

MESSENGER HOUSE PHASE 2

RESPONSE TO NEIGHBORHOOD COMMENTS

7-17-20

- Conditional Permit and Project Phases
 - What does the conditional permit allow for a maximum square footage footprint?
 - There is no limitation unless controlled by other zoning regulations (lot coverage etc.)
 - What is the total square footage for the final project, please breakdown each section of the building and it's square footage (i.e. Memory Care, Assisted Living, etc)
 - Memory Care: 26,500sf (no change)
 - 1917 Building: 16,500sf (no change)
 - Assisted Living: 52,500sf (20,500 existing)
 - Total Project: 95,500sf
 - Guidelines and usage rules for keeping this conditional permit?
 - Project approval is based on meeting decision criteria. Use is allowed as CUP. No increase in number of beds is factor in approvals. These questions will be clarified during upcoming pre-application meeting.
 - How many phases will there be?
 - Two phases. Phase one is renovation of memory care wing (currently under permit review). Construction anticipated for Fall 2020. Phase two will be new assisted living wing. Construction anticipated for Spring 2021.
 - Can Cascadia put us in touch with anyone from any other community where they built a facility in a neighborhood like ours?
- Proposed propane tank placement closer to Manitou Park Blvd.
 - Concerns with industrial sized propane tanks close to residential homes (can they please be placed with other propane tanks on the west side of the parking lot)
 - Tanks are proposed to be moved about 50' NE from current location and will be screened.
 - Concerns with the ability to fill propane tanks without blocking the road
 - Existing service access for sewer plant will be used and will not block road.
 - Concerns with access and life-safety issues of Rolling Bay residents when the street is blocked due to refilling of tanks
 - Road will not be blocked
- Pollution
 - Light pollution from life-safety lights throughout the night. Is there a lighting plan that shows these lights and where the locations are relative to windows?
 - Project lighting will comply with Dark Sky requirements. Exterior lighting will be low level illumination to prevent off-site light spill.
 - Noise pollution from HVAC and mechanical – with such a large proposed increase in square footage, what will the decibel range be (24/7) for the neighborhood? What will this do to wildlife in the area? Where will the HVAC and mechanical be located?

- New mechanical systems will primarily be internal to building. Common area equipment will be roof top mounted and screened. All equipment will meet City noise requirements.
 - 5g antennas and towers. Does the company plan on securing any antennas and towers to the roof? We are concerned with safety and environmental issues if these will be placed on the property.
 - Verify with owner.
- Sewage
 - With such a large proposed increase in square footage, what capacity can the sewage treatment facility handle and is it now capable of what is being proposed?
 - Proposed improvements will be within capacity of current sewer plant.
 - Because the sewage treatment has leaked in the past, any information and plans on maintenance will help ease concerns with the neighborhood.
 - We will provide an update when information is determined.
- Staffing and Guests
 - How many staff will be on site and where will they park?
 - Staffing will remain at prior level (10-12 staff) and they will continue to park within main parking area.
 - How does the company plan to manage parking for both staff and guests?
 - Parking will have new for staff, residents and visitor spaces.
 - There is an increased traffic concern coming onto the island and also with traffic on Valley Rd and Manitou Beach Dr. These are very active walking and biking roads. The neighborhood is very concerned with the increase of cars and delivery vehicles.
 - No increase in traffic is anticipated. The City will determine if a traffic study is required. The owners intend to continue to allow public access along existing access lanes.
 - The neighborhood is extremely concerned with vehicles parking on Manitou Park Blvd and using the walking trails for visiting residents or just using the greenspace. What is the company doing to guarantee that there will be no parking on Manitou Park Blvd?
 - The city can regulate parking on public streets with new signage and related parking enforcement. No parking is proposed along streets.
 - The neighbors are also concerned with increased traffic on Mountain View Rd. They are concerned with delivery vehicles driving down Mountain View to get to the new proposed vendor/supplier building access.
 - Deliveries can be restricted to Ocean Drive.
- Vegetation
 - There is a large concern around decreased vegetation.
 - Tree removal will be minimized to preserve existing mature trees. Removal tree have been identified on site plan. We are working with an arborist to define a tree retention plan.
 - Removal of trees - what is the plan on replanting? What size will be replanted? We would like an equivalent tree replanted, and large as possible to match the tree that removed. What is the tree plan if any?
 - Tree replanting will comply with City tree unit requirements (40 tree units per acre). This is to ensure existing tree units are maintained either through retention or replanting. Approximately 100 new trees will be planted.

- There are concerns with removing too many trees, including old growth and Madrona trees. There are concerns with removing trees that are currently providing screening for neighbors.
 - Our goal is to protect the mature trees and enhance existing park like setting.
- Landslide and Water Concerns
 - This area has had a devastating landslide. Water mitigation is crucial. What are the plans with water mitigation?
 - The existing stormwater facilities will be used to the extent feasible. On-site infiltration will also be assessed to see if features such as rain gardens can be utilized.
 - New concrete – what are the plans for water mitigation with this? Pervious concrete?
 - New impervious surfaces include pathways and patios. Some existing paved areas will be removed as well. Pathways and patios may be able to be infiltrated into landscaped areas.
 - Wells – does the company plan on using the wells for water supply to the building? If so, what are the risks to the other residents that rely on their wells for water. What studies have they done on the wells that are currently tapped? Messenger House will continue to use City water system. Existing well may be utilized for irrigation.
- Parking light lighting
 - Will there be an increase in parking lot lighting?
 - No increase is proposed. If new lighting is added, it would need to be Dark Sky complaint and fully shielded.
- Diesel Back-up Generator
 - Are there any plans for upgrading this?
 - Verify with owner.
 - Neighbors are concerned with the pollution that it currently emits when tested and started.
- Trail (north end)
 - There is currently a dirt trail littered with garbage. Will/can the owners clean up all the polluted garbage that has been dumped there throughout the years?
- Construction Plans
 - What are the construction plans? How long is construction slated to last?
 - Phase 1 will begin Fall 2020 and be completed within 12 months. Phase 2 will begin Spring 2021 and be completed within 14 months.
 - What are the staging plans? Construction access and staging will be within main parking area.
 - Where are the crews going to park (again, we are concerned with staging and parking near Manitou Park Blvd)
 - Parking will be on-site at location to be determined.
 - What is the demolition plan?
 - How are they making sure the debris does not land on any neighbor's property or create air pollution for our neighborhood?
 - Demolition will follow all city regulations.