

## Jane Rasely

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**From:** Doug Schulze  
**Sent:** Thursday, June 7, 2018 11:12 AM  
**To:** PCD  
**Subject:** FW: Madison Landing and Madison Place

**DOUG SCHULZE, ICMA-CM**  
City Manager

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**From:** City Admin  
**Sent:** Thursday, June 7, 2018 10:46 AM  
**To:** Doug Schulze <[dschulze@bainbridgewa.gov](mailto:dschulze@bainbridgewa.gov)>  
**Subject:** FW: Madison Landing and Madison Place

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**From:** Jeffrey Curnes <[bloo.skies3@gmail.com](mailto:bloo.skies3@gmail.com)>  
**Sent:** Thursday, June 7, 2018 10:36 AM  
**To:** City Admin <[cityadmin@bainbridgewa.gov](mailto:cityadmin@bainbridgewa.gov)>; Ron Peltier <[rpeltier@bainbridgewa.gov](mailto:rpeltier@bainbridgewa.gov)>; Rasham Nassar <[rnassar@bainbridgewa.gov](mailto:rnassar@bainbridgewa.gov)>; Kol Medina <[kmedina@bainbridgewa.gov](mailto:kmedina@bainbridgewa.gov)>; Joe Deets <[jdeets@bainbridgewa.gov](mailto:jdeets@bainbridgewa.gov)>; Matthew Tirman <[mtirman@bainbridgewa.gov](mailto:mtirman@bainbridgewa.gov)>  
**Subject:** Madison Landing and Madison Place

Good morning,

I am writing to you as a home owner on Madison Avenue to voice concerns I have regarding development of **Madison Landing** and **Madison Place**.

The proposed developments have a great impact on current residents and I would ask for consideration of the following points before granting approval for these plans.

1. According to traffic consultant estimates, these and other proposed developments in the Madison neighborhood will collectively add 744 daily car trips on an already congested 2-lane surface street. Already residents have difficulty entering and exiting driveways during peak hours.
2. According to the plans made public, there is little to no affordable housing being created. The estimated price of each unit is \$600,000.
3. In consideration of "Green" construction, what is being done to assure implementation of the Housing Design Demonstration Program? Dozens of mature Douglas Firs and other established trees will be destroyed for these supposedly "green" and "sustainable" townhomes. According to City Staff's notes, these properties are part of the Pacific Flyway, an international bird migration route.
4. How can a development be designated as "Green" with each proposed unit allotted 2 vehicles. Both of these proposed developments are on existing bus lines and within walking distance to downtown businesses and the ferry terminal.
5. The infrastructure is already stressed and in need of replacement. A study last year of the stormwater drain below Madison Avenue found cracked pipes, leaks and tree root infiltration. Can this system handle these additional

residential developments without major investment by the city to improve utilities? Is the electrical grid sufficient to support use?

6. There are currently five development projects being proposed within a quarter mile stretch of Madison Avenue (between Wyatt and Wallace). Please consider the overwhelming impact of construction and density to this already populated neighborhood and busy arterial.

These are just a few of my concerns. Add to that the inconvenience of months to years of heavy construction. The added density is not balanced with a benefit to current residents of Madison Avenue and little benefit to our community as a whole. The stress on our current infrastructure and the tranquility of our neighborhoods is at stake. Please carefully consider the price of development to our peaceful community.

Sincerely and with great concern,  
Jeffrey Curnes  
141 Sadie Lane NW - Courtyards on Madison