

To: Ellen Fairleigh, City Planner
cc: Heather Wright and Jennifer Sutton, Planning Managers
Olaf Ribeiro, Vice President of ABC
From: Charles Schmid, Association of Bainbridge Communities
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Date: February 5, 2018
Subject: 305 Screening for PLN50955 SPR Commuter Comforts & Drive Through Espresso



This memo is a request that required screening be implemented along the perimeter of Highway 305 for the remodel of the previous Key Bank for the new Commuter Comforts Site

BACKGROUND

Thank you for providing the file box for PLN50955 SPR. In it were the *Development Standards and Guidelines*. Those applicable to this memo include: (please check my recopying of them.)

Roadside Buffer (adjacent to 305) BIMC 18.15.010 E.1 a .A buffer is required along Highway 305 which is designated as a scenic highway. The 50 foot roadside buffer requirement can be reduced by the director after consultation with an acceptable tree professional"... "if it is determined that (i) a 50 foot buffer would cause the property to be undevelopable, and (ii) the reduced buffer will provide as much screening of the site activities from Highway 305 as practicable in light of the site topography and conditions.

Table 18.1.5.010-4 Highway 305 -50 foot full screen/35 minimum

BMIC 18.1.5.010-D5a Existing vegetation may be used in lieu of plant material

18.1.5.010- D5d The director may approve the averaging of perimeter landscape to provide adequate screening if it meets the criteria contained in this section.

18.15,0100.5.f this cover averaging

PROPOSED BUFFER

It was not clear to me if a 50 foot full screen buffer will be provided along the entire Highway 305. Most of the screening along Highway 305 is provided by trees planted when the Key Bank was approved. Those trees left appear to meet the requirements stated above. However there is a "gap" in the present screening which has no trees and thus does not meet the requirements. Hence trees and vegetation must be planted in this short section of the buffer to complete a full screening along Highway 305. A memo (12/16/18) from the landscape architect noted that "a small area of the drive will be in the 50 foot buffer." I would assume this 10 feet would be allowed with buffer averaging under COBI approval as explained above. In addition the memo mentions "The proposed sitting area lies within the buffer and will be screened from the highway with evergreen shrubs." It was not clear where this sitting area was located (Is it the 'patio' in the landscape drawing?) It does not meet the requirements above if the patio is located in the 50 foot buffer.

REQUEST

Please clarify the proposed perimeter screening along scenic highway 305:

- 1) Will there be a full screen planting 50 feet deep along the entire Highway 305 property? Is a sitting area proposed to be in the 50 foot buffer? If so, how is this allowed?
- 2) What are the types, spacing and size of the trees and vegetation plantings in the existing "gap" in the 50 foot screen and maintenance plan. Will this provide full screen?
- 3) Is there a proposed connection with Sound to Olympics Trail as mentioned by DRB.

ABC is an environmental organization. One of its many interests over its 40 years is preserving the trees and vegetation screening along Scenic Highway 305 to provides natural surroundings for those driving, bicycling (and now walking) using the new STO path. The proposed café will be a nice stopover for them. A 50 foot buffer will separate them from the traffic and improve their visit.