

From: Pat Egaas
Dana and Pam Halvorsen

OCT 24 2016

To: City of Bainbridge Island Planning Dept.
Attention: Joshua Machen, Planning Manager

Planning and
Community Development

Re: Madrona School Conditional Use Permit and Site Plan and
Design Review PLN18970B CUP/SPR at
11478 N Madison AVE NE

Dear City of Bainbridge Council and Planners,

PUBLIC SCHOOLS:

Funded mainly by tax payers with open enrollment to all.

SUBJECT PRIVATE SCHOOL:

Madrona School is registered as a non-profit, tax exempt public charity organization. **Public Charity?** We assume from information on their website their income is well over one million dollars annually. Tuition for grades 6-8 is over \$13,000 per year, with over 130 enrolled students and growing. Madrona School operates in the same manner as a for-profit business (except for taxes).

Madrona School is not a public school or the responsibility of the Bainbridge Island School District or the City of Bainbridge.

We strongly object to a complex of the proposed size being built in this otherwise quiet residential and mostly older neighborhood.

The Halvorsen residence shares the southern property line and the Egaas residence is the next property to the south. We have no objections to the way they are presently using the space for their gardens and special occasions.

ZONING:

Bainbridge Island planners created zoning rules with the goal to keep rural neighborhoods rural. **What is the difference in the impact to a rural neighborhood between a retail shop and a private school with several buildings and a current population of over 130 students plus numerous staff?**

The retail shop is not allowed and the large school campus also should not be allowed. It is hard to believe our zoning code gives private school enterprises of this large size the right to locate in any neighborhood they wish. **How did this happen?**

The “special school zoning” should be further defined and limited by the size and scope of the proposed school and campus for private schools. One would assume the zoning was designed, for example, to allow a small pre-kindergarten business with twenty children or less. Madrona School is proposing a **large school campus with multiple buildings on several acres** along with over a million dollar a year budget. Non-profit or not, this is a huge development benefiting mainly privileged students.

Why does our neighborhood have to be disrupted with the noise and traffic on a daily basis for a very expensive and very private school?

We voted to keep neighborhoods rural when we voted to incorporate the entire Island into a city. That is your job.

Keep your promise. . .this not a “rural” development.

IMPACT:

The size of the proposed commercial school buildings will permanently change this quiet Bainbridge Island residential area visually and from the noise generated by the young students all day long. The many vehicles dropping off and picking up children will be never ending. Then add occasional large delivery trucks.

The impact will be greater than having a commercial retail business next door to our homes.

TRAFFIC:

Of course traffic is always mentioned for any new development and it seems to make little difference in application outcomes. **Has the City ever done a traffic count on N Madison during the peak morning and afternoon hours?** We can tell you it is a steady line of vehicles on this well traveled road, particularly in the morning. Madison is often used in the late afternoon to bypass backed up 305 traffic. The school would have a long 20 mph stretch of roadway to

further impede the traffic. With students arriving in vehicles turning into the school driveway from north and south, we can visualize lines of regular commuters heading for work or the ferry backed up in both directions. After dropping off the students, the vehicles must then exit back into the traffic in both directions.

NOISE:

Noise from morning to night with happy but screaming students at play will infiltrate the entire neighborhood including Windsong and residents to the south and north. We have experienced the noise. We certainly do not mind a few events held each year, but very loud screaming children at play every morning, every recess and every afternoon on a permanent basis is life changing. If residents in this neighborhood had an event creating that much noise, someone would call 911 and you would issue us a fine.

How can anyone think this is okay just because it is a private school?

VISUALLY:

This proposal includes commercial buildings with paved or unpaved parking lots and does not fit or blend into our neighborhood.

DO OUR VOICES COUNT?

Our voices are small and may not count for much compared to the lawyers and planners who will strongly argue their case. We cannot believe this complex might be built in our peaceful neighborhood. . . particularly next to homes we have owned nearly all of our lives.

The Madrona School is a large (non-profit) business venture. Their proposed school campus is way too massive for this quiet rural neighborhood. If we are unimportant and you ignore our concerns by granting a permit, we hope at the very least you will make the following strict **Conditional Use Restrictions.**

SCHOOL BUILDINGS:

One story structures to try to blend into the neighborhood behind fencing.

No outside bells and no outside PA systems for announcements.

ASSEMBLY HALL:

It should not be allowed. At the worst allowed ONLY if they can provide the needed numbers of **on site parking** spaces or areas for their family or public events. Limit the building height for visual impact. Strict usage language as below. Everyone objects to having the Assembly Hall built in our neighborhood, particularly those of us who will have to look at it every day. The plans show it right next to the south property line in full view for us.

SCREENING:

In addition to vegetation along the property lines, require a **tall solid privacy fence (no chain link)** along the south line of the **entire portion of the developed property** to lessen the visual and noise impact of the campus to the exposed neighbors (particular to the family home immediately next door to the south. They will entirely lose their privacy and be subject to all outside activity on the campus).

LIGHTING:

No outdoor tall lights to light up our neighborhood at night.

PARKING:

Provide adequate on site parking for ALL events based on school enrollment, now or estimated in the future. ***If they cannot provide adequate on site parking, they should not be allowed to build an assembly hall.***

SIGNS:

No large signs and absolutely no signs with lighting in them or on them.

TRAFFIC:

The developers should be required to modify N Madison with a long left turn lane coming from the North to help avoid fender benders and road rage during peak hours. **When long lines of vehicles are dropping off or picking up students, plus normal heavy traffic, the new bike lane will be dangerous and unsafe for riders to use.**

NO RENTAL CLAUSE:

Should the permit be granted, **Madrona School should NOT be allowed to be in the business of renting, leasing or even donating** any of their school buildings including the Assembly Hall to other organizations, businesses or people for non-Madrona School events to further make this truly a commercial venture.

Facility rentals are a common practice for other private schools located in commercial/business areas such as the Island School.

SCHEDULE OF OPERATION:

Mirror Bainbridge Island Public Schools (summers closed).

LARGE PUBLIC SCHOOL EVENTS:

Limit the number of large events for family and the public per year that are scheduled on weekends.

As this permit process goes forward, all those who will be impacted by your decision need to know if there are any employees at City Hall, particularly involved in this proposal, who have or have had children enrolled at Madrona School.

Madrona School complex does not fit in here or belong here. The entire neighborhood objects. Do not let them take over and ruin our residential neighborhood.

Sincerely,

Dana Halvorsen

Pam Halvorsen

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