CITY OF
BAINBRIDGE ISLAND

STUDY SESSION

TUESDAY, MARCH 7, 2017

LOCATION: BAINBRIDGE ISLAND CITY HALL
280 MADISON AVENUE N., BAINBRIDGE ISLAND, WASHINGTON

AGENDA
(TIMES LISTED ON THE AGENDA ARE APPROXIMATE)

1. CALL TO ORDER / ROLL CALL- 7:00 PM

Mayor:	Val Tollefson	
Deputy Mayor:	Ron Peltier	
Councilmembers:	Sarah Blossom	Michael Scott
	Kol Medina	Roger Townsend
	Wayne Roth	

2. ACCEPTANCE OR MODIFICATION OF AGENDA / CONFLICT OF INTEREST DISCLOSURE

3. PUBLIC COMMENT ON AGENDA ITEMS - 7:05 PM

4. PRESENTATIONS

A. 7:20 PM Proclamation Declaring the Month of March 2017 as "Brain Injury Awareness Month," AB 17-043 - Mayor Tollefson (Pg. 3)

5. UNFINISHED BUSINESS

A. 7:30 PM Resolution No. 2017-11, Relating to the Surplus of the IslandWood Trail Easement, AB 16-064 - Executive (Pg. 6)

B. 7:45 PM Resolution No. 2017-12, Relating to the Surplus of the Manitou Beach Road Upland Parcel, AB 14-194 - Executive (Pg. 21)

C. 8:00 PM Status Report on Suzuki Ecological Assessment, AB 14-118 - Executive (Pg. 34)

6. CITY COUNCIL DISCUSSION

A. 8:15 PM Discuss Non-Motorized Transportation Bond, AB 17-032 - Council (Pg. 84)

7. FOR THE GOOD OF THE ORDER - 8:30 PM

8. ADJOURNMENT - 8:35 PM

Americans with Disabilities Act (ADA) accommodations provided upon request. Those requiring special accommodations, please contact the City Clerk at 206-842-2545 (cityclerk@bainbridgewa.gov) by noon on the day preceding the Meeting.

City of Bainbridge Island
City Council Agenda Bill

CITY OF BAINBRIDGE ISLAND

PROCESS INFORMATION	
Subject: 7:20 PM Proclamation Declaring the Month of March 2017 as "Brain Injury Awareness Month," AB 17-043 - Mayor Tollefson (Pg. 3)	Date: 3/7/2017
Agenda Item: PRESENTATIONS	Bill No.: 17-043
Proposed By: Mayor Tollefson	Referrals(s):

BUDGET INFORMATION		
Department: Council	Fund:	
Expenditure Req:	Budgeted?	Budget Amend. Req?

REFERRALS/REVIEW		
Business Meeting: 2/16/2016	Recommendation: Mayor is authorized to sign proclamation annually.	
City Manager:	Legal: Yes	Finance:

DESCRIPTION/BACKGROUND

A brain injury can happen anytime, anywhere to anyone. Brain injuries do not discriminate. 1.7 million people each year sustain a brain injury. Nationally, there is an increased need for brain injury care for active duty military and veterans. An injury that happens in an instant can bring a lifetime of physical, cognitive, and behavior challenges. Early, equal, and adequate access to care will greatly increase overall quality of life.

> "Since anyone can sustain a brain injury at any time, it is important for everyone to have access to comprehensive rehabilitation and ongoing disease management. Doing so eases medical complications, permanent disability, family dysfunction, job loss, homelessness, impoverishment, medical indigence, suicide, and involvement with the criminal or juvenile justice system. Access to early, comprehensive treatment for brain injury also alleviates the burden of long term care that is transferred to tax payers at the federal, state and local levels."

~ Dr. Brent Masel, national medical director for the Brain Injury Association of America

For more information, please visit the websites for the Brain Injury Association of America at www.biausa.org or Washington Traumatic Brain Injury Strategic Partnership Advisory Council at www.tbiwashington.org.

RECOMMENDED ACTION/MOTION

Mayor Tollefson will present the proclamation.

ATTACHMENTS:

	Description	Type
🗋	Proclamation - Brain Injury Awareness Month	Backup Material

CITY OF
BAINBRIDGE ISLAND

PROCLAMATION

WHEREAS, a traumatic brain injury is a contributing factor to a third of all injury-related deaths in the United States and is the leading cause of death and disability in children and young adults; and

WHEREAS, according to the Brain Injury Association of America, each year an estimated 2.4 million children and adults in the United States sustain a traumatic brain injury (TBI) and another 795,000 individuals sustain an acquired brain injury (ABI) from nontraumatic causes. TBIs can affect the functionality of the brain – affecting thinking, reasoning and memory; and

WHEREAS, most top causes of traumatic brain injuries could be prevented or decreased, including falls, car crashes, struck by/against events, and assaults; and

WHEREAS, traumatic brain injury is the signature injury of war, presenting new challenges for members of the military and their families; and

WHEREAS, an injury that happens in an instant can bring a lifetime of physical, cognitive, and behavior challenges; and

WHEREAS, because of a lack of awareness about brain injury and the difficulty of diagnosing brain injury, many persons with brain injury live for years without recognizing and dealing with their injuries; and

WHEREAS, early, equal, and adequate access to care greatly increases the overall quality of life and will enable individuals to return to home, school, work, and community; and

WHEREAS, the State of Washington established the Washington Traumatic Brain Injury Strategic Partnership Advisory Council to create a comprehensive plan to help individuals with traumatic brain injuries meet their needs; and

WHEREAS, March has been designated as Brain Injury Awareness Month to promote public awareness of the extent, causes, consequences, treatment, and prevention of brain injury;

NOW, THEREFORE, I, Val Tollefson, Mayor of the City of Bainbridge Island, on behalf of the City Council, do hereby proclaim March 2017 as

BRAIN INJURY AWARENESS MONTH

in the City of Bainbridge Island and encourage all citizens to join me in this special observance.

SIGNED this 7th day of March 2017.

_____
Val Tollefson, Mayor

City of Bainbridge Island
City Council Agenda Bill

CITY OF BAINBRIDGE ISLAND

PROCESS INFORMATION	
Subject: 7:30 PM Resolution No. 2017-11, Relating to the Surplus of the IslandWood Trail Easement, AB 16-064 - Executive (Pg. 6)	Date: 3/7/2017
Agenda Item: UNFINISHED BUSINESS	Bill No.: 16-064
Proposed By: Morgan Smith, Deputy City Manager	Referrals(s):

BUDGET INFORMATION		
Department: Executive	Fund:	
Expenditure Req:	Budgeted?	Budget Amend. Req? No

REFERRALS/REVIEW		
Business Meeting: 7/12/2016	Recommendation: Transfer the easement to BIMPRD	
City Manager:	Legal:	Finance:

DESCRIPTION/BACKGROUND

In 2002, the City received a 15-foot wide easement along the northern edge of the IslandWood property. This easement was granted to the City for the purpose of a public access trail. In Fall 2015, the Parks Foundation approached the City to request use of the City's easement to create a formal trail in this area. The proposal was reviewed by the Non-Motorized Transportation Advisory Committee (NMTAC), which discussed this topic at several meetings in early 2016, received public comment, and participated in opportunities to walk the proposed trail site with representatives of the Parks Foundation, IslandWood, and neighboring property owners.

In April 2016, the NMTAC recommended that the City allow the Bainbridge Island Metropolitan Park and Recreation District (BIMPRD) to construct a trail, subject to a set of recommendations:

NMTAC Motion (4/18/16): That the Bainbridge Island Non-Motorized Transportation Advisory Committee recommends that the City of Bainbridge Island transfer the "IslandWood Northern Boundary" easement to the Bainbridge Island Metro Park & Rec District for the development of a publicly accessible trail. The Committee requests that the Bainbridge Island City Council and Staff and Bainbridge Island Metro Park & Rec District Commissioners and Staff consider the extensive public input that has been provided to date, specifically:

- *Alterations to the trail should minimize ecological impacts*
- *The design of the trail should consider all ages and abilities and user's safety*
- *The trail should have minimal impact on IslandWood operations*
- *The trail, where possible, should consider the proximity of neighbors.*

The City Council held several discussions on the proposal. At the City Council meeting on July 12, 2016, the

Council voted unanimously to direct staff to take the necessary steps to transfer the City's IslandWood easement to BIMPRD for the construction of a non-motorized trail consistent with the recommendations of the City's Non-Motorized Transportation Advisory Committee.

This surplus resolution authorizes City staff to move forward with the disposition of this City-owned property, and to complete the transfer of ownership of the easement from the City of Bainbridge Island to the BIMPRD.

Attached for review are a map of the general location of the easement, the proposed surplus resolution, and the trail easement to be transferred to BIMPRD.

RECOMMENDED ACTION/MOTION
I move that the City Council forward Resolution No. 2017-11 to the March 14, 2017, agenda for further discussion.

ATTACHMENTS:

Description	Type
Resolution No. 2017-11	Backup Material
BIMPRD Progress Memorandum	Backup Material

RESOLUTION NO. 2017-11

A RESOLUTION of the City of Bainbridge Island, Washington, declaring an IslandWood Trail Easement to be surplus to the needs of the City, and authorizing the transfer of said surplus property to the Bainbridge Island Metropolitan Park and Recreation District for use as a publicly accessible trail.

WHEREAS, the City of Bainbridge Island ("City") holds a 15-foot wide easement along the northern edge of the IslandWood property on Bainbridge Island, Washington; and

WHEREAS, the easement is commonly known as the IslandWood Northern Boundary Trail Easement, along a portion of Kitsap County Auditor's Parcel No. 032402-1-033-2002, the resultant Parcel A of the Boundary Line Adjustment Recorded under Kitsap County Auditor's File No. 200012210081 ("Trail Easement"), which easement is dated March 6, 2002, and which easement was recorded on August 27, 2002; and

WHEREAS, the Trail Easement was conveyed to the City of Bainbridge Island ("City") by the Puget Sound Environmental Learning Center ("PSELC") for the purpose of providing public access to the Trail Easement for pedestrian and non-motorized recreational activities, such as walking, bicycling, jogging, running, and riding horses; and

WHEREAS, in Fall 2015, the Bainbridge Island Parks Foundation approached the City to request use of the Trail Easement to create a formal trail in this area; and

WHEREAS, the proposal was reviewed by the City's Non-Motorized Transportation Advisory Committee (NMTAC), which discussed this topic at several meetings in early 2016, received public comment, and participated in opportunities to walk the proposed trail site with representatives of the Parks Foundation, IslandWood, and neighboring property owners; and

WHEREAS, in April 2016, the NMTAC recommended that the City allow the Bainbridge Island Metropolitan Park and Recreation District (BIMPRD) to construct a trail, subject to the following recommendations that were included in a NMTAC motion from April 18, 2016:

> [T]he Bainbridge Island Non-Motorized Transportation Advisory Committee recommends that the City of Bainbridge Island transfer the "IslandWood Northern Boundary" easement to the Bainbridge Island Metro Park & Rec District for the development of a publicly accessible trail. The Committee requests that the Bainbridge Island City Council and Staff and Bainbridge Island Metro Park & Rec District Commissioners and Staff consider the extensive public input that has been provided to date, specifically:
>
> - Alterations to the trail should minimize ecological impacts;
> - The design of the trail should consider all ages and abilities and user's safety;
> - The trail should have minimal impact on IslandWood operations; and

- The trail, where possible, should consider the proximity of neighbors.

WHEREAS, the Bainbridge Island City Council also held several discussions on the proposal, and at its meeting on July 12, 2016, the Council voted unanimously to direct staff to take the necessary steps to transfer the City's IslandWood easement to the BIMPRD for the construction of a non-motorized trail consistent with the recommendations of the City's NMTAC; and

WHEREAS, transfer from the City to the BIMPRD of the Trail Easement for its development and maintenance as a public trail is in alignment with the BIMPRD's mission and other property acquisition requirements and restrictions; and

WHEREAS, upon transfer of Trail Easement, it is understood that the BIMPRD will maintain and utilize the Trail Easement as a public trail in perpetuity, and will assume the costs of maintenance, operations, and improvement of the Trail Easement, thereby saving the City these expenses; and

WHEREAS, the BIMPRD has expressed a desire to accept the Trail Easement subject to the terms and conditions set forth herein; and

WHEREAS, City policy and state law authorize the City to transfer such property to the BIMPRD, including, more specifically, RCW 39.33.010, which provides general authorization for the City to transfer real property to any municipality, RCW 39.33.060, which authorizes the City to transfer real property or any interest therein to a park and recreation district on such terms and with such consideration as might be mutually agreed upon, and RCW 35.61.290, which authorizes the City to transfer to a metropolitan park district, with or without consideration, any interest in real property; and

WHEREAS, on _____, 2017, the City Council conducted a public hearing regarding the proposed transfer of the Trail Easement to the BIMPRD;

WHEREAS, the City Council finds that it is in the best interest of the City to declare the Trail Easement surplus and authorize its transfer to the BIMPRD; and

WHEREAS, this resolution authorizes City staff to move forward with the disposition of this City-owned property, and to complete the transfer of ownership of the easement from the City to the BIMPRD; now, therefore

THE CITY COUNCIL OF THE CITY OF BAINBRIDGE ISLAND, WASHINGTON, DOES RESOLVE AS FOLLOWS:

1. The Trail Easement, as legally described in Attachment A, and visually depicted in Attachment B, attached hereto, is hereby declared surplus to the needs of the City.

2. The City is authorized by City policy and state law to declare the Trail Easement surplus to the City's needs and transfer the easement to the Bainbridge Island Metropolitan Park and Recreation District (BIMPRD). State law authorization for this action is set forth in multiple

provisions of state law. For example, RCW 39.33.010 provides general authorization for the City to transfer real property to any municipality, and RCW 39.33.060 authorizes the City to transfer real property or any interest therein to a park and recreation district on such terms and with such consideration as might be mutually agreed upon. Further, RCW 35.61.290 authorizes the City to transfer any interest in real property to a metropolitan park district, such as the BIMPRD, with or without consideration.

3. It is in the best interest of the citizens of Bainbridge Island to transfer the Trail Easement to the BIMPRD to be used in perpetuity and maintained as a public trail.

4. The transfer of the City's interest in the Trail Easement to the BIMPRD shall include a further condition that the Trail Easement, or any portion thereof, shall not be sold, transferred, or conveyed without the prior consent of the City.

5. The transfer of the Trail Easement to the BIMPRD shall include a "right of reverter" to the City, whereby if the BIMPRD fails to satisfy any of the conditions of the transfer with respect to the Trail Easement, the title to said property shall revert to the City.

6. The transfer of the Trail Easement to the BIMPRD shall be conditioned upon the BIMPRD's agreement to comply with and satisfy all conditions, restrictions, and terms established and agreed to by the City at the time of the City's acquisition of the Trail Easement, and such other restrictions and covenants which are otherwise of record.

7. The City will retain any necessary access and utility easements on the Trail Easement, as applicable, at the time of their transfer to the BIMPRD.

8. The City Manager is hereby authorized to take all necessary and appropriate steps to transfer the Trail Easement in accordance with applicable federal, state, local law, and City policies, including executing all documents required to effectuate the transfer.

PASSED by the City Council this ___ day of _____, 2017.

APPROVED by the Mayor this ____ day of _____, 2017.

_____
Val Tollefson, Mayor

ATTEST/AUTHENTICATE:

_____
Christine Brown, City Clerk

FILED WITH THE CITY CLERK: March 3, 2017
PASSED BY THE CITY COUNCIL: _____, 2017
RESOLUTION NO. 2017-11

ATTACHMENT A

After Filing Return To:

SUSAN P. KASPER
City of Bainbridge Island
280 Madison
Bainbridge Island, WA 98110

200208270486
Page: 1 of 6
08/27/2002 03:31P
BITY OF BAINBRIDGE ISLAND ESMT $24.00 Kitsap Co, WA

TRAIL EASEMENT

Grantor(s):	The Puget Sound Environmental Learning Center, a Washington non-profit corporation
Grantee(s):	City of Bainbridge Island, a Washington municipal corporation
Abbr. Legal:	Resultant Parcel A of the Boundary Line Adjustment Recorded Under Kitsap County Auditor's File No. 200012210081
Tax Parcel No.:	Portion of 032402-1-033-2002
Reference #:	None

This Trail Easement is entered into by and between The Puget Sound Environmental Learning Center, a Washington non-profit corporation ("PSELC") and the City of Bainbridge Island, a Washington municipal corporation, as of this 6TH day of MARCH, 2002.

In consideration of the mutual covenants and promises herein, the parties hereto agree as follows.

I) Grant of Easement.

PSELC hereby grants and conveys to the City a fifteen (15) foot non-exclusive public trail easement (the "Trail Easement") over and across the real property more particularly described on attached Exhibit A for the purpose of providing public access to the Trail Easement for pedestrian and non-motorized recreational activities, such as walking, bicycling, jogging, running, and riding horses. Except as provided herein, motorized vehicles are not permitted on the Trail Easement. Camping and campfires are not permitted at any time.

II) Uses and Obligations.

2.1 Trail Construction and Maintenance. The City shall be solely responsible for all construction, repair, reconstruction, care, maintenance, and preservation of the trail

and Trail Easement. All work shall be done at the City's sole expense and in compliance with all applicable laws and restrictions. The City shall have the right to erect reasonable signs within the Trail Easement that provide for trail location or features. In no event shall PSELC have any duty or liability relating to construction, maintenance, operation or use of the Trail Easement or the trail.

2.2 No Public Access Beyond Trail Easement. This agreement authorizes use of the Trail Easement as part of the Bainbridge Island public trail system and does not confer any right of public access across any private property owned by PSELC beyond the Trail Easement.

2.3 Motor Vehicles. No motor vehicles are allowed within the Trail Easement except those of the City or its agents used for trail maintenance projects or those of emergency personnel in the case of a medical emergency.

2.4 PSELC's Use of Easement Area. This is a non-exclusive easement and PSELC retains the right to use the Trail Easement for all purposes consistent with the City's easement rights hereunder.

III) Compliance with Easement.

3.1 Breach. In the event of any breach or threatened breach of this agreement by either party, the non-defaulting party shall have the right to sue for damages and/or for specific performance and/or to enjoin such breach or threatened breach.

3.2 Notices. The addresses for all notices hereunder until changed by a party are as follows:

To Grantor:	PSELC 4450 Blakely Avenue NE Bainbridge Island, WA 98110
To City:	City of Bainbridge Island 280 Madison Bainbridge Island, WA 98110

3.3 Attorneys Fees. The prevailing party in any action brought to enforce or interpret the terms of this agreement shall be entitled to recover its costs and reasonable attorney fees incurred in said action, including on appeal, whether or not suit is commenced.

3.4 No Waiver. No delay or omission by the City or PSELC in the exercise of any right or remedy shall impair the City's or the PSELC's rights or remedies nor shall it be construed as a waiver.

IV) Miscellaneous Provisions.

4.1 Perpetuity. This agreement shall run with the land and be binding upon all successors and/or assigns of the parties hereto.

4.2 Entire Agreement. This instrument sets forth the entire agreement of the parties with respect to the Trail Easement and supersedes all prior discussion, negotiations, understandings, or agreements relating to the Trail Easement, all of which are merged into this instrument.

4.3 Controlling Law. The laws of the State of Washington shall govern the interpretation and performance of this agreement.

Executed as of the date and year first above written.

PSELC:

The Puget Sound Environmental Learning Center, a Washington non-profit corporation

By: _____
Its: TREASURER & VICE PRESIDENT

CITY:

City of Bainbridge Island,
a Washington Municipal Corporation

By: _____
Its: City Administrator

STATE OF WASHINGTON)
: ss.
COUNTY OF Kitsap)

I certify that I know or have satisfactory evidence that Paul Brainerd is the person who appeared before me, and s/he acknowledged that s/he signed this instrument, on oath stated that s/he was authorized to execute the instrument and acknowledged it as the Treasurer & Vice President of the PUGET SOUND ENVIRONMENTAL LEARNING CENTER, a corporation, to be the free and voluntary act of such corporation for the uses and purposes mentioned in the instrument.

Dated this 6 day of March, 2002

KIM WARREN COMMISSION EXPIRES NOTARY PUBLIC 02-06-05 STATE OF WASHINGTON

Kim Warren
[Signature of Notary]
Kim Warren
[Print Name of Notary]
Notary Public in and for the State of Washington, residing at Bainbridge Is
My commission expires: 02-06-05.

STATE OF WASHINGTON)
: ss.
COUNTY OF KITSAP)

I certify that I know or have satisfactory evidence that LYNN NORDBY is the person who appeared before me, and s/he acknowledged that s/he signed this instrument, on oath stated that s/he was authorized to execute the instrument and acknowledged it as the CITY ADMINISTRATOR of the CITY OF BAINBRIDGE ISLAND, a municipal corporation, to be the free and voluntary act of such corporation for the uses and purposes mentioned in the instrument.

Dated this 30TH day of APRIL, 2002

SUSAN P. KASPER NOTARY PUBLIC 5-19-06 STATE OF WASHINGTON

Susan P. Kasper
[Signature of Notary]
SUSAN P. KASPER
[Print Name of Notary]
Notary Public in and for the State of Washington, residing at BAINBRIDGE IS.
My commission expires: 5/19/06.

Y:\WP\BRAINERD\TRAILESMT.CITY A.ACA.DOC

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Page: 4 of 6
08/27/2002 03:31P
BITY OF BAINBRIDGE ISLAND ESMT $24.00 Kitsap Co, WA

EXHIBIT A

PUGET SOUND ENVIRONMENTAL LEARNING CENTER
TRAIL EASEMENT AREA

A 15.00 foot wide strip of land situate in the Southwest quarter of Section 34, Township 25 North, Range 2 East, W.M., City of Bainbridge Island, Kitsap County, Washington, the Northerly and Westerly lines of which are described as follows:

Beginning at the Northeast corner of the Southeast quarter of the Southwest quarter of said Section 34;
Thence along the North line of said subdivision, North 88°29'49" West 1324.84 feet to the Northwest corner thereof;
Thence along the West line of said subdivision, South 01°10'16" West 833.20 feet to the South line of the North one-half of the North one-half of the Southeast quarter of the Southwest quarter of the Southwest quarter of said Section 34;
Thence along said South line, North 88°29'51" West 109.82 feet to the Easterly right of way of Blakely Avenue NE and the terminus.

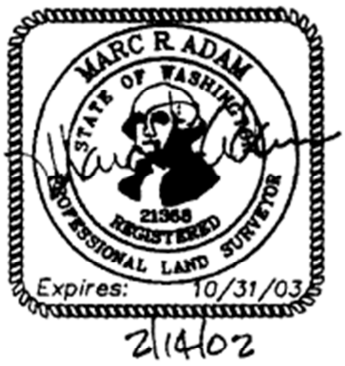
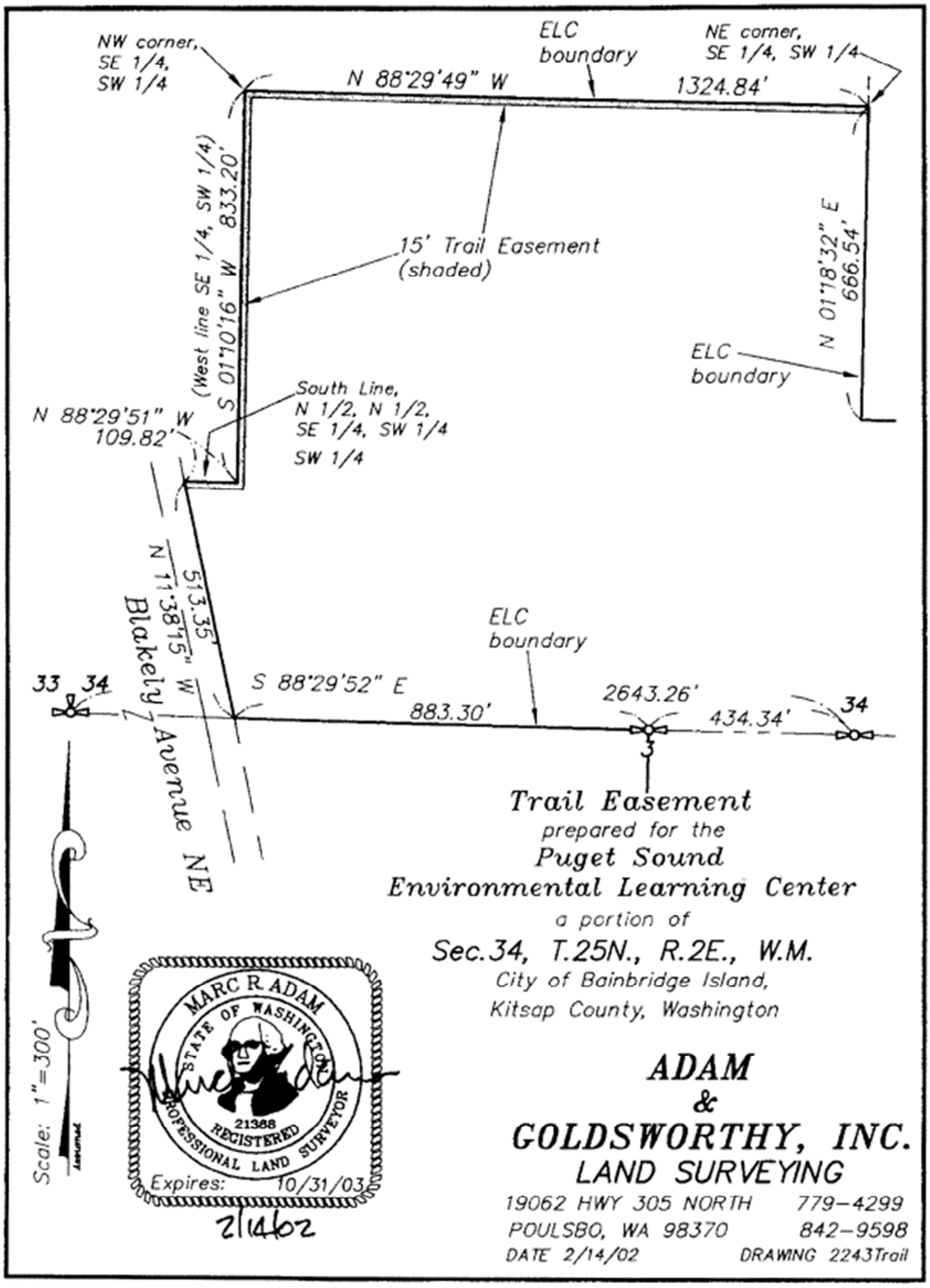
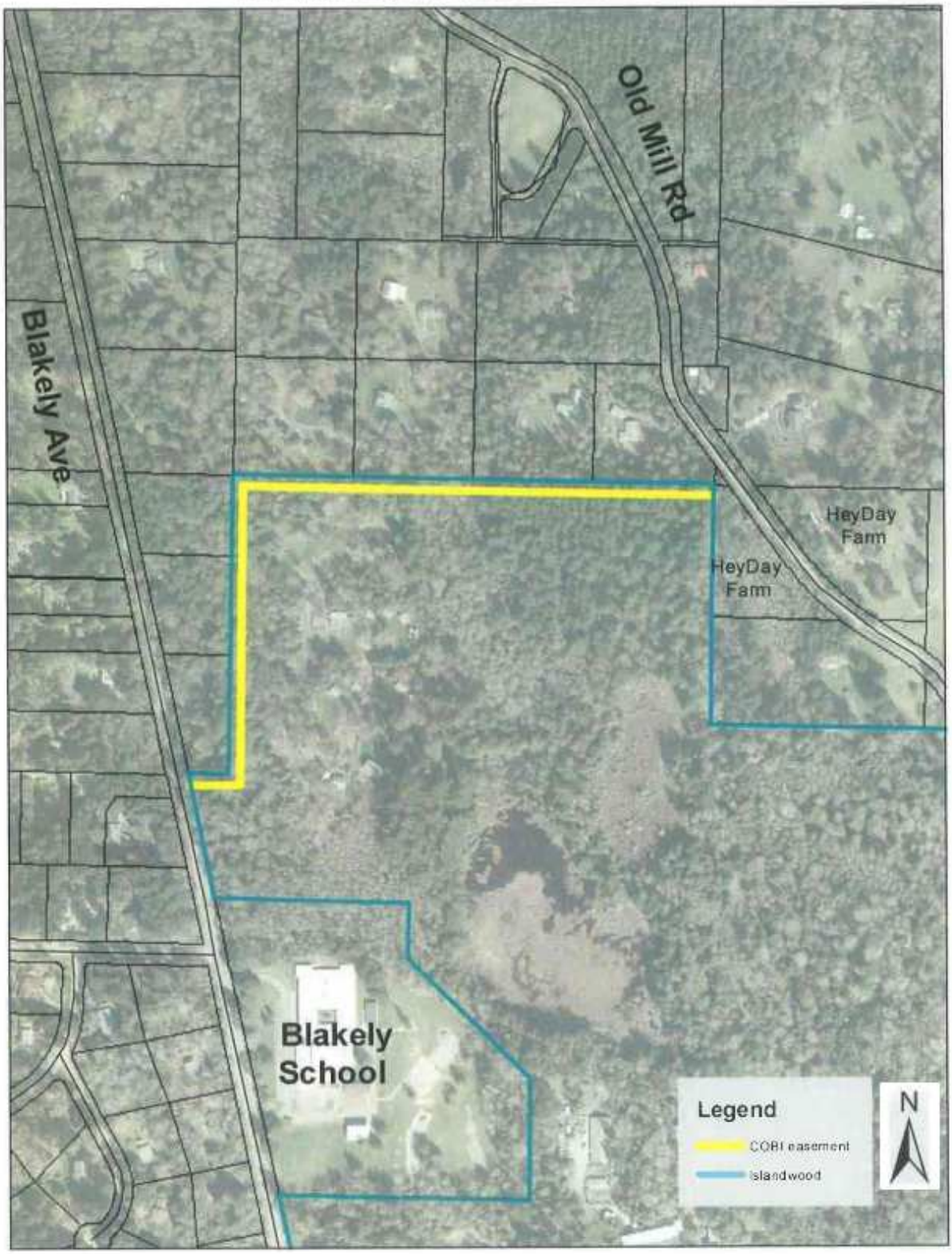


EXHIBIT A



ATTACHMENT B

North/NW Islandwood Trail



Memorandum

Date: 3/2/2017

To: Morgan Smith, Deputy City Manager
City of Bainbridge Island
COBI City Council

From: Dan Hamlin, Park Services Director
Bainbridge Island Metropolitan Park & Recreation District

Subject: IslandWood trail easement – Status update

Background:

On July 12, 2016 the City Council voted unanimously to direct City of Bainbridge Island (COBI) staff to transfer a 15 foot wide trail easement on IslandWood's north property boundary to the Bainbridge Island Metropolitan Park & Recreation District (District). That decision initiated planning efforts of the District to coordinate and schedule needed surveys, studies, and negotiations with IslandWood. This memo updates all parties on the progress of discussions to determine routing of a trail that met criteria recommended by the COBI's Non-Motorized Transportation Advisory Committee (NMTAC).

Update on planning efforts:

The District was busy with summer projects at the time of the City Council decision to transfer the trail easement. Once the project calendar cleared work on the trail development began in September 2016. AGO Land Surveying LLC completed a survey of the easement which established the footprint of the existing path as well as clearly delineated the property boundaries and extent of the easement.

In October and November 2016 District staff met with IslandWood to discuss the trail routing possibilities consistent with the Council's motion that referenced the 4/18/2016 NMTAC recommendations. Neighbors were notified of these efforts in a letter dated Oct 19, 2016. The following list represents the decisions made through negotiations between the District and IslandWood in order to best meet these recommendations.

1. Alterations to the trail should minimize ecological impacts.
    a. The trail utilizes the existing trail along most of the north border, minimizing further disturbance to ecological concerns. A few areas need to be relocated within the easement due to the fact the existing path is not on IslandWood's property.
    b. On the west end, the proposed route deviates nearly 35 feet from the easement further onto IslandWood property and stays on the existing foot path in order to minimize further disturbance to ecologically sensitive areas.
    c. On the western boundary the trail deviates greatly from the easement meandering along the terrain to avoid the low areas and small wetland that lies within the easement.
    d. No significant trees will be removed to create the trail along this route.
2. The design of the trail should consider all ages and abilities and user's safety.
    a. All District trail development considers these factors. Trail planning efforts consider the anticipated user, are built and maintained within established trail standards consistent with the District's Trails Vision Plan, and are properly permitted through COBI permitting processes.
3. The trail should have minimal impact on IslandWood operations.
    a. Permission was granted to the District's Trails Advisory Committee to lay out a proposed route that would move the trail on the eastern end away from the neighbors to the North for review of the impact to IslandWood's operations. Due to the thick vegetation and large trees the TAC-proposed trail routing was deemed not feasible because it moved significantly onto IslandWood's property and created operational issues for IslandWood. The need to remove significant established vegetation including, potentially, some significant trees was also problematic. It was decided to leave the trail in the easement footprint from the stream crossing to Old Mill Rd due to the fact that moving the trail would violate conditions #1 and #3. All of the impacted neighboring residences in this location are a minimum of 100 feet from the property boundary.
    b. Permission was also granted to the District's Trails Advisory Committee to lay out a route on the northwestern and western boundaries of IslandWood where most sensitive to the environment, including outside of the established 15 foot easement. This routing was reviewed by IslandWood and approved due to the limited use of this area for "normal" IslandWood operations.

4. The trail, where possible, should consider the proximity of neighbors.
    a. Neighbor comments received prior to the transfer, during the transfer discussion by COBI Council were considered in the negotiations with IslandWood. Both the District and Islandwood worked hard to address the neighbors' concerns in order to develop the final proposed routing to share with the neighbors.
    b. The properties of de van der Scheuren and Perrenoud have residences located close to the property line bordering IslandWood. In both locations IslandWood agreed to allow the trail to deviate nearly 50 feet (35 feet from the easement) from the property line to utilize existing vegetation to adequately screen the residences and minimize ecological impacts.

In December 2016, after negotiations were complete and a final proposed route was identified, a critical areas study conducted by Ecological Land Services Inc was completed (final report submitted late Feb 2017) which confirmed the routing adequately minimizes impacts to the wetlands on site.

Next steps include:

1. Schedule site visits with neighbors to show the routing and discuss concerns, to be held in March.
2. Schedule a Park Board meeting to gather public comment and for Park Board discussion and possible approval of the trail routing on April 20 (after final approval of COBI council to complete transfer).
3. If the trail is approved by the Park Board, District staff will submit plans and supporting documents to COBI for all necessary trail permits and approvals (tentatively May/June).
4. Plan for construction utilizing 2017 District Trails Crew in July/August (coordinated with IslandWood for approvals and minimal impact to their operations.

City of Bainbridge Island
City Council Agenda Bill

CITY OF BAINBRIDGE ISLAND

PROCESS INFORMATION	
Subject: 7:45 PM Resolution No. 2017-12, Relating to the Surplus of the Manitou Beach Road Upland Parcel, AB 14-194 - Executive (Pg. 21)	Date: 3/7/2017
Agenda Item: UNFINISHED BUSINESS	Bill No.: 14-194
Proposed By: Morgan Smith, Deputy City Manager	Referrals(s):

BUDGET INFORMATION		
Department: Executive	Fund:	
Expenditure Req:	Budgeted?	Budget Amend. Req? No

REFERRALS/REVIEW		
:	Recommendation:	
City Manager: Yes	Legal:	Finance:

DESCRIPTION/BACKGROUND

Please see the attached briefing memo for background. The draft surplus resolution is also provided.

RECOMMENDED ACTION/MOTION

I move that the City Council forward the surplus resolution for the City's Manitou Beach Road upland parcel to the March 14, 2017, agenda for further discussion.

ATTACHMENTS:

Description	Type
Memorandum	Backup Material
Resolution No. 2017-12	Backup Material

CITY OF
BAINBRIDGE ISLAND

EXECUTIVE DEPARTMENT

MEMORANDUM

DATE: 3/7/2017

TO: CITY COUNCIL
DOUG SCHULZE, CITY MANAGER

FROM: MORGAN SMITH, DEPUTY CITY MANAGER

SUBJECT: SURPLUS RESOLUTION FOR MANITOU BEACH ROAD UPLAND PARCEL

Overview
The attached surplus resolution proposes disposition of the City-owned property at Manitou Beach Road through transfer to the Bainbridge Island Metropolitan Parks and Recreation District (BIMPRD). This resolution also proposes a boundary line adjustment for the northern edge of the property, in order to provide a reasonable buffer between an existing home on the neighboring property and the public use on the City-owned site.

Background
In 2003, the City purchased two parcels located adjacent to one another on Manitou Beach Road. One parcel ("tideland parcel") is located on the waterfront and the second parcel ("upland parcel") is located immediately across the road. Both parcels were purchased using Open Space Bond funds.

In 2011, the City Council approved a surplus resolution to transfer ownership of the tideland parcel (along with seven other City-owned properties) to the Bainbridge Island Metropolitan Parks and Recreation District (BIMPRD). The City did not include the Manitou Beach Road upland parcel in the 2011 surplus resolution because, at that time, BIMPRD did not indicate a willingness to accept ownership of the upland property.

In 2014, the City Council reviewed options for the upland parcel. At that time, BIMPRD indicated that they would be willing to accept transfer of the upland parcel if the City were to

install parking and other amenities that would expand the usefulness of the upland parcel as a public access site. As a result, the City Council directed staff to develop plans and solicit community feedback on a project to install parking at the City's upland parcel, in order to expand public access to and use of both parcels.

In June, 2015 the City Council approved plans to install parking spaces and a bike rack at the upland parcel, and an ADA-compliant boardwalk on the tideland parcel. The City worked during 2015 and 2016 to complete design and permit tasks and project construction began in September, 2016. The final elements of the project's construction were completed in January, 2017.

The attached surplus resolution authorizes City staff to move forward with the disposition of the City-owned property (Manitou upland parcel), and to complete the transfer of ownership of this property from the City of Bainbridge Island to the BIMPRD. At the same time, City staff will complete the transfer of ownership to BIMPRD for the tideland parcel, which was surplussed previously through the City Council's 2011 resolution.

Boundary Line Adjustment

The surplus resolution proposes to also complete a boundary line adjustment (BLA) to move the northern edge of the property 25-feet to the south (see following map). The purpose of this adjustment is to provide a more appropriate buffer between the public use on the City's site and the existing single-family home on the adjacent property. Currently, the boundary line between the parcels runs to the edge of the existing home's deck, and through the home's parking/turnaround area. The owners of the adjacent property (Tim and Jean Swanson) have approached the City several times since 2011 to discuss options to improve the buffer between the two properties. The Swansons also hold an access easement running across the City's property, which provides access to their home from Manitou Beach Road. That access easement will remain in place.

City staff believe that a more appropriate buffer between the Swansons' home and the City property would be beneficial to both the Swansons and to public users of the open space. As shown in the diagram, the adjusted boundary would provide a more appropriate buffer for the Swansons' home, would place their existing parking area entirely within their property, and would place an existing rock wall entirely on their property with room for a person to walk around the wall (necessary for access to the Swansons' propane tank).

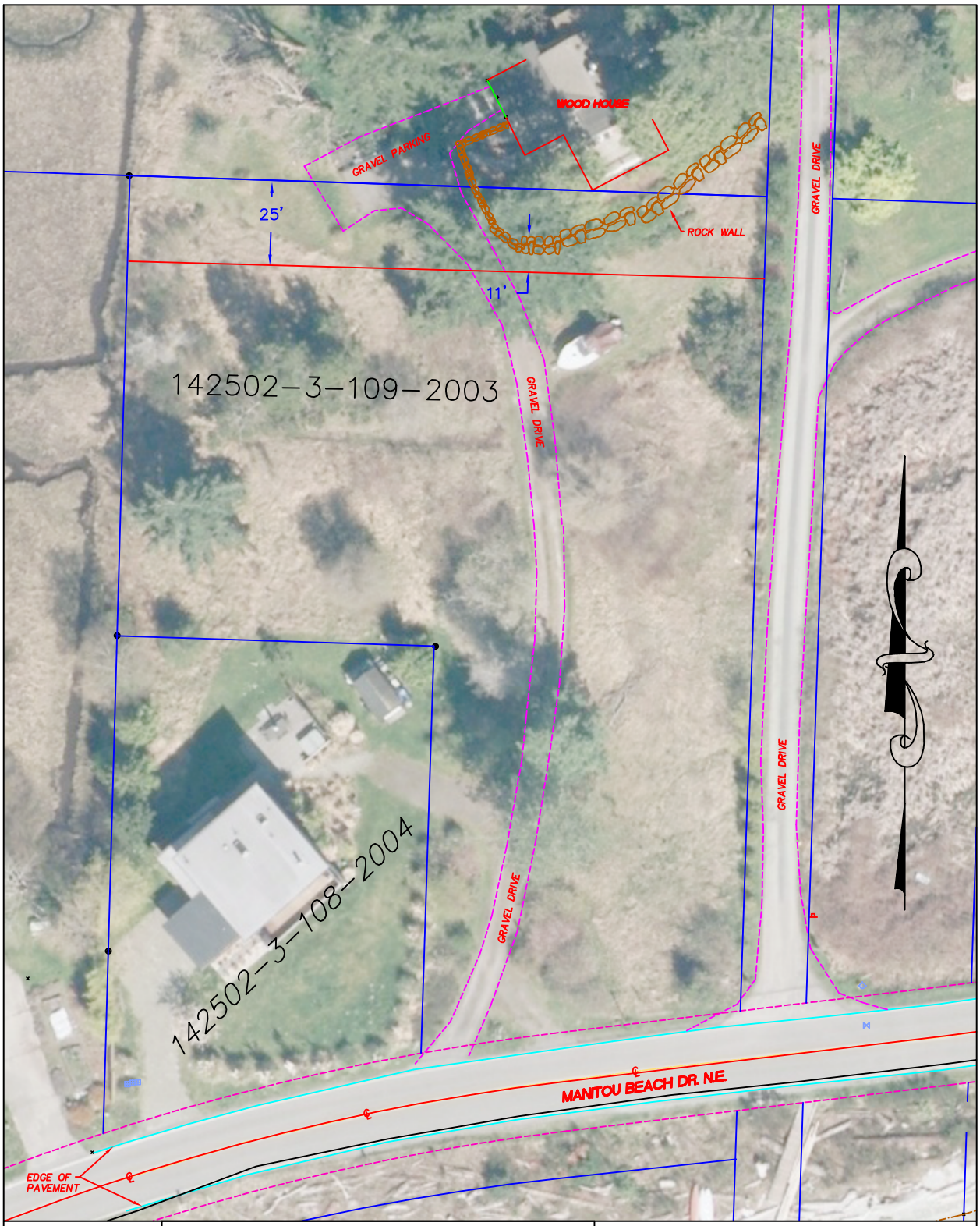
The proposed 25-foot adjustment would result in a transfer that is less than 15% of the City's parcel, and thus will have minimal impact on the community's use of the remaining site and open space. In return for this boundary line adjustment, the Swansons have agreed to pay the City an amount equal to the appraised value of the property being transferred, and will also pay all costs to complete the appraisal and required survey work. The proposed boundary line adjustment has been reviewed with staff from BIMPRD, which supports this action in order to provide clear delineation of the public access area and private property.

Funds received by the City from the sale of this 25-foot portion of the property would be used by the City according to the terms of the Open Space Bond covenants. One eligible use of the proceeds from the boundary line adjustment/property sale would be to support eligible project expenses for public access improvements like those installed at Manitou Beach Road, or the recent project at Fletcher Landing. Another option would be to reserve these funds for use in acquisition of future open space property.

Additional Information:

In the time since the City's 2011 surplus resolution, most of the eight properties identified in that resolution were transferred to BIMPRD. However, three of these properties currently remain under City ownership:

- Pritchard Park – transfer to BIMPRD is in progress, pending completion of a boundary line adjustment.
- Lovgreen Road – transfer to BIMPRD is no longer planned due to City's decision to use the property for spoils disposal.
- Manitou Beach Road tideland – transfer to BIMPRD was put on hold pending completion of the City's parking/boardwalk project. Transfer to BIMPRD is anticipated in 2017.



03-03-2017 DATE	ATTACHMENT C UPLAND PARCEL 142502-3-109-2003 Sec. 15, T.25N., R.2E., W.M.	CITY OF BAINBRIDGE ISLAND PUBLIC WORKS ENGINEERING DEPARTMENT
1 NUMBER		

RESOLUTION NO. 2017-12

A RESOLUTION of the City of Bainbridge Island, Washington, declaring certain real property located on Manitou Beach Drive to be surplus to the needs of the City, authorizing the transfer of said surplus property to the Bainbridge Island Metropolitan Park and Recreation District for public park purposes, and proposing a related boundary line adjustment and sale of property.

WHEREAS, in March 2003, the City acquired from Peter and Elyse Kane a 0.88 acre parcel, identified by Kitsap County Auditor's Parcel No. 142502-3-109-2003, located on Manitou Beach Drive NE, with funds from the Open Space Bond ("Manitou Upland Parcel"), as described in the Legal Description in Attachment A and depicted in the drawing in Attachment B, attached hereto; and

WHEREAS, at the same time, the City acquired from the same owners a parcel ("Manitou Tideland Parcel") located on the waterfront across the street from the Manitou Upland Parcel; and

WHEREAS, in 2011, pursuant to Resolution No. 2011-16, the City Council approved a surplus resolution to transfer ownership of the Manitou Tideland Parcel (along with other City-owned properties) to the Bainbridge Island Metropolitan Park and Recreation District ("BIMPRD"), and the City did not include the Manitou Upland Parcel in that surplus resolution because, at that time, the BIMPRD did not indicate a willingness to accept ownership of the upland property; and

WHEREAS, in 2014, the City Council reviewed options for the Manitou Upland Parcel and, at that time, the BIMPRD indicated that they would be willing to accept transfer of that parcel if the City were to install parking and other amenities that would expand the usefulness of the parcel as a public access site and, as a result, the City Council directed staff to develop plans and solicit community feedback on a project to install parking at the Manitou Upland Parcel in order to expand public access to and use of both the upland and the tideland parcels; and

WHEREAS, in June 2015, the City Council approved plans to install parking spaces and a bike rack at the Manitou Upland Parcel, and install an Americans with Disabilities Act compliant boardwalk on the tideland parcel, and construction on that project was completed in January 2017; and

WHEREAS, this resolution authorizes City staff to move forward with the disposition of the Manitou Upland Parcel, and to complete the transfer of ownership of this property from the City to the BIMPRD; and

WHEREAS, this resolution also proposes that City staff pursue a boundary line adjustment (BLA) to adjust the northern edge of the property 25-feet to the south, as depicted in Attachment C; and

WHEREAS, the purpose of the BLA would be to provide a more appropriate buffer between the public use on the City's site and the existing single-family home on the adjacent property because the current boundary line between the parcels runs to the edge of the existing home's deck and through the home's parking and turnaround area, and the owners of the adjacent property (Tim and Jean Swanson) ("Swansons") have approached the City several times since 2011 to discuss options to improve the buffer between the two properties; and

WHEREAS, the Swansons also hold an access easement running across the City's property, which provides access to the Swansons' home from Manitou Beach Drive, and that access easement will remain in place; and

WHEREAS, City staff believe that a more appropriate buffer between the Swansons' home and the City property would be beneficial to both the Swansons and to public users of the open space and, as shown in Attachment C, the adjusted boundary would provide a more appropriate buffer for the Swansons' home, would place their existing parking area entirely within their property, and would place an existing rock wall entirely on their property with space for a person to walk around the wall (which is necessary for access to the Swansons' propane tank); and

WHEREAS, the proposed 25-foot adjustment would result in a reduction of the size of the City's parcel that is less than 15% of the area of that parcel, and thus will have minimal impact on the community's use of the remaining site and open space, and will result in mutual benefits to the City and the Swansons; and

WHEREAS, in exchange for this BLA, the Swansons have agreed to pay the City an amount equal to the appraised value of the property being sold, and to also pay all costs to complete the appraisal and the required survey work; and

WHEREAS, the proposed BLA has been reviewed with and by staff from the BIMPRD, which supports this action in order to provide clear delineation of the public access area and private property; and

WHEREAS, the funds received by the City from the proposed sale of this 25-foot portion of the property would be used by the City according to the terms of the Open Space Bond covenants, and one eligible use of the proceeds would be to support eligible project expenses for public access improvements, such as those installed at Manitou Beach Drive, or at another recent project at Fletcher Landing. Another option would be to reserve these funds for use in acquisition of future open space property; and

WHEREAS, the Manitou Upland Parcel is surplus to the needs of the City; and

WHEREAS, upon transfer of ownership, it is understood that the BIMPRD will continue to maintain and utilize the Manitou Upland Parcel for public park purposes in perpetuity and will assume the costs of maintenance, operations, and improvement of the Manitou Upland Parcel, thereby saving the City these expenses; and

WHEREAS, the BIMPRD has expressed a desire to accept the Manitou Upland Parcel subject to the terms and conditions set forth herein; and

WHEREAS, City policy and state law authorize the City to transfer such property to the BIMPRD, including, more specifically, RCW 39.33.010, which provides general authorization for the City to transfer real property to any municipality, RCW 39.33.060, which authorizes the City to transfer real property or any interest therein to a park and recreation district on such terms and with such consideration as might be mutually agreed upon, and RCW 35.61.290, which authorizes the City to transfer to a metropolitan park district, with or without consideration, any interest in real property; and

WHEREAS, on _____, 2017, the City Council conducted a public hearing regarding the proposed transfer of the Manitou Upland Parcel to the BIMPRD;

WHEREAS, the City Council finds that it is in the best interest of the City to declare the Manitou Upland Parcel surplus and authorize its transfer to the BIMPRD; and

WHEREAS, in conjunction with the surplussing of the Manitou Upland Parcel and the transfer of that parcel to the BIMPRD, the City Council finds that it is in the best interest of the City to pursue the BLA described above related to the upland parcel; and

WHEREAS, the City Council finds that it is in the best interest of the City to also complete the transfer of ownership of the Manitou Tideland Parcel to the BIMPRD. Pursuant to Resolution No. 2011-16, the Manitou Tideland Parcel was declared as surplus and the City Council authorized City staff to transfer the property to the BIMPRD; and

WHEREAS, upon transfer of ownership, it is understood that the BIMPRD will continue to maintain and utilize the Manitou Tideland Parcel for public park purposes in perpetuity and will assume the costs of maintenance, operations, and improvement of the Manitou Tideland Parcel, thereby saving the City these expenses; and

WHEREAS, transfer from the City to the BIMPRD of the Manitou Upland Parcel and the Manitou Tideland Parcel for public park purposes is in alignment with the BIMPRD's mission and other property acquisition requirements and restrictions; and

WHEREAS, this resolution authorizes City staff to move forward with the disposition of the City-owned property above described, and to complete the transfer of ownership of the property from the City to the BIMPRD, and to pursue the related BLA and sale of a portion of the subject property to adjacent property owners; now, therefore

THE CITY COUNCIL OF THE CITY OF BAINBRIDGE ISLAND, WASHINGTON, DOES RESOLVE AS FOLLOWS:

1. The Manitou Upland Parcel, as legally described in Attachment A and as depicted in Attachment B attached hereto, is hereby declared surplus to the needs of the City.

2. It is in the best interest of the citizens of Bainbridge Island to transfer the Manitou Upland Parcel to the Bainbridge Island Metropolitan Park and Recreation District ("BIMPRD") to be used and maintained for public park purposes in perpetuity.

3. It is in the best interest of the citizens of Bainbridge Island to also transfer the Manitou Tideland Parcel to the BIMPRD to be used and maintained for public park purposes in perpetuity.

4. The transfer of the City's interest in the Manitou Upland Parcel and the Manitou Tideland Parcel shall include a further condition that the parcels, or any portions thereof, shall not be sold, transferred, or conveyed without the prior consent of the City.

5. The transfer of the Manitou Upland Parcel and the Manitou Tideland Parcel to the BIMPRD shall include a "right of reverter" to the City, whereby if the BIMPRD fails to satisfy any of the conditions of the transfer with respect to any of the Manitou Upland Parcel or any of the Manitou Tideland Parcel, the title to said property shall revert to the City.

6. The transfer of the Manitou Upland Parcel and the Manitou Tideland Parcel to the BIMPRD shall be conditioned upon the BIMPRD's agreement to comply with and satisfy all conditions, restrictions, and terms established and agreed to by the City at the time of the City's acquisition of the Manitou Upland Parcel and the Manitou Tideland Parcel, and such other restrictions and covenants which are otherwise of record.

7. The City will retain any necessary access and utility easements on the Manitou Upland Parcel and the Manitou Tideland Parcel, as applicable, at the time of their transfer to the BIMPRD.

8. The City Manager is hereby authorized to take all necessary and appropriate steps to transfer the Manitou Upland Parcel and the Manitou Tideland Parcel in accordance with applicable federal, state, and local law, including executing all documents required to effectuate the transfers.

9. In conjunction with the property surplus action and transfers above described, it is in the best interest of the citizens of Bainbridge Island to also pursue a boundary line adjustment (BLA) related to the Manitou Upland Parcel. The proposed BLA has been reviewed with and by staff from the BIMPRD, which supports this action in order to provide clear delineation of the public access area and private property. If such a BLA occurs, and if the portion of the property at issue is sold, the funds received by the City from the sale of this 25-foot portion of the property will be used by the City according to the terms of the Open Space Bond covenants. An eligible use of the proceeds from such a BLA and property sale would be to support eligible project expenses for public access improvements, such as those installed at Manitou Beach Drive, or to reserve these funds to acquire future open space property.

10. The City Manager is also hereby authorized to take all necessary and appropriate steps to pursue the above described BLA related to the Manitou Upland Parcel, which would adjust the northern edge of the property 25-feet to the south, as depicted in Attachment C, in

accordance with applicable federal, state, and local law. If such a BLA occurs, the City Manager is authorized to enter into an agreement with the owners of the subject property, Tim and Jean Swanson ("Swansons"), whereby the Swansons, in exchange for the BLA, shall pay the City an amount equal to the appraised value of the property being sold to the Swansons through the BLA, and also pay all costs to complete the appraisal and the required survey work.

PASSED by the City Council this ____ day of _____, 2017.

APPROVED by the Mayor this ____ day of _____, 2017.

_____
Val Tollefson, Mayor

ATTEST/AUTHENTICATE:

_____
Christine Brown, City Clerk

FILED WITH THE CITY CLERK:	March 3, 2017
PASSED BY THE CITY COUNCIL:	_____, 2017
RESOLUTION NO.	2017-12

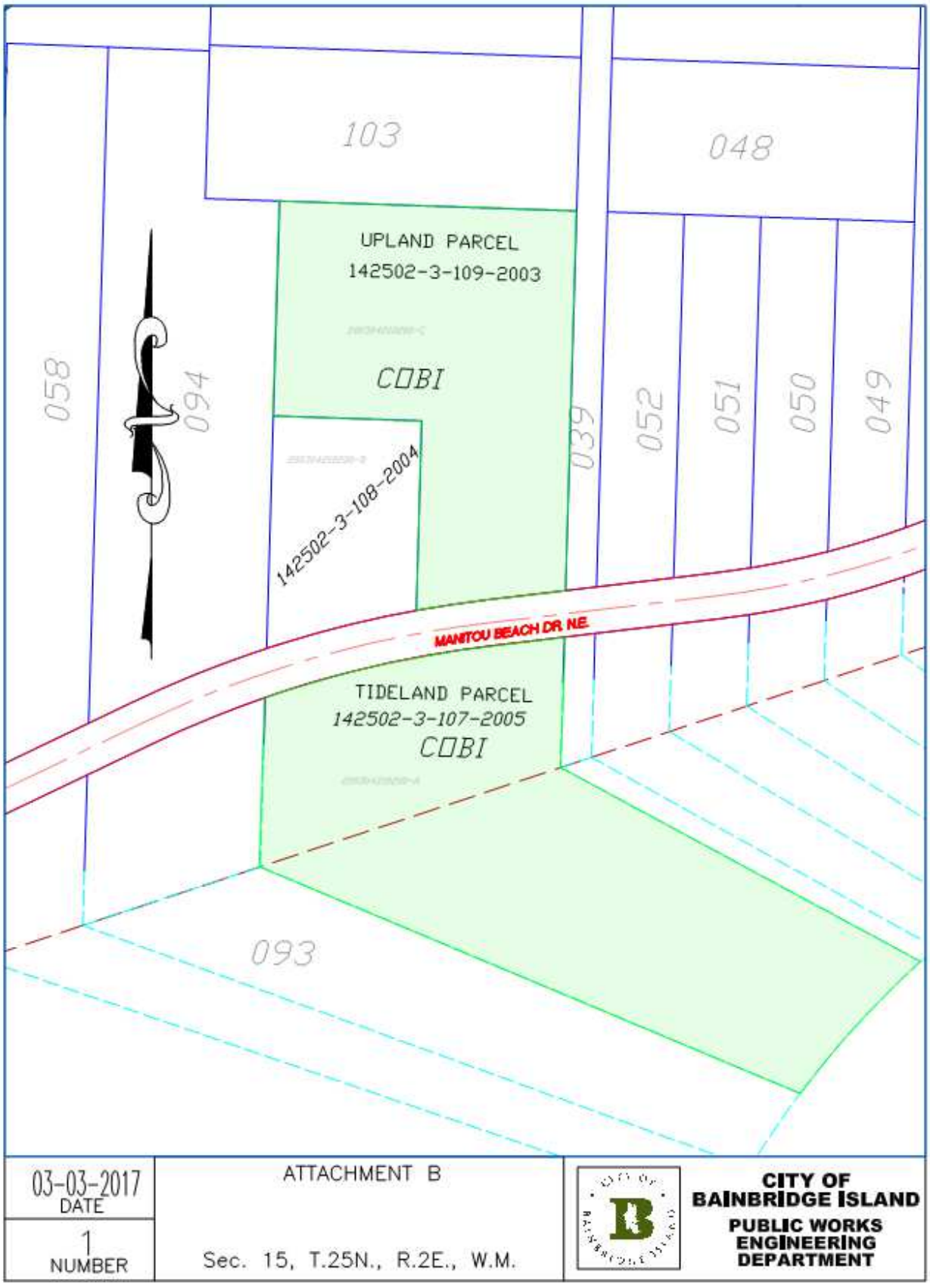
ATTACHMENT A

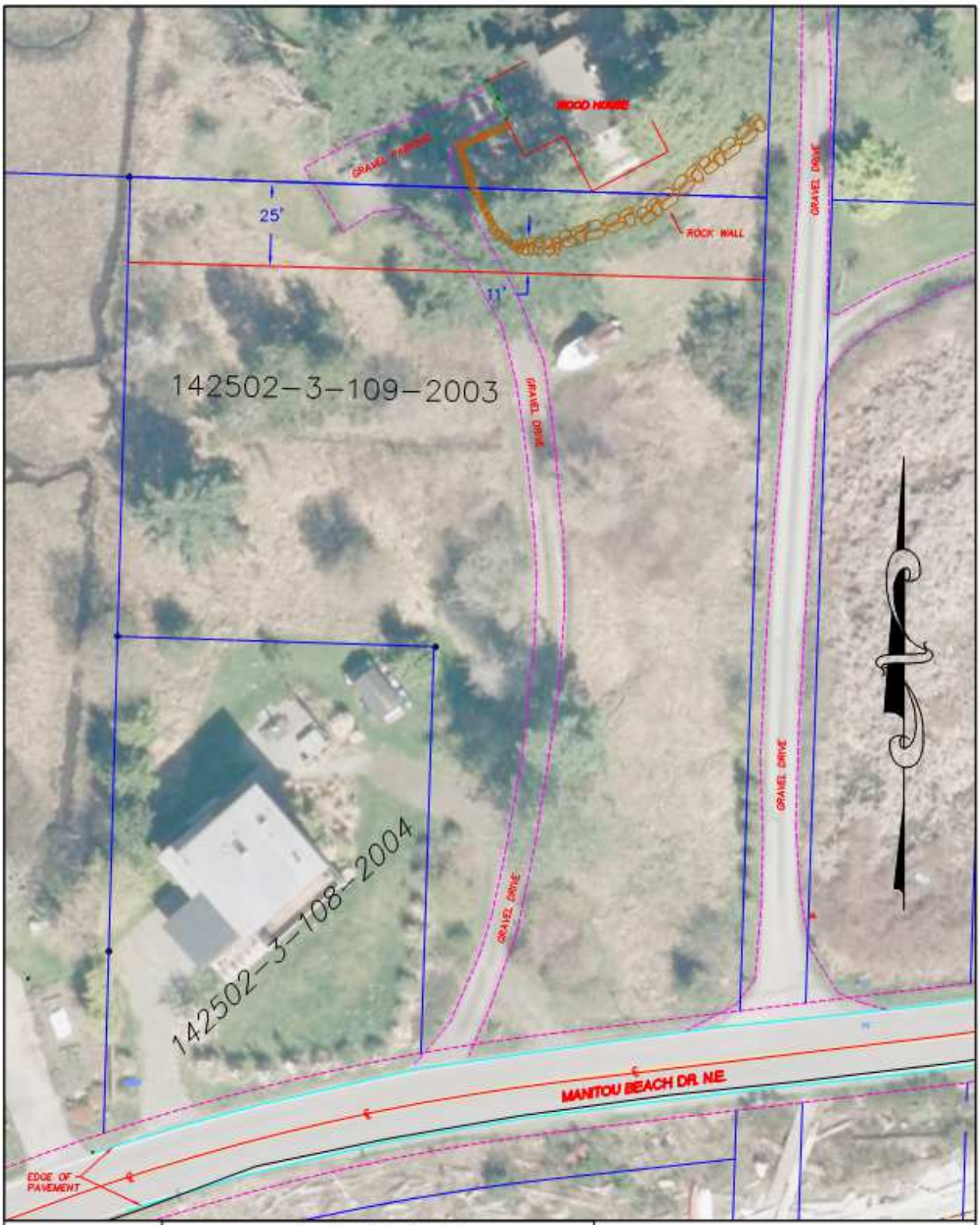
Legal Description

Parcel #: 142502-3-109-2003
0.88 Acres (approx. 38,333 sq. ft.)

Resultant Parcel C per Boundary Line Adjustment recorded under Auditors File Number 200305220140 being a re-recording of Auditors File Number 200304210200 described as follows:
That portion of Government Lot 4, Section 14, Township 25 North, Range 2 East, W.M., City of Bainbridge Island, Kitsap County, Washington, described as follows:
Beginning at a point which is 761 feet South and 48.4 feet East of the Northwest corner of said Government Lot 4, Section 14;
Thence South 140.00 feet;
Thence East 96.80 feet to the True Point of Beginning;
Thence West 96.80 feet;
Thence North 140.00 feet;
Thence East 193.60 feet;
Thence South to a point of the Northerly right of way of Manitou Beach Road NE;
Thence Westerly along said right of way to a point which bears South from the True Point of Beginning;
Thence North to the True Point of Beginning;

SUBJECT TO and together with easements, restrictions, and reservations of record.


103
048
UPLAND PARCEL
142502-3-109-2003
COBI
058
094
039
052
051
050
049
142502-3-108-2004
MANITOU BEACH DR. N.E.
TIDELAND PARCEL
142502-3-107-2005
COBI
093
03-03-2017
DATE
1
NUMBER
ATTACHMENT B
Sec. 15, T.25N., R.2E., W.M.
CITY OF
BAINBRIDGE ISLAND
PUBLIC WORKS
ENGINEERING
DEPARTMENT



03-03-2017 DATE	ATTACHMENT C UPLAND PARCEL 142502-3-109-2003 Sec. 15, T.25N., R.2E., W.M.	CITY OF BAINBRIDGE ISLAND PUBLIC WORKS ENGINEERING DEPARTMENT
1 NUMBER		

City of Bainbridge Island
City Council Agenda Bill

CITY OF BAINBRIDGE ISLAND

PROCESS INFORMATION	
Subject: 8:00 PM Status Report on Suzuki Ecological Assessment, AB 14-118 - Executive (Pg. 34)	Date: 3/7/2017
Agenda Item: UNFINISHED BUSINESS	Bill No.: 14-118
Proposed By: City Manager Doug Schulze	Referrals(s):

BUDGET INFORMATION		
Department: Executive	Fund:	
Expenditure Req:	Budgeted?	Budget Amend. Req?

REFERRALS/REVIEW		
: 11/1/2016	Recommendation: I move that the City Council authorize the City Manager to execute the Professional Services Agreement with ESA for the Suzuki Property Ecological Assessment.	
City Manager: Yes	Legal: Yes	Finance:

DESCRIPTION/BACKGROUND

At the November 1, 2016, Study Session, the City Council authorized a professional services agreement with ESA for the purpose of conducting an ecological assessment of the Suzuki Property. The draft report, which was received on Wednesday, March 1, 2017, is attached for City Council review. Since the draft report was received just prior to the deadline for the agenda packet, neither staff or ETAC has had an opportunity to complete review of the report.

Options for the City Council include:

1. Acceptance of the report as presented;
2. Request ETAC and staff review of the report and schedule consideration of acceptance of a revised report for a future meeting;
3. Schedule consideration of acceptance of the report for a future meeting after Council has had more time to review; or
4. Do not accept report.

RECOMMENDED ACTION/MOTION

I move for a review by ETAC and staff of the draft Suzuki Ecological Assessment Report, and that a revised report be placed on the March 28, 2017, agenda for Council consideration.

ATTACHMENTS:

Description	Type
Draft ESA Assessment Report	Backup Material
ESA Observations	Backup Material
Marshall Wildlife Observations	Backup Material

Draft

SUZUKI PROPERTY ECOLOGICAL ASSESSMENT

Bainbridge Island, Washington

Prepared for

City of Bainbridge Island

March 2017

Draft

SUZUKI PROPERTY ECOLOGICAL ASSESSMENT

Bainbridge Island, Washington

Prepared for

City of Bainbridge Island

March 2017

5309 Shilshole Avenue, NW
Suite 200
Seattle, WA 98107
206.789.9658
www.esassoc.com

Irvine	**Sacramento**
Los Angeles	**San Diego**
Oakland	**San Francisco**
Orlando	**Santa Monica**
Pasadena	**Seattle**
Petaluma	**Tampa**
Portland	**Woodland Hills**

CONTENTS

Acronyms and Abbreviations

BIMC	Bainbridge Island Municipal Code
CARA	Critical Aquifer Recharge Area
City	City of Bainbridge Island
Ecology	Washington State Department of Ecology
EPA	Environmental Protection Agency
ESA	Environmental Science Associates
ETAC	Environmental Technical Advisory Committee
GPS	global positioning system
HMP	Habitat Management Plan
LID	low impact development
NRCS	National Resources Conservation Service
NWI	National Wetlands Inventory
OPG	Olympic Property Group
PHS	Priority Habitats and Species
RFP	Request for Proposals
USFWS	United States Fish and Wildlife Service
USGS	U.S. Geological Survey
VTA	visual tree assessment
WAC	Washington Administrative Code
WDFW	Washington Department of Fish and Wildlife
WDNR	Washington State Department of Natural Resources

1. INTRODUCTION

At the request of the City of Bainbridge Island (City), Environmental Science Associates (ESA) conducted an ecological assessment of the Suzuki Property (the "property"), an undeveloped City-owned parcel. The purpose of this assessment is to characterize the baseline ecological conditions of the property in order to inform the design of a proposed residential development. As described in ESA's scope of work, the primary elements of this ecological assessment include a forest survey (conducted by ESA's subconsultant Tree Solutions, Inc.), an aquifer recharge and soil infiltration study, and characterization of the habitat features on the property, including a pond, wildlife corridor, stream, and forest habitat. The methods and findings of the ecological assessment are described in this report, along with a set of management recommendations for avoiding and minimizing potential impacts to habitat factures and ecological functions.

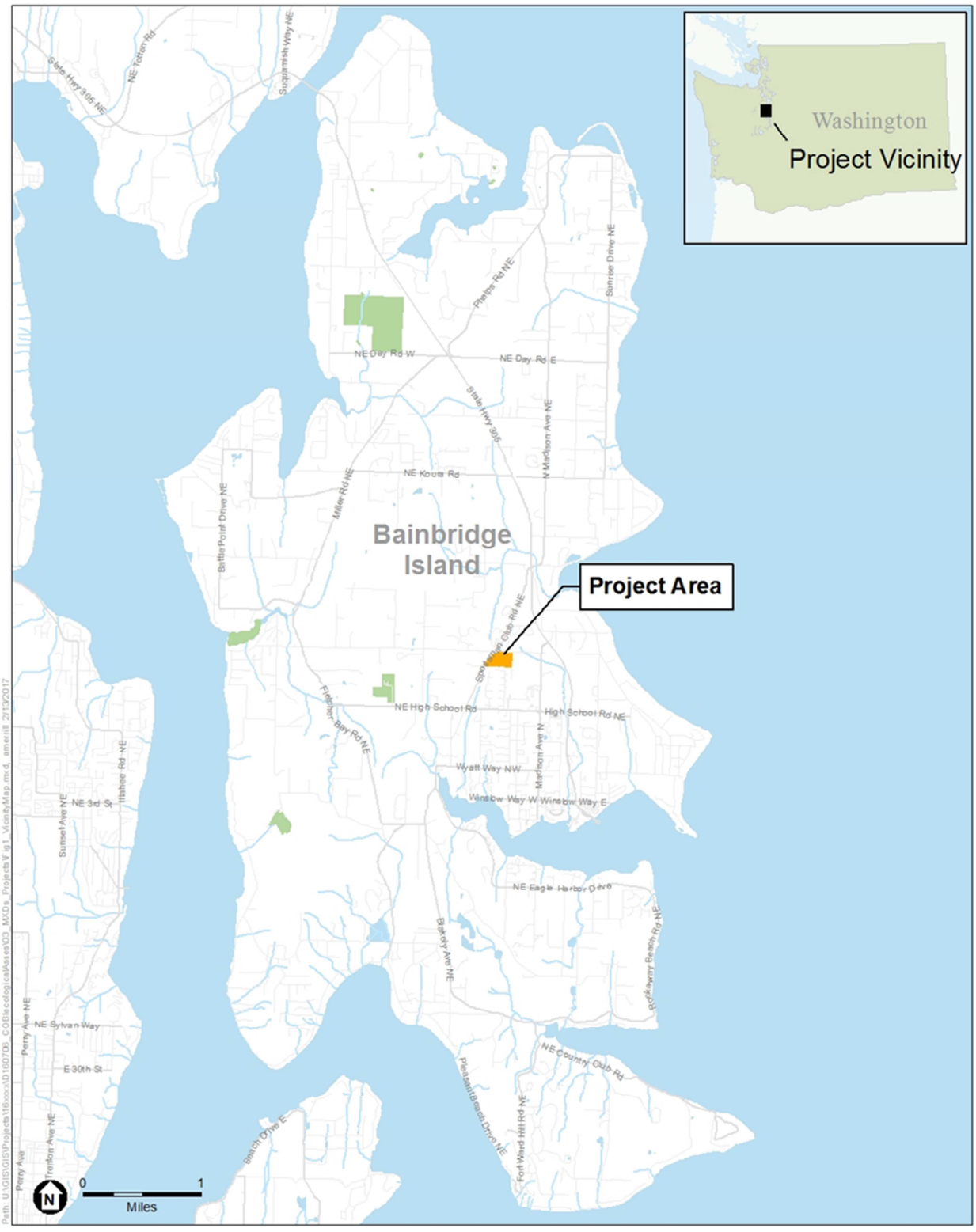
1.1 Site Description

The Suzuki Property is 13.83 acres in area, and located at the southeast corner of NE New Brooklyn Road and Sportsman Club Road NE (Figure 1). The property is bordered by NE New Brooklyn Road to the north, a gravel road and school bus facility to the east, a residential subdivision to the south, and Sportsman Club Road NE to the west. The NE New Brooklyn Road frontage has been improved with a sidewalk, and a trail on the property parallels Sportsman Club Road NE.

The property is undeveloped and entirely wooded, with the exception of a pond along the south boundary. Topography on the property is generally flat or gently rolling, with moderate slopes in the west portion toward Sportsman Club Road NE.

1.2 Proposed Development

The City purchased the Suzuki Property in 2000 and originally intended to construct a combined police-courthouse building on the site and a "decant facility" to dispose of sludge collected from street sweeping and storm-drain cleaning operations. Due in part to neighborhood opposition to the proposed projects, the development of the facilities did not occur and the property remained undeveloped.



SOURCES: ESA, 2016

Figure 1
Suzuki Property Vicinity Map

In November 2014, the City held a community workshop to solicit community input on whether and how the property should be sold, and how it should be used. Workshop participants urged the City Council to develop the property in a way that benefits the community (Bainbridge Island, 2015). In June 2015, the Suzuki Ad Hoc Committee recommended that the City Council prepare a Request for Proposals (RFP) for the development of the property, with a goal of selling the property to a developer who would design and construct a project compatible with the surrounding residential uses that would also enhance and benefit the neighborhood and community. The RFP was issued in September 2015. The development priorities listed in the RFP included a varied housing mix (e.g., homes and apartments), permanent affordability, green and sustainable construction, and open space and community gardens.

The City received four RFP submissions, and in March 2016 the City Council selected the Olympic Property Group (OPG) proposal. The development concept presented in the OPG proposal is called the "Suzuki Farm," and includes affordable housing, a community center, community gardens and orchards, open space preservation, and trails (Figure 2). The proposed concept shows the development concentrated in the northeast portion of the property, while preserving the remainder of the property as open space. Under the concept, the existing pond would be enlarged for stormwater detention, and an additional stormwater detention pond would be constructed near the southwest corner.[1]

Another outcome of the public process for the Suzuki Property was the identified need for an assessment of the property that characterizes the ecological conditions of the property prior to additional site design efforts (Bainbridge Island, 2016). As a result, the City Council requested a recommendation from the City Environmental Technical Advisory Committee (ETAC) regarding the scope and contents of a potential study. ETAC subsequently held several meetings, walked the property, and invited public input in developing their recommendation. After consideration, ETAC recommended that the following significant ecological features of the property be identified, described, and evaluated as part of an ecological assessment (Bainbridge Island, 2016): (1) grove of "old trees" in the southeast section of the property, (2) aquifer recharge potential, (3) human-made pond, (4) stream, and (5) riparian pathway/wildlife corridor.

[1] The site plan shown in Figure 2 is conceptual and developed without City input as part of the RFP process; therefore, the actual development plan may differ significantly from the concept.

SOURCE: Olympic Property Group and Davis Studio Architecture + Design, 2016

Figure 2
Olympic Property Group "Suzuki Farm" Development Concept

2. METHODS AND DATA SOURCES

The following sections describe the methods and data sources used to conduct the various components of the ecological assessment.

2.1 Forest Survey

Forest survey methods are described in detail in Appendix A, and summarized here. Forest community types were categorized based on the definitions and methods described in Hall et al. (1995) and Chappell (2004). Tree Solutions, Inc. surveyed forest community type boundaries using global positioning system (GPS), which ESA refined using aerial photo interpretation.

Survey and assessment of individual trees focused on the "old trees" area, which ETAC identified as an area of focus for the ecological assessment (Bainbridge Island, 2016). Tree ages were determined using a micro-resistance recording drill and a manual increment borer. Tree health and structure were evaluated using visual tree assessment (VTA) method, which involves analyzing trees for defects to estimate tree condition and hazard potential. The individual trees that were assessed were marked with aluminum tags.

2.2 Soil Infiltration and Aquifer Recharge

The data sources and methods used to measure soil infiltration rates and estimate aquifer recharge potential on the property are described in detail in Appendix B, and summarized here. Data sources used to conduct these evaluations included the following:

- National Resources Conservation Service (NRCS) Soil Survey data (NRCS, 1980).
- *Conceptual Model and Numerical Simulation of the Groundwater-Flow System of Bainbridge Island, Washington* (USGS, 2011).
- *Review Findings and Recommendations and Critical Aquifer Recharge Area Assessment* (Aspect Consulting, 2015).

Soil infiltration was measured at six different locations on the property, using the methodology detailed in the NRCS Soil Quality Test Kit Guide (1999a). This test involves filling a metal ring placed on the soil surface with water, and recording the time it takes for the water to infiltrate into the soil. Additionally, a subsurface infiltration test was performed at each test site using methods similar to the Environmental Protection Agency (EPA) Falling Head Percolation Test Procedure (1980). This test is often used in the design of low impact development (LID) facilities. For this subsurface test, a 2-foot-deep hole was excavated and filled with approximately 9 inches of water, and the rate of water infiltration was measured. In addition to the infiltration testing, soil characteristics were recorded in each of the six test holes. Based on the soil infiltration tests and a review of the existing information listed above, the aquifer

recharge potential of the property was estimated, as well as the overall suitability of the property for the use of LID stormwater management measures.

2.3 Wildlife Habitat, Species, and Corridors

Based on the forest types identified during the forest survey, a scientific literature review was conducted to determine the relative values of the habitats present on the property. An inventory of wildlife species that use the property was also conducted. Data sources used for the inventory include the following:

- Wildlife species observations from a neighboring property owner (Marshall, 2016).
- Wildlife species observation conducted by ESA scientists during a one-day site visit on December 15, 2016.
- Washington Department of Fish and Wildlife (WDFW) Priority Habitats and Species (PHS) data (WDFW, 2017a).

Potential habitat corridors and connections to the property were identified; the primary data sources included a Bainbridge Island wildlife corridor study (Self, 2000) and analysis of aerial photography. The quality and effectiveness of existing wildlife corridor(s) were estimated based on a review of the relevant scientific literature.

2.4 Wetland Identification

A review of existing wetland inventory data and a reconnaissance-level wetland field assessment of the property was conducted. The field assessment consisted of walking the property and observing the presence of wetland features (i.e., hydrophytic plant communities, hydric soil, and wetland hydrology), per the methods defined in *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (Corps, 2010). The approximate boundaries of potential wetland features were sketched on an aerial photo. The reconnaissance-level wetland assessment did not include formal delineation of wetland boundaries or establishment of wetland data plots; therefore, likely wetland areas on the property are referred to as "potential wetland areas" in this report.

Data sources consulted for the wetland identification included the following:

- City of Bainbridge Island Critical Areas Data (Bainbridge Island, 2017).
- National Wetlands Inventory (NWI) Wetlands Mapper (USFWS, 2017).
- NRCS Soil Survey (NRCS, 1980).

Wetland functions and the relative value of the potential wetland areas identified on the property were estimated using the methods described in Hruby (2014).

2.5 Stream Identification

The methods for assessing streams on the property included a field assessment in conjunction with a review of publically available data resources that indicate the presence of streams, including potential fish use and/or presence. The field assessment consisted of walking the property and identifying any channelized features. Any such observed features were analyzed for presence of bed and bank, type and distribution of channel vegetation and substrate, and hydrology sources/flow rates.

Data sources consulted for this evaluation included the following:

- City critical areas data (Bainbridge Island, 2017).
- WDFW PHS data (WDFW, 2017a).
- WDFW SalmonScape interactive mapping tool (WDFW, 2017b).
- Washington State Department of Natural Resources (WDNR) stream typing data (WDNR, 2017).

3. FINDINGS

The following sections describe the results and findings of the Suzuki Property ecological assessment.

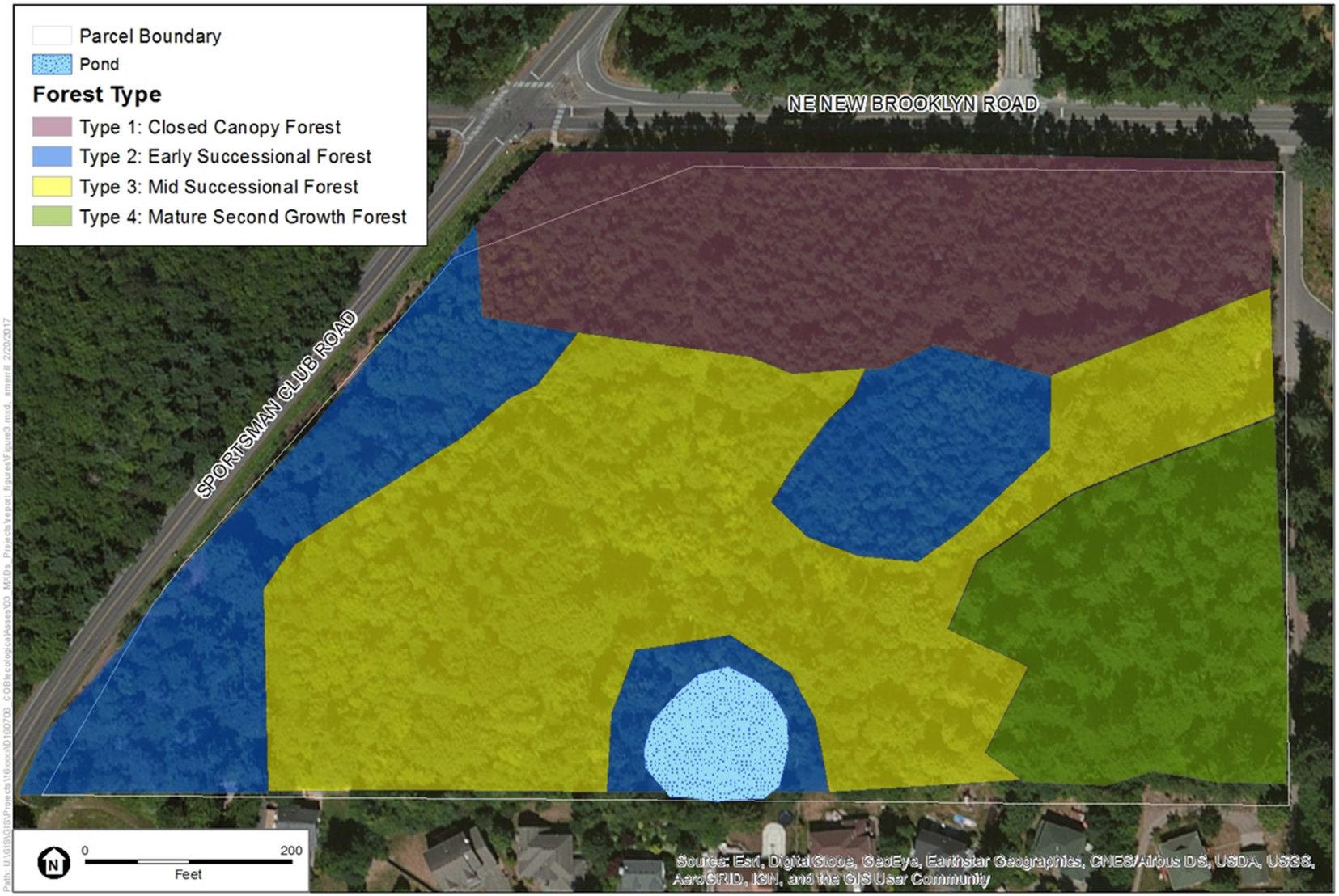
3.1 Forest Survey

Four forest types were identified on the property, as shown in Figure 3 and summarized below. See the Forest Survey Report (Appendix A) for additional details on these forest types and the data table of individually surveyed trees.

Type 1: Closed Canopy Forest

The closed canopy forest zone is approximately 3.9 acres in area, and is located along the north boundary of the property. This zone consists primarily of young Douglas fir trees. Based on the relatively small size of the trees, the homogenous canopy structure, and the absence of snags and coarse woody debris (e.g., downed trees and logs), it appears that this section of the property was historically cleared and later planted with Douglas fir (likely in the late 20th century). The trees are dense with very few gaps in the canopy, which limits understory sapling and shrub vegetation. The understory vegetation that is present consists of trailing blackberry, swordfern, salal, salmonberry, and evergreen huckleberry.

Closed Canopy Forest Zone



SOURCES: Tree Solutions, Inc., 2017; ESA, 2016

Figure 3
Forest Zones on the Suzuki Property

Type 2: Early-Successional Forest

Three areas of early-successional forest are found on the property: a patch near the center of the property, an area around the pond perimeter, and another area along the western property boundary. The total coverage of this forest zone on the property is approximately 2.9 acres. Trees observed in this forest zone include red alder, bigleaf maple, bitter cherry, and Pacific madrone. The dominant tree species in this zone is red alder, a relatively short-lived and fast-growing tree. Some scattered conifer trees (primarily western red cedar and Douglas fir) are present in this zone, but they appear to be outcompeted by the fast-growing alder and understory shrubs. Dominant understory vegetation in this zone consists of salmonberry, swordfern, and Pacific willow, with invasive Himalayan blackberry observed in some areas, particularly where sunlight is available. Some areas, particularly where canopy gaps are present, contain very dense coverage of understory shrubs. The early-successional forest zone contains a generally low density of snags and coarse woody debris.

Early Successional Forest Zone

Type 3: Mid-Successional Forest

The mid-successional forest zone is the predominant forest type on the property; it covers an area of approximately 4.8 acres. This forest type consists of a multi-tiered forest that contains the co-dominant confers (western red cedar and Douglas fir) and some western hemlock. There is a moderate amount of canopy gaps in this forest type, which allows for sapling regeneration (primarily western red cedar). The forest appears to be transitioning from a mainly deciduous forest stand to a coniferous forest. Based on the tree coring results, trees in this area range in age between 63 and 67 years old. The dominant tree species include western red cedar, bigleaf maple, Douglas fir, red alder, and western hemlock. Dominant understory vegetation includes vine maple, evergreen huckleberry, red huckleberry, salal, swordfern, and trailing blackberry. The mid-successional forest zone contains a generally low density of snags, and a moderate density of coarse woody debris.

Mid-Successional Forest Zone

Type 4: Mature Second-Growth Forest

The southeast portion of the property is comprised of a mature second-growth forest, which covers approximately 1.9 acres. Forest characteristics include moderate to large-diameter conifer trees and a multi-layered canopy with shade-tolerant shrub species. Tree species observed in this zone are Douglas fir, western red cedar, bigleaf maple, western hemlock, and bitter cherry. Dominant understory species include vine maple, evergreen huckleberry, red huckleberry, salal, swordfern, Oregon grape, and trailing blackberry. A moderate volume of coarse woody debris is present on the forest floor, but no standing snags were observed.

Based on the tree coring results, trees in this forest zone range in age between 81 and 144 years old. As indicated by the stumps throughout the property, which show evidence of logging by both crosscut saw and chainsaws, this area was likely logged in multiple events. Based on historical records of logging, the first major logging event likely occurred in the 1870s.

Mature Second-Growth Forest Zone

3.2 Soil Infiltration and Aquifer Recharge

The soil infiltration testing was performed on February 9, 2017, immediately following a period of relatively high precipitation. Soil surface infiltration rates ranged from 9.3 to 21.8 inches per hour, and subsurface rates ranged from 0.7 to 4.5 inches per hour at five of the six test sites.[2] Restrictive hardpan layers were encountered between a depth of 24 to 32 inches in the test pits, which likely limited subsurface infiltration. The higher infiltration rates measured in the surface tests are likely due to soil irregularities that can result in better infiltration, such as roots, insect/worm burrows, and organic material. In general, the subsurface infiltration tests revealed the more limiting infiltration capability of the deeper soils.

Overall, the infiltration rates measured in the subsurface tests indicated a low to moderate infiltration capacity of the soils on the property, which is consistent with the hydrologic Soil Group C classification listed in the NRCS Web Soil Survey (2017). Given that Bainbridge Island is made up of mainly Hydrologic Groups A, B, and C, infiltration at the Suzuki Property is likely low to average in comparison with the rest of the island.

Most of Bainbridge Island, including the Suzuki Property, is classified as a Critical Aquifer Recharge Area (CARA) for shallow aquifers (Aspect Consulting, 2015; USGS, 2011). The shallowest aquifer with the highest potential to be affected by development on the property is the Vashon advance aquifer (the property is not classified as a CARA for deep aquifers). Based on the low to moderate infiltration rates measured on site and the presence of better draining soils within the mapped CARA outside of the Suzuki

[2] Due to high groundwater, the surface infiltration test at Test Site 2 was aborted when the test failed to show measurable infiltration after 40 minutes, and the subsurface infiltration test was not performed. This test site is in the immediate vicinity of a potential wetland area (see Section 3.3.2).

Property, the site likely has a low to moderate impact on aquifer recharge in comparison to the rest of the island.

See the Soil Infiltration and Aquifer Recharge Report (Appendix B) for additional information.

3.3 Wildlife Habitat and Species

3.3.1 Forest Habitat

Of the four forest types identified on the property, the closed canopy forest zone (Type 1) has the least overall habitat value. The forest consists of a dense, even-aged stand of Douglas fir with a high degree of canopy closure and a sparse understory, which provides comparatively poor quality wildlife habitat compared to more species- and structurally diverse forest types (McComb et al., 1993). The lack of canopy openness restricts wildlife access, reduces visibility for spotting prey, and decreases ground temperatures, all of which negatively impact wildlife habitat quality (Carey, 1996; North et al., 1999). A low diversity of vertical structure and canopy variability, along with minimal understory vegetation, provides few niches for wildlife and prey species, which lowers the overall wildlife species diversity and population levels (Hays & Hagar, 2002; Wilson & Puettmann, 2007). Coarse woody debris and standing snags are largely absent from this forest zone, further limiting habitat quality.

In comparison, the mature second-growth forest zone (Type 4) has the highest overall habitat value of the four forest types on the property. The diversity of tree species, ages, heights, and canopy openness provide niches for a variety of wildlife and prey species (Carey, 1996; Carey et al., 1999; Wilson & Puettmann, 2007). The presence of understory deciduous trees and shrubs is especially important, as they provide berries, seeds, small mammal cover, habitat structure, as well as browsing material for larger mammals (Martin & McComb, 2002; Wender et al., 2004). Additionally, compared to the closed canopy forest zone, coarse woody debris is abundant in this forest habitat. Coarse woody debris is an important component of healthy forest ecosystems, as it provide sites for nests, dens, and burrows; hiding cover for predators and protective cover for their prey; organic material for insects; and other habitat functions (Stevens, 1997). The mature second-growth forest zone meets the WDFW (2008) criteria to be considered a “mature forest,” which is a state-designated priority habitat type.

The mid-successional forest zone (Type 3) has moderate habitat value, compared to the closed canopy forest (Type 1) and the mature second-growth (Type 4) forest zones. The mid-successional forest zone shares several attributes with the mature second-growth forest zone (Type 4), such as similar dominant tree and understory species. However, course woody debris abundance, plant species diversity, diversity of vertical structure, and level of canopy openness is lower compared to the mature second-growth forest zone, but is significantly higher than what was observed in the closed canopy forest zone.

The remaining forest type on the property (early-successional forest [Type 2]) also has comparatively moderate habitat value. As described in Section 3.1, the early-successional forest zones on the property are dominated by red alder. Various species of birds, mammals, amphibians, and invertebrates depend on red alder; for example, the leaves of red alder support a high number of invertebrates, which serve as the main food source of many songbird species (Jensen et al., 1995). These zones also contain a dense understory of native shrubs, particularly where canopy gaps are present. Habitat limitations of the early-

successional forest zones include low levels of coarse woody debris and snags, the presence of invasive species (primarily Himalayan blackberry) in some locations, and a lower diversity of vertical structure and canopy variability, compared to the mature second-growth forest zone.

3.3.2 Pond and Wetland Habitat

As shown in Figure 3, an approximately 0.5-acre human-created pond is located on the south property boundary. The pond is surrounded by an earthen berm, and is likely maintained by a high groundwater table and/or a clay lining at the bottom of the pond. A Douglas fir tree rooted within the berm was determined to be between 71 and 76 years old (see Appendix A for details), indicating that the pond was likely constructed in the mid-20th century.

Human-Created Pond

The pond is permanently flooded and approximately 10 feet deep, with a seasonal variation of 3 to 4 feet (Bainbridge Island, 2016). Vegetation in the pond includes duckweed, water parsley, and yellow-flag iris. Despite the fact that the pond is a human-made feature, it provides habitat for a variety of species that rely on open water habitat for all or a portion of their life cycle, such as amphibians and many insects (Sheldon et al., 2005). Other species, such as deer and herons, use open water areas for obtaining some life requirements (e.g., sources of prey and drinking water). The close proximity and uninterrupted connection between the pond and the adjacent forest habitat support both the overall wildlife populations and biodiversity on the property.

Along with the pond, three potential wetland areas were identified on the property, which are shown in Figure 4 and described below. Wetlands provide many valuable environmental functions, such as water quality improvement, flood water storage, and habitat for plants and animals (Sheldon et al., 2005). The ability of a wetland to provide these functions is dependent upon a variety of factors, such as the wetland's topography and position in the landscape, water regime, proximity to adjacent habitats, and vegetative composition.

SOURCE: ESA, 2016

Figure 4
Potential Wetland Areas on the Suzuki Property

Potential Wetland Area 1

Potential Wetland Area 1 is a depressional feature near the center of the property. The dominant vegetation in the area is red alder trees, with some scattered western red cedar trees. The understory is dominated by salmonberry, with patches of salal, swordfern, and trailing blackberry, primarily on the fringes of the wetland area.

During the December 15, 2016 site visit, shallow ponded water was observed in the middle of the potential wetland area. The area is isolated (i.e., there is no obvious surface water outlet). During and shortly after rain events, the area reportedly contains standing water up to 6 inches deep (C. Kratzer, personal communication, December 15, 2016). No standing water is present during drier periods; surface water infiltrates into the soil fairly rapidly after rain events.

Potential Wetland Area 1

Potential Wetland Area 2

Potential Wetland Area 2 is a linear swale feature in the east-central portion of the property. The area slopes to the west and drains into the ditch along Sportsman Club Road NE (see Section 3.3.5). The dominant vegetation in the area is primarily red alder trees with an understory of salmonberry, with some scattered patches of swordfern, trailing blackberry, and red elderberry along the potential wetland area boundary. During the December 15, 2016 site visit, areas of soil saturation and water seeping from the hillside were observed.

Potential Wetland Area 2

Potential Wetland Area 3

Potential Wetland Area 3 is a depressional feature near the southwest corner of the property. The area drains south into the ditch along Sportsman Club Road NE (see Section 3.3.5). The dominant vegetation in the area is primarily red alder trees and mature willows, with an understory of salmonberry and soft rush. During the December 15, 2016 site visit, ponding was observed in the area, and water was observed flowing out of the area into the adjacent ditch.

It appears that a portion of the wetland is seasonally flooded (meaning that the observed ponding persists for at least two consecutive months out of the year). As opposed to the other two potential wetland areas identified on the property, Potential Wetland Area 3 may provide breeding habitat for amphibians.

Potential Wetland Area 3

3.3.3 Wildlife Species

Many different wildlife species have been observed on the property, including a variety of songbirds, waterfowl, and raptors; frogs, salamanders, and newts; painted turtle, Douglas squirrel, coyote, river otter, and white-tail deer. Many of these species, particularly the river otters, painted turtles, and amphibians, were observed within or in close proximity to the pond. The resident of a house located directly south of the pond on Commodore Lane NW has collected wildlife observation data of the pond vicinity for several years; these data are presented in Appendix C. During a one-day field visit on December 15, 2016, ESA biologists also recorded species observations, which are presented in Appendix C.

A sample of wildlife observed in the pond (clockwise from upper left): painted turtle, river otther, great blue heron, and wood duck (Photos courtesy L. Marshall)

The WDFW PHS database (2017a) does not include species data for the property. However, of the observed wildlife species on the property, seven species are listed as priority species by WDFW (Table 1).

TABLE 1
WDFW-LISTED PRIORITY SPECIES OBSERVED ON THE SUZUKI PROPERTY

Species	Listing Criteria
Pileated woodpecker	#1: State-Listed Species[1] *(Sensitive)*
Bald eagle	#1: State-Listed Species[1] *(Candidate)*
Great blue heron	#2: Vulnerable Aggregations[2]
Wood duck	#3: Species of Recreational, Commercial, and/or Tribal Importance[3]
Common goldeneye	#3: Species of Recreational, Commercial, and/or Tribal Importance[3]
Bufflehead	#3: Species of Recreational, Commercial, and/or Tribal Importance[3]
Hooded merganser	#3: Species of Recreational, Commercial, and/or Tribal Importance[3]

[1] State-listed species are native fish and wildlife species legally designated as Endangered, Threatened, or Sensitive (Washington Administrative Code [WAC] 232-12-011). State Candidate species are fish and wildlife species that will be reviewed by WDFW for possible listing as Endangered, Threatened, or Sensitive according to the process and criteria defined in WAC 232-12-297.

[2] Vulnerable aggregations include species or groups of animals susceptible to significant population declines, within a specific area or statewide, by virtue of their inclination to aggregate.

[3] Native and non-native fish and wildlife species of recreational or commercial importance, and recognized species used for tribal ceremonial and subsistence purposes, whose biological or ecological characteristics make them vulnerable to decline in Washington or that are dependent on habitats that are highly vulnerable or are in limited availability.

Pileated woodpeckers generally nest in snag cavities or in the dead branches of live trees, usually 15 to 80 feet above ground (Audubon Society, 2017). Pileated woodpecker nests may be present on the property, although none have been observed to date. If present, the nests would like occur in the mid-successional forest zone (Type 3) or the mature second-growth forest zone (Type 4). WDFW PHS data (2017a) show the nearest documented pileated woodpecker nesting habitat is located approximately 2 miles northwest of the property, near the corner of NE Tolo Road and NE Nelson Hill Road.

There are no bald eagle nests or great blue heron rookeries on the property, although these species have been observed using the property for roosting and/or foraging. WDFW PHS data (2017a) show the nearest bald eagle nest located near Murden Cove, approximately 0.75 mile northeast of the property. WDFW data also show the presence of a great blue heron breeding area 0.5 mile east of the property, adjacent to Highway 305.

Wood duck, common goldeneye, bufflehead, and hood merganser are all cavity-nesting ducks, meaning that they require natural cavities or nest boxes to raise their young. Suitable nesting cavities are generally located near water (Seattle Audubon Society, 2017). Nesting sites may be present on the property, although none have been observed to date. WDFW PHS data (2017a) do not show the presence of cavity-nesting duck breeding areas within 2 miles of the property.

3.3.4 Habitat Corridors and Connections

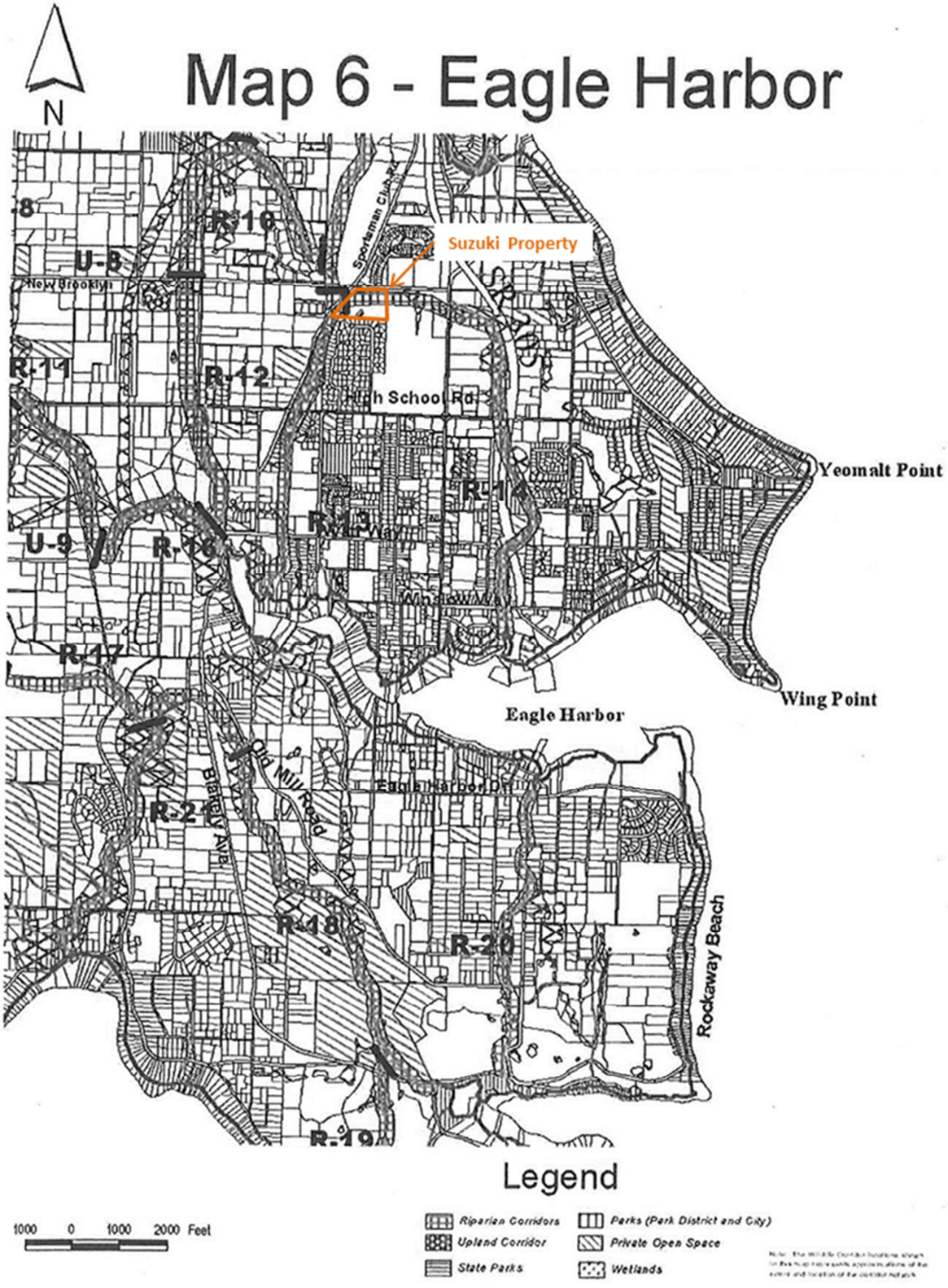
Land development generally results in habitat fragmentation, which is a significant threat to wildlife populations and species (Gilbert-Norton et al., 2009). The dominant effect of habitat fragmentation is a decline in wildlife population density and species richness. In a fragmented landscape, remnant areas of relatively undisturbed habitat are referred to as "habitat patches." As the Suzuki Property is surrounded on all four sides by development (arterial roads to the north and west, a gravel road to the east, and a residential subdivision and stormwater detention pond to the south), the entire property can be consisted a habitat patch.

In developing landscapes, the primary option for increasing wildlife migration between habitat patches is the creation of landscape corridors, which are thin strips of habitat that connect isolated patches of habitat (Gilbert-Norton et al., 2009; Christie & Knowles, 2015). Corridors can be effective at maintaining or slowing the decline of wildlife population density and species richness. Corridor effectiveness depends on a variety of factors, such as life cycle needs of the target species, corridor width, length, and level of fragmentation within the corridor (e.g., a road crossing) (NRCS, 1999b). The minimum effective corridor width is generally recognized to be approximately 300 feet (USDA, 2008).

The Suzuki Property is identified as part of a "riparian corridor"[3] in the *Bainbridge Island Wildlife Corridor Network* study (Figure 5) (Self, 2000). This corridor, identified as "Link R-14," is described as connecting riparian habitat along Stream 0321 (Drainage to Murden Cove) with riparian habitat along Streams 0325 and 0324 in the North Eagle Harbor watershed. The study was developed by a City summer intern, and the corridor mapping conducted at a relatively coarse scale using aerial photo interpretation.

The mapped corridor crosses developed areas and is interrupted in several locations in the vicinity of the property. To the east, the mapped corridor is bisected by Madison Avenue North approximately 1,000 feet from the property. Just to the southwest of the property, the mapped corridor is narrowed to a width of less than 200 feet between Sportsman Club Road NE and a residential subdivision on Capstan Drive NE, and the mapped corridor crosses High School Road NE approximately 2,000 feet south of the property. These disturbances, particularly the roads, severely limit the effectiveness of the corridor. However, given the recorded observations of river otter in the Suzuki Property pond, flightless species have the potential to migrate from off-site riparian areas to the property.

[3] The term "riparian corridor" in the study includes both riparian (stream) corridors, as well as upland areas that link riparian areas.



SOURCE: Best, 2000

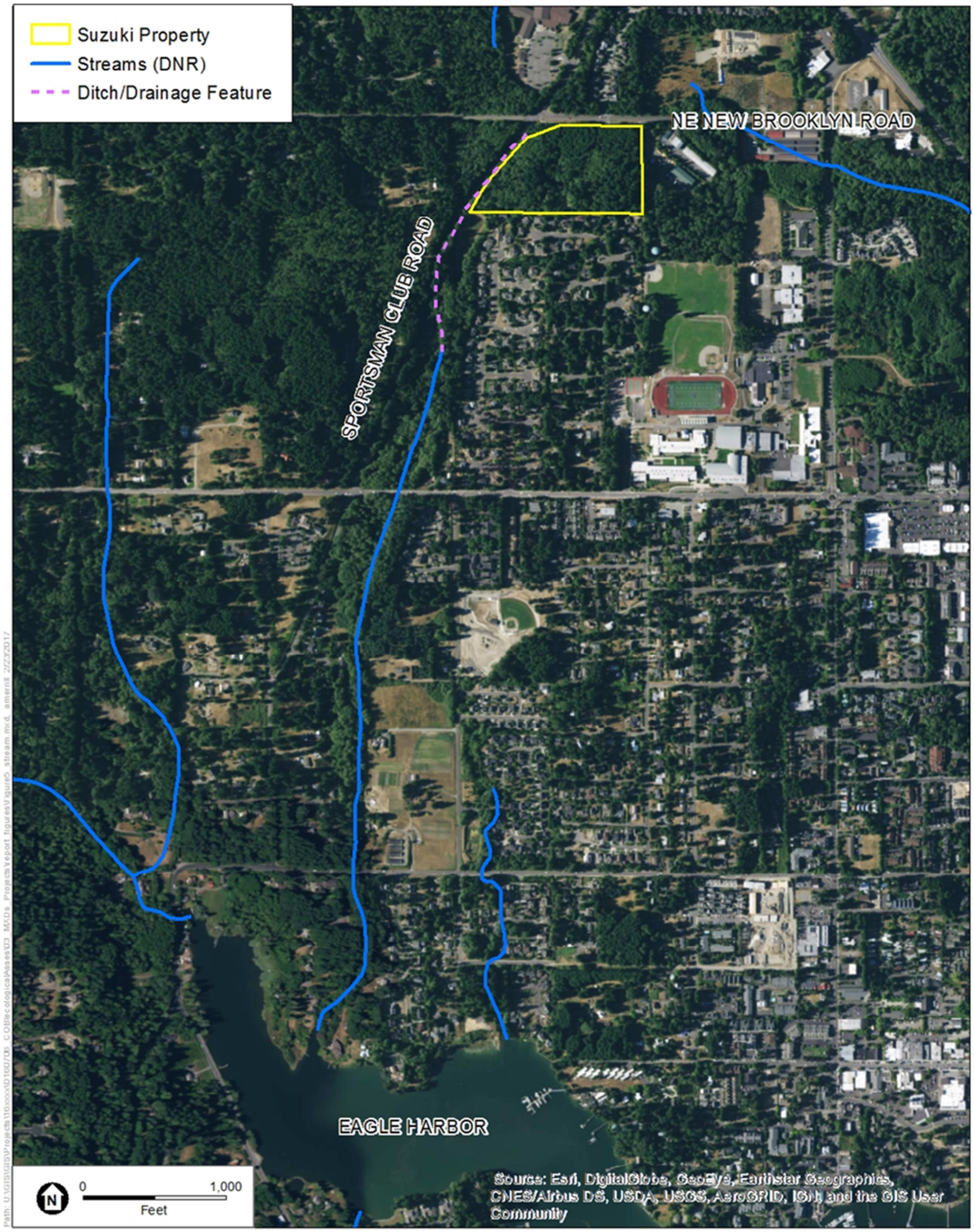
Figure 5
Eagle Harbor Vicinity Habitat Corridor Map

3.3.5 Stream Identification

Several data sources indicate the presence of a stream near the west property boundary, adjacent to Sportsman Club Road NE. However, these data sources differ in both the extent of the stream features and its fish-bearing status. WDNR (2017) data show a Type F (fish-bearing) stream originating approximately 1,000 feet south of the property and draining into Eagle Harbor (Figure 6). City critical areas mapping shows the stream as originating farther north, approximately 200 feet southeast of the intersection of Sportsman Club Road NE and NE New Brooklyn Road directly adjacent to the property (Bainbridge Island, 2017). The City data show the stream mapped as Type Ns (non-fish bearing seasonal) from its origin to a point approximately 400 feet downstream, where it is then mapped as a Type F stream. The Type F stream extends for approximately 200 feet into the southeast boundary of the property. The remaining downstream reach of the stream follows a similar path as the WDNR mapping.

The SalmonScape database (WDFW, 2017b) also identifies an ephemeral, non-fish-bearing stream in the general project vicinity. These data show the stream originating approximately 1,000 feet south of the property. The remaining downstream reach of the stream is mapped by WDFW as following a similar path as the WDNR and City mapping.

During the December 15, 2016 field investigation, a single channelized drainage feature was observed just west of the property boundary, adjacent to Sportsman Club Road NE (Figure 6). For most of its length along the western property boundary, the drainage feature is between 1 and 2 feet wide. Approximately 150 north of the southern property boundary, a 12-inch diameter culvert conveys the drainage into Potential Wetland Area 3 (Figure 4). The wetland extends to the southern boundary of the property, where it drains through another culvert under an unpaved access road and into what appears to be a second wetland located south of the property. Any flow appears to continue downstream to the southwest, as indicated by the WDNR stream mapping (Figure 6). During the site visit, the drainage feature was dry upstream of Potential Wetland Area 3. Water was observed flowing south from the wetland area, just south of the property.



SOURCES: WDNR, 2017, ESA 2017

Figure 6
Streams/Drainage Features in the Suzuki Property Vicinity

In the immediate vicinity of the property, the drainage feature appears to be a human-created ditch with the primary purpose of intercepting and conveying stormwater runoff from Sportsman Club Road NE. The channel is heavily vegetated with blackberry, rushes, grasses, and forbs forming a thick mat of vegetation within the bottom and sides of the channel. Patches of swordfern, an upland plant, also extend adjacent and into the channel. The substrate within the ditch is predominantly compacted organic soil and root material, with little natural cobble or gravel observed (some irregular and small patches of angular quarry spalls were observed).

Drainage ditch west of the Suzuki Property

Based on the observed channel, habitat, and hydrology within the drainage feature, it appears that the portion of the drainage feature in the immediate vicinity of the property should not be considered a stream, but rather a manmade stormwater conveyance feature. Drainage appears to come primarily from roadway stormwater runoff, and no suitable habitat for fish species is present within the homogenous, linear channel. Downstream of the property, it is likely that the contributing basin area is large enough to create and maintain a stream channel, but these conditions do not occur in the immediate vicinity of the property.

4. MANAGEMENT RECOMMENDATIONS

The most effective strategy for maintaining ecological functions in a developing area is to retain large, connected patches of native vegetation and limit development footprints. This strategy, typically referred to as development "clustering," is consistent with the stated goals in the "Suzuki Farm" development concept (OPG and Davis Studio Architecture + Design, 2016), which include preserving open space and enhancing habitat for Bainbridge Island species.

Overall, based on our site investigation and a review of the relevant ecological data and scientific literature, we recommend focusing the development footprint on the north portion of the property. This portion of the property, identified in this study as the closed canopy forest (Type 1) zone (Figure 3), has the least overall ecological value compared to the remaining habitats of the property. We recommend preserving the mature second-growth forest (Type 4) zone in its entirety, as this area, along with the pond, as they are the most ecologically valuable areas of the property. We also recommend that the early successional forest (Type 2) and mid-successional forest (Type 3) zones be retained as much as possible, particularly the portions that provide connections between the mature second-growth Forest and the pond, as well as off-site habitats. Ideally, the retained open space on the property would be one large, connected block of habitat, instead of creating multiple patches with interrupted connections.

Specific management recommendations for the different ecological features on the property are described below.

4.1 Tree Protection

Prior to creating a site development plan, it is important to look at the forest holistically to determine groves or stands of trees that will be retained. This includes assessing species tolerance to construction impacts, such as soil compaction, root loss, and exposure to changing forest conditions resulting from adjacent tree removal. On the property, trees that are more open-grown with higher live crown ratios (measured as the length of live tree canopy compared to total tree height) are more likely to tolerate new exposure that results from the removal of adjacent trees. Conversely, trees with lower live crown ratios are more susceptible to windthrow if adjacent trees are removed.

Other tree protection management recommendations include the following:

- Install tree protection fencing around the critical root zones of retained trees, and avoid disturbances (such as parking, materials storage, or dumping) within the tree protection area.
- Minimize soil disturbance adjacent to tree protection areas, and use alternative methods (such as hand excavation) to protect roots.
- Minimize root pruning.

- Retain and protect the existing duff layer and understory near retained trees.

For further tree protection details, see the Forest Survey Report (Appendix A).

4.2 Soil Infiltration and Aquifer Recharge

As stated in Section 3.2, the property is within a designated CARA. Based on a review of existing information and the results of the soil infiltration testing, the property likely has a low to moderate impact on groundwater recharge, in comparison to the rest of Bainbridge Island. However, considering that groundwater is the sole source of drinking water on the island, utilizing stormwater management strategies that maintain the quantity and quality of aquifer recharge is important, even in areas with more limited groundwater recharge potential. Therefore, we recommend the use of LID stormwater management techniques for the proposed development.

LID stormwater management techniques remove pollutants from stormwater runoff and reduce impact to the natural hydrologic cycle by infiltrating stormwater on-site through localized facilities, such as rain gardens and bioswales. LID stormwater management benefits aquifer recharge by maintaining the quantity of water infiltration that would occur naturally on an undeveloped site. The suitability of LID facilities is determined by the subsurface infiltration rates and the depth to seasonal high groundwater.

The average subsurface infiltration rate measured on the property was 2.2 inches per hour, which is suitable for some types and sizes of LID infiltration facilities. However, the high groundwater levels on the property may limit the opportunity for infiltration of stormwater. The Western Washington Stormwater Management Manual (Ecology, 2012) states that the bottom of infiltration facilities should be at least 5 feet above seasonal high groundwater. The recommended separation of stormwater infiltration facilities and groundwater is intended to protect groundwater from contamination from pollutants.

Several LID stormwater management techniques are effective in areas with limited soil infiltration capacity and high groundwater tables; these techniques include the following:

- Limiting impervious surface coverage across the development site.
- Installing “green roofs,” i.e., a building that is partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane.
- Utilizing impervious pavement for roads, driveways, sidewalks, and other hardscapes.
- Using rain barrels/cisterns to “harvest” rainwater that can be used for irrigation or other non-potable water uses.
- Using lined, vegetated stormwater planters to treat stormwater prior to discharging to a separate infiltration facility.

Prior to site design efforts, we recommend that additional field investigation be performed to better understand the extent of perched groundwater beneath the site, in order to select and design LID stormwater facilities that are appropriate for the site-specific conditions of the property.

4.3 Wildlife Habitat

Other than retaining existing native vegetation, there are several methods for minimizing the impacts of development on wildlife habitat. These methods include the following:

- Locate development and uses that create noise, such as playgrounds, away from habitat areas.
- Minimize light pollution and maintain naturally dark habitat by minimizing outdoor lighting, orienting lighting away from habitat areas.
- Create "buffer zones" of native vegetation between development and existing high-quality habitat areas (such as the mature second-growth forest).
- Limit and/or exclude domestic animal access to habitat areas.
- Use native plantings for residential landscaping, particularly plants that create forage and habitat for bird and insect species.

Once constructed, a major amenity for residents of the proposed development will be opportunity to enjoy the wildlife habitat that is literally "in their backyard." Human use of the habitat areas would significantly increase relative to existing conditions. This increase could have a serious detrimental effect on the wildlife and habitat on the property, as increased human use can result in trampling of vegetation, soil compaction, disturbance of wildlife breeding activity, and other negative effects. Fortunately, there are several effective measures to mitigate the impacts of increased human use, including the following:

- Restrict human use to established paths, to avoid disturbance to the majority of the habitat areas.
- Develop educational materials, such as educational signage, to inform residents and visitors on how to enjoy and view wildlife and open space while minimizing disturbance.
- Establish a volunteer program to conduct outreach efforts, lead wildlife enhancement projects, and monitor potential wildlife-disturbing activities (such as littering and the creation of informal paths).

Along with minimizing human impacts to habitat areas, opportunities to enhance habitat quality on the property include the following:

- Remove invasive species (e.g., Himalayan blackberry and English ivy).
- Establish native plantings to increase plant species diversity and vertical structure in the retained forest areas.
- Install bat houses and bird nest boxes.
- Increase habitat structure by installing brush piles and snags throughout the property, particularly in areas where course woody debris density is low. The materials needed to create these habitat

structures (tree trunks, brush, and root wads) can be salvaged from trees that are removed during site development.

As the property provides habitat for state-listed priority species, the Bainbridge Island Municipal Code (BIMC) requires the submission of a Habitat Management Plan (HMP) prior to site development. Per BIMC Section 16.20.130.C, the HMP must include measures to retain and protect the wildlife habitat and consider effects of land use intensity, buffers, setbacks, impervious surfaces, erosion control, and retention of native vegetation.

4.3.1 Pond

As stated in Section 3.3.2, the human-created pond on the property provides habitat for a variety of species that rely on open water habitat for all or a portion of their life cycle. The "Suzuki Farm" development concept shown in the OPG and Davis Studio Architecture + Design proposal (2016) describes enlarging the pond for stormwater detention purposes, as well as constructing a play/gathering space directly adjacent to the proposed enlarged pond (Figure 2).

We recommend avoiding disturbance to the pond, given its importance as a habitat feature on the property. Additionally, we recommend maintaining a protective buffer of existing native vegetation around the pond. Ideally, the pond buffer would be a component of the habitat corridor across the southern portion of the site (see Section 4.3.3 below).

4.3.2 Wetlands

Wetlands provide valuable ecological functions (e.g., floodwater storage, water quality improvement, and wildlife habitat), and are regulated at the federal, state, and local levels. The BIMC (Section 16.20.160) assigns protective buffer widths to wetlands; widths range between 25 and 250 feet depending on wetland category, as determined using the *Washington State Wetland Rating System for Western Washington* (Hruby, 2014). The BIMC permits impacts to wetlands for some specific uses when no reasonable alternative location is available, such as utility installation and dock construction. But in general, impacts to wetlands and their buffers are only allowed when they are determined to be "necessary and unavoidable" by the City (BIMC Section 16.20.100). Any impacts to wetlands or their buffers must be mitigated for per BIMC Section 16.20.160.H.

Prior to site design, wetlands on the property should be formally delineated, categorized, and documented in a critical areas study (BIMC Section 16.20.090).

4.3.3 Habitat Corridors and Connections

We recommend that the habitat corridor across the south portion of the property, as described in the *Bainbridge Island Wildlife Corridor Network* study (Self, 2000), be retained. Despite the fact that the mapped corridor is interrupted and narrows to the east and west of the property, the documented presence of river otter in the pond indicates that flightless species have the potential to migrate to the property from off-site habitat areas. Retaining this corridor would also connect three of the most high-quality habitat

areas on the site: Potential Wetland Area 3, the pond, and the mature second-growth forest (Type 4) forest zone. In accordance with the scientific literature, we recommend a corridor width of 300 feet or greater.

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Appendix A
Forest Survey Report

Appendix B
Aquifer Recharge and Soil Infiltration Report

Appendix C
Wildlife Observation Tables

Wildlife Species Observations, December 15, 2016 (ESA)

Suzuki Property, entire site

BIRDS

Songbirds

Hairy woodpecker
Black-capped chickadee
Chestnut backed chickadee
Red-breasted nuthatch
Common raven
Ruby crowned kinglet
Mallard
American crow

MAMMALS

Douglas squirrel
Black-tailed deer

Wildlife Species Observations, 2006 to 2016 (L. Marshall, 2016)

Vicinity of Suzuki Property, near 18XX Commodore Lane NW

BIRDS

Songbirds

Red-breasted sapsucker
Downy woodpecker
Hairy woodpecker
Pileated woodpecker
Red-shafted flicker
Yellow-shafted flicker
Steller's jay
American crow
European starling
Brown-headed cowbird
Cedar waxwing
American robin
Varied thrush
Hermit thrush
Swainson's thrush
Spotted towhee
Anna's hummingbird
Fox sparrow
Song sparrow
Dark-eyed junco
White-throated sparrow
Gold-crowned sparrow
House sparrow
House finch
Purple finch
American goldfinch
Pine siskin
Black-headed grosbeak
Red crossbill
Western tanager
Western wood peewee
Olive-sided flycatcher
Tree swallow
Violet-green swallow
Townsend's warbler
Wilson's warbler
Orange-crowned warbler
Black-throat grey warbler
Ruby-crowned kinglet
Gold-crowned kinglet
Hutton's vireo
Bushtit
Brown creeper
Wren sp.
Bewick's wren
Red-breasted nuthatch
Chestnut-backed chickadee
Black-capped chickadee
Rock pigeon
Mourning dove
Green-winged teal

Waterfowl

Mallard
Wood duck
Bufflehead
Hooded merganser
Common golden-eye
American wigeon
Canada goose
Glaucous-winged gull
Great blue heron
Green heron
Belted kingfisher

Raptors

Bald eagle
Osprey
Barred owl
Rough-legged hawk
Sharp-shinned hawk
Cooper's hawk
Red-tailed hawk
Merlin

MAMMALS

River otter
Deer
Raccoon
Douglas squirrel
Grey squirrel
Chipmunk
Mice
Rats
Coyote

AMPHIBIANS

Frogs
Salamanders
Newts

REPTILES

Garter snake
Painted turtle

City of Bainbridge Island
City Council Agenda Bill

CITY OF BAINBRIDGE ISLAND

PROCESS INFORMATION	
Subject: 8:15 PM Discuss Non-Motorized Transportation Bond, AB 17-032 - Council (Pg. 84)	Date: 3/7/2017
Agenda Item: COUNCIL DISCUSSION	Bill No.: 17-032
Proposed By: City Council	Referrals(s):

BUDGET INFORMATION		
Department: Executive	Fund: Not Applicable	
Expenditure Req:	Budgeted? No	Budget Amend. Req? No

REFERRALS/REVIEW		
Study Session: 2/21/2017	Recommendation:	
City Manager: Yes	Legal: Yes	Finance:

DESCRIPTION/BACKGROUND

The City Council discussed this topic last during the February 21, 2017, Study Session. General consensus was to keep the Town Square Project and Non-Motorized Projects together in a potential bond measure. As a result, a bond measure in 2017 would not be possible. Following the meeting, Councilmember Townsend, who was unable to attend the February 21 meeting, distributed an email to members of the City Council requesting continued discussion at a future meeting.

RECOMMENDED ACTION/MOTION

Continued discussion.