

Carla Lundgren

From: PCD
Sent: Friday, February 02, 2018 1:58 PM
To: Carla Lundgren
Subject: FW: the Wallace Cottages proposal and other development plans

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From: Kelly Tayara
Sent: Thursday, February 1, 2018 8:04 AM
To: PCD <pcd@bainbridgewa.gov>
Subject: FW: the Wallace Cottages proposal and other development plans

From: Jon Quitslund
Sent: Wednesday, January 31, 2018 12:24 PM
To: Kelly Tayara <ktayara@bainbridgewa.gov>; Gary Christensen <gchristensen@bainbridgewa.gov>
Subject: re: the Wallace Cottages proposal and other development plans

Hello Kelly and Gary,

This will be brief. The Wallace Cottages HDD project raises many hard-to-handle issues, and the other concurrent plans for development in the vicinity between Madison and Grow Avenues may introduce even more and harder-to-handle problems.

I have used the link to SmartGov and have reviewed some of the documents in the Wallace Cottages project file. I must say they raise many more questions than they answer. I am inclined to doubt that, as proposed, the project truly qualifies for HDDP status.

The fact that several projects are crowding almost simultaneously into a relatively small area calls out for coordinated planning. I believe the cumulative traffic impacts, along with the impacts of impervious surface coverage, have to be considered together.

I have duly noted the complaint that delays in the planning process have been frustrating to the Wallace Cottages applicants, but I have also seen that there have been several changes in plans, as assumptions proved to be untenable. Perhaps I'm mistaken, but it doesn't appear that the City has been responsible for delays. And the City isn't responsible for poor judgment in the design or build-out of the project, but when it's permitted, who bears the blame?

Sincerely,

Jon Quitslund