

Jane Rasely

From: Steve Goll <steve@stevegoll.com>
Sent: Friday, June 8, 2018 4:23 PM
To: PCD; Ron Peltier; Rasham Nassar; Leslie Schneider; Kol Medina; Joe Deets; Matthew Tirman
Cc: Nancy Goll; Barbara Hotchkin; madisonavecoalition@gmail.com; City Admin
Subject: Public comment on Madison Avenue developments

Dear Kelly Tayara and City Council Members,

We understand today is a deadline to provide public comments on some of the proposed developments planned along or near Madison Avenue, possibly including Madison Landing, Madison Place, Wallace Cottages, Wyatt Apartments, and the already approved Madison Grove.

Given the sheer number of these concurrent developments focused in a small geographic area, we feel that the city has not done an adequate job of communicating the potential impacts to the public. It has taken a grass-roots effort on the part of a small number of concerned community members to raise a modicum of awareness among the greater number of Island neighbors such as ourselves, those who live busy lives working full time jobs, raising children, looking after the needs of their aging parents, maintaining their homes, etc.

We vote for and elect City Council members who represent our values, trusting that they will be good stewards of the community that we all love.

In the case of these current developments, we plead with the City Council to slow down the process, and consider the scale of these developments, and consider whether the social and environmental impacts truly align with our community's vision and values, and the health of the environment of which we are stewards.

Based on the information that has been shared with us (see key points below), the impacts on storm water, utilities, transit, traffic, parking, mobility, the environment, and quality of life, seem too great. We worry that we're in the process of destroying the character and quality of our beloved Winslow core because we don't have a long-term strategy for the Madison Avenue corridor.

We urge the City Council to hit the pause button on these developments, and consider developing an inclusive, collaborative long-term strategy for the Madison Avenue corridor, where the entire community wins.

Sincerely,

Steve and Nancy Goll
682 Madison Avenue North
Bainbridge Island, WA 98110

Some key points about the Madison Ave developments

1. According to traffic consultant estimates, they will collectively add 744 average daily car trips (ADTs) on an already congested, 2-lane Madison Ave. What will happen during peak hours when residents of Madison Ave need to turn into or turn out of their developments? How about requiring a parking ratio reduction (1-1.5 spaces per unit) instead of allowing 2 parking spaces per unit and requiring the developer install a bus shelter to incentivize use of public transit? Where is the city's long-term strategy for the Madison Ave corridor -- or is it really willing to accept a poor Level of Service (LOS) with such slow movement of people and goods that nobody wins?

2. There is little to no affordable housing being created here in exchange for density bonuses at Wallace Cottages and Madison Place. The city should require more than 10 percent of the units be affordable.
3. The Housing Design Demonstration Program (HDDP) as it's being implemented here is neither innovative nor green. Dozens of mature Douglas firs and other trees will be destroyed for these supposedly "green" and "sustainable" \$600,000 townhomes. Some have characterized the HDDP as a sham.
4. The trees that will be cut down are part of the Pacific Flyway, an international bird migration route, according to the city staff's notes. The green area where Wallace Cottages will be built should be turned into a city park and trail.
5. A study last year of the stormwater drain below Madison Ave found cracked pipes, leaks and huge tree roots clogging the system. This is not a system ready to take on large new volumes of stormwater from 4 new subdivisions. How about the city's aquifers? electrical grid? We need to understand how our infrastructure is doing now before we add more loads