

Jane Rasely

From: Mary Ferm <mmferm@gmail.com>
Sent: Tuesday, June 12, 2018 3:07 PM
To: PCD
Cc: City Admin; Ron Peltier; Rasham Nassar; Leslie Schneider; Kol Medina; Joe Deets; Matthew Tirman
Subject: Wallace Cottages PLN 50589, Wyatt Apartments PLN 50165B, Madison Corridor development

Dear City of Bainbridge Officials,

I am very alarmed by the cumulative effects of 5 developments in the Madison Avenue Corridor. Do we have the infrastructure to support these? Do we have sufficient sewer and water lines for all the new people? What do these developments contribute to the City of Bainbridge? Do they address climate change, affordable housing, alternative transportation? Will they add to the already existing near gridlock in central Winslow during peak hours?

Winslow is very limited in terms of possible routes for transportation. We are hemmed in by Eagle Harbor, the ferry traffic on 305, and having few cross streets between Madison, Ericksen and Grow. There are few alternative roads available during times of construction/repair. There are already considerable backups at High School Road and Wyatt Way at Madison Avenue during peak times. In spite of the traffic circle at High School Road, pedestrians and bicyclists are getting hit by cars.

We need to insure that Winslow is a people-friendly place. This means allowing safe spaces for pedestrians, bicycles, and the cars and trucks that do need to get through. We need pedestrian and bicycle paths and sidewalks. We need to know that we will continue to have sufficient potable water. We need to know that we can deal with increasing amounts of storm runoff due to climate change and increases in impermeable surfaces. We need parks and trees for our sanity and health. We need paths connecting streets, and we need to stop allowing buildings to be built on city right-of-ways so that pathways are not blocked.

As a resident of the condo development Grow II, I am aware of the advantages of clustering people in the downtown area. I drive much less than I used to and I know that the ability to walk is good for my health and good for the global climate. However, at some point, the disadvantages of cramming us all in together will outweigh the advantages. I am already noticing temporary berms on Wyatt to control storm water, and lack of parking space for delivery and other working vehicles.

I am also concerned about the increase in the number of retention ponds for storm water that now have stagnant water in them that will provide breeding areas for mosquitoes. See this article from the Seattle Times:

<https://www.seattletimes.com/nation-world/infections-from-ticks-fleas-and-mosquitoes-have-more-than-tripled-says-cdc/>

I see that the comment periods for three of the Madison corridor projects have passed. So I will address the Wallace Cottages and Wyatt Apartment plans. Do they contribute anything to the city in terms of open space, trees, paths or affordable housing? What does the city gain by allowing these developments? In particular, the Wallace Cottages will destroy mature trees which are mitigating carbon emissions and providing shade and shelter for humans and other creatures such as migrating birds. Cramming in the maximum permitted number of residential units will not contribute to our quality of life. At least some of this area needs to be a city park, with access to it from both Madison and Grow.

Please think about the long-term cumulative effects of over-development of Winslow, and be sure the city actually benefits from proposed developments.

Sincerely,
Mary Ferm
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