Jane Rasely

From: Barbara Hotchkin <hotchkin_barb@yahoo.com>
Sent: Friday, June 8, 2018 1:06 PM
To: PCD
Cc: Joe Deets; Matthew Tirman; Rasham Nassar; Sarah Blossom; Ron Peltier; Kol Medina; Leslie Schneider; City Admin
Subject: Re: Madison Landing Project, PLN 50879 Madison Place Project, PLN 50892

We are following up on the comments we sent yesterday, as we have just heard some disturbing new news. 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 all of the residential development projects along Madison Ave:

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

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.

On Thursday, June 7, 2018, 2:43:31 PM PDT, Barbara Hotchkin <hotchkin_barb@yahoo.com> wrote:

My apologies - the first email was sent before I added the content.

Madison Landing Project, PLN 50879

Madison Place Project, PLN 50892

Dear Ms. Tayara:

We are writing to express our concern about the two subject projects, particularly with regard to traffic along Madison Avenue between Wyatt Way and High School Road.

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, Ihland, Sadie Lane, Jacolet Lane, and the proposed access roads for planned developments. 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.

For the Madison Landing project, it does not appear that the intersection of Madison and Knechtel was included in the traffic study, which is disappointing. For the Madison Place project, Table 1 in the traffic study is clearly incorrect, as it indicates there is a roundabout at Madison and Knechtel and a two way stop at High School and Madison. When something this basic is amiss in a technical report, the validity of the entire report seems questionable.

It is not clear if either traffic study has sufficiently addressed the cumulative impacts associated with all of the major residential units planned or proposed along Madison, including Madison Grove, Wallace Cottages, and Wyatt Apartments. The five projects together will add over 700 daily car trips from the over 100 housing units. Each project alone may not adversely affect the level of service to a major extent, but considered cumulatively with other anticipated traffic increases in the corridor, it is difficult to see how they will not. Please ensure that the traffic analyses adequately address impacts at all potentially affected intersections, including cumulative impacts.

We generally support high density development in Winslow, but the number of units to be placed on these small parcels seems excessive. Also, these homes 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.

Thank you for the opportunity to comment.

Barbara Hotchkin

Michael Hotchkin

On Thursday, June 7, 2018, 2:40:38 PM PDT, Barbara Hotchkin <hotchkin_barb@yahoo.com> wrote: