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Planning and
Community Development

July 19, 2017.

Olivia Sontag, Planner
City of Bainbridge Island
Department of Community Development
280 Madison Ave North
Bainbridge Island, WA 98110

Subject: Bloedel Reserve PLN 50734 SPRA & CUPA

Dear Ms. Sontag:

We would like to submit comments regarding this application by Bloedel Reserve. We live one quarter mile north of the Bloedel main gate at 16555 Agate Point Road and have lived here since 1980. There are three areas of concern that we would like the City to consider.

1. New Exit onto Agate Point Road

We are concerned about the safety of the relocation of their exit from the property onto Agate Point Road. The traffic study done for the applicant indicates that there are 1.5 seconds in excess of the 8 seconds required for adequate sight distance to the south of the proposed new exit. This seems to be a rather slim margin for a residential street, especially when the drivers exiting the property are generally not familiar with the road they are entering and are making a left hand turn across oncoming traffic. In addition the conclusions of the study **require** that the vegetation on the west side of Agate Point Road be "maintained" to even make this small margin viable. The portion of this vegetation, mainly mature blackberries, within the right of way has not been cut by anyone for many years. A visit to the site and the traffic study's own diagram make it clear that the continuous removal of that vegetation is necessary for their analysis to be valid. Who will be responsible for that? A portion of that same vegetation, along with the recommended tree trimming, is on private property and clearly outside of the City's or Bloedel's control.

The existing entrance to Bloedel Reserve has none of these problems. It requires no cross traffic turning maneuvers and has essentially unlimited sight distance in both directions. It may require modification to accommodate increased visitor traffic but that does not seem to be the neighborhood resident's problem, or the City's. Leaving the access to the City street at its current location would not pose an "undue burden" on the applicant and would eliminate the increased risk to drivers (mainly neighborhood residents) associated with the proposed change.

2. Increased Traffic and the Agatewood Road/SR305 Intersection

As neighbors and long time residents, we have noted a steady increase in traffic from Bloedel Reserve. This is especially true in recent years since they abandoned the originally promised reservation requirement and limited number of daily visitors. The main impact of this increase has been at the already dangerous intersection of Agatewood Road and SR305. Drivers from Bloedel who are unfamiliar with this intersection and trying to access the highway from Agatewood are causing increased delays and close calls with highway traffic. We would like the City to consider requiring a new study at that intersection funded by the applicant along with the appropriate improvements. They are clearly responsible for the lion's share of the increased traffic and seem to be planning for even further increases in the number of visitors.

3. Kitsap Transit Bus Stop

To accommodate the increased number of Bloedel visitors Kitsap Transit has added regular bus service to the Bloedel gate and we applaud this. However, the bus stops in the Eastbound lane of Dolphin Drive just west of the 90 degree curve near the gate with the impaired sight distance and this creates a hazardous situation for drivers in both directions. In addition, people waiting for the bus have no place to wait other than the edge of the road (sometimes on both sides) which is also dangerous. There clearly needs to be a bus pullout and waiting area and we hope that the City will consider requiring that.

If Bloedel Reserve is moving to create a major attraction in this residential neighborhood, it seems that they should be required to make the investment in infrastructure to reduce the impact on its neighbors.

Sincerely,

The block contains two handwritten signatures in black ink. The first signature, on the left, is 'Marc Adam' and the second signature, on the right, is 'Nancy Adam'. Both are written in a cursive, flowing style.

Marc and Nancy Adam