

Jane Rasely

From: Sanjay Bhatt <sbhatt33@gmail.com>
Sent: Monday, May 14, 2018 2:15 PM
To: Kelly Tayara; PCD
Subject: Wallace Cottages / Madison Place HDDPs

Hello! I was told by someone at the front desk there that Kelly Tayara was the person to talk to about these two projects.

I am a resident of the Courtyards on Madison Condominiums and serve on the HOA board. I've recently learned a bit about these two projects that are proposed to the northwest and south of our subdivision. I certainly wish I had heard more about them in the earlier phases.

Here are my questions:

1. Have the developer(s) of Wallace Cottages and Madison Place received their land-use permit, or do they still need to do something to get it? From looking through the documents online, it appeared that Wallace Cottages already received a go-ahead for its preliminary long subdivision, while Madison Place has a public hearing before the hearing examiner this Friday? Is the public allowed to comment before the hearing examiner?
2. The traffic impact analysis included with each project indicates an additional 340 additional weekday car trips on average on Madison Avenue as a result of these two projects. This is not including the impact of Madison Grove and Madison Landing. If Wallace Cottages and Madison Place are truly striving to be ultra-environmentally friendly, **why not reduce the number of parking spaces?** Instead of 2 spaces per unit, how about allowing only 1? Madison Place is right in front of a bus stop. All of these projects are within walking distance of the ferry terminal.
3. I cannot tell from reviewing the blizzard of site plans on the website how the developer plans to carry the sanitary sewer and stormwater off the two sites. One site plan indicated the developer would get a western boundary easement from Courtyards on Madison to connect to a sanitary sewer manhole on COYM's property as well as to lay pipes that jog south of COYM and then east to link up with a stormwater drain on Madison Avenue North. Can you help point me to the current plan that's before the hearing examiner? Is this a condition of the permit -- that they obtain these easements?
4. A year ago, the developer hired a firm with a camera to go down into the stormwater pipe below Madison Avenue North and found "several pipe failures and obstructions." Root balls had grown big enough that the contractor raised concerns they could compromise the hydraulic capacity of the pipe. Your staff report on Madison Place has a section that says as a condition of the approval, the developer must perform an analysis to demonstrate that "future buildout conditions from the site combined with the existing offsite drainage tributary to the storm drain system will not exceed the capacity of the existing or proposed storm drain system in Madison Avenue North..." This situation is worrisome for those of at the Courtyards, and we'd like to know more about what's being done to improve the storm drainage pipes under Madison Avenue North, as well as what this language in your staff report actually means.
5. Is it true the developer of Madison Place can get by with building homes with a 5 foot setback from our property line?
6. I understand the need for more housing in Winslow as well as the desire for housing that leverages green-building practices. Once the hearing examiner makes a decision, where is it available and what happens next?

I have a terrible cold, so I thought it would be best to write you instead of you trying to understand me over the phone. Thanks for assisting me with answering these questions.

Best,
Sanjay Bhatt