

Jane Rasely

From: Barbara Hotchkin <hotchkin_barb@yahoo.com>
Sent: Friday, June 15, 2018 12:59 PM
To: PCD
Cc: Joe Deets; Kol Medina; Leslie Schneider; Matthew Tirman; Rasham Nassar; Ron Peltier; Sarah Blossom; City Admin
Subject: Comments on Wallace Cottages (PLN 50589) and Wyatt Apartments (PLN 50165B)

June 15, 2018

Michael and Barbara Hotchkin
654 Madison Avenue North
Bainbridge Island, WA 98110

Re: Wallace Cottages (PLN 50589)
Wyatt Apartments (PLN 50165B)
Madison Landing (PLN 50879)
Madison Place (PLN 50892)
Madison Grove (PLN 50667)

Dear Kelly Tayara and City Council Members:

Thank you for the opportunity to comment on proposed developments planned along or near Madison Avenue (Wyatt Apartments and Wallace Cottages). We understand the comment period recently closed for two others (Madison Place and Madison Landing), and that the Madison Grove development was recently approved. We are deeply concerned with the cumulative impacts associated with these projects, the Housing Design Demonstration Program (HDDP) that allows such high density development on small parcels, and the public process that has not adequately communicated potential impacts to the public residing in or using the Madison Avenue corridor between Wyatt Way and High School Road.

Cumulative Impacts

The projects will have impacts on storm water, utilities, transit, traffic, the environment, and quality of life. Each project alone may not adversely affect any of these items to a major extent, but considered cumulatively with other projects in the corridor, they may. Please ensure that the environmental analyses for the various projects and future similar projects adequately address cumulative impacts, as required under the State Environmental Quality Act. Our comments below focus on traffic. We worry that the cumulative impacts associated with these projects will destroy the character and quality of the Winslow core because there is no long-term strategy for the Madison Avenue corridor.

We live in Madison Cottages, and generally access Madison Avenue from Knechtel Way. We already have problems during certain times of day taking a left turn from Knechtel onto Madison. With the roundabout at High School and the one proposed at Wyatt, there will be relatively steady streams of traffic in both directions making it difficult for vehicles on side streets to take a left turn onto Madison -- not just from Knechtel, but also from Wallace, Island, Sadie Lane, Jacolet Lane, and the proposed access roads for planned developments. New development along Madrona Way, just south of Wyatt, will also contribute traffic in the corridor. While we recognize the benefits of centralized ingress/egress for each development, the high density of the developments will contribute considerable additional traffic on Madison.

The five projects together will add over 700 daily car trips from the over 100 housing units. It is not clear if the traffic studies for these projects have sufficiently addressed the cumulative impacts associated with all of the major residential units planned or proposed along Madison on all potentially affected intersections.

Further, we recently learned that the Planning Manager disclosed to a neighbor that the City may prohibit left turns during peak hours onto Madison Ave to deal with traffic congestion. If this is likely, or even a possibility, then it should be addressed in the traffic studies for the various residential development projects along Madison Avenue. Such changes in traffic patterns could have ripple effects at numerous other intersections. It suggests the need for a comprehensive study and strategy for dealing with traffic along the Madison Avenue corridor. We request this strategy be developed before any additional high density development projects are approved.

Housing Design Demonstration Program (HDDP)

The HDDP ordinance purportedly promotes development of innovative residential housing projects to provide a greater diversity of housing options and affordability, while utilizing sustainable development practices. It applies within the Winslow Study Area of the Winslow Master Plan and the Winslow Sanitary Sewer System Service Area. The City Council approved a revised HDDP Ordinance in 2013.

The HDDP as it is being implemented for these projects does not seem either innovative or green. While we generally support higher density development in Winslow, the number of units to be placed on these small parcels seems excessive, yet they were calculated with an approved scoring method. We believe it is time to reevaluate this ordinance and the scoring system, and conduct a full assessment of the impacts on the Winslow Study Area.

Also, the Wallace Cottages homes, and three of the other four developments will be in walking distance to shops, grocery stores, restaurants, and the ferry terminal. We question the need for two parking places per unit, as it will discourage rather than encourage walking in Winslow.

Public Process

Given the number of these concurrent developments in a small geographic area, we believe that the city has not done an adequate job of communicating the potential impacts to the public. First, the public notice had to be repeated because all neighbors were not included on the first notice. Second, we believe that sending the notices only to residents within 500 feet of a proposed project is insufficient. As discussed above, there is a high potential for cumulative impacts, yet not all residents within the Madison Avenue corridor were notified of all of the projects. They were only notified of the ones within 500 feet, and without further research, would not have known about all of the other projects and the potential cumulative impacts.

We urge the City Council to slow the process on these and similar developments that may be considered in the future along the Madison Avenue corridor. The Council should fully evaluate the scale of these projects and determine whether their social and environmental impacts are compatible with our community's values and do not destroy the character of Winslow. We recommend that the HDDP ordinance be thoroughly reviewed and revised as appropriate, and a long-term strategy for the Madison Avenue corridor developed, following an extensive and inclusive public review process, before any further development is approved.

Additional Comments

Wallace Cottages: The existing pedestrian path across from Wallace, extending between Madison and Nakata should be retained. The access road for the development and the affected land is part of the project and should have been included in the environmental review and on the public notices for the project.

Wyatt Apartments: It is our understanding the access north of the apartments is for emergency use only, and will not be used for construction or delivery vehicles or by the residents for access. A permanent/perpetual easement should be in place for the emergency access through the Tot Lot and the privately owned parcel west of the Tot Lot along Madison. This emergency access road is part of the project, and should have been included in the environmental review and on the public notices for the project.

Thank you for the opportunity to comment.

Sincerely,

Barbara Hotchkin
Michael Hotchkin