

From: [Nancy Rudman](#)
To: [PCD](#)
Subject: Re: Comments and Concerns on Wintergreen Townhomes Project
Date: Friday, May 14, 2021 6:34:49 PM

CAUTION: This email originated from outside the City of Bainbridge Island organization. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for letting me know. Below is the text about concerns with the Wintergreen Townhomes project.
Nancy Rudman

May 14, 2021

Dear Planning Commissioners, Bainbridge City Council Members, and Hearing Examiner: I have concerns regarding the Wintergreen Development proposal.

One of these concerns is the stormwater/wetlands issue brought up by Linda Andrews of Daylily Road in the Stonecress community and submitted to you as follows:

"The Wintergreen application states that the new development will be located on two lots on the Visconsi site. Yet a site map (see attached) locates one row of the townhomes off the eastern lot and onto what is currently a paved area. A stormwater vault is located under one of those potential homes and other detention tanks are located under the paved area. This stormwater system cleans, retains, and manages the flow of water collected from the hard surfaces and disperses it into the wetlands to the east. It is critical to protecting the Stonecress wetlands, the Hamlet wetlands, and water flow further east and into Eagle Harbor. Building over these structures brings up two concerns: • Will home construction over the area pose a threat to the system? Could the process of building cause a rupture? • Quick access to these structures is important in the case of a failure of any part of the system. Pavement can be dug up fairly quickly if a serious problem occurs, and failures of pipes and tanks and other equipment are not unusual. Quick access is not possible if the structures are under a house. The Environmental Review responses by the builder skip over this issue: Surface Water: "A WETLAND IS LOCATED OFFSITE TO THE EAST WITH COBI APPROVED BUFFERS THAT DO NOT AFFECT THE TOWNHOME PROJECT'S BUILDABLE AREA ON EITHER LOT." Yet the builder is planning to build east of the building lot, over existing structures that protect that wetland. Please require that home construction be limited to the actual building lots. Sincerely, Linda Andrews 719 Daylily Lane"

Other issues of concern are traffic, noise, parking.

I live at 1363 Stonecress which is on the corner of Polly Lane and have a unique vantage point of the property, roads & traffic movement as compared with the other homes in the area.

Since early on in the pandemic (early 2020), the parking lot for Virginia Mason and the Urgent Care facility has been in full use with little extra parking. I am concerned about adding 74 more units to this already full parking area.

The traffic in and out of the parking lot is also a concern as I already am seeing an increased amount of traffic driving down Polly Lane (the wrong way on a one-way street) and entering the Virginia Mason parking lot through the Do Not Enter sign, as well as traffic continuing on through the Stonecress property. With 74 units and only one access road into the property, Polly Lane and Stonecress will likely be stressed with more traffic through the community.

Another concern is the noise that will be surrounding these 74 units and how that will impact the quality of life for the people living there. There are tractor trailer trucks that drive right through where the units will be and they are

active very early in the morning, as well as throughout the day. Add to that the medical emergency vehicles coming to Virginia Mason and Urgent Care (with sirens on).
Currently there is also grounds cleaning of the Virginia Mason parking lot that uses a large, loud street sweeping vehicle and an even louder gasoline powered leaf blower - at night...

There have also been issues with the noise level of the generator at Virginia Mason. It is very loud to the Stonecress/Daylily/Polly Lane homes and the new units will be even closer to that noise.

My hope is that you will take into consideration the quality of living for the people in this new development and for the surrounding homes which will be impacted by a more congested living area.

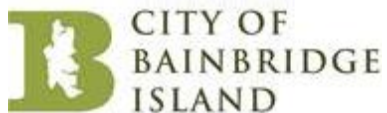
Nancy Rudman
1363 Stonecress Lane NE
Bainbridge Island, WA

On Fri, May 14, 2021 at 6:03 PM PCD <PCD@bainbridgewa.gov> wrote:

Ms. Rudman,

We are unable to open the document attached to your e-mail below. Please provide the text in an e-mail as you proposed and we will make sure it is received in the public comment as you did try to send it to us within the timeframe provided.

Thank you,



JANE RASELY

Administrative Specialist

www.bainbridgewa.gov

facebook.com/citybainbridgeisland/

206.780.3758 (office) 206.780.5104 (fax)

Planning and Community Development Service Hours

Due to the City's COVID-19 response, the Planning and Community Development Department (PCD) has modified its operations. Please see the PCD webpage (<https://www.bainbridgewa.gov/154/Planning-Community-Development>) for current information.

From: Nancy Rudman <nancyrudmanrmt@gmail.com>
Sent: Friday, May 14, 2021 8:58 AM
To: PCD <PCD@bainbridgewa.gov>
Subject: Comments and Concerns on Wintergreen Townhomes Project

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To Kelly Tayara and others who may be concerned:

Attached are my concerns regarding the Wintergreen Townhomes development plan. I understand that Friday, May 14, is the last opportunity to submit comments for the June 24 Hearing Examiner meeting, scheduled for 1:00 PM. If you can not open this Pages file, please let me know and I will send the full document through email.

Please distribute my letter to the Planning Commission and the City Council as well as the Hearing Examiner.

Sincerely,
Nancy Rudman
1363 Stonecress Lane NE
Bainbridge Island