

**From:** [Debra Sherbina](#)  
**To:** [PCD](#)  
**Subject:** SEPA Review: Proposed Wintergreen Townhomes Development Comments  
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Hello COBI Planning Division,

Please accept my comments below in light of the current SEPA review period for the proposed Wintergreen Townhomes Development.

#### Traffic and Parking Issues

- Dangerous traffic conflicts on High School Road at the two intersections leading to and from this development are highly likely to contribute to accidents.
- Parking spots currently occupied by Virginia Mason 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. The location for this new townhome complex was not well thought through considering the huge variety of uses, existing inadequate surface streets, and inadequate parking. It's a recipe for traffic density and potential accidents.
- While there is a plan for bike racks, there is no path for bikes other than on the narrow street shared with semi trucks. This creates danger for cyclists.

#### 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 danger to children, pedestrians and bikers on Polly's Lane. At this time, 20 young children live in the Stonecress community and enjoy playing outdoors in the warm spring and summer months. More children are present if residents have visitors.
- 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 Road.

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 considering these comments.

Respectfully,

Debra Sherbina  
1324 Stonecress Lane  
Bainbridge Island, WA 98110