

## Kelly Tayara

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**From:** Kelly Tayara  
**Sent:** Friday, April 16, 2021 11:10 AM  
**To:** 'Linda Schmid'  
**Cc:** Charles Schmid  
**Subject:** RE: Draft sepa

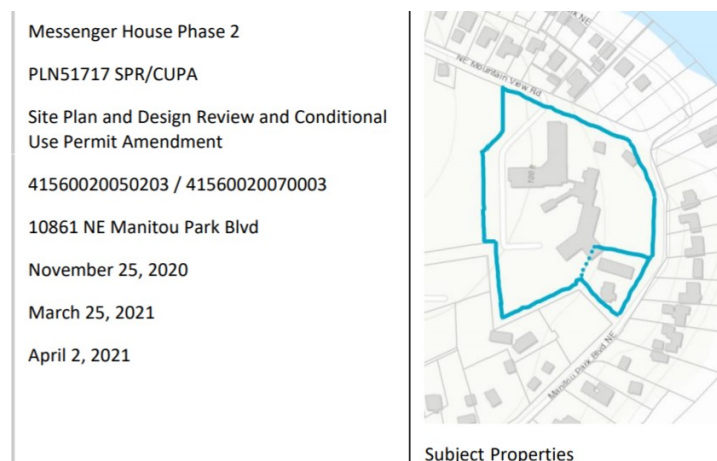
Hello,

Thank you for your comments. I've addressed questions below. I have requested to meet with Public Works prior to May 3: Would you take the time to look at my response about a trail connection below, and perhaps provide some detail?

- The application was noticed in compliance with SEPA and Municipal Code requirements. This comment was received during the SEPA comment period, and the SEPA comment period will not be extended. Though Covid protocols preclude personal visits to City Hall, all submitted documents are available on-line through the public portal to the City's permitting database <https://ci-bainbridgeisland-wa.smartgovcommunity.com/>

I provide the requested SEPA checklist to you in a timely manner, and will continue to do the best I can to accommodate information requests. I very much appreciate your comments, and that you take such an interest in the community at large.

- Phase I, as the applicant refers to it, is described as: 21,762 sq. ft. of interior to be remodeled for a memory Care facility. Adding 251 sq. ft. to south side and a 522 sq. ft. canopy over existing patio. It is a tenant improvement, and did not require land use permit. The building permit file may be accessed here <https://ci-bainbridgeisland-wa.smartgovcommunity.com/PermittingPublic/PermitDetailPublic/Index/7a794069-10e3-4971-a2de-ab8b01066ec0?conv=1>
- The project went through the regulatory process prior to complete land use application, including conceptual, design guidance and public participation meetings, and preapplication conference.
- The project involves two parcels, as noted on the Notice of Application / SEPA Comment Period / Hearing (see below)



- A boundary line adjustment is anticipated to accommodate building outside of the required lot line setbacks.
- In the first paragraph of p.2 of your letter, when you ask about the steep slope / connection between Mountain View and Manitou Park, are you referring to the highlighted area in the screen shot below? If so, this appears to be public right-of-way.



- I don't know whether the sewer system has been improved. Private sewer systems are governed by State agencies, including the Department of Ecology and the Health Department. The applicant is required to demonstrate compliance with State regulations, and the City Public Works Department evaluates compliance in their review of this application.



**KELLY TAYARA**  
**Senior Planner**

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**Due to the City's COVID-19 response, the Planning and Community Development Department (PCD) has modified its operations. Please see the PCD webpage (<https://www.bainbridgewa.gov/154/Planning-Community-Development>) for current information.**

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**From:** Linda Schmid <lindadexterschmid@gmail.com>  
**Sent:** Thursday, April 15, 2021 3:27 PM  
**To:** Kelly Tayara <ktayara@bainbridgewa.gov>  
**Cc:** Charles Schmid <ceschmid@att.net>  
**Subject:** Draft sepa

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residential homes and pedestrians - the number of which has grown over the years -this has made our streets quieter and safer.

#### PROPOSED MITIGATION AND SHORELINE

A GEOTEC report by Aspec reviews some steepness of the slopes. One steep area connects the end of Mountain View Road with the other end of Manitou Park Blvd as it goes down a steep slope to Rolling Bay Walk. Does the proponent own this property? If so this would make a wonderful trail since it goes through a forest. However it is steep and hidden but wonderful. It is not clear if Shoreline is part of the proposal and how it will be handled. The draft Shoreline I seem to recall that the terminus described above was a narrow strip of land commencing with the waters of Puget Sound. Some evidence of this are steps along the road. It divides the transportation into three paths 1) Ocean Drive, (1) 2) west 3) Mountain View Drive (north)

Has the sewer system been improved which I believe pump?

#### ENVIRONMENTAL REPORTS

Two important reports on sources of pollution are glare and late at night noise. We brought these up during previous remodels of the Messenger House since noise and glare are often due to staff coming and going. Noise is not easily diminished by vegetation. Possible quieting is achieved by heavy walls and double pane glass. Other noise sources include noise generators, heat pumps, placement of garbages, etc. which most architects are aware of.

#### Miscellaneous

The City has included a good section on vegetation, plantings.

#### CONCLUSION

I hope my "citizen's" view of the draft SEPA had some benefit for the reader. I found it interesting with good sections (e.g. plantings) and sections missing (property descriptions) and some half there (shorelines). There are possible opportunities (trail on north north undeveloped). Another opportunity is to build a small community meeting room to replace the theater which finally collapsed.

To: Kelly Tayara, Senior Planner  
ktayara@bainbridgewa.gov

April 15, 2021

From Charles Schmid  
10677 Manitou Pk. Blvd.  
Bainbridge Island

Subject Comments on SEPA Permit April 2, 2021

LOOKING FORWARD to a well designed facility. First of all I would like to state that my wife and I are excited about the renovation of the Messenger House. We have lived nearby since February 1970 during which we have seen a wide range of patients and administrations. We received the proposed SEPA document and have a number of questions, many of which could not be answered due our quarantine lack of access to the Planning Department which resulted in us not receiving the proposed SEPA on April 8 and therefore request that the closing be extended one week later on April (20) for easier reading since we only had a portable word processor..

FILL IN THE BLANKS I was somewhat confused by the various references to Phase 1 and Phase 2 for the project. Where is the Phase 1. Description? Did Phase 2 go through the proposal period for the project? There also were head counts around 56 and 90 + I think these numbers just require some proofreading. As I recall phasing follows close set rules since it has wide applications. I have a number of note books covering past plans which might help clarify this. I also see that the applicants stated they will not expand on the present design of the project - this must be stated - and not an add on without due process. Does the property line extend to all the present property? Are any boundary changes being proposed as part of Phase 2? Any changes should be made clear and justified. If none are, designating this as open space will make a wonderful park-like space area along Manitou Park Blvd. and the owners should be congratulated for leaving it natural as it is. This is accomplished by compressing buildings into more floor and 35 food buildings. Passer-bys now are always impressed with the magnificent trees and bushes

TRAFFIC The proposed SEPA says a traffic analysis was done; however due to lack of access (and time) my wife and I not have a chance to review it. We hope plans were included to take into account the failing steep banks which could hinder a escape route along Murden Cove. We along with neighbors appreciated the Messenger staff who a road through the woods years ago rather than driving by

Sent from my iPad