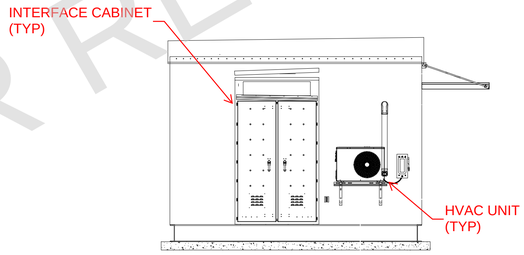
MID #	MATERIAL DESCRIPTION	QTY	UOM



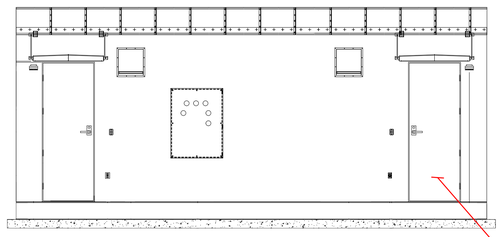
PLAN VIEW



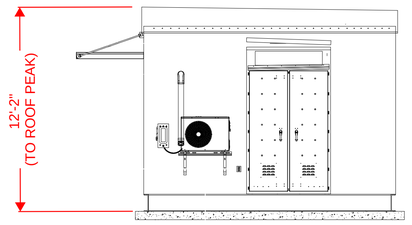
ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

FOR REFERENCE ONLY

04/18/23

PUGET SOUND ENERGY

APPROVAL

M WOOD 2023.09.01 09:40:49-07'00'

SUBSTATION ENGINEERING

MPAC ASSEMBLY w/125VDC BATTERY FOR 14' x 26' UNIT (DISTRIBUTION STATION)

ASSEMBLY DETAIL

AD 401-1

1 of 1

SCALE: NTS

5/1/2023 12:27:16 PM USER: P82146

C:\PWWORKING\PROJECTWISE\PUGET_P82146\DMS23410\AD401-01.DGN

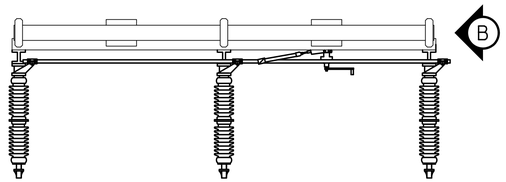
MURDEN COVE SUBSTATION - VIEW FROM SOUTHWEST

07.15.2024

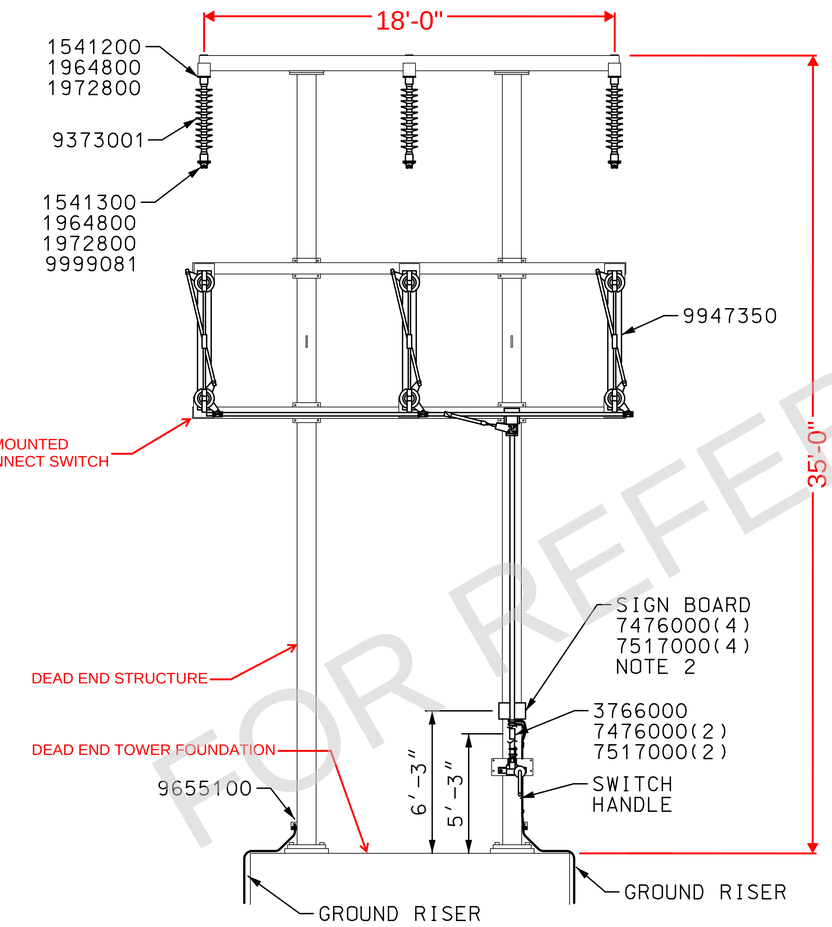
MURDEN COVE SUBSTATION - VIEW FROM NORTHWEST

07.15.2024

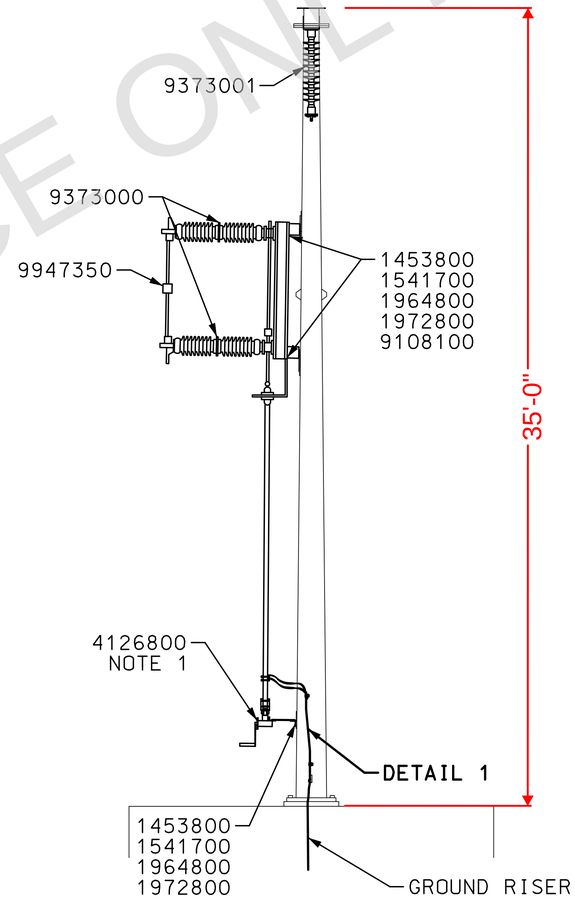
MID #	MATERIAL DESCRIPTION	QTY	UOM



PLAN VIEW



ELEVATION A



ELEVATION B

FOR REFERENCE ONLY

08/25/22

PUGET SOUND ENERGY

APPROVAL

M WOOD 2022.11.03 13:37:45-07'00'

SUBSTATION ENGINEERING

115KV 35' DEAD END STRUCTURE

WITH CENTER SIDE BREAK SWITCH
AND UNDERSLUNG INSULATORS

ASSEMBLY DETAIL

AD 100-5

1 of 1

SCALE: NTS

11/3/2022 8:25:44 AM USER: P82146

C:\PWWORKING\PROJECTWISE\PUGET_P82146\DMS23410\AD100-05.DGN

PUGET SOUND ENERGY

Murden Cove Substation Code Consistency Narrative

Puget Sound Energy (PSE) is proposing to upgrade the existing Murden Cove Substation located at 9582 Sportsman Club Road NE (parcel #222502-1-024-2009). The parcel is approximately 2.13 acres in size and is zoned Business/Industrial (B/I). The substation was originally constructed on the site in 1979 under the jurisdiction of unincorporated Kitsap County. The Murden Cove Substation is one of three distribution substations on Bainbridge Island that convert 115 kV voltage electricity that comes to the substations through transmission lines to 12.5 kV distribution voltage connecting to overhead and underground distribution lines that serve homes and businesses on Bainbridge Island.

The proposed substation upgrades include replacing aging equipment and adding new equipment, as well as installing a new control house structure and stormwater improvements. The new equipment will support additional distribution capacity, as well as the future connection of a new 115 kV transmission line to the substation (the Murden Cove – Winslow 115 kV transmission line), which will be permitted and constructed separate from the substation upgrades. The installation of the control house (called a Modular Protect and Control or "MPAC"), will require a small expansion of the substation footprint in the southeast corner (approximately 350 square feet). Trees and vegetation will be removed in proximity to the substation fence to accommodate the proposed expansion as well as remove hazard trees from potentially impacting substation equipment and causing outages.

The existing substation site is surrounded to the north by the Island Church and Park and Ride Lot zoned R-2, SR-305 to the east, the Coppertop Business Park zoned B/I to the south, and single-family residential property zoned R-0.4 across Sportsman Club NE to the west. The B/I zoning regulations require 50-foot landscape buffers adjacent to single-family residential zoning districts. Additionally, a 50-foot landscape buffer is required adjacent to SR-305. Therefore, 50-foot landscape buffers will be retained along the north, east and west property lines of the site. Additional vegetation beyond the 50-foot landscape buffers will be retained to meet the requirement for vegetation retention to meet the full dispersion stormwater requirements. The substation is a connection point for PSE linear transmission and distribution lines on the Island; therefore existing and future overhead and underground power lines cross or will cross the required landscape buffers to get in and out of the substation.

The City of Bainbridge Island Department of Planning and Community Development has determined that the substation upgrade project requires Major Site Plan and Design Review (Pre-application Letter, August 1, 2023) and BIMC Table 2.16.010-1. Per BIMC 2.14.040.D.1, "… applications related to utility facilities and to non-city outdoor recreation facilities are exempt from design review board

consideration". A Public Participation meeting for the project was held at the August 24, 2023 Planning Commission meeting. Subsequent to that meeting, PSE re-evaluated the scope of the project based on current data and assumptions and revised the proposal to exclude the installation of a Battery Energy Storage System (BESS). The upgraded project scope includes the installation of an additional transformer within the footprint of the existing substation sooner than originally contemplated. A second Public Participation Meeting was held at the April 11, 2024 Planning Commission meeting to provide an update on the scope of the proposed upgrades.

BIMC 2.16.040 Site plans and design review

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

1. The site plan and design is consistent with all applicable provisions of the BIMC, design guidelines, the comprehensive plan, and applicable subarea and master plans; and

Response: The proposed substation upgrades are consistent with applicable provisions of the BIMC, design guidelines, the comprehensive plan and applicable subarea and master plans.

BIMC

Use Standards (BIMC 18.09.030). The site is located within the B/I zoning district and the substation is a permitted use under the definition of a primary utility. The use standards in BIMC 18.09.030.F.2 pertaining to primary utilities include adherence to performance standards for primary utilities located in shoreline jurisdiction and critical areas. The substation site is not within shoreline jurisdiction and does not contain critical areas. The use standards also regulate the replacement, maintenance or upgrade of existing poles and equipment within a utility corridor or right-of-way as a permitted use. The substation upgrade project does not include any activity regarding transmission or distribution poles aside from the placement of a new H-frame dead-end structure within the substation to connect the future transmission line to the substation.

Dimensional Standards (BIMC 18.12.020). The substation is an unmanned facility and includes equipment within a fenced gravel yard. The substation was constructed on the site in 1979 when the property was located within unincorporated Kitsap County. The following dimensional standards apply to the project:

Standard	Regulation	Proposed
Maximum Lot Coverage	35%	<1%
Front Setback	50 feet min. (along any public right-of-	75 feet

	way)	
Side Setback	10 feet min., 50 feet min. when abutting a residentially zoned property.	North: 84 feet South: 77 feet
Rear Setback	15 feet min., 50 feet min. when abutting a residential district.	85 feet
Maximum Building and Structure Height	35 feet	35 feet

Landscaping (BIMC 18.15.010). BIMC 18.15.010.C requires the retention of trees and tree stands located within the perimeter areas required to be landscaped pursuant to subsections D and E to be retained unless the applicant can demonstrate existing trees and vegetation will be compromised after development and become hazardous. Subsection D regulates perimeter buffering and screening. A 50-foot full screen is required along the northern property boundary as the B/I zone abuts a residentially zoned property. Since the property to the south is also zoned B/I, there is no requirement for landscape screening between the properties. Subsection E regulates street frontage landscaping (referred to as roadside buffers). Table 18.14.010-4 requires 50 feet of full screen along Sportsman Club Road NE to the west and 50 feet of full screen adjacent to SR-305 to the east. The existing screening along Sportsman Club Road NE is bisected by two existing driveways and an existing transmission line corridor that connects to the substation. PSE is not proposing to remove any trees within the required perimeter buffers as part of the Murden Cove Substation upgrade project.

Parking and Access (BIC 18.15.020 and 030). The substation site is an existing facility with no onsite employees. The site is occasionally visited for monthly maintenance inspections or other infrequent activities. The City requested that PSE address BIMC 18.15.020.B. General Requirements, 6. “Unless approved by the director, only a single access to public right-of-way is allowed for an individual lot. More than one access may be allowed by the director if the director determines, based on drawings or other information submitted by the applicant, that (a) the proposed site access includes measures that mitigate any identified negative impacts or effects that would result for the additional access point(s); and (b) the additional access point(s) will improve on-site or off-site traffic flow or is necessary for, or will help facilitate, compliance with other requirements of this chapter.” The site currently contains a circular driveway with two access points along Sportsman Club Road NE. This access configuration has been in place since the substation was constructed in 1979. Large vehicles need to be able to

access the site, including when equipment is replaced or added to the substation. These vehicles have wide turning radii and, if there were only one access in and out of the site, these vehicles would not have the ability to turn around and would be forced to back out of the site into oncoming traffic along Sportsman Club Road NE, which could result in a safety hazard. Per the July 31, 2023 pre-application memo from the City Development Engineering reviewer, "Given the Business/Industrial zoning and the likely need to access the high voltage infrastructure with larger equipment, the existing access points are considered a deviation granted previously and intended to extend through the subsequent permits related to this proposal." The upgrade project will not result in any changes to the current access.

Per the Pre-application letter dated August 1, 2023, the City requested that PSE address the non-conforming provisions in BIMC 18.30.030.D, "Any structure other than a building that is damaged or removed to an extent that exceeds 50 percent of its square footage may be replaced or reconstructed in substantially the same location and of substantially the same design as the pre-damaged or pre-removed structure, if a complete application is submitted for any and all required construction permits within 180 days of the damage or removal," in regards to the existing access driveways and lack of curb. This code section does not apply to the driveways or lack of curb because it applies to structures other than buildings where over 50 percent of the square footage is damaged or removed. The driveways and property frontage will not be altered or impacted by the substation upgrade project. PSE will be removing and replacing some of the equipment within the substation which was legally permitted and is not non-conforming.

The substation site does not contain formal parking stalls. Vehicles that visit the site on an occasional basis park in the driveway or within the substation on an as needed basis. The substation upgrades will not result in an increased need for parking. Due to the lack of on-site personnel and infrequent visits to the site by vehicles, the BIMC 18.15 provisions for electric vehicle charging, circulation and walkways and bicycle facilities are not applicable to this site.

Outdoor Lighting (BIMC 18.15.040). The only outdoor lighting proposed at the substation will consist of lighting mounted to equipment and the control house in order to see within the immediate vicinity. Light fixtures will include shields to direct lighting downward. A lighting detail plan sheet is part of the permit submittal documents.

Signage (BIMC 15.08). Signs associated with PSE's substations are limited to signs attached to the substation fence for site identification and safety. These signs are consistent with BIMC 15.08.030.A, "Signs erected or posted and maintained for public safety and welfare or pursuant to any law or regulation;" and do not require a permit.

Aquifer Recharge Area (BIMC 16.20.100). Per BIMC 16.20.100.B, the substation site does not contain any critical areas regulated in BIMC 16.20 and is does not contain known potential sources of drinking water contamination. The entirety of Bainbridge Island is classified as an aquifer recharge area to preserve the volume of recharge available to the aquifer system and to protect groundwater from contamination. PSE received a completed Site Assessment Review for the Murden Cove Substation upgrade project in June of 2023 (June 12, 2023 Site Assessment Review letter from Kenton Bruno, PE, City of Bainbridge Island Development Engineer).

Design Guidelines

Utility facility projects are exempt from review by the Design Review Board (BIMC 2.14.040.D.1) However, in the pre-application letter dated August 1, 2023, the City requested that PSE address sections of the design review manual, *Design for Bainbridge*. Please see **Attachment 1** for design guideline responses.

Comprehensive Plan

The proposed substation upgrade project is consistent with the following Comprehensive Plan goals and policies:

Goal U-1: Ensure that reliable utility services are available to all Bainbridge Island residents.

Goal U-3: Ensure that utility services are adequate to meet current demands, and that utility providers plan for future demands.

Goal U-5: Ensure that new or major renovations to existing utility facilities are designed to minimize adverse impacts on residents and the environment.

Goal U-7: Ensure that utility providers give timely public notice and solicit community input on the siting of proposed facilities and on any other substantive projects before seeking City approval.

Goal U-14: Ensure adequate, cost effective, reliable, and environmentally responsible electric service to the citizens of Bainbridge Island.

> Policy U-14.1: Develop a plan together with the electric service provider to undertake energy efficiency improvements and other alterations of electric utility facilities to provide capacity for future growth.
>
> Policy U-14.3: Encourage the electric service provider to improve reliability, with particular attention to adding transmission redundancy and mitigating impacts on service from storms and other natural events.

The project will install improvements that will support transmission reliability on Bainbridge Island and provide additional distribution capacity to serve customers. A future project will connect a new transmission line to the substation to create redundancy in the transmission system between Murden Cove and Winslow Substations so that if the existing line to either substation experience an outage, the second line can continue to provide power to each substation and prevent outages. The substation upgrade will occur mostly within the existing footprint of the substation yard, with an approximately 350 square foot expansion in the southeast corner of the existing substation to accommodate a new control house structure. The site will continue to be screened from the north, south, east and west by mature trees. Two Public Participation meetings were held prior to application submittal where the public was afforded the opportunity to provide comments on the upgrade proposal before the Major Site Plan and Design Review application was submitted. Additionally, the permit review includes the opportunity for public comments on the application.

Subarea and Master Plans

The Murden Cove Substation site is not located within a subarea under the City's Comprehensive Plan. It is located within the Sportsman Triangle Industrial Center in Figure LU-3 of the Comprehensive Plan.

2. The locations of the buildings and structures, open spaces, and landscaping result in a context-sensitive design; and

   Response: The existing substation yard is surrounded by existing mature trees and vegetation. The substation upgrade project will result in a slight expansion of the existing substation footprint; however landscape screening buffers will be retained on all sides of the site to screen the substation from adjacent land uses, including Sportsman Club Road NE and SR-305. There will be no buildings on the site. The prefabricated control house structure and substation equipment will be located within a fenced substation yard that will be slightly expanded beyond the existing footprint in the southeast corner of the existing substation yard.

3. The Kitsap public 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; or if the proposal is not to be served by public sewers, then the lot has sufficient area and soil, topographic and drainage characteristics to permit an on-site sewage disposal system; and
   b. If the health district recommends approval of the application with respect to those items in subsection F.3.a of this section, the health district shall so advise the director; and
   c. If the health district recommends disapproval of the application, it shall provide a written explanation to the director; and

      Response: The electric substation use does not use domestic water or sewage disposal.

4. The streets and nonmotorized facilities, as proposed, are adequate to accommodate anticipated traffic; and

   Response: The site is currently served by two driveways off of Sportsman Club Road NE. No changes to access are proposed. The driveways are adequate to serve the substation facility as the substation does not generate daily traffic trips.

5. 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 Chapters 15.20 and 15.21 BIMC; and

      Response: The site plan and design conforms to the drainage regulations in Chapters 15.20 and 15.21 BIMC. A preliminary drainage memo has been prepared describing project compliance with the 2019 Stormwater Management Manual for Western Washington as adopted in BIMC 15.20.050. The project includes stormwater dispersion improvements to manage stormwater on the site.

   b. The site plan and design will not cause an undue burden on the drainage basin or water quality and will not unnecessarily interfere with the use of properties downstream; and

      Response: The proposed project will not cause an undue burden on the drainage basin or water quality and will not interfere with the use of properties downstream. The substation has been on the site since 1979. The site generally drains to the east and drainage patterns will not change with the substation upgrades. The impervious footprint on the site will increase by approximately 450 square feet. Drainage improvements will be installed to comply with applicable drainage standards under the 2019 Stormwater Management Manual for Western Washington as adopted by the City of Bainbridge Island. A dispersion trench will be installed and a significant area of the site (approximately 47,900 square feet) will be retained within a native growth protection area. No pollution generating surfaces are proposed as part of the project.

   c. The streets, nonmotorized facilities, locations of the buildings, structures, and vehicular circulation systems as proposed align with and are otherwise coordinated with streets and nonmotorized facilities serving adjacent properties and area adequate, safe, efficient and consistent with the island-wide transportation plan; and

      Response: The substation site is currently served by two driveways off of Sportsman Club Road NE. The substation upgrades do not include any changes to the existing site access.

d. If a traffic study shows that the proposed development will have an adverse impact on traffic, including nonmotorized traffic, the impact shall be mitigated as required by the city engineer; and

Response: No traffic study is required for this project as the proposed upgrades will not generate traffic to or from the site aside from occasional maintenance vehicles visiting the site on a monthly basis.

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 required service(s) can be made available at the site; and

Response: The site will not rely on public water or sewer services.

f. The site plan and design conforms to the "City of Bainbridge Island Engineering Design and Construction Standards and Specifications," unless the city engineer has approved a deviation from the standards; and

Response: The proposed project conforms to the "City of Bainbridge Island Engineering Design and Construction Standards and Specifications," as applicable.

6. No harmful or unhealthful conditions are likely to result from the proposed site plan; and

Response: No harmful or unhealthful conditions are likely to result from the proposed site plan. The project will upgrade an existing electrical substation that has been on the site since 1979.

7. If the subject property contains a critical area or buffer, as defined in Chapter 16.20 BIMC, the site plan and design review permit conforms to all requirements of that chapter; and

Response: There are no critical areas or buffers on or adjacent to the substation property.

8. If the subject property is within the shoreline jurisdiction, as defined in Chapter 16.12 BIMC, the site plan and design review permit conforms to all requirements of that chapter; and

Response: The subject property is not located within shoreline jurisdiction.

9. If the applicant is providing privately owned 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; and

Response: The project will not provide open space or park and recreation facilities.

10. The Bainbridge Island fire department has reviewed the application and determined that the site plan has been properly designed to ensure fire protection; and

Response: The Bainbridge Island fire department reviewed the proposed project prior to the pre-application meeting.

11. The site plan and design has been prepared consistent with the purpose and review procedures of this chapter.

    Response: The site plan and design were prepared consistent with the purpose and review procedures of this chapter. The site plan and design are consistent with applicable codes and standards in the BIMC and the application is compliant with the submittal requirements for Major Site Plan and Design Review for a utility facility. The application is consistent with applicable submittal requirements for Major Site Plan and Design Review and provides requested information in the City's August 24, 2023 pre-application letter.

Attachment 1: *Design for Bainbridge* guideline responses

Utility facilities are exempt from Design Review Board consideration per BIMC 2.14.040.D. However, in the August 1, 2023 pre-application letter, the City requested that PSE address the following sections of the *Design for Bainbridge* design manual. Experiential elevations are provided with the permit submittal documents.

3. Context Analysis
    - C1: Natural Systems
    - C2: Wildlife Habitat & Corridors
    - C3: Unique & Prominent Features
    - C4: Built Environment
    - C5: Systems of Movement & Access
    - C6: Public Realm

    Response: Existing significant vegetation will be retained and continue to screen the site as well as be preserved for stormwater infiltration. The site does not contain key wildlife habitat or serve as a connection to other habitat areas. The property does not contain any unique natural or manmade features and is not of historic significance. The site contains an electrical substation which provides an essential service to the community, but does not aesthetically contribute to community character and is therefore screened from public view. The property contains an unmanned facility and does not generate daily motorized or pedestrian traffic and is not accessible to the public.

4. Design Standards and Guidelines: Site Design, Public Realm, Landscape

    Site Design
    - S1: Protect and repair natural systems.
    - S2: Preserve, restore and enrich wildlife habitat.
    - S3: Respect and magnify unique aspects of the site and context.
    - S4: Complement and contribute to the built environment and local identity
    - S5: Fit the project into the system of access and movement, prioritizing pedestrians and bicycles.
    - S6: Support and contribute to the vibrant public realm.

    Response: An electrical substation is an essential service feature of the community and not meant to contribute to community character or the public realm. The substation site does not contain significant wildlife habitat and is not part of a wildlife corridor. A majority of the existing significant vegetation on the site will be retained, as only a small expansion of the substation yard will occur in the southeast corner of the existing substation. There is no pedestrian

or bicycle use of the site. The City has installed a split rail fence to separate the paved roadway on Sportsman Club Road NE from the shoulder to protect pedestrians. This project will not impact the Sportsman Club Road NE frontage.

Public Realm

- P1: Create a safe and comfortable environment for walking and cycling
- P2: Minimize impact of vehicles on the public realm.
- P3: Design to support a legible hierarchy of public spaces.
- P4: Strengthen public space connections.
- P5: Draw from and enhance existing block patterns.
- P6: Foster interest and activity along commercial streets.

Response: The project involves the upgrade of an existing electrical substation that is not part of the public realm nor safe for the public to access. Due to the visual nature of the substation equipment, the preferred treatment is to screen the development from the public instead of visually drawing attention to the substation yard. A majority of the site improvements will occur within the existing substation yard, with a small expansion in the southeast corner to accommodate the installation of a prefabricated control house (modular protection and control structure). A dispersion trench will be installed to facilitate stormwater dispersion and a majority of the existing vegetation screening the site will be retained. Public spaces are not an element of this project.

Landscape Site Design

- L1: Integrate the landscape concept to complement the architectural concepts.
- L2: Support the public realm with the landscape design.
- L3: Integrate sustainable features into the landscape and make them visible whenever possible.
- L4: Integrate and highlight green infrastructure practices.
- L5: Support healthy habitat in the landscape.
- L6: Preserve and enhance important views and view corridors.

Response: The site does not feature architectural concepts as there are no buildings and it is not part of the public realm. There are no views or view corridors on or near the site. SR-305 is a scenic highway and cannot be visually seen from the property. A majority of the existing significant vegetation on the site will be retained as part of the project.

5. Street Types & Frontages: 1. State Route 305 and 6. Rural by Design

State Route 305

- Minimize direct access from private property.
- Support off-road trail system.
- Restore native vegetation.
- Preserve and enhance Pacific Northwest forested character.
- Conform with state signage laws.
- Minimize site disturbance.

Response: The property is accessed from Sportsman Club Road NE and no new access will be created to SR-305. The proposed substation upgrades will not impact existing conditions along SR-305. No signage is proposed as part of this project.

Rural By Design

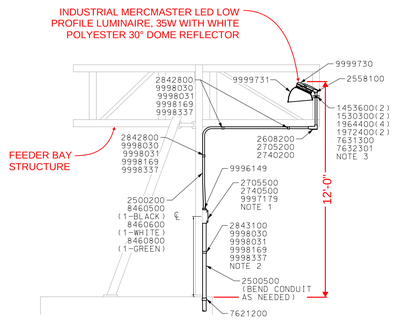
- Retain green edge conditions and character.
- Protect or create swale drainage.
- Retain pedestrian shoulder or trail wherever possible.
- Maintain native vegetation.

Response: The proposed project will not impact existing conditions along Sportsman Club Road NE.

7. Supplemental Standards + Guidelines: Larger Sites

- Standard 1: Design sites to minimize the visual impact of parking on the public realm.
- Standard 2: Design the site by clustering buildings and arranging them with frontages on public streets, public spaces, or open space.

Response: The site design does not include parking. Occasional maintenance vehicles that visit the site park in the driveway or within the substation yard. There are no buildings on the site. The site is an unmanned electric facility that contains electrical equipment that serves the community, but is not intended to be an element of the public realm, particularly due to safety and security needs of the site. The intent of the B/I zoning district is to screen the use from surrounding residentially zoned properties and roadways.



ELEVATION VIEW

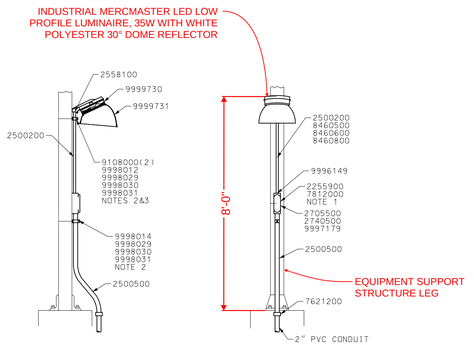
MID #	MATERIAL DESCRIPTION	QTY	UOM
1453600	NUT 3/8" HH STEEL GALV	2	EA
1530300	BOLT 3/8" x 1-1/2" HH STEEL GALV	2	EA
1964400	WASHER 3/8" ROUND STEEL GALV	4	EA
1972400	WASHER 3/8" HVY LOCK STEEL GALV	2	EA
2500200	CONDUIT 1" ALUMINUM RIGID	20	FT
2500500	CONDUIT 2" ALUMINUM RIGID	10	FT
2558100	REDUCER 1-1/4" x 1" CONDULET	1	EA
2608200	CONDULET 1" STYLE LB37	1	EA
2705200	COVER 1" CONDULET 370	1	EA
2705500	COVER 2" CONDULET 670	1	EA
2740200	GASKET 1" CONDULET RUBBER	1	EA
2740500	GASKET 2" CONDULET RUBBER	1	EA
2842800	STRAP PIPE 1" 1-HOLE	3	EA
2843100	STRAP PIPE 2" 1-HOLE	1	EA
7621200	ADAPTER 2" PVC-STEEL	1	EA
7631300	CHANNEL STRUT 1-5/8" x 1-5/8"	1	FT
7632301	CLAMP CONDUIT 1" CHANNEL STRUT	1	EA
8460500	WIRE #12 19 STR THWN 600V BLACK	20	FT
8460600	WIRE #12 19 STR THWN 600V WHITE	20	FT
8460800	WIRE #12 19 STR THWN 600V GREEN	20	FT
9996149	REDUCER 2" x 1" CONDULET	1	EA
9997179	CONDULET 2" STYLE C67	1	EA
9998030	WASHER 1/4" FLAT STAINLESS STEEL	4	EA
9998031	WASHER 1/4" LOCK STAINLESS STEEL	4	EA
9998169	NUT 1/4"-20 STAINLESS STEEL	4	EA
9998337	BOLT 1/4" x 1-1/2" HH ELECTROPLATED	4	EA
9999730	LUMINAIRE, LED 35W SUBSTATION STANCHION	1	EA
9999731	REFLECTOR MERCMASTER LED 30 DEG	1	EA

NOTE:

1. SPLICE #6TPX & #12THHN WIRE IN CONDULET. RUN #12THHN WIRES TO LIGHT FIXTURE.
2. RELOCATE PIPE STRAP FOR BEST FIT AND DRILL 5/16" DIA HOLE TO MOUNT.
3. DRILL (2) 7/16" DIA HOLES THRU FACIA BOARD & STEEL ANGLE TO ATTACH A SHORT PIECE OF CHANNEL STRUT FOR SECURING CONDUIT.

DETAIL 1/1

TYPICAL LIGHTING MOUNTED ON SUBSTATION LOW-SIDE FEEDER BAY



ELEVATION VIEWS

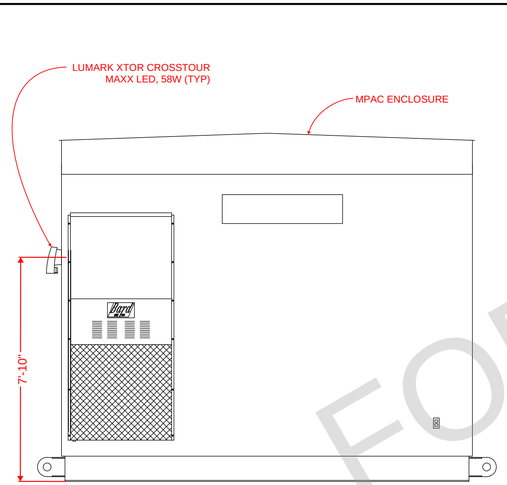
MID #	MATERIAL DESCRIPTION	QTY	UOM
2255900	CONN SVC CU-AL 6&4-10&8	3	EA
2500200	CONDUIT 1" ALUMINUM RIGID	5	FT
2500500	CONDUIT 2" ALUMINUM RIGID	5	FT
2558100	REDUCER 1-1/4" x 1" CONDULET	1	EA
2705500	COVER 2" CONDULET 670	1	EA
2740500	GASKET 2" CONDULET RUBBER	1	EA
7621200	ADAPTER 2" PVC-STEEL	1	EA
7812000	TUBE HEAT SHRINK #8 CABLE	3	FT
8460500	WIRE #12 19 STR THWN 600V BLACK	7	FT
8460600	WIRE #12 19 STR THWN 600V WHITE	7	FT
8460800	WIRE #12 19 STR THWN 600V GREEN	7	FT
9108000	WASHER 1/2" BEVELED GALV	2	EA
9996149	REDUCER 2" x 1" CONDULET	1	EA
9997179	CONDULET 2" STYLE C67	1	EA
9998012	HANGER 1" CONDUIT STAINLESS STEEL	1	EA
9998014	HANGER 2" CONDUIT STAINLESS STEEL	1	EA
9998029	BOLT 1/4" x 1" HH STAINLESS STEEL	2	EA
9998030	WASHER 1/4" FLAT STAINLESS STEEL	2	EA
9998031	WASHER 1/4" LOCK STAINLESS STEEL	2	EA
9999730	LUMINAIRE, LED 35W SUBSTATION STANCHION	1	EA
9999731	REFLECTOR MERCMASTER LED 30 DEG	1	EA

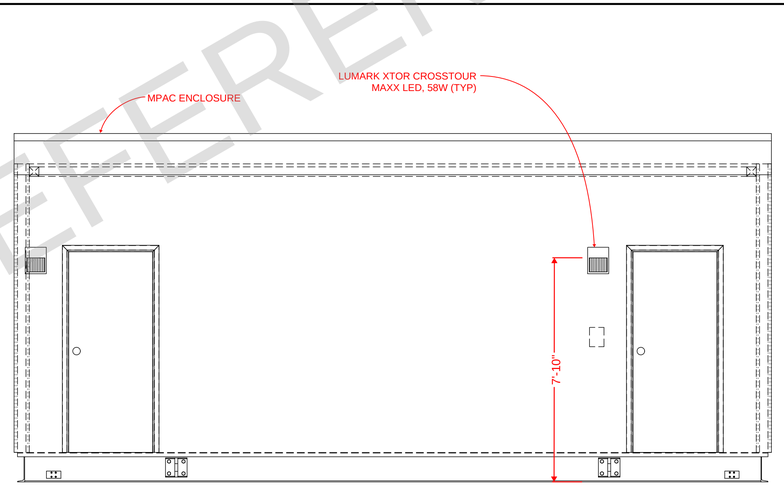
NOTES:

1. SPLICE AC WIRE & #12THWN WIRE IN CONDULET. RUN #12THWN WIRES TO LIGHT FIXTURE.
2. DRILL & TAP FOR 1/4-20 STAINLESS STEEL BOLT TO ATTACH PIPE HANGERS.
3. USE 2 BEVELED WASHERS AS A SHIM BETWEEN THE STEEL COLUMN AND CONDUIT HANGER.

DETAIL 2/1

TYPICAL LIGHTING MOUNTED ON SUBSTATION HIGH-SIDE EQUIPMENT SUPPORT STRUCTURES





ELEVATION VIEWS

DETAIL 3/1

TYPICAL LIGHTING MOUNTED ON EXTERIOR OF MPAC ENCLOSURE

FOR REFERENCE ONLY

WO NUMBER:	LIGHTING DETAILS MURDEN COVE SUBSTATION
REVISION DESCRIPTION:	
DATE	PUGET SOUND ENERGY / SUBSTATION ENGINEERING DEPARTMENT
CADD	DRAWING NO: D-
ENGINEER	REV NO:
REVIEWED	SHEET: OF
APPROVED	SCALE: / CLASS: SITE
	CADD NO: / FILE NO: / CODE:

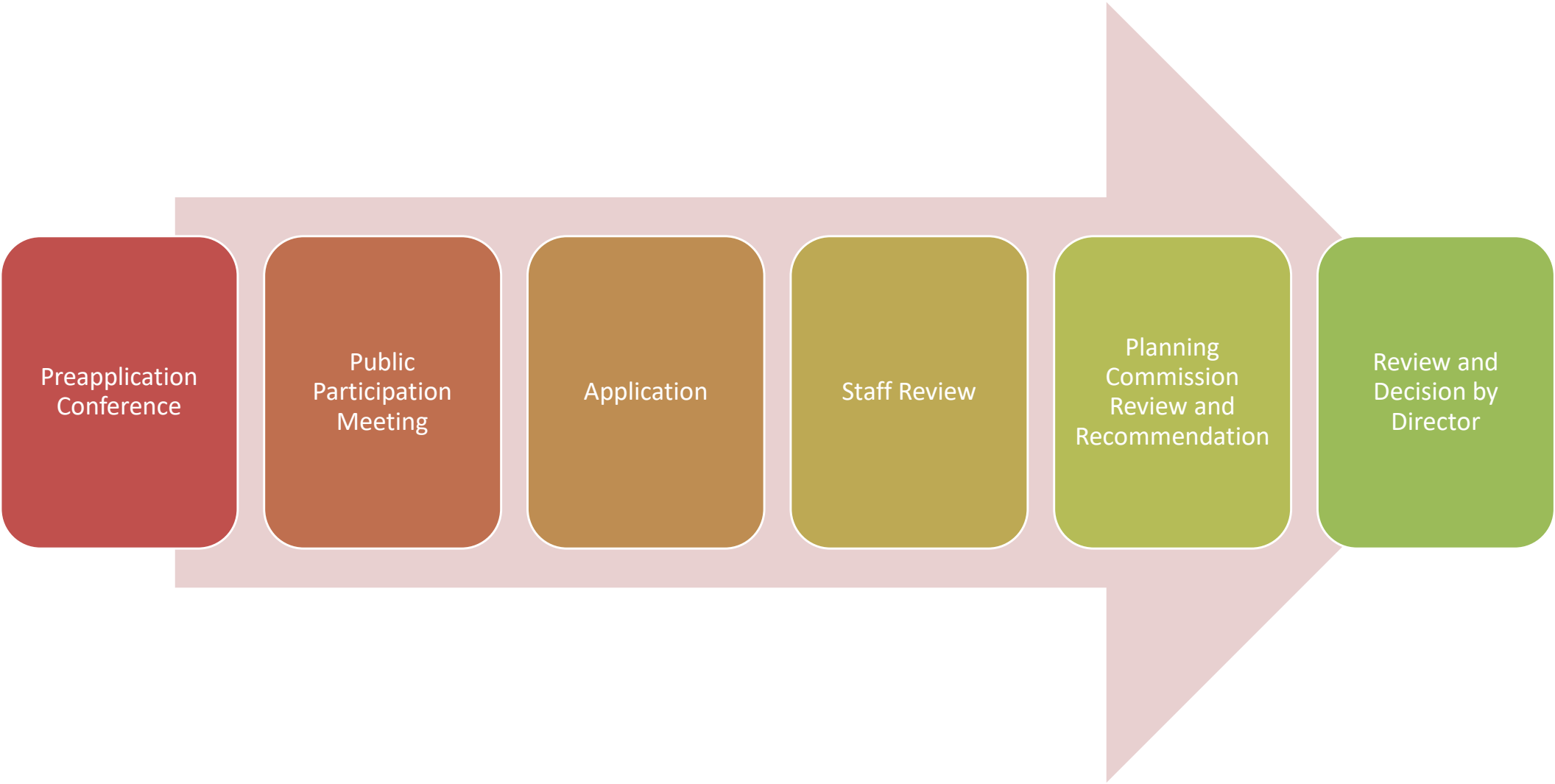
CITY OF BAINBRIDGE ISLAND

SITE PLAN & DESIGN REVIEW

Planning Commission Review & Recommendation

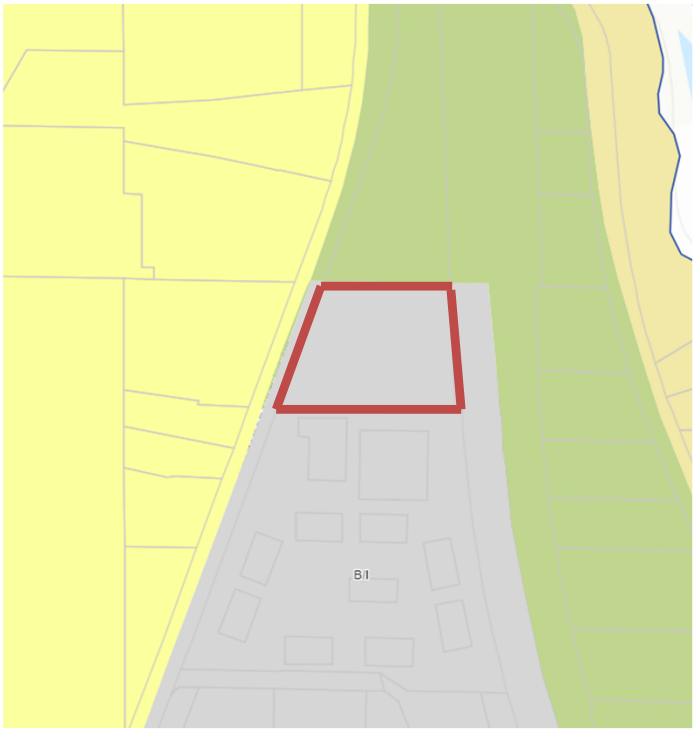
PLN52612 SPR: PSE Murden Cove Substation Upgrade

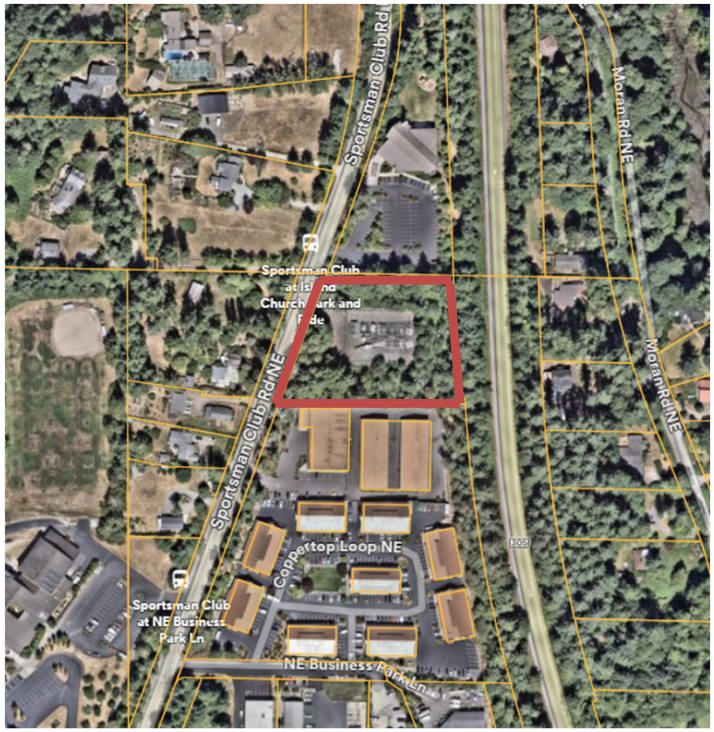
Site Plan Review Permit Process

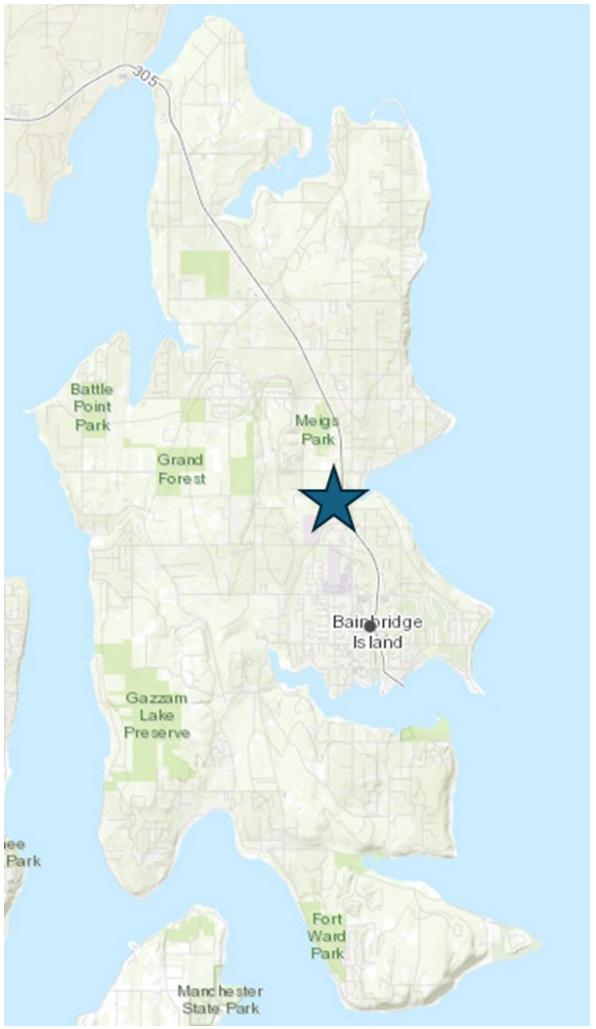


CITY OF BAINBRIDGE ISLAND

Project Location







Surrounding Zoning

- Project Zoning: Business/Industrial (B/I)
- Surrounding Zoning: Business/Industrial; Residential - 0.4; Residential - 2 across 305

Comprehensive Plan

1 Land Use Element

Goal LU-1: Plan for growth

Goal LU-6: Encourage improvement of aging development over…undeveloped property.

Policy LU 10.7: For B/I, visually screen year-round from non-industrial properties.

2 Utilities Element

Goal U-1: Ensure reliable utility services

Goal U-3: Ensure utility services are adequate to meet current demand and plan for future demand

Goal U-5: Ensure…utility facilities are designed to minimize adverse impacts

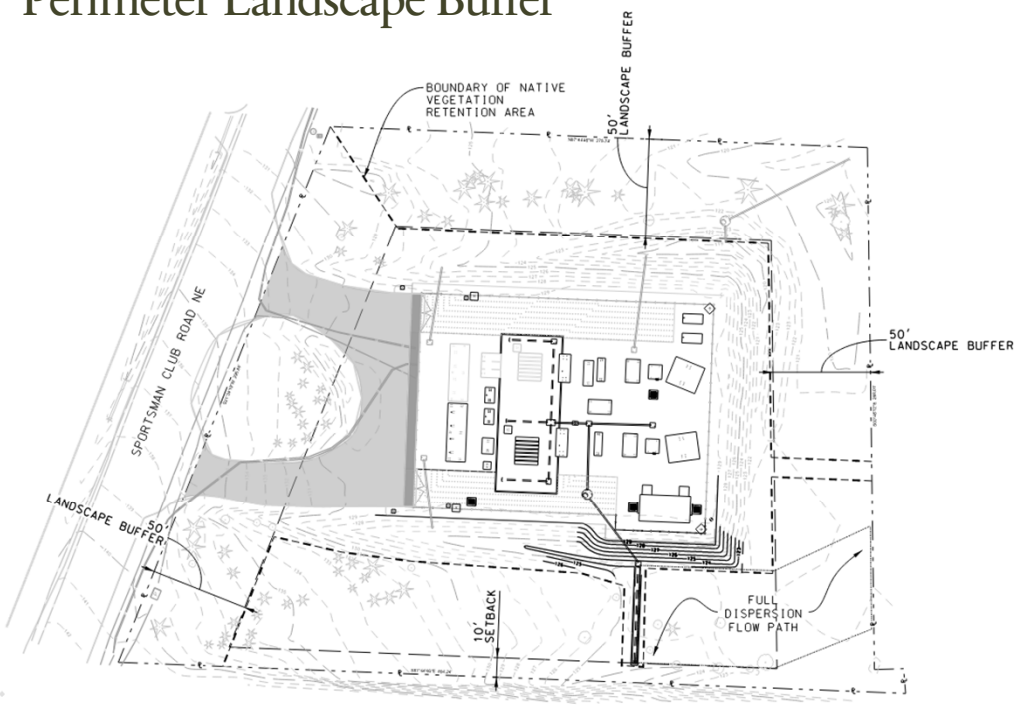
Goal U-10: To the extent possible, ensure utility services are sufficient, cost effective, and reliable.

Policy U 14.3: Encourage service provider to improve reliability.

CITY OF BAINBRIDGE ISLAND

Bainbridge Island Municipal Code

Perimeter Landscape Buffer



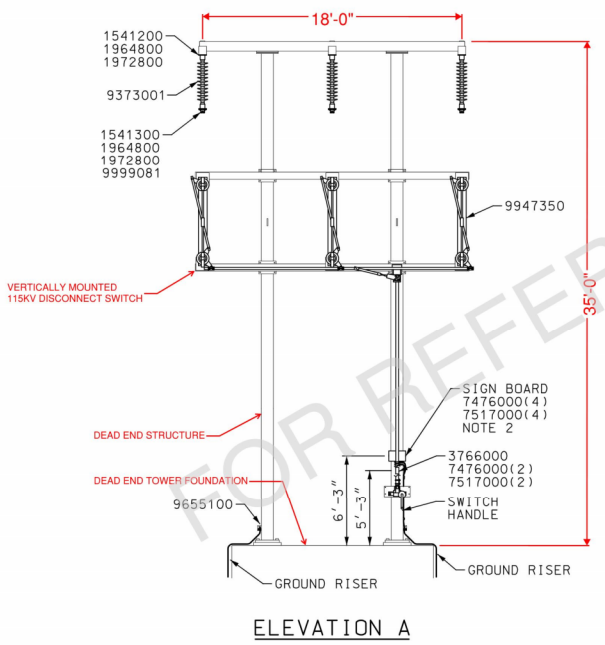
LEGEND

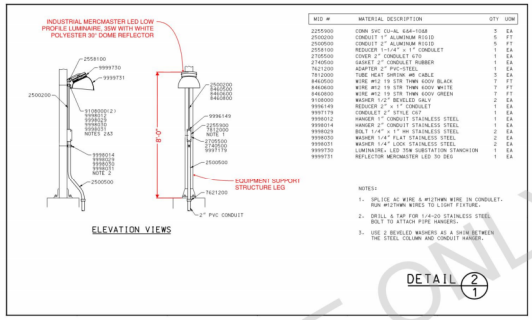
- PROPERTY LINE
- PROPOSED SUBSTATION FENCE
- EXISTING SUBSTATION FENCE
- FOUNDATIONS – EXISTING
- FOUNDATIONS – PROPOSED
- CATCH BASIN – EXISTING
- CATCH BASIN – PROPOSED
- GATE VALVE
- GRATE INLET
- VAULT
- PROPOSED SOLID HDPE PIPE
- PROPOSED PERFORATED SCH 80 PVC PIPE
- EXISTING CONCRETE PIPE
- EXISTING ASPHALT DRIVEWAY
- GRAVEL DRIVEWAY
- DECIDUOUS TREE
- CONIFEROUS TREE
- 175 PROPOSED CONTOUR, MAJOR
- 176 PROPOSED CONTOUR, MINOR
- 175 EXISTING CONTOUR, MAJOR
- 176 EXISTING CONTOUR, MINOR
- FO FIBER OPTIC LINE
- W WATER UTILITY LINE

CITY OF BAINBRIDGE ISLAND

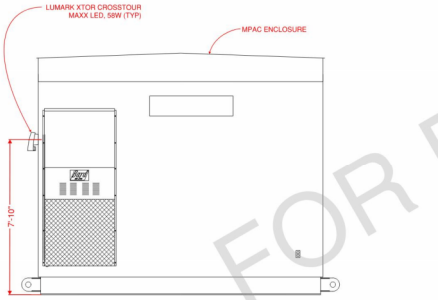
BAINBRIDGE ISLAND MUNICIPAL CODE

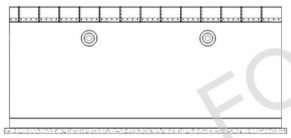
Dimensional & Development Standards



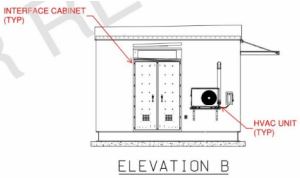


TYPICAL LIGHTING MOUNTED ON SUBSTATION
HIGH-SIDE EQUIPMENT SUPPORT STRUCTURES

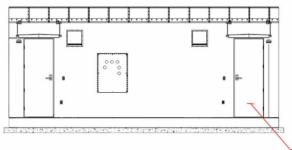




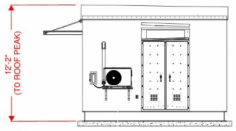
ELEVATION A



ELEVATION B



ELEVATION C

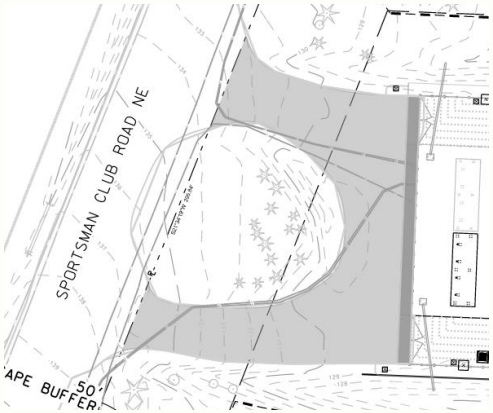


ELEVATION D

FOR REFERENCE ONLY
FOR REFERENCE ONLY
FOR REFERENCE ONLY

CITY OF BAINBRIDGE ISLAND

Existing nonconforming Structure



CITY OF BAINBRIDGE ISLAND

Applicable Decision Criteria

Comprehensive Plan

The site plan and design is consistent with all applicable provisions of the BIMC, design guidelines, the comprehensive plan, and applicable subarea and master plans; and

Context Sensitive Design

The locations of the buildings and structures, open spaces, and landscaping result in a context-sensitive design; and

Site Plan Consistency

The site plan and design has been prepared consistent with the purpose and review procedures of this chapter.

CITY OF BAINBRIDGE ISLAND

PLANNING COMMISSION ROLE

Action needed:

Recommendation for

a. Approval,

b. Approval with conditions, or

c. Denial

•Recommendation to Planning Director based on Applicable Decision Criteria

•The Planning Commission's recommendation shall be given substantial weight by the director in making a decision.

CITY OF BAINBRIDGE ISLAND

NEXT STEPS: PSE

CITY OF BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: November 14, 2024 **ESTIMATED TIME:** 30 Minutes

AGENDA ITEM: (7:10 PM) Review and Recommendation for Helpline House Project

AGENDA CATEGORY: Review and Recommendation **PROPOSED BY:** Auburn Lovett

PREVIOUS PLANNING COMMISSION REVIEW DATE(S):

PREVIOUS COUCIL REVIEW DATE(S): N/A

RECOMMENDED MOTION:
I move to recommend approval of the HRB Ericksen Project PLN52178 to the Planning Director.

SUMMARY:
Helpline is proposing a mixed use project at 282 Knechtel Way NE. The original building was approved through a Conditional Use Permit in 1981 and is now in for redevelopment of the site. This proposal is subject to a Major Site Plan & Design Review permit process which requires Planning Commission recommendation to the Planning Director for decision.

BACKGROUND: Helpline House is proposing to construct a new 12,750 square foot building to replace the existing structure. This project also proposes a four unit residential 3,500 square foot building. This application was submitted on 5/25/2024 and Notice of Application/ SEPA comment period comment began on June 26, 2024. DRB recommends approval of the proposed project. The project is before the Planning Commission for the Review and Recommendation stage of the permit process. Major Site Plan and Design Review projects are an administrative decision made by the Planning Director.

ATTACHMENTS:

Date Plotted: Thursday, May 23, 2024 - 9:29AM | File: I:\Projects\Current Projects\2024 - Main\HELPLINE HOUSE - Main\CAD\Helpline House.rvt - Plot: 17x22 Arch | User: Derek Sherr

HELPLINE HOUSE

Site Plan Review
Cover Sheet
Scale: as Noted
May 22, 2024

Revision Date

Helpline House

New Two-Story Commercial Building - PLN52710
APN 262502-2-017-2002
282 Knechtel Way NE
Bainbridge Island, WA 98110

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Helpline House
New Two-Story Commercial Building - PLN52710
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282 Knechtel Way NE
Bainbridge Island, WA 98110

Revision	Date

Site Plan Review
Context Aerial

Scale as Noted
May 22, 2024

SPR-1

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Project Narrative

PROPERTY

The property, currently owned by Helpline House, is a developed 1.08-acre parcel located at 282 Knechtel Way NE. There is an existing, forty-year-old two-story commercial food bank/office building (aka the House) and a two-story storage building (aka the Barn) at the north end of the property. At the south end there is an informal, 30 space (approx.) gravel parking lot connected by a paved driveway to Knechtel Way. The property is bordered on three sides by housing developments, including Winslow Co-Housing to the north and west and Housing Resources Bainbridge affordable housing to the west and east. Across the street to the south is an apartment complex. The area of the existing property is 47,044.8 SF, per COBI GIS.

The south end of the site is relatively flat. There is a stand of younger trees near the entrance drive and a number of several larger, healthy trees along the property lines to the north. The site steps up to the north, with about 10' of elevation gain, to another flat area where the existing office building is located. The existing storage building is built on this step, with access on both upper and lower levels.

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Helpline House
New Two-Story Commercial Building - PLN5271 0
APN 262502-2-017-2002
282 Knechtel Way NE
Bainbridge Island, WA 98110

Revision	Date

Site Plan Review
Project Narative

Scale as Noted
May 22, 2024

SPR-2

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Project Narrative

PROPOSED PROJECT

Helpline House has outgrown its existing facility. A community survey indicated that the need for the food bank and social services is rapidly increasing as the cost of living continues to increase. In addition, the existing buildings and the site are not accessible and are difficult for many of the clients, staff and volunteers to navigate. Helpline House has decided to build a new building to house its food bank services, along with its growing social services. A new, two-story 12,750 gross square foot (11,745 net sf) building is being proposed.

Included in the project it is proposed to remove the existing office/food bank building (the House and the storage building (the Barn), along with the covered walkway.) As a Phase 2 for the project Helpline would like to find a partner to develop 4-8 residential units at the north end of the property to be used as affordable housing. This project would be done under a separate building permit, at a future date, and would be in keeping with the look and feel of the new building.

PROJECT CONCEPT

The new two-story building will be located in the southwest quadrant of the property, 15 feet from the front property line, per code. This allows a presence of Helpline House closer to the sidewalk and helps reinforce the street edge. A new paved 54 space parking lot will be located along the entire east side of the property, connected to Knechtel Way with a driveway in approximately the same location as the current driveway.

The proposed new building is a two-story building; the second story is only a partial floor which will be located towards the rear and west side of the building. One-story elements will front Knechtel Way around a paved and landscaped entry plaza and gardens, giving the new building an appropriate scale and character for the neighborhood.

The functions of the building are arranged around the flow of clients entering at the front of the building from the sidewalk and parking area through "one front door" into a common lobby that serves both the food bank and the social services offices. The delivery of food is from the rear, into the warehouse space and preparation areas and then into the Market. A delivery area in the rear allows the deliveries to be separated from pedestrians and traffic will be adjacent to the Co-Housing gardens, buffered by existing trees, to limit disturbance of the surrounding residential neighbors.

The design goals for the new building include: an accessible and inclusive building that serves people of all abilities; a net zero energy building that is comfortable and cost effective to operate; and a building that will accommodate the expansion of Helpline House's services over the next decades. The building is located on the site so as to provide maximum accessibility. The roof is designed to accommodate the amount of solar needed to provide for the energy needs of the building operations. The building has been carefully designed and sized for the specific needs of the food bank and the social services both now and in the future. The floor plan has been designed in partnership with all stakeholders including the staff, volunteers and users of the building through a series of iterative design conversations.

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Helpline House

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Helpline House
New Two-Story Commercial Building - PLN5271 0
APN 262502-2-017-2002
282 Knechtel Way NE
Bainbridge Island, WA 98110

Revision	Date

Site Plan Review
Project Narrative
Scale as Noted
May 22, 2024

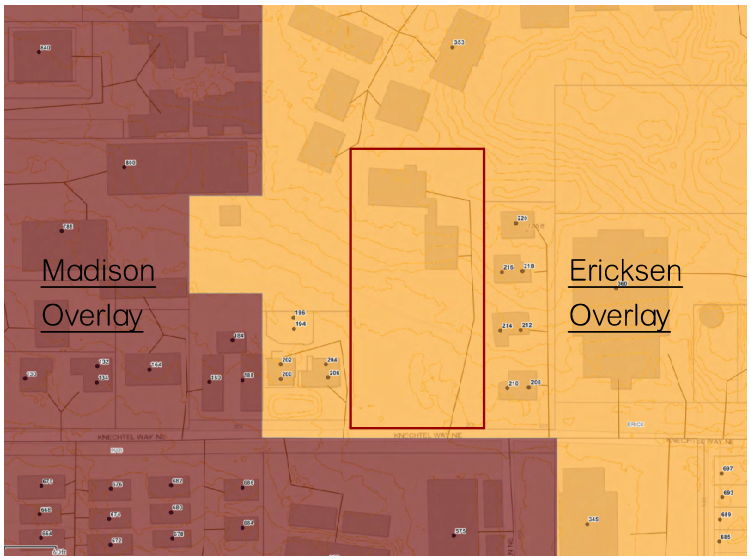
SPR-3

Date Published: Thursday, May 23, 2024, 9:23AM File: J:\Users\JD LAPTOP\Dropbox\ DSAD • Main\ HELPLINE HOUSE • BI\HELPLINE HOUSE • ArchiCAD\Helpline House • BI • CD AC27.pln • Project Narrative

Property Info

The property is a developed parcel at 282 Knechtel Way NE, with a two story commercial office building and a two story storage building at the north end of the property. There is an approximately 30 space gravel parking lot connected by driveway to Knechtel Way. The property is bordered on three sides housing developments, including Winslow Co-Housing to the north and west and HRB affordable housing on the west and east. The area of the existing property is 47,044.8 SF, per COBI GIS.

Site Location	282 Knechtel Way NE Bainbridge Island, WA 98110
Assessor's Parcel Number	262502-2-017-2002
Site Area per COBI GIS	47,044.8 sf 1.08 acres
Site Dimensions	150 ft by 314 feet (304 feet, after 10' highway dedication)
ARPA Area	none required



INTERNATIONAL BUILDING CODE

Occupancy Types	Business -	Group B,	IBC Section 304
	Mercantile -	Group M,	IBC Section 309
	Storage -	Group S,	IBC Section 311
	Residential -	Group R-2	IBC Section 310
Construction Type	Type V		IBC Section 602.5

Zoning

Base Zoning District	Ericksen Overlay	
Density		
	Floor Area Ratio	Proposed
		net square footage, measured to inside face of exterior walls is used for building area calculations, per code.
Commercial	0.3 (14,113 sf maximum)	11,719 sf net
Residential	0.3 (14,113 sf maximum)	3,500 sf net
Mixed Use	0.5 (23,522 sf maximum)	15,219 sf net - total
Building height	25 ft, 35 ft if parking under building	
Front Setback	15'min, 20' max	
Side Setback	5' min	
Rear Setback	0'	
Maximum Lot Coverage	35 percent	Proposed
	47,044.8 sf x 0.35 = 16,466 sf	11,520 sf

Public Works

Sewer	Served by COBI Sewer Service
Water	Served by COBI Water Service

Tree Retention Requirements

Mixed-Use Town Center	40 tree units per acre - required by 18.15.010 Significant trees over 8" diameter - Tree Removal Activities require a permit per 16.18.050 After a Consultation with the City, the team provided a Tree Retention and Removal Plan supporting retaining the mature trees around the perimeter of the property, and removing the stand of younger trees that limit the develop-ability of the property.

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Helpline House
New Two-Story Commercial Building - PLN52710
APN 262502-2-017-2002
282 Knechtel Way NE
Bainbridge Island, WA 98110

Revision Date

Site Plan Review
Project Information
Scale as Noted
May 22, 2024

SPR-4

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Parking

Parking Requirements: Table 18.15.020-2

Commercial Parking Spaces	4 spaces per 1,000 sf (5 spaces per 1,000 sf max)	at 11,719 sf net	47 spaces required
Accessible Parking Spaces	1 ADA space per 25 parking spaces		2 ADA spaces required 3rd ADA space added when residential added
Residential Parking Spaces	1 space - studio or 1 bedroom 2 spaces - all other dwelling units 4 one bedroom units proposed		4 spaces required
Guest	may require up to 0.5 per dwelling unit		- assume none required as complimentary use
Special Cases	not covered by table shall be established by director		
Bicycle Parking	1 space per 5 car parking spaces		11 bicycle spaces required for 51 car spaces

ELECTRIC VEHICLE CHARGING INFRASTRUCTURE

EV Charging — 18.15.020.C.3 - EV charging infrastructure shall be provided. EV charging spaces are counted as part of overall number of parking spaces required.

Standard Parking Spaces

EVSE spaces with equipment installed.	10% (rounded up)	6 spaces - required
EV ready (wire in place terminated in J box etc.)	30% (rounded up)	17 spaces - required
EV capable (raceway terminating in J box etc.)	20% (rounded up)	12 spaces - required

Accessible Parking Spaces

EVSE spaces with equipment installed	10% (rounded up)	1 space - required
EV ready (wire in place terminated in J box etc.)	10% (rounded up)	1 space - required

TERMS

"EVSE Parking Space" or "Electric vehicle supply equipment parking space" means a parking space with electric vehicle supply equipment capable of supplying current at 208/240 volts.

"EV-Ready Parking Space" means a parking space that is provided with a minimum 40-ampere dedicated 208/240-volt branch circuit for electric vehicle supply equipment that is terminated at a receptacle, junction box, or electric vehicle supply equipment within the parking space in order to allow for future installation of electric vehicle supply equipment.

"EV-Capable Parking Space" means a parking space that is provided with a listed raceway capable of accommodating a minimum of 40-ampere dedicated 208/240-volt branch circuit. The raceway shall terminate into a cabinet, box, or other enclosure in close proximity to the proposed location of the EV-capable parking space. Raceways and related components that are planned to be installed underground, and in enclosed, inaccessible, or concealed areas and spaces, shall be installed at the time of original construction.

"Electric vehicle supply equipment" or "EVSE" means the conductors, including the ungrounded, grounded, and equipment grounding conductors, and the electric vehicle connectors, attachment plugs, personnel protection system, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises' wiring and an electric vehicle.

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Revision Date

DD Draft - restart
Parking Requirements
Scale as Noted
September 25, 2024

SPR-5

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SPR6

Site Plan Review
Context Photos - north side
Scale as Noted
May 22, 2024

Revision Date

Helpline House

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SPR-7

Site Plan Review
Context Photo - south side
Scale as Noted
May 22, 2024

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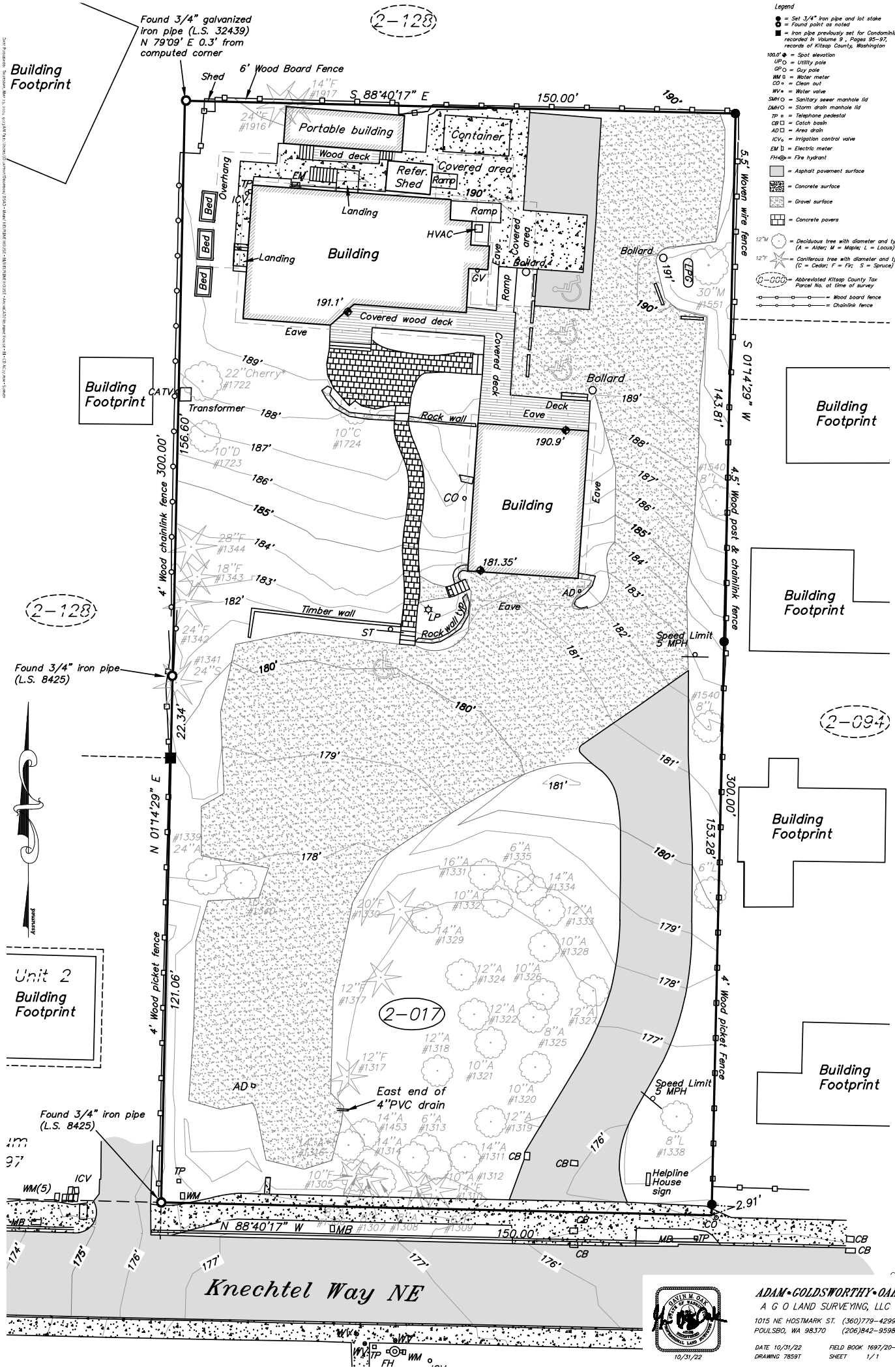

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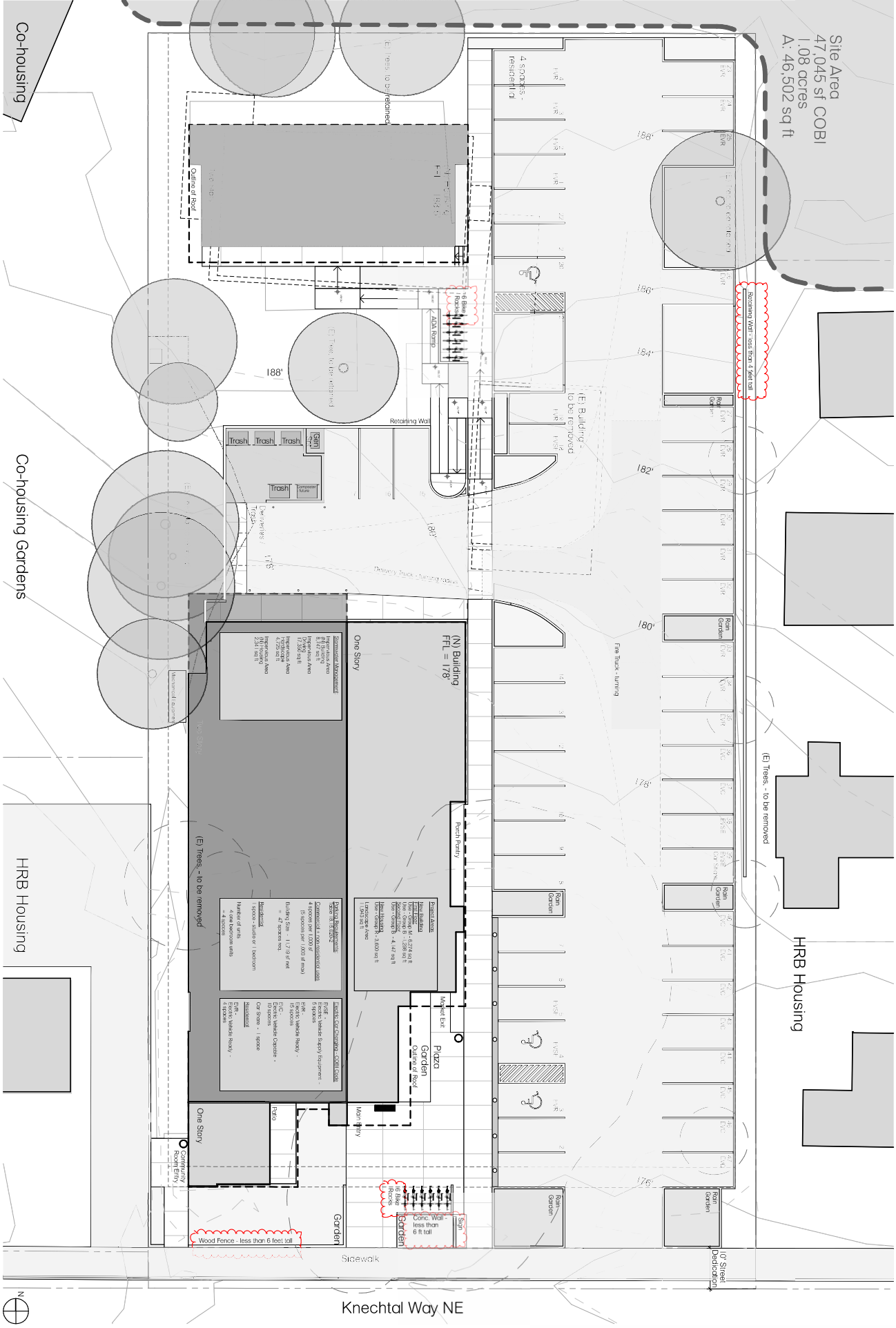

Helpline House

New Two-Story Commercial Building - PLN52710
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Bainbridge Island, WA 98110

SPR9

DD Draft - restart
Site Plan
Scale as Noted
September 25, 2024

Revision Date

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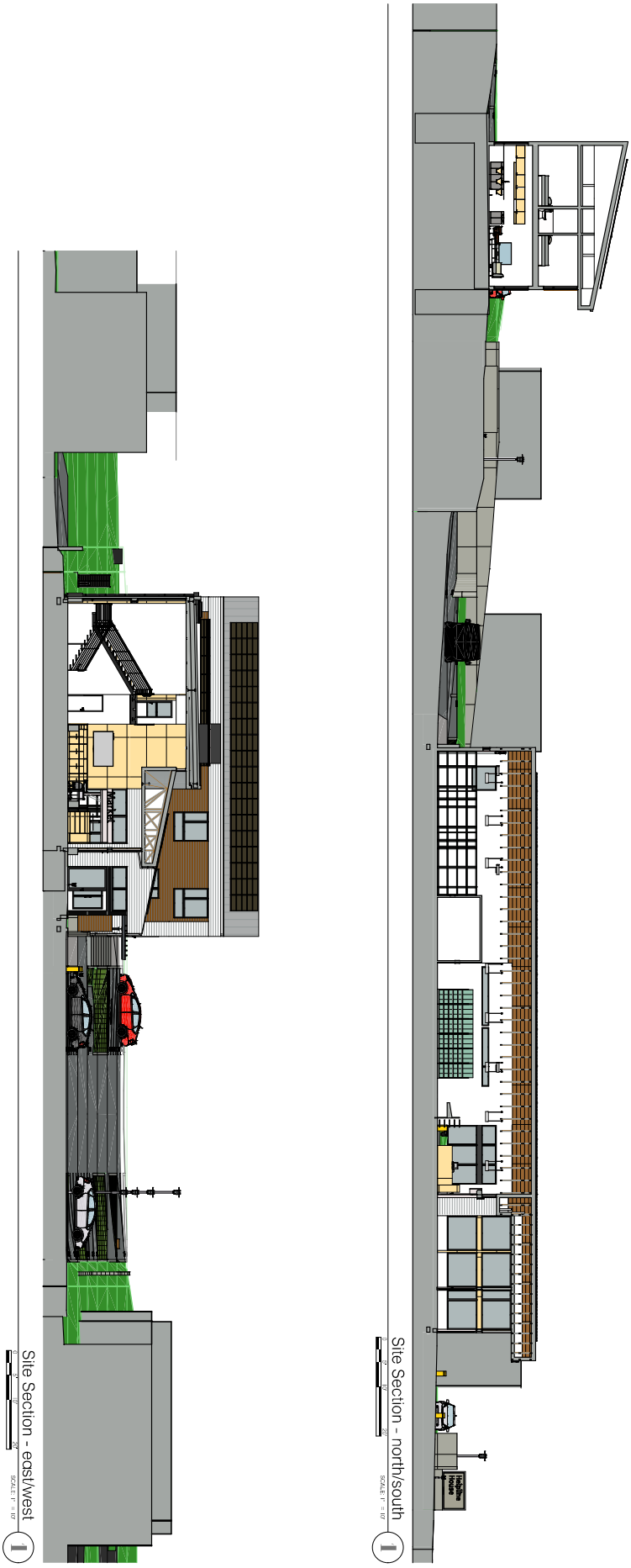

SPR-10

Site Plan Review
Site Sections

Scale: as Noted
May 22, 2024

Revision Date

Helpline House

New Two-Story Commercial Building - PLN52710
APN 262502-2-017-2002

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Bainbridge Island, WA 98110

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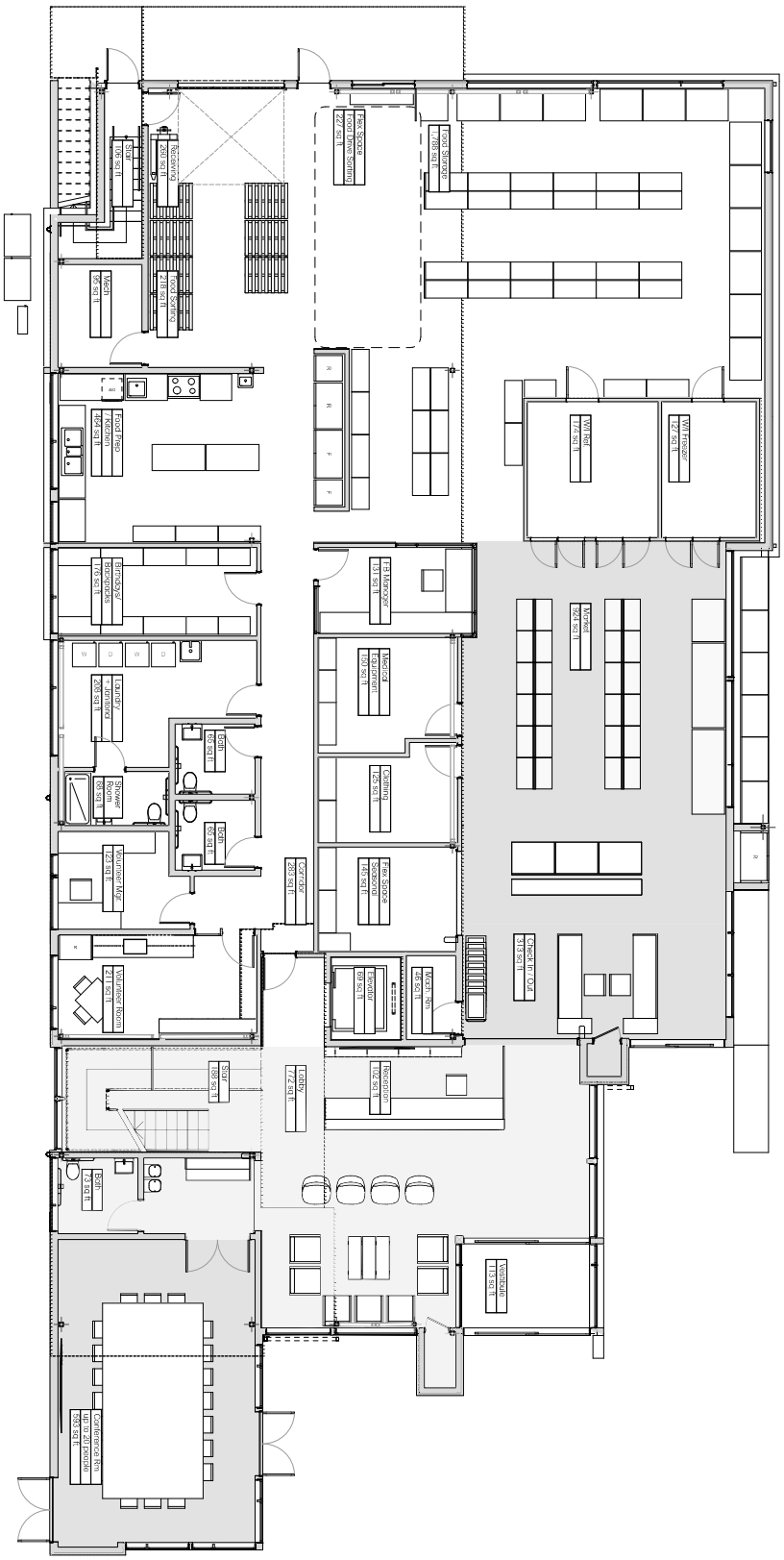

First Floor Plan

SCALE: 1/8" = 1'-0"

1

PLAN NORTH

Site Plan Review
First Floor Plan
Scale: as Noted
May 22, 2024

SPR-11

Revision Date

Helpline House

New Two-Story Commercial Building - PLN52710
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Second Floor Plan

1

SCALE: 1/16" = 1'-0"

Site Plan Review
Second Floor Plan
Scale: as Noted
May 22, 2024

SPR-12

Revision Date

Helpline House

New Two-Story Commercial Building - PLN52710
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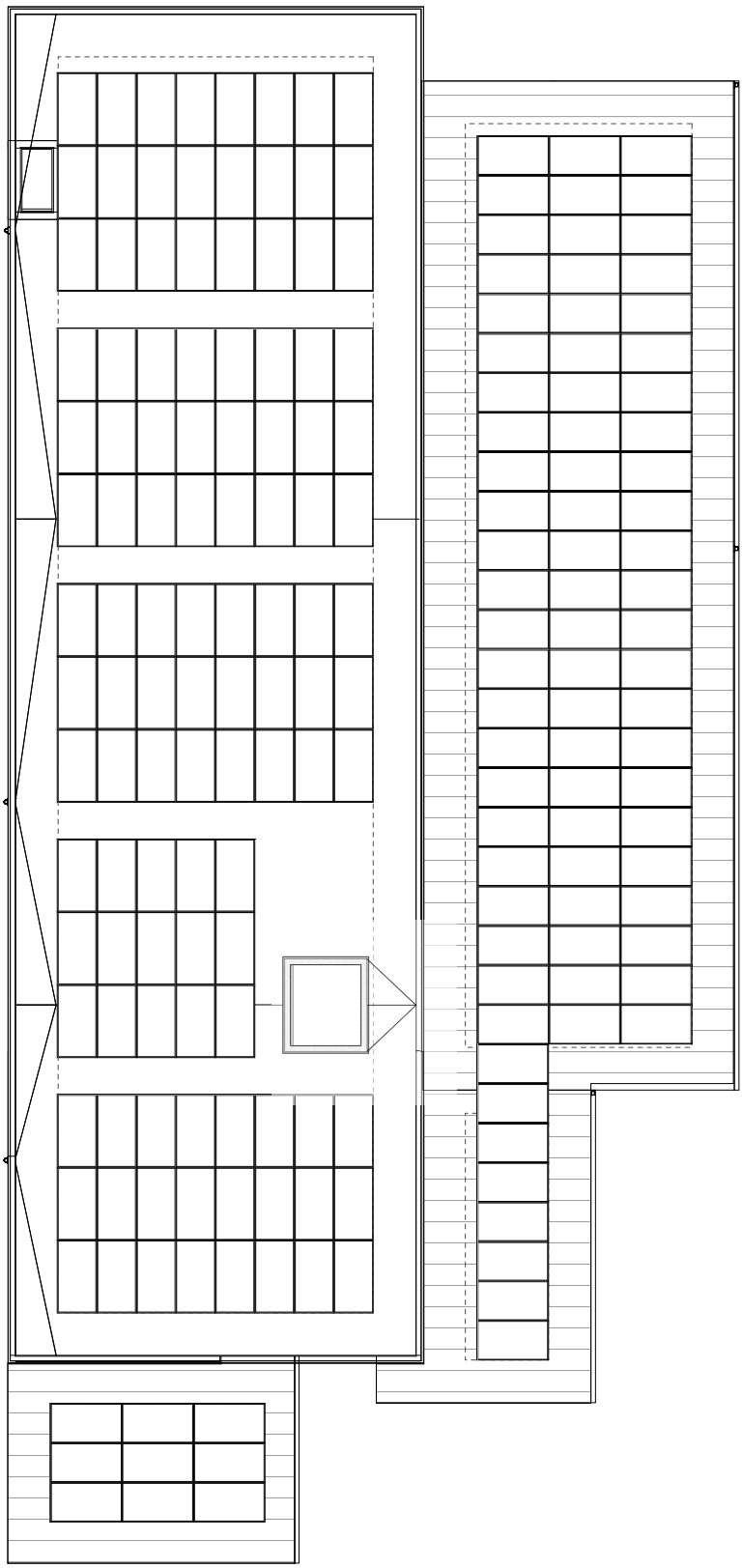

Roof Plan
SCALE: 1/16" = 1'-0"
1

SPR-17

Site Plan Review
Roof Plan
Scale: as Noted
May 22, 2024

Revision Date

Helpline House

New Two-Story Commercial Building - PLN52710
APN 262502-2-017-2002
282 Knechtel Way NE
Bainbridge Island, WA 98110

Davis Studio Architecture + Design, LLC
310 Madison Ave S, Suite A
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Helpline House
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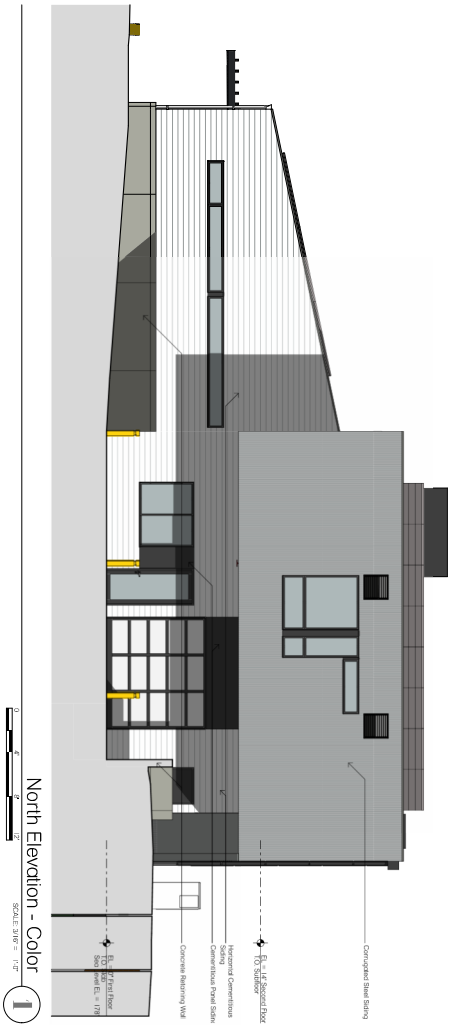
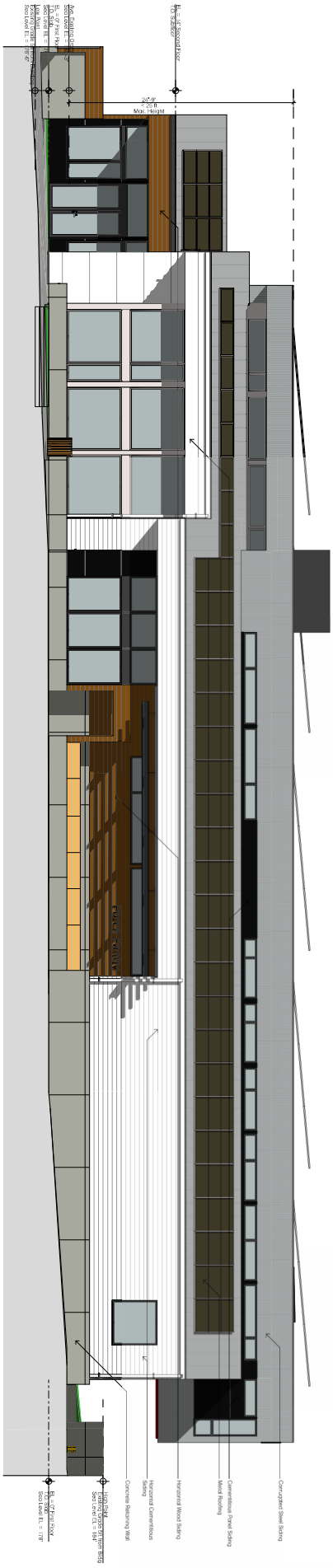


North Elevation - Color

SCALE: 3/16" = 1'-0"



East Elevation - Color

SCALE: 3/16" = 1'-0"

Helpline House

New Two-Story Commercial Building - PLN52710

APN 262502-2-017-2002

282 Knechtel Way NE

Bainbridge Island, WA 98110

Site Plan Review

Elevations

Scale as Noted

May 22, 2024

SPR14

Revision Date

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South Elevation - Color
SCALE: 3/16" = 1'-0"

West Elevation - Color
SCALE: 3/16" = 1'-0"

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New Two-Story Commercial Building - PLN52710
APN 262502-2-017-2002
282 Knechtel Way NE
Bainbridge Island, WA 98110

SPR-B

Site Plan Review
Elevations
Scale as Noted
May 22, 2024

Revision Date

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Date Plotted: Thursday, May 23, 2024 - 9:29AM
T:\Projects\2021\2105\01 Current Drawings\2105 - Main\RENDER\2105 - RENDER.pln
C:\Users\JD\Documents\2105 - Main_RENDER_jdavis.rvt
SPR-16 - 3D Views

SPR-16

Site Plan Review
3D Views
Scale: as Noted
May 22, 2024

Revision Date

Helpline House

New Two-Story Commercial Building - PLN52710
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Date Produced: Thursday, May 23, 2024 9:29:48 PM | Drawn By: Author | File Name: H:\2021\21-018 Helpline House\Revit\Helpline House_R24_Central_24-05-23.rvt | Sheet Name: 3D View

Helpline House

New Two-Story Commercial Building - PLN52710
APN 262502-2-017-2002
282 Knechtel Way NE
Bainbridge Island, WA 98110

Revision | Date

SPR-17

Site Plan Review
3D View
Scale: as Noted
May 22, 2024

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SPR-18

Site Plan Review
3D View

Scale: as Noted
May 22, 2024

Revision Date

Helpline House

New Two-Story Commercial Building - PLN52710
APN 262502-2-017-2002

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1 Night Sky Lighting

N

SPR-19

Site Plan Review
Night Sky Lighting
Scale as Noted
May 22, 2024

Revision Date

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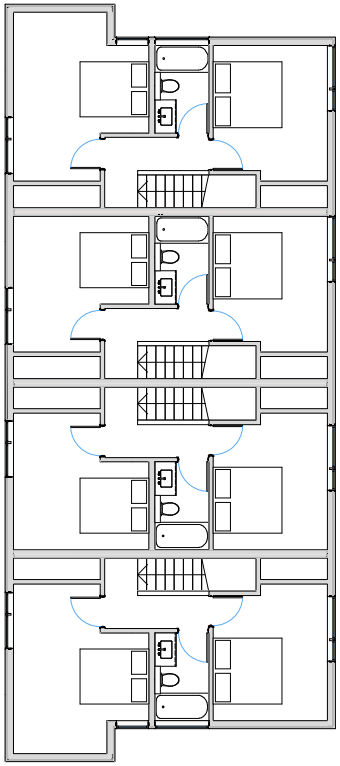
North Elevation - Housing - Color 6

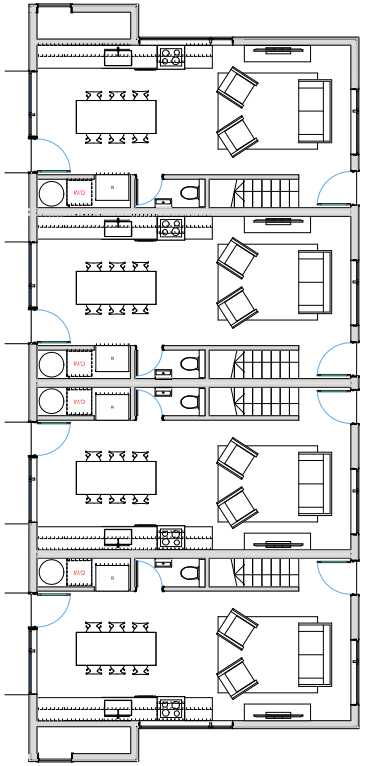
South Elevation - Housing - Color 5

West Elevation - Housing - Color 4

East Elevation - Housing - Color 3



Second Floor - Housing 2



First Floor - Housing 1

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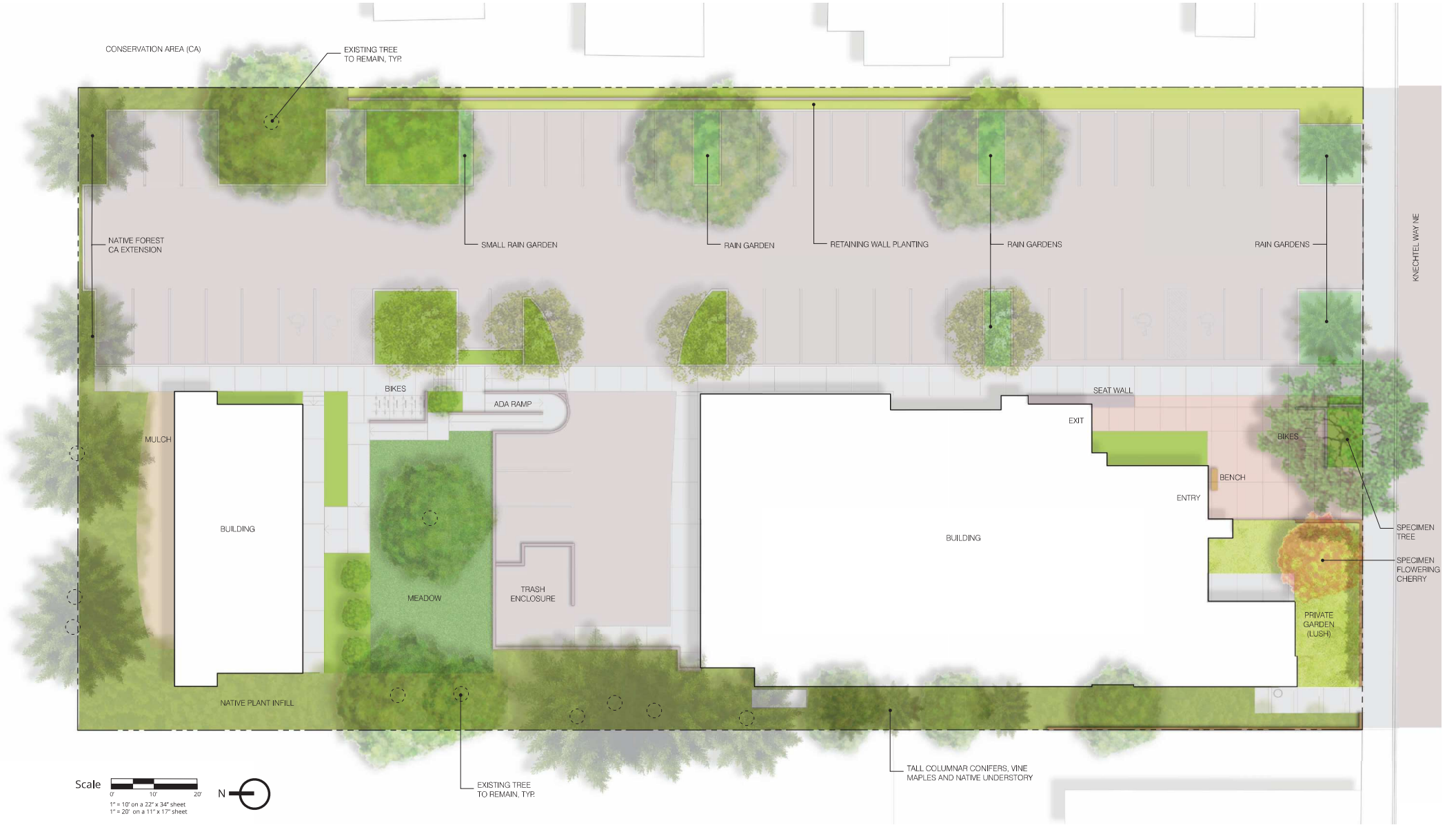
Revision	Date

Site Plan Review
Housing

Scale as Noted
May 22, 2024

SPR-20

Date Published: Thursday, May 23, 2024, 9:23AM File: /Users/JD (laptop)/Dropbox/ DSAD - Main/ HELPLINE HOUSE - BI/HELPLINE HOUSE - ArchiCAD/Helpline House - BI - CD AC27.pln - Housing



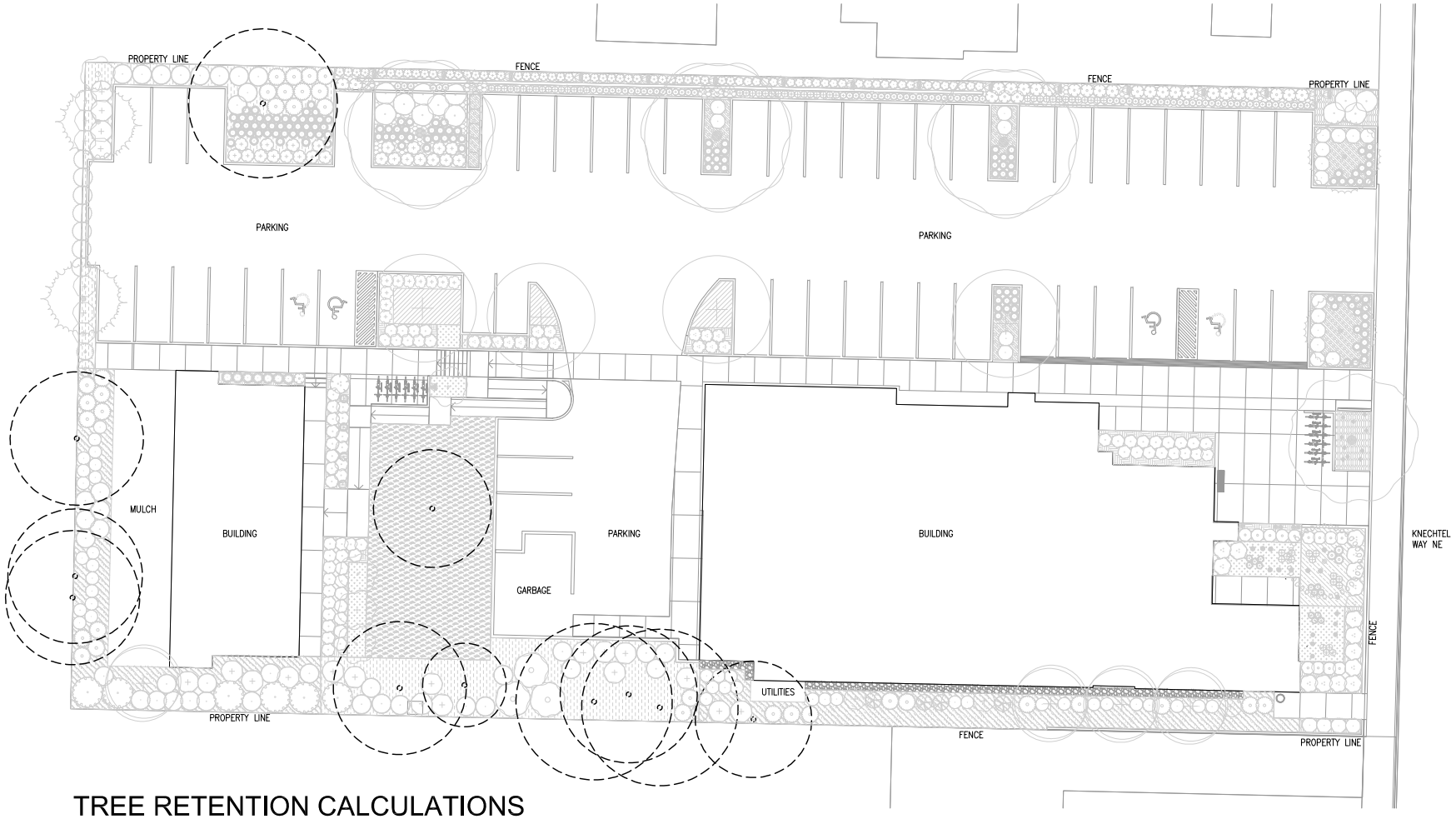
HELPLINE HOUSE - LANDSCAPE PLAN

BAINBRIDGE ISLAND, WA

MAY, 2024 - SITE PLAN REVIEW

FISCHER BOUMA PARTNERSHIP

TREE RETENTION PLAN



TREE RETENTION CALCULATIONS

TOTAL AREA: 1.08 ACRES
TOTAL TREE UNITS REQUIRED: 43.2 TREE UNITS
TOTAL TREE UNITS ON SITE: 109.8 TREE UNITS
TREE UNITS RETAINED: 51.8 TREE UNITS
TREE UNITS REMOVED: 58.0 TREE UNITS
ADDITIONAL TREE UNITS NEEDED: 0.0 TREE UNITS

=TREE RETAINED

NOTES:
1. REFER TO SURVEY FOR ALL EXISTING TREES.
2. REFER TO ARBORIST REPORT DATED 10/06/2022 FOR A TREE ASSESSMENT.

GRAPHIC SCALE
12' 0 5' 12'
1 INCH = 12 FT. ON 22 x 34 SHEET
1 INCH =24 FT. ON 11 x 17 SHEET

FISCHER·BOUMA PARTNERSHIP
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PROJECT:
HELPLINE HOUSE
282 KNECHTEL WAY NE
BAINBRIDGE ISLAND, WA 98110

PROJECT NUMBER:
2022-030

SUBMITTAL:
SITE PLAN REVIEW

REVISIONS:

NO.	DATE	DESCRIPTION

STAMP:
STATE OF WASHINGTON
JEFFREY K. BOUMA
REGISTERED LANDSCAPE ARCHITECT
CERT. NO. 947 EXP. 04/07/2024

PRINCIPAL IN CHARGE:
DRAWN BY: JP DATE: 05/21/2024
REVIEWED BY: JB DATE: 05/21/2024

SHEET TITLE:
TREE RETENTION PLAN

SCALE: 1"=12'

SHEET NUMBER:
L100

PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
ACE CIR	4	ACER CIRCINATUM / VINE MAPLE	B & B	1.5" CAL.	
MAL NOR	2	MALUS DOMESTICA 'NORTHPOLE COLUMNAR' / NORTHPOLE COLUMNAR POLE APPLE	B & B	1.5" CAL.	
MAL SCA	2	MALUS DOMESTICA 'SCARLET SENTINEL' / SCARLET SENTINEL POLE APPLE	B & B	1.5" CAL.	
MAL LIB	4	MALUS X DOMESTICA 'LIBERTY' MINI-DWARF / LIBERTY APPLE MINI-DWARF	B & B	1.5" CAL.	
NYS FO2	4	NYSSA SYLVATICA 'NXSXF' / FORUM TUPELO	B & B	2" CAL	
PIC OMO	2	PICEA OMORIKA / SERBIAN SPRUCE	B & B	NA	6' HT.
PRU KWA	1	PRUNUS SERRULATA 'KWANZAN' / KWANZAN JAPANESE FLOWERING CHERRY	B & B	3" CAL	
PSE MEN	2	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	B & B	NA	6' HT.
QUE BIC	3	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2" CAL	
SOP REG	1	SOPHORA JAPONICA 'REGENT' / REGENT JAPANESE PAGODA TREE	B & B	3" CAL	
THU SMA	4	THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE	B & B	N/A	6' HT.

EXISTING TREE TO REMAIN

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
SHRUBS				
	ABE ROS	13	ABELIA X 'ROSE CREEK' / ROSE CREEK ABELIA	5 GAL.
	COR FA4	28	CORNUS SERICEA 'FARROW' / ARCTIC FIRE RED TWIG DOGWOOD	5 GAL.
	COR CAL	4	CORYLUS CORNUTA VAR. CALIFORNICA / WESTERN HAZELNUT	5 GAL.
	DAP BLA	1	DAPHNE X TRANSATLANTICA 'BLAFRA' / ETERNAL FRAGRANCE DAPHNE	5 GAL.
	GAU SHA	38	GAULTHERIA SHALLON / SALAL	3 GAL
	LAV HID	26	LAVANDULA ANGUSTIFOLIA 'HIDCOTE' / HIDCOTE ENGLISH LAVENDER	1 GAL.
	LON PI2	33	LONICERA PILEATA / PRIVET HONEYSUCKLE	5 GAL.
	MAH AQU	46	MAHONIA AQUIFOLIUM / OREGON GRAPE	5 GAL.
	MYR CAL	6	MYRICA CALIFORNICA / PACIFIC WAX MYRTLE	5 GAL.
	PHY LIT	33	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' / LITTLE DEVIL DWARF NINEBARK	5 GAL. 3 LBS PER 1000 SF
	RHO DRE	16	RHODODENDRON X 'DREAMLAND' / YAKU DREAMLAND RHODODENDRON	5 GAL.
	RIB KIN	29	RIBES SANGUINEUM 'KING EDWARD VII' / KING EDWARD VII RED FLOWERING CURRANT	3 GAL
	SPI MAG	41	SPIRAEA JAPONICA 'MAGIC CARPET' / MAGIC CARPET SPIREA	3 GAL
	SPI SMS	16	SPIRAEA MEDIA 'SMSMBK' / BLUE KAZOO DOUBLE PLAY SPIREA	5 GAL.
	VAC OVA	36	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	3 GAL
	VAC SUN	62	VACCINIUM X 'SUNSHINE BLUE' / SUNSHINE BLUE BLUEBERRY	5 GAL.
	VAC MIS	1	VACCINIUM X 'MISTY' / MISTY BLUEBERRY	10 GAL
	VIB COP	12	VIBURNUM TRILOBUM 'COMPACTUM' / COMPACT VIBURNUM	10 GAL.
ANNUALS/PERENNIALS				
	ANE HON	3	ANEMONE X HYBRIDA 'HONORINE JOBERT' / HONORINE JOBERT JAPANESE ANEMONE	1 GAL
	CRO LUC	61	CROCOSMIA X 'LUCIFER' / LUCIFER CROCOSMIA	1 GAL.
	HEM ORO	79	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL.
	JUN EF3	135	JUNCUS EFFUSUS / COMMON RUSH	1 GAL
	LIA SP2	13	LIATRIS SPICATA / BLAZING STAR	1 GAL.
	NAR SUZ	15	NARCISSUS JONQUILLA 'SUZY' / JONQUIL DAFFODIL	BULB
	NAR REC	16	NARCISSUS POETICUS 'RECURVUS' / PHEASANTS EYE DAFFODIL	BULB
GRASSES				
	CAL KAR	7	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	2 GAL
VINE/ESPALIER				
	PAR QUI	1	PARTHENOCISSUS QUINQUEFOLIA / VIRGINA CREEPER	1 GAL
	ROS CEC	15	ROSA X 'CECILE BRUNNER' / CECILE BRUNNER CLIMBING ROSE	1 GAL.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
GROUND COVERS					
	CAR DIV	65	CAREX DIVULSA / BERKELEY SEDGE – CAREX TUMULICOLA	1 GAL	24" o.c.
	FRA CHI	401	FRAGARIA CHILOENSIS / BEACH STRAWBERRY	4" POT	24" o.c.
	GER BIO	98	GERANIUM X CANTABRIGIENSE 'BIOKOVO' / BIOKOVO CRANESBILL	4" POT	18" o.c.
	IRI DOU	106	IRIS DOUGLASIANA / DOUGLAS IRIS	1 GAL	30" o.c.
	MAH REP	204	MAHONIA REPENS / CREEPING MAHONIA	1 GAL.	36" o.c.
	PRO 710	1,591 SF	MEADOW FLOWERING MIX / PRO TIME SEED – MEADOW MIX 710	N/A	
	OPH FOR	27	OPHIOPOGON FORMOSANUM / TAIWAN MONDO GRASS	1 GAL.	30" o.c.
	PEN HAM	109	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	1 GAL.	24" o.c.
	POL MU2	132	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	1 GAL.	48" o.c.
	WAL FRA	145	WALDSTEINIA FRAGARIOIDES / BARREN STRAWBERRY	4" POT	18" o.c.

FISCHER-BOUMA PARTNERSHIP
Landscape Architecture + Community Planning
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www.fbpartnership.com

PROJECT:
HELPLINE HOUSE
282 KNECHTEL WAY NE
BAINBRIDGE ISLAND, WA 98110

PROJECT NUMBER:
2022-030

SUBMITTAL:
SITE PLAN REVIEW

REVISIONS:

NO.	DATE	DESCRIPTION

STAMP:

STATE OF WASHINGTON · JEFFREY K. BOUMA · No. 947 EXP. 04/01/2026 · REGISTERED LANDSCAPE ARCHITECT

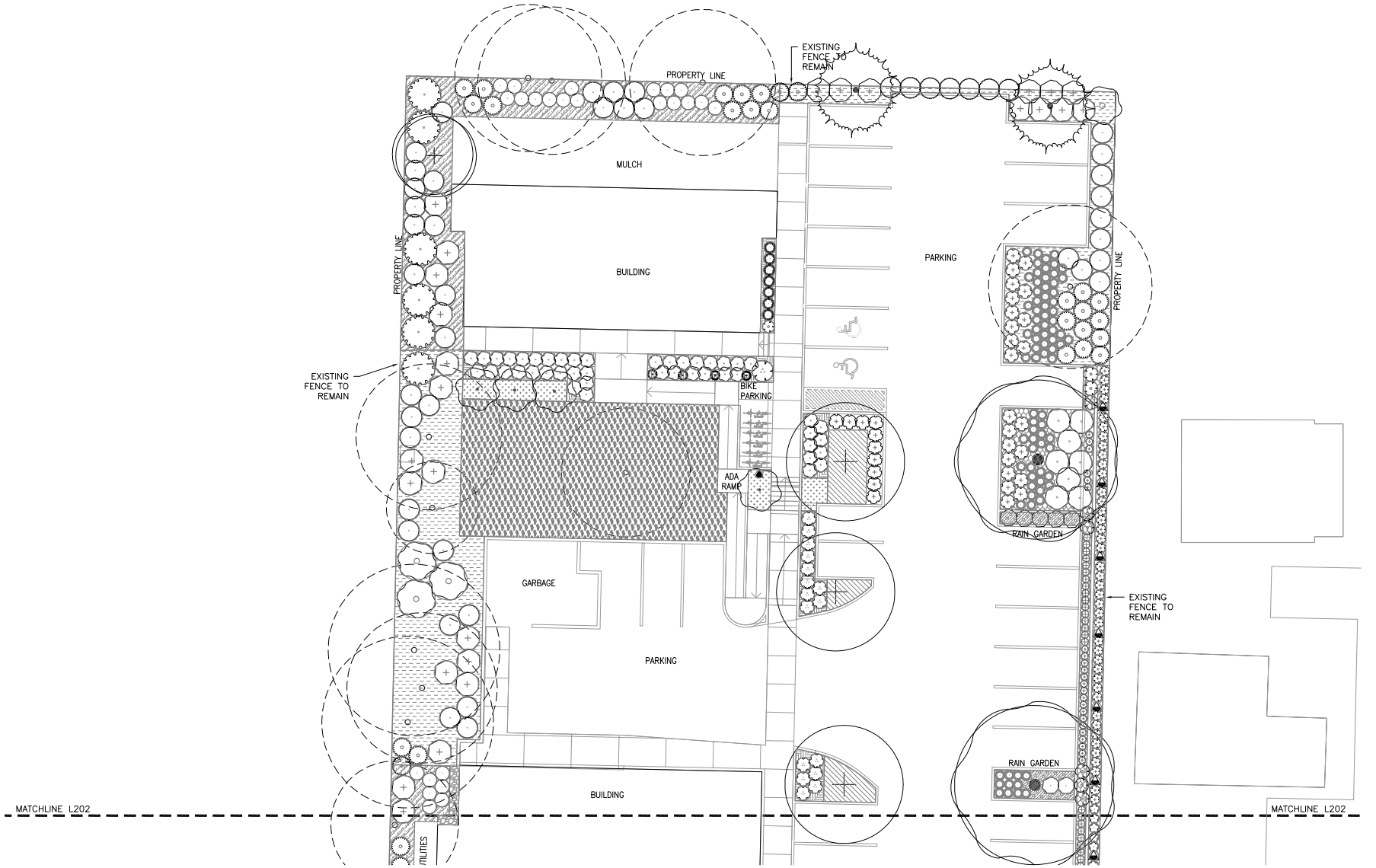
PRINCIPAL IN CHARGE:
DRAWN BY: JP DATE: 05/21/2024
REVIEWED BY: JB DATE: 05/21/2024

SHEET TITLE:
PLANT SCHEDULE

SCALE: NA

SHEET NUMBER:
L200

PLANTING PLAN - NORTH



GRAPHIC SCALE
10' 0 5' 10'
1 INCH = 10 FT. ON 22 x 34 SHEET
1 INCH = 20 FT. ON 11 x 17 SHEET

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STATE OF WASHINGTON
JEFFREY K. BOUMA
No. 947 EXP. 04/07/2025
REGISTERED LANDSCAPE ARCHITECT

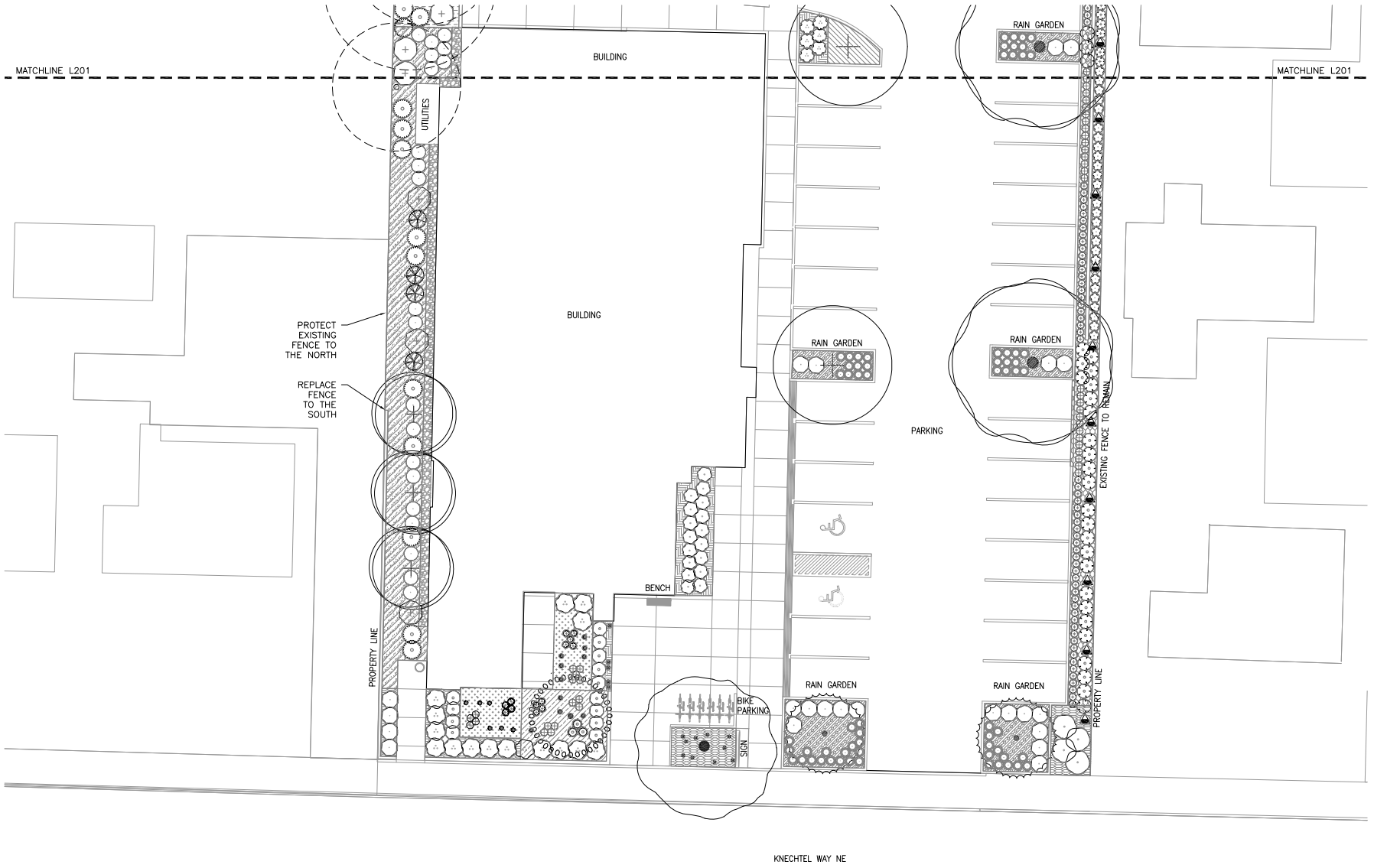
PRINCIPAL IN CHARGE:
DRAWN BY: JP DATE: 05/21/2024
REVIEWED BY: JB DATE: 05/21/2024

SHEET TITLE:
PLANTING PLAN - NORTH

SCALE: 1"=10'

SHEET NUMBER:
L201

PLANTING PLAN - SOUTH



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1 INCH = 20 FT. ON 11 x 17 SHEET

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PROJECT:
HELPLINE HOUSE
282 KNECHTEL WAY NE
BAINBRIDGE ISLAND, WA 98110

PROJECT NUMBER:
2022-030

SUBMITTAL:
SITE PLAN REVIEW

REVISIONS:

NO.	DATE	DESCRIPTION

STAMP:
STATE OF WASHINGTON
JEFFREY K. BOUMA
REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 947 EXP. 06/07/2024

PRINCIPAL IN CHARGE:
DRAWN BY: JP DATE: 05/21/2024
REVIEWED BY: JB DATE: 05/21/2024

SHEET TITLE:
PLANTING PLAN - SOUTH

SCALE: 1"=10'

SHEET NUMBER:
L202

1 Night Sky Lighting

SPR21

Site Plan Review
Night Sky Lighting
Scale as Noted
May 22, 2024

Revision Date

Helpline House

New Two-Story Commercial Building - PLN52710
APN 262502-2-017-2002

282 Knechtel Way NE
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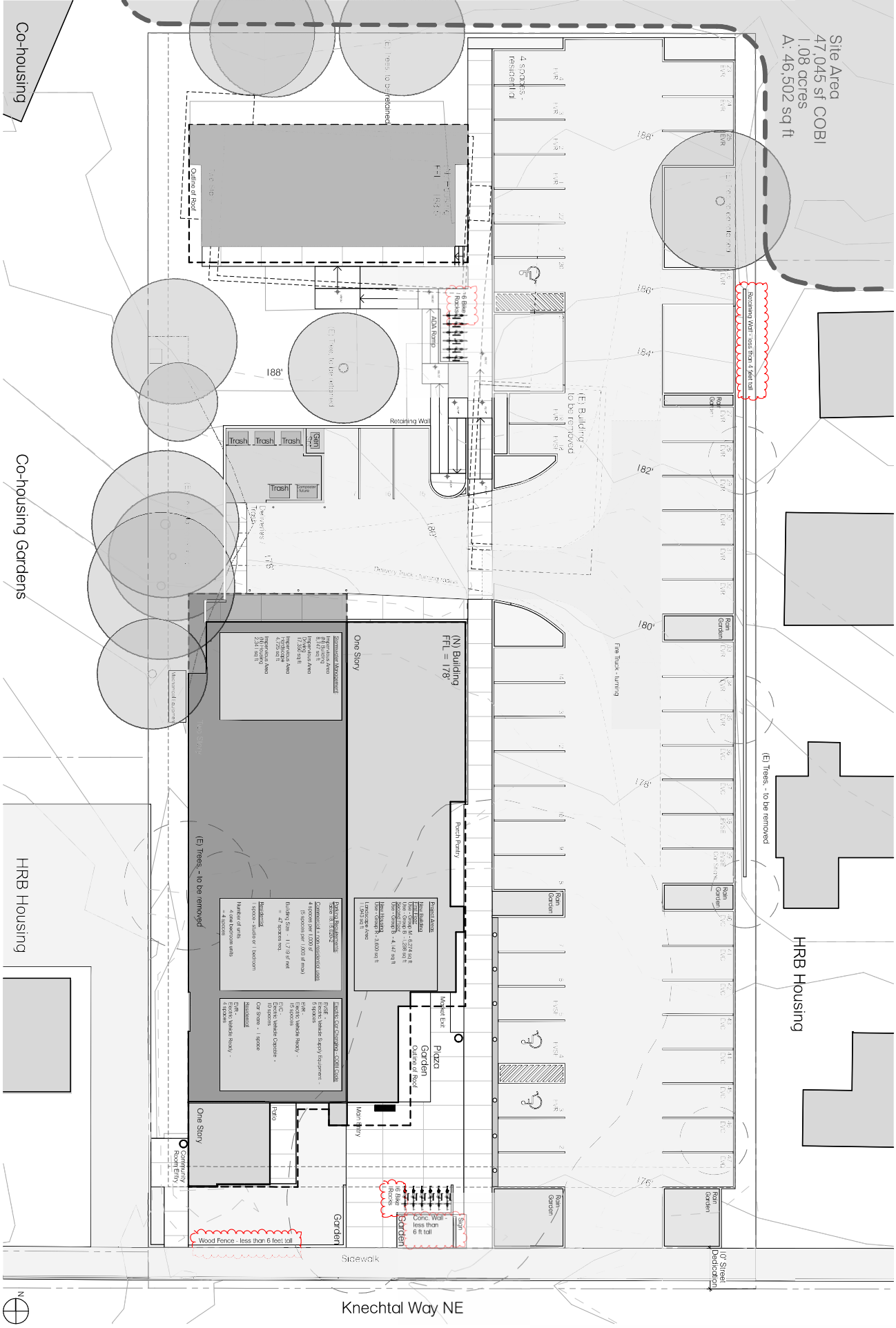

Helpline House

New Two-Story Commercial Building - PLN52710
APN 262502-2-017-2002
282 Knechtel Way NE
Bainbridge Island, WA 98110

DD Draft - restart
Site Plan
Scale as Noted
September 25, 2024

SPR9

Revision Date

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Project Narrative

PROPERTY

The property, currently owned by Helpline House, is a developed 1.08-acre parcel located at 282 Knechtel Way NE. There is an existing, forty-year-old two-story commercial food bank/office building (aka the House) and a two-story storage building (aka the Barn) at the north end of the property. At the south end there is an informal, 30 space (approx.) gravel parking lot connected by a paved driveway to Knechtel Way. The property is bordered on three sides by housing developments, including Winslow Co-Housing to the north and west and Housing Resources Bainbridge affordable housing to the west and east. Across the street to the south is an apartment complex. The area of the existing property is 47,044.8 SF, per COBI GIS.

The south end of the site is relatively flat. There is a stand of younger trees near the entrance drive and a number of several larger, healthy trees along the property lines to the north. The site steps up to the north, with about 10' of elevation gain, to another flat area where the existing office building is located. The existing storage building is built on this step, with access on both upper and lower levels.

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Helpline House
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APN 262502-2-017-2002
282 Knechtel Way NE
Bainbridge Island, WA 98110

Revision	Date

Site Plan Review
Project Narative

Scale as Noted
May 22, 2024

SPR-2

Project Narrative

PROPOSED PROJECT

Helpline House has outgrown its existing facility. A community survey indicated that the need for the food bank and social services is rapidly increasing as the cost of living continues to increase. In addition, the existing buildings and the site are not accessible and are difficult for many of the clients, staff and volunteers to navigate. Helpline House has decided to build a new building to house its food bank services, along with its growing social services. A new, two-story 12,750 gross square foot (11,745 net sf) building is being proposed.

Included in the project it is proposed to remove the existing office/food bank building (the House and the storage building (the Barn) along with the covered walkway. As a Phase 2 for the project Helpline would like to find a partner to develop 4-8 residential units at the north end of the property to be used as affordable housing. This project would be done under a separate building permit, at a future date, and would be in keeping with the look and feel of the new building.

4 units as clarified on SPR- 5 of architectural plans

PROJECT CONCEPT

The new two-story building will be located in the southwest quadrant of the property, 15 feet from the front property line, per code. This allows a presence of Helpline House closer to the sidewalk and helps reinforce the street edge. A new paved 54 space parking lot will be located along the entire east side of the property, connected to Knechtel Way with a driveway in approximately the same location as the current driveway.

The proposed new building is a two-story building; the second story is only a partial floor which will be located towards the rear and west side of the building. One-story elements will front Knechtel Way around a paved and landscaped entry plaza and gardens, giving the new building an appropriate scale and character for the neighborhood.

The functions of the building are arranged around the flow of clients entering at the front of the building from the sidewalk and parking area through "one front door" into a common lobby that serves both the food bank and the social services offices. The delivery of food is from the rear, into the warehouse space and preparation areas and then into the Market. A delivery area in the rear allows the deliveries to be separated from pedestrians and traffic will be adjacent to the Co-Housing gardens, buffered by existing trees, to limit disturbance of the surrounding residential neighbors.

The design goals for the new building include: an accessible and inclusive building that serves people of all abilities; a net zero energy building that is comfortable and cost effective to operate; and a building that will accommodate the expansion of Helpline House's services over the next decades. The building is located on the site so as to provide maximum accessibility. The roof is designed to accommodate the amount of solar needed to provide for the energy needs of the building operations. The building has been carefully designed and sized for the specific needs of the food bank and the social services both now and in the future. The floor plan has been designed in partnership with all stakeholders including the staff, volunteers and users of the building through a series of iterative design conversations.

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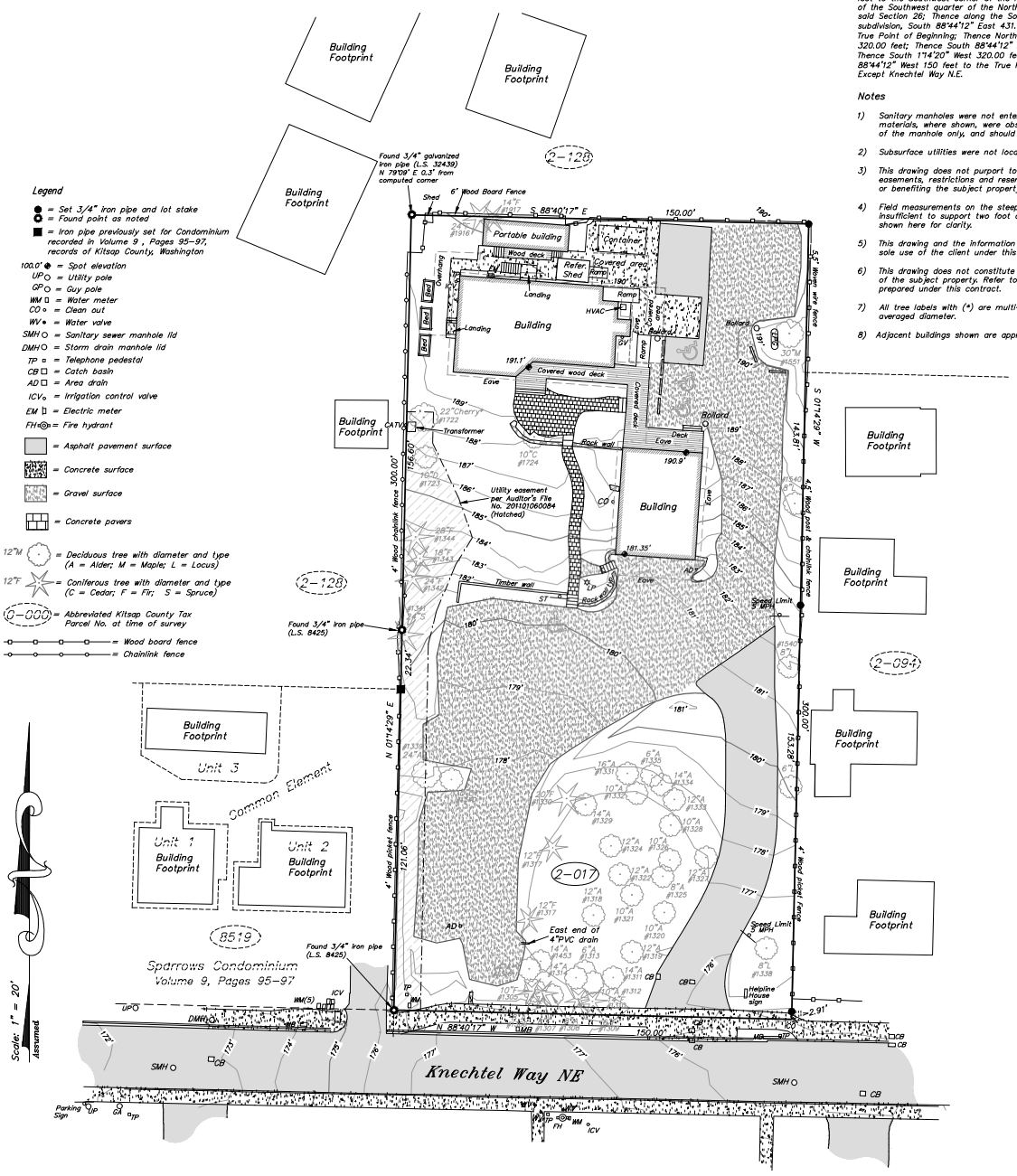
Helpline House
New Two-Story Commercial Building - PLN5271 0
APN 262502-2-017-2002
282 Knechtel Way NE
Bainbridge Island, WA 98110

Revision	Date

Site Plan Review
Project Narrative
Scale as Noted
May 22, 2024

SPR-5

Date Published: Wednesday, May 22, 2024 9:42 AM File://Users/JD Laptop/Dropbox/ DSAD - Main/ HELPLINE HOUSE - BI/HELPLINE HOUSE - ArchiCAD/Helpline House - BI - CD ACad.pln - Project Narrative



Legend

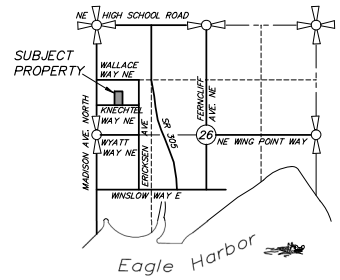
- ● = Set 3/4" iron pipe and lot stake
- ○ = Found point as noted
- ■ = Iron pipe previously set for Condominium recorded in Volume 9 , Pages 95-97, records of Kitsap County, Washington
- 100.0' ✥ = Spot elevation
- UP ○ = Utility pole
- GP ○ = Guy pole
- WM □ = Water meter
- CO ○ = Clean out
- WV ● = Water valve
- SMH ○ = Sanitary sewer manhole lid
- DMH ○ = Storm drain manhole lid
- TP ▫ = Telephone pedestal
- CB □ = Catch basin
- AD □ = Area drain
- ICV ○ = Irrigation control valve
- EM ▯ = Electric meter
- FH ◎ = Fire hydrant
- = Asphalt pavement surface
- = Concrete surface
- = Gravel surface
- = Concrete pavers
- 12"M = Deciduous tree with diameter and type (A = Alder; M = Maple; L = Locus)
- 12"F = Coniferous tree with diameter and type (C = Cedar; F = Fir; S = Spruce)
- 0-000 = Abbreviated Kitsap County Tax Parcel No. at time of survey
- = Wood board fence
- = Chainlink fence

Legal Description

That portion of the East one-half of the Northwest quarter of the Southwest quarter of the Northwest quarter of Section 26, Township 25 North, Range 2 East, W.M., in Kitsap County, Washington, more particularly described as follows: Beginning at the West quarter corner of said Section 26; Thence along the West line of said Section 26, North 1°14'20" East 662.50 feet to the Southwest corner of the Northwest quarter of the Southwest quarter of the Northwest quarter of said Section 26; Thence along the South line of said subdivision, South 88°44'12" East 431.00 feet to the True Point of Beginning; Thence North 1°14'20" East 320.00 feet; Thence South 88°44'12" East 150 feet; Thence South 1°14'20" West 320.00 feet; Thence North 88°44'12" West 150 feet to the True Point of Beginning; Except Knechtel Way N.E.

Notes

1) Sanitary manholes were not entered. Pipe sizes and materials, where shown, were observed from outside of the manhole only, and should be verified.
2) Subsurface utilities were not located.
3) This drawing does not purport to show all easements, restrictions and reservations burdening or benefiting the subject property.
4) Field measurements on the steeper slopes may be insufficient to support two foot contours but are shown here for clarity.
5) This drawing and the information thereon is for the sole use of the client under this contract.
6) This drawing does not constitute a boundary survey of the subject property. Refer to the survey drawing prepared under this contract.
7) All tree labels with (*) are multi-trunk trees with averaged diameter.
8) Adjacent buildings shown are approximate.



VICINITY MAP
SEC.26, T.25N., R.2E., W.M.

The Elevation Datum for this project is:
City of Bainbridge Island Vertical Control Network (NAVD88)

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

Topography

of a portion of

SW 1/4 NW 1/4

SEC.26, T.25N., R.2E., W.M.

City of Bainbridge Island,
Kitsap County, Washington

Prepared for: Helpline House

1/9/23

ADAM•GOLDSWORTHY•OAK
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DATE 1/9/23 FIELD BOOK 1697/20-45
DRAWING 7859T SHEET 1/1