

From: [Linda Andrews](#)
To: [PCD](#)
Cc: [Kelly Tayara](#)
Subject: Wintergreen environmental concern
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August 31, 2021

Dear Planning Commissioners:

I have an environmental concern regarding the Wintergreen Development proposal that has not been dealt with in the mitigations listed in the email from the COBI Planning Department:

The Wintergreen application states that the new development will be located on two lots on the Visconsi site. Yet a site map (see attached) locates one row of the townhomes off the eastern lot and onto what is currently a paved area.

A stormwater vault is located under one of those potential homes and other detention tanks are located under the paved area. This stormwater system cleans, retains, and manages the flow of water collected from the hard surfaces and disperses it into the wetlands to the east. It is critical to protecting the Stonecress wetlands, the Hamlet wetlands, and water flow further east and into Eagle Harbor.

Building over these structures brings up two concerns:

- Will home construction over the area pose a threat to the system? Could the process of building cause a rupture?
- Quick access to these structures is important in the case of a failure of any part of the system. Pavement can be dug up fairly quickly if a serious problem occurs, and failures of pipes and tanks and other equipment are not unusual. Quick access is not possible if the structures are under a house.

The Environmental Review responses by the builder skip over this issue:

Surface Water:

“A WETLAND IS LOCATED OFFSITE TO THE EAST WITH COBI APPROVED BUFFERS THAT DO NOT AFFECT THE TOWNHOME PROJECT’S BUILDABLE AREA ON EITHER LOT.”

Yet the builder is planning to build east of the building lot, over existing structures that protect that wetland.

Please require that home construction be limited to the actual building lots.

Sincerely,

Linda Andrews
719 Daylily Lane

