

February 16, 2018

To pcd@bainbridgewa.gov:
Attn: Kelly Tayara

From: Betty Wiese
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Bainbridge Island, WA 98110
bettywiese@comcast.net

Re: Madison Landing PLN 50879 SPR - Land Use application/SEPA checklist for

I have reviewed the SEPA checklist with staff response for this project and offer the following comments/questions/observations for consideration

1. Page 5 of 21 Item 2.a.: This reference to number of residents increasing from 7 to 68 differs from other references to number of residents on page 13 of 21, Item 8.i. (53 people will reside in the project) and same page item 8.j. (4 people displaced). It would be helpful to either explain the differences or make the document internally consistent.
2. Page 5 of 21 Item 2. c.: Also see my comment # 6 below. There is very limited scheduled bus service at the stop adjacent to the property, so I wonder how much can be assumed to offset vehicle emissions from the project.
3. Page 7 of 21 Item 3. c.: (Water Runoff) - Near the existing driveway to this property there is often reddish color water leaving the property, crossing the side walk onto Madison Avenue. I would like to be sure this issue is noted and dealt with.
4. Page 13 of 21 Item 9 a.: It would be helpful for the developer to identify the income dollar range they consider to be the market for their homes (rather than general phrase "middle income").
5. I agree with staff marginal note that income level of current residents is unknown; applicant suggests they are middle income (same as anticipated for new homes). Given the nature of the current units compared to what is proposed, it seems unlikely that the income level of current residents would be the same as that expected with new units.
6. Page 16 of 21 Item 14. b. (see also my comment #2 above). I believe the applicant should provide more accurate information about available public transit at the stop adjacent to their property. To my knowledge, no Kitsap transit commuter hour buses stop there (1 route stops on Wallace Way by co-housing). To my knowledge, the only service at the stop adjacent to their property is non-rush hour service is route 90 from Poulsbo to the ferry terminal (runs approximate once/hour).
7. Page 17 of 21 Item 14. h. Might the developer be asked to explore with Kitsap Transit how to contribute to increasing bus service along Madison avenue so that more of the residents of this project and their adjoining project (Madison Grove) might use public transport to Winslow and the ferry terminal. Alternatively, the applicant could be asked to explore with the city contributing to re-instituting a service like the former 100 route (which made a loop from Bethany Lutheran, along High School Road, Madison Avenue, Winslow Way and the ferry terminal).