

From: Kelly Tayara

Sent: Monday, November 21, 2016 10:43 AM

To: Dee DuMont <deedumont48@gmail.com>

Cc: PCD <pcd@bainbridgewa.gov>

Subject: PRR Madison Park HDDP PLN 50662 ITW; Wallace Cottages HDDP PLN50589ITW; Madison Grove PLN 50667 SUB RE: Thoughts on the two cottages developments between Madison and Grow

Hello Ms. DuMont,

The City held public participation meetings for Madison Park (aka Madison Place) on October 17, Wallace Cottages on Nov 1 and Madison Grove on Nov 15. All are potential developments between Madison Avenue and Grow Avenue. On Nov 16, Madison Grove submitted application for subdivision; the other potential projects have not yet applied for permit. The City requests preliminary drainage plans at application to evaluate stormwater.

I have attached the site plans for the projects, as well as the preliminary drainage information for Madison Grove, and as the City has received application for this project, I've included your comments as official public comment on the project. You will receive notification of application within the next three weeks.

The City has not yet held public hearings on any of the projects.

Thank you,



Kelly Tayara

Planner

www.bainbridgewa.gov

facebook.com/citybainbridgeisland/

206.780.3787 (office) 206.780.3750 (Planning Department)

From: Dee DuMont [<mailto:deedumont48@gmail.com>]

Sent: Friday, November 18, 2016 12:26 PM

To: PCD <pcd@bainbridgewa.gov>; Kelly Tayara <ktayara@bainbridgewa.gov>

Subject: Thoughts on the two cottages developments between Madison and Grow

Hi Kelly,

I was unable to attend the two public hearings on these two adjacent, but apparently different, multiple housing projects that are planned for my neighborhood. I went to city hall on Friday to speak with you, but you were not there. I am referring to two planned, high-density developments between Madison Avenue N and Grow Avenue NW.

The northern-most property (I think it's called Madison Cove Cottages or something like that) concerns me due to the SEVERE ground water problems that have plagued the houses built just north of there, on the cul-de-sac at the east end of Ihland. It is my understanding that those houses have all had serious problems with water in their lower levels or crawl spaces, resulting in law suits against the builder of those units. Consequently, I would wonder what sort of arrangements have been required by the City to deal with the excessive water on that property.

The southern-most property, which runs off of an eastward extension of Wallace Way, concerns me because I do not know how the future residents are going to access their properties by car. I have lived at 1028 Grow for 29 years, and have watched by street increasingly become a thoroughfare for drivers anxious to avoid Madison Avenue. Given that we have NO SIDEWALKS, I am concerned that there is going to now be another large influx of automotive traffic, adding to what has already been added by the creation of the overly-dense Grow Community at the southern end of Grow, as well as the multi-home development being created on Wyatt Way, just south of Lovell. Because there is a 4-way stop at Grow and Wyatt, most people use Grow so they can more easily enter Wyatt.

I'm 68, and attempt to walk my dogs daily. If my work schedule requires me to do so in the afternoon, the whizzing cars make it a challenge. In addition, the unevenness of the shoulder areas on Grow make for hazardous walking conditions for all of the neighborhood seniors, IF the cars from either of these proposed developments are going to exit onto Grow, I hope the City will utilize some of the developer fees to provide safe sidewalks for Grow residents, and will not place the burden of paying for walking safely onto the long-time home owners on Grow. Besides we seniors, numerous high school students also walk up and down Grow, and we all deserve safe passage.

Sadly, most of us who live here cannot afford to move to one of those 2.5 acre lots outside of Winslow to get away from the stresses of the stifling density. I understand that it is part of the Comp Plan, but the changes are unwelcome when they change the quality of life that we once enjoyed.

If talking on the phone about these two developments would be easier for you, I can be reached at 842-9513.

Thank you for your consideration of my concerns. Dee DuMont, 1028 Grow.