

Comments on **Wallace Cottages HDDP PLN50589 SUB Bainbridge Island, WA**

Comments due: June 15, 2018 (revised date)

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Date Submitted: June 15, 2018

We are resident homeowners living in the Courtyards on Madison Condominium Association, which borders the proposed Wallace Cottages development. We have backgrounds in forestry and natural resources.

The following are our primary concerns about the planned development for Wallace Cottages:

1. **The project was rejected by the Planning Commission** on Feb. 22, 2018, as indicated by unanimous passage of the following motion:
I move to deny the Wallace Cottages project as a HDDP because it is not consistent with the Comprehensive Plan and does not meet the goals and purposes of the HDDP, including traffic impacts, public safety impact on surrounding neighborhoods resulting from the proposed traffic access via Wallace Way to Grow Avenue, tree retention issues and feasibility of open space.
The Planning Commission spent considerable time gathering information and opinions from the community. They have expertise in these matters; we urge the city to listen to their decision.
2. **Water Runoff:** Currently, during periods of heavy rainfall, the Courtyards on Madison Condo Association experiences considerable water runoff from the area of the proposed Wallace Cottages development. We are concerned that after the trees are cut, the ground compacted, pavement laid, and houses put up, this runoff may be increased.
3. **Loss of Green Space:** The site of the proposed Wallace Cottages development is unique in this portion of Winslow. It is 2.5 acres of undeveloped, largely forested land. We understand that the goal is to concentrate growth south of High School Road, but we think we should also look to the possibility of overburdening this area. The other proposed developments are all on previously developed land and, while the cumulative effects may impact such issues as traffic (and we should keep an eye on this), they don't represent a total change in use. Rather than put high density housing on it, wouldn't the community be better served by maintaining this green space; perhaps as a future park.

Thank you for your consideration.