

Comments on **Madison Landing SPR PLN50879 SPR Bainbridge Island, WA**

Comments due: June 8, 2018 (revised date)

Submitted by: J Kirk Eichenberger, 709 Madison Ave N, Bainbridge Island, WA 98110

Date Submitted: June 8, 2018

I am a resident homeowner living in the Courtyards on Madison Condominium Association, which lies a little south of the Madison Landing proposed development. My front door opens to Madison Ave. I am a 69 year old retired professional forester, having worked 28 years with the USDA Forest Service in various capacities and locations throughout the United States. In my career I have had considerable experience in forest management activities (forest plans, timber sales, road construction, etc.) and have written numerous environmental assessments (EA) and impact statements (EIS). I have also served as Regional Reviewing Officer for the USDA Forest Service for appeals on environmental documents.

I have both general and specific comments/concerns about this development.

General Comments:

1. Improper Notification by the City: Apparently, I (and many others) were not originally notified by the city as to this development (and other pending developments adjacent to or near our home). Thank you for extending/revising the comment period. I do, however, feel that time period for responding is still rather short. I have been out of town for the last two plus weeks and just returned a few days ago, when I found your notices in my accumulated mail. I had known some actions were proposed in our vicinity but did not realize full extent of these proposals. I feel the city has NOT really made our residents aware of the proposals and seems to be rushing to jam these developments thru the process. I find it difficult to locate and digest the detailed information on the proposals in the time provided, so my comments are not as precise as they might be. I feel more time should be allowed so residents in the area can provide the city with meaningful input.
2. Cumulative Impacts: As near as I can tell, it appears at least 5 developments (Madison Place, Madison Grove, Madison Landing, Wallace Cottages, and Wyatt Apartments) are currently proposed within about a block of my home. And there may likely be other developments in the works in the immediate vicinity which I am not aware of. These 5 developments will add over 100 housing with their associated vehicles, residents, pets, etc. to the immediate area. Has the city really analyzed the cumulative effects of cramming this many new dwellings and residents into this area? What is going to be the effect on the future quality of life for people on the island if this sort of development goes forth unchecked. We moved to BI from Northern Michigan to be close to our children and grandchildren. We love the life style and the environmental character here on the Island. This is something the city should be trying to preserve; instead it appears the city is facilitating the destruction of existing conditions.

Here are some areas in which I question whether the cumulative impacts of these developments have been adequately addressed:

- a. Effects on utilities: power supply, drinking water supply, sanitary and storm sewers. Is the city ready to deal with the increased impact?
- b. Effects on traffic and safety: Madison Ave already serves as a major artery for island residents going to the ferry and to businesses in the Winslow area. It is already often difficult to make a left turn from a drive onto Madison Ave. Many pedestrians (including young children and seniors), bicycles, and even people in electric wheelchairs currently use Madison Ave a primary route. Drivers will be getting more impatient, taking more chances; accidents and injuries will occur.
- c. Loss of green space and vegetation; especially mature trees
  - i. Effects on wildlife, particularly birds
  - ii. Permanent loss of potential city park space
  - iii. Visual impacts
- d. Increased noise pollution and air pollution (during construction and continuing forever after) as Madison Ave becomes packed with vehicles for many hours each day; engines running, waiting to make left turns, trying to cross crowded intersections, etc. We live, eat and sleep a few feet from Madison Ave; we like to open our windows.

Comments Specific to the Madison Landing development:

- 1. At present this site contains what appears to be an abandoned building. I think converting this to a housing development is a good idea.
- 2. I am concerned about the additional traffic effect on the Madison Ave - Wallace Way intersection. Is there a way to reduce the average number of vehicles/unit to help reduce the traffic at this intersection? It appears that other proposed developments will be also using this location for access.
- 3. How about putting in a covered bus stop at Madison and Wallace to encourage use of public transport?