

## **PLN51836 SPR – Proposed Wintergreen 73 Unit Townhome Project Concerns:**

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(A Design Review Board Member, testifying ONLY as private citizen, and utilizing publicly available information)

The proposed Wintergreen (WG) project is a “glimmer of light in the darkness,” for the Visconsi landowners, the developer/builder, and for the future townhome buyers/owners. The Bainbridge Island commercial market is a large inventory of at least 70,000sf+ of vacant commercial space for sale or lease. The proposed single family WG project is a “win-win” for all above participants, and more importantly, will denude, beautify, and enrich the currently vacant, 2.93 acres either side of private Wintergreen Lane.

The proposed WG project will let the Visconsi landowners to close out their last 2 of 5, unsold commercial zoned lots. Best of all, 42% of the proposed WG units will sell slightly less than \$400,000, and managed via lower Homeowners Association fees. This provides a much-needed market “boost” for lower income, and the “missing middle” home buyers who seek housing that is affordable. The current, single family residential market sales on Bainbridge show a median price of \$1.1 million – far beyond the reach of all “work force” housing seekers.

However, like anything (too) good, there are still, hidden challenges yet to be overcome by the WG developer (and possibly by the COBI), to introduce a safe, healthy, and successful townhome residential project to Wintergreen Lane. The proposed WG project is intended to complement the entire Visconsi, 8+ acre retail/commercial site - currently comprised of a busy, and growing Health Clinic and Urgent Care Clinic, a national pharmacy store, and a mid-sized national bank.

The COBI Interim Planning Director’s (Deputy Mayor) Final WG Recommendation to the HEX is “most deficient” as it pertains to several key issues still not addressed in the proposed Wintergreen Townhome project design.

### **Proposed Wintergreen Applicant must still provide:**

1. An updated Environmental Noise Study (SEPA) based on the changed, proposed homesite locations at the west lot townhomes, including the proposed addition of a 10’ high earth berm in the west buffer. This revised study must be based on BIMC/WAC noise codes, and not per HUD, as the February 2021 Environmental Noise Study refers.
2. Provide better detailed layout of the proposed 50’ vegetated buffer, the entire length of the west side of the SR-305 ROW sites, and clearly indicate the Front Setback dimensions at westerly homesite townhomes. The proposed 50’ vegetated buffer stopping point is also not correct. Does it terminate at the west, or east edge of the proposed, 5’ wide sidewalk? Last, does the newly proposed, 50’ buffer layout, create “non-conforming” buffers defined by prior decisions?
3. Submit accompanied WG Landscape Design that includes the 10’ high, earth berm, with berm’s required “LS cover.”
4. Submit clearly numbered, proposed, open parking stall layout for each lot of the 8+ acre sites. Including a separate parking data legend for each of the five (5) lots, and add the missing 70 vehicle, open parking stalls still <short> at the proposed WG project sites. The parking shortage is still not shown in the Rev 6 Site Plan dated 10/12/2021. By the way, the 10/12/2021 plan is the FIRST parking plan, submitted by the proposed, WG project showing the overall 8+ acre parking plan! See attached WG parking backup calculations defining the 70 open stall parking shortage. The vital need of the proposed WG project is still to provide adequate open stall vehicle parking – this MUST be included in the project.
5. Modify proposed townhome layout “pinch-point,” at the west lot, located between two (2) north townhomes. This crunched exterior design is most questionable - an “improperly balanced space.” It looks very much like an “after-thought,” not in keeping with professional design standards. This unusual, and odd-looking layout must change.

Providing adequate PARKING is a key deficiency of the current, proposed WG project, and where parking is listed as #4 deficiency in the above, though it is a #1 priority, but.... The WG Applicant must first “prove” ( #1, #2 and #3 above) that the proposed 50’ vegetated buffer width (and the 10’ high earth berm), adequately suppress the traffic noise from SR-305. The revised noise study must show that the homesites receive no more than 55 dBA of noise. The vegetated buffer and front setback layouts have changed since the date the original WG noise study was performed in February 2021.

Next, it is vital that Virginia Mason, and CHI Franciscan Urgent Care Clinic parking do not become “parking-locked” due to the addition of the proposed WG townhome, non-commercial project. Both clinics have experienced a rapid growth, since the 2016 Administrative Decision. Clinic parking shortages will hinder easy First Responder, and patient access to the building – and more so, during winter months as it rains, and the winds blow. Virginia Mason and CHI Franciscan Urgent Care clinics are the only health care operations available on our growing Bainbridge Island community.

The Visconsi 2014 HEX, and the 2016 Administrative Decisions failed to consider future medical clinic parking needs. Both 2014 and 2016 parking counts are based on 20,000 and 30,000sf Retail buildings - 4/1,000sf GFA = 90 and 120 Open Stalls decided. The 2016 decision “shorted” the 30,000sf, Medical Clinic building by 5/1,000GFA, or 150 – 120 = 30 Open Stalls. Medical clinics, such as in the City of Poulsbo code, require 5/1,000GFA parking stalls at all Medical Clinics. The above information supports the vital need that proposed WG parking be well thought out now, and not later.

Further, the 2016 Administrative Decision shows the VM staff recorded as 30 total. The COBI 2019 Approved City Budget package shows the VM clinic staff as 70 ! This is a huge staff increase, and probably not considered by anyone in 2016. A common finding is that Medical Clinics require more staff per 1000sf of floor area, then do similar-sized Retail spaces in order to support their staff.

The above parking background is most pertinent to calculating a “practical-working,” Open Stall, Non-Private Parking count, at the two proposed WG project sites. The proposed WG project must provide 120 open parking stalls (Refer to Tables Pg. 3-4). The most recent WG project site plan, dated 10/12/2021, shows WG only providing 50 open stalls – a shortage of 70 open stalls. This count includes that WG also must replace 3 Open Stalls removed at Walgreens, by WG, in order to construct a 12’-13’ wide access road at the west WG lot. Total parking count at Proposed WG includes: the 73-unit baseline stall count, the recommended 26 stalls “PLUG,” in order to park WG guest/service vehicles, and the 21 off-site stalls for VM staff, patients, and service vehicles to park at WG. The 2016 Administrative Decision approved 120 (from prior 90) Open Parking Stalls for use by the revised 30,000sf medical clinic building. Only 99 stalls are physically provided (though the prior, and most recent parking plans indicate 100 stalls). This leaves a 21-vehicle, Open Stall shortage at the VM/Urgent Care Clinics. These 21, and probably more vehicles, park off-site currently, at the two proposed WG project lots.

The last parking criteria to consider is also from the 2014 HEX/2016 Administrative Decision, the proposed WG project must meet. The 2016 Administrative Decision requires a quantity of 278 Open Parking stalls installed, over the 8.16 acre site. This means the proposed WG project must at least provide an additional 87 Open Parking stalls (Refer to Pg. 3), in order to meet. The 10/12/2021, 8+acre site plan only shows an additional 53 open stalls. This means the WG project is short to meet this criterion, by 37+3=40 Open Stalls. The <40> count includes replacing the three stalls removed by WG at the Walgreens parking lot. The Deputy Mayor, as Interim Planning Director submitted a Final WG Parking Count of only 264 parking stalls (excludes WG on-site guest/service vehicles, and Medical Clinic off-site parking). The Open Stall parking calculations (Pg. 3 and 4) recommend an Open Stall parking count of 290, not 264, as submitted by COBI PCD. This calculation also leaves Medical Clinic parking “as-is,” without the suggested parking of another 30 Open Parking Stalls, that better meet medical clinic parking needs for other land use jurisdictions.

## **“Visconsi Master Plan” History – Mixed Use Town Center – (5) Parcels – OPEN Parking Stalls:**

**PLN17734 – HEX Decision Dated March 27, 2014.....248 OPEN Parking Stalls Required**  
**PLN50231 SPRA - Notice of Administrative Decision June 10, 2016.....278 OPEN Parking Stalls Required**  
**PLN51836 SPR HEX Pkt. – Proposed Wintergreen 73 Unit Townhomes 264 OPEN Parking Stalls RECOMMEND**  
**- ditto- (Parking Calcs by Bob Russell) -ditto- 290 OPEN Parking Stalls RECOMMEND**

### **1a. Overview of Proposed Wintergreen Townhomes SFR, MUTC Sites Buildings’ Parking:**

<b>Building Name</b>	<b><u>2016 Required</u> Parking-OPEN (4/1,000sf Bldg.)</b>	<b><u>Actual Count</u> Parking-OPEN Stalls (Existing)</b>	<b><u>* 10/12/2021</u> REV 6 Parking- OPEN Stalls</b>	<b>Remarks</b>
Key Bank	13	12	13	Short 1 OPEN STALL
Walgreens	58	58	55?	See Further @ Bottom of Table
Virginia Mason 120		99	100	21 VM Staff Stalls Vested, but “Off-Site”
<del>Bldg. 3 / 4</del>	<del>48</del>	<del>9</del>	-	SFR Replaces Commercial Use
<del>Bldg. 6 / 7</del>	<del>38</del>	<del>36</del>	-	-ditto-
WG East (Lot D) 30**		36	36	Recommend ADD 25 Open Stalls–Pg 2.
WG West (Lot A) 43**		9	17	Recommend ADD 45 Open Stalls-Pg 2.
Walgreens/WG Property Line		-	***<3> (50)	WG shows not replacing 3 Stalls

Sub-Total: <191> OPEN Stalls Vested IAW 2016 Administrative Decision(Includes 21 Off-Site Clinic OPEN Stalls)

Required: **278 OPEN Stalls Required** IAW (In Accordance With) 2016 Administrative Decision

**Difference: 87 OPEN STALLS must be included in the Proposed WG Site Plan – Further, see bottom Page 4 of 4**

### **1b. Proposed WG ONLY – OPEN STALL Parking Calculations (Per BIMC + Recommended Guest/Service ...):**

WG 1-BR Units\*\*\*\* 49 (Revised from 31 units) - Requires 1 Open Stall / Unit  
 WG 2 BR Units\*\*\*\* 24 (Revised from 42 units) - Requires 2 Parking Stalls Unit; (24 Garages=24 Private Stalls)  
 Total SFR Units 73 OPEN STALLS Required per BIMC SFR Code  
 Guest/Service Veh.’s 26 (“**PLUG**” OPEN STALLS -.35); Max Allowed: (.5 x 73 Units), or 37 OPEN STALLS  
 OFF-SITE Parking-VM 21 (OPEN STALLS based on 4/1,000sf of Bldg.– **Best if VM is 5/1,000sf (= + 30 Stalls)**)  
**Required by WG: 120 OPEN STALLS Recommended; 6 days/week; “Shared Daytime Parking” Only Sundays!**

### **IAW Visconsi Master Plan: Summary: 191 + 120 – 21 (Vested Off-Site VM) = 290 OPEN STALLS RECOMMEND**

- \* Only time WG proposes an Overall Parking Plan – Four (4) months after RECOMMENDED PROJECT DENIAL by the DRB
- \*\* Makes no logical sense to approve a 25% ferry distance, parking reduction (18 OPEN STALLS); 42% of townhomes are for Affordable Housing (on-island “Work Force”); And where 20% of resident owners will be Senior age (62+). Resident NON-OPEN, Private Garage Parking is excluded from ALL parking stall #'s, since residents unable to “share park” private Garages. Site parking also must meet Approved Visconsi Master Plan, requiring a baseline, OPEN STALL count. Garages are not included in 2014 / 2016 Decisions
- \*\*\* WG will remove 3 open stalls (Walgreens, where 58 stalls required) to install a 12’-13’ wide Access Drive at Lot A (West) – Replace 3 OPEN STALLS somewhere on WG property
- \*\*\*\* See Top Page 3 of 4, for a detailed proposed, Townhouse unit OPEN STALL breakdown

**2. DETAILED BIMC BREAKDOWN - Proposed 73-unit, Townhome Parking – PLN51836 SPR  
Parking Plan, Rev 6, Posted 10/12/2021:**

**Lot D (East)**                    **36** OPEN Stalls Indicated for Proposed Wintergreen Townhomes

1 & 2 BR Units:            <30> Town House Units shown (13 are 2 BRM - Private Garage Stalls are Excluded)

Lot D Guest/Service <10> Open Stalls “PLUG” (.30 x 30 units), 6-days/week (Max. <15> guest stalls allowed)

Virginia Mason Stalls <21> VM Staff Use 6 days/week; 6:30am – 5:30pm; Sunday Days – OPEN STALLS Avail.

**OPEN Stalls Short:    <25> Lot D (East)**

**Lot A (West)**                    **17** OPEN STALLS indicated @ Proposed WG Townhomes

1 & 2 BR Units:            <43> Town House Units indicated (11 are 2 BRM - Private Garage Stalls are Excluded)

Lot A Guest/Service <15> Open Stalls “PLUG” (.35 x #units), 6-days/week (Max. <22> Guest stalls allowed)

Replace Walgreens        <3> Open Stalls removed to provide the WG West Access Rd connection to Walgreens

**Open Stalls Short:    <44> Lot A (West), call 45 for ease of recall.**

**SUMMARY Parking Plan, Rev 6, 10/12/2021 OPEN-STALL <Shortage> @ WG Only:**

<25> + <45> = <69> OPEN STALLS per BIMC Criteria Only

**3. SUMMARY Parking Plan, Rev 6, 10/12/2021 OPEN-STALLS vs 2016 Admin Decision, Only:**

36 + 17 – 3 (Walgreens) = 50 Total Open Stalls Proposed Per Plan (3 stalls removed for Access Rd WG)

Admin Decision 2016:        87 Open Stalls, yet requiring Vesting IAW Visconsi Master Plan Approval

Less:                                <50> Actual Plan Count (includes Walgreen’s 3 Stall shortage)

**Total:                                <37> Open Stalls SHORT**