

Ellen Fairleigh

From: PCD
Sent: Wednesday, November 8, 2017 9:06 AM
To: Ellen Fairleigh
Subject: FW: PRE PLN507000 SPT

-----Original Message-----

From: wayne chang [mailto:wwchang@mac.com]
Sent: Tuesday, November 07, 2017 10:18 PM
To: PCD <pcd@bainbridgewa.gov>
Subject: PRE PLN507000 SPT

Dear Ms. Ellen Fairleigh,

We currently own a home in the North Town Woods neighborhood.

We are deeply concerned with the inevitable development of the Coultas/Richards properties on New Brooklyn Road - Coultas/Richards PRE PLN50700 SPT.

Specifically, I am concerned about traffic impacts, appropriate businesses/type of usage, and removal of trees/vegetation in the buffers adjacent to our residential neighborhood.

Currently, we experience heavy traffic due to the proximity of all the schools. We expect this time-peaked traffic, but as we add potential developments like the Suzuki Project as well as the Coultas lots, we hope the city has plans to ensure the safety of the school-age kids who do choose to walk and ride their bikes to school and activities.

With regards to appropriate businesses that will be permitted to develop the property, we sincerely hope the city will consider that these lots will border on 2 sides to a densely populated neighborhood. The North Town Woods neighborhood is made up of families with kids to have better access to the public schools in the area.

Our third concern is the separation of the buffers between a light industrial zoned property and residential zoned property. The original intent of trees and vegetated buffers between these types of properties was to create a much-needed separation for noise, visibility, as well as for unexpected access. If light industrial zoning permits the clearcutting of the 50-100 foot buffer for new landscaping that takes decades to fill in, this will defeat the original purpose of these buffers. For example, the buffer on the North side of The Farm and BARN on Three Tree Lane was extremely thinned out to the extent that the nearest homes can see through as well as experience noise impacts from the light industrial activity.

As you move forward with development decisions, please keep our concerns in mind.

Thank you.

Best Regards,

Wayne & Tina Chang

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