

Dear Planning Commission,

Please consider the following comments as part of your SEPA review of the Wintergreen Townhomes development proposal:

- A. City resources may be required to address increased traffic resulting from the residential development
- B. City resources may be required to address traffic safety measures resulting from dangerous traffic conflicts along High School Road. These measures may include expenditures for planning, design and construction of a signal crossing to include a pedestrian crossing.
- C. Proposed location of buildings over storm drain catchment systems threatens wetlands and creates challenges for future management and maintenance.
- D. Inadequate parking for occupants of the proposed 73-unit development, VM visitors, VM employees, Walgreens employees may lead to conflict with neighboring property owners including the Stonecress Townhome Community, Kitsap Bank and ACE Hardware. The parking shortage could force motorists to park in the Safeway plaza and increase pedestrian presence on Hwy 305.
- E. The City faces increased liability with increased pedestrian use of marked and unmarked crosswalks.
- F. Impacts to nearby homes within the 44-unit Stonecress Townhome Community include additional traffic using Polly's lane and illegal turns onto Stonecress Lane which already occur as vehicles seek shorter wait time to turn onto High School Road. This increases safety concerns for the Stonecress community which includes approximately 14 families with small children who cycle and play in and around the private roads serving the community.
- G. Impacts to the Stonecress Townhome Community from noise and pests generated by the location of garbage and recycling dumpsters at the eastern edge of the proposed Wintergreen development.
- H. 24/7 use of a property that was approved for commercial not residential use, will create noise and light pollution for nearby homes and businesses unless adequate green space is incorporated in the final design. Greenspace that includes an adequate play area will make the development a more attractive affordable housing resource for families.

Thank you for your consideration.

Regards,

Elizabeth Doran, owner
1368 and 1372 Stonecress Lane
Bainbridge Island, WA 98110