

To:: Kelly Tayara, Senior Planner
ktayara@bainbridgewa.gov

April 15, 2021

From Charles Schmid
10677 Manitou Pk. Blvd.
Bainbridge Island

Subject Comments on SEPA Permit April 2, 2021

LOOKING FORWARD to a well designed facility. First of all I would like to state that my wife and I are excited about the renovation of the Messenger House. We have lived nearby since February 1970 during which we have seen a wide range of patients and administrations. We received the proposed SEPA document and have a number of questions, many of which could not be answered due our quarantine lack of access to the Planning Department which resulted in us not receiving the proposed SEPA on April 8 and therefore request that the closing be extended one week later on April (20) for easier reading since we only had a portable word processor..

FILL I THE BLANKS I was somewhat confused by the various references to Phase 1 and Phase 2 for the project. Where is the Phase 1. Description? Did Phase 2 go through the proposal period for the project? There also were head counts around 56 and 90 + I think these numbers just require some proofreading. As I recall phasing follows close set rules since it has wide applications. I have a number of note books covering past plans which might help clarify this. I also see that the applicants stated they will not expand on the present design of the project - this must be stated- and not an add on without due process. Does the property line extend to all the present property? Are any boundary changes being proposed as part of Phase 2? Any changes should be made clear and justified. If none are, designating this as open space will make a wonderful park-like space area along Manitou Park Blvd. and the owners should be congratulated for leaving it natural as it is. This is accomplished by compressing buildings into more floor and 35 food buildings. Passers-by now are always impressed with the magnificent trees and bushes

TRAFFIC The proposed SEPA says a traffic analysis was done; however due to lack of access (and time) my wife and I not have a chance to review it. We hope plans were included to take into account the failing steep banks which could hinder a escape route along Murden Cove. We along with neighbors appreciated the Messenger staff who a road through the woods years ago rather than driving by

residential homes and pedestrians - the number of which has grown over the years
-this has made our streets quieter and safer.

PROPOSED MITIGATION AND SHORELINE

A GEOTEC report by Aspec reviews some steepness of the slopes. One steep area connects the end of Mountain View Road with the other end of Manitou Park Blvd as it goes down a steep slope to Rolling Bay Walk. Does the proponent own this property? If so this would make a wonderful trail since it goes through a forest. However it is steep and hidden but wonderful. It is not clear if Shoreline is part of the proposal and how it will be handled.. The draft Shoreline I seem to recall that the terminus described above was a narrow strip of land commencing with the waters of Puget Sound. Some evidence of this are steps along the road. It divides the transportation into three paths 1) Ocean Drive, (1) 2) west) 3) Mountain View Drive (north)

Has the sewer system been improved which I believe pump?

ENVIRONMENTAL REPORTS

Two important reports on sources of pollution are glare and late at night. noise. We brought these up during previous remodels of the Messenger House since noise and glare are often due to staff coming and going. Noise is not easily diminished by vegetation. Possible quieting is achieved by heavy walls and double pane glass. Other noise sources include noise generators, heat pumps, placement of garbage, etc. which most architects are aware of.

Miscellaneous

The City has included a good section on vegetation, plantings.

CONCLUSION

I hope my "citizen's" view of the draft SEPA had some benefit for the reader. I found it interesting with good sections (e.g. plantings) and sections missing (property descriptions) and some half there (shorelines). There are possible opportunities (trail on north north undeveloped). Another opportunity is to build a small community meeting room to replace the theater which finally collapsed.