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To: [PCD](#)
Cc: [Stonecress Condos HOA Board](#)
Subject: Wintergreen Townhomes SEPA comments
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Greetings Planning Commission,

I offer the following comments for your SEPA review of the Wintergreen Townhomes proposal.

The amount of **building and paved area appears to exceed the stated 60%** on land that is designated by Kitsap County as a **critical aquifer**.

Additional City emergency services may be required:

- Dangerous traffic conflicts on High School Road at the two intersections leading to and from this development will contribute to accidents and the need for emergency services.
- 73 units with no backup source of heat will impact city emergency resources during power failures ("possible" wiring for future solar hookups is noted in the application, though small roof areas per each unit does not appear to support solar power).
- 750 square foot units are split into two levels. The resulting sensation of confinement in a 375 square foot space coupled with tightly packed neighboring homes may lead to mental and emotional unrest as some studies have pointed to, that would require emergency services.
- Parking spots currently occupied by VM staff and patients are being designated for residents in the application. It appears that there IS a net loss of parking.
- Inadequate limited shared parking for VM, Walgreens, townhome residents, guests and maintenance workers may create a need for City support.
- The daily volume of semi trucks to Builders First Source and emergency vehicles to and from VM, along with delivery trucks, maintenance vehicles, moving trucks, landscapers, and vehicles from VM, Keybank, Walgreens staff, patients and customers, plus 73 units of residents and guest cars, will create traffic and safety hazards for all.
- While there is a plan for bike racks, there is no path for bikes other than on the narrow street shared with semi trucks.
- Documents show buildings over the storm drain catchment systems that support and protect the adjacent wetland. How will that critical infrastructure be accessed for maintenance, earthquake, buildings settling on buried structures or other emergency?

Noise hazards for residents -

- VM generator: far in excess of OSHA standards due to location of the units so close to VM generator which runs monthly for an hour and 24/7 during power failures/surges/interruptions.
- Highway 305 and High School Road traffic noise will have a significant impact on residents.
- Only west facing units are expected to have sound reduction windows.
- what type of "fenced sound barrier" are they proposing to install on the highway side of the property that won't take away from the natural buffer required and present an eyesore?

Environmental impact on Stonecress neighbors:

traffic-

- increased traffic from High School Road is likely to travel through private Stonecress Lane as it becomes a "turning lane" for cars unable to make left turns at the intersection of Ace, McDonald's and the development because of 73 more households and the associated vehicles that support them.
- increased traffic noise and lights next to Stonecress homes
- increased hazard to children, pedestrians and bikers on Polly's Lane
- difficulty for Stonecress residents to make left turns to High School Road because of additional traffic from the development on top of existing and ferry traffic on High School Rd

dumpster proposed to be located directly next to Stonecress homes-

- 24/7 noise from 73 units of residents using the dumpster
- noise of trucks emptying the dumpster multiple times per week
- smells
- rodents
- crows scattering garbage

light from new parking lot lamps

Removal of 10 trees and 10 bushes is expected on the west side. Relatively speaking, for that entire project area which currently has grass and very few shrubs, that represents a large loss to the landscape, and replacements would likely provide neither an equivalent nor an improvement.

Thank you for accepting these comments.

Kind regards,

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