

Once a school is built, it cannot be “unbuilt.”

Mr. Hearing Examiner,
Madrona has done a thorough job applying for a CUP. They have provided the appropriate reports when necessary and answered all questions asked. On paper, their vision and plan appears to be complete. But if we move beyond paper and really consider the matter, we have a better understanding of what this possible development entails for the neighborhood.

First, I trust you did your due diligence and that you are fully aware of all the aspects that surround this case, as the planning committee fell short. They were not 100% clear on the zoning, did not seem phased by the lack luster testimony of the representative of the second traffic study nor the changing numbers, and obviously did not read all the submitted public comment. In the end, the committee threw up their hands, with a senior member claiming that “the Hearing Examiner will pass it anyway” and citing the Visconsi project as an example.

Second, as you know, a CUP is only approved if, [as the letter of the law states] the “conditional use is harmonious and compatible...in the vicinity of the...property.” “Harmonious and compatible” are subjective terms. Traffic that the private school will bring is NOT harmonious or compatible with the area. The first traffic study provided estimates that Madrona would bring an alarming number of 720 extra daily trips to and from the neighborhood. Madrona changed that number to work more in their favor for a second traffic study. That study showed invalid delay tables which essentially makes the study null and void. Madrona’s plan for encouraging, monitoring, and sending out emails in hopes of “Parent Management” is not enough to assure local residents that traffic issues will be mitigated. Then there is issue of the school’s start times that

coincide with the public school bus pick up at Windsong, headlights interfering with the homes across the street who have resided there for over 20 years, probable U Turns, ... but I won't go into that now...

And lastly, Madrona seeking a CUP in an R1 zone is clearly lawful, but that doesn't mean it is a good idea. I would like to point out that if passed, Madrona would be the *only* private school on the island in the middle of a R1 purely residential zone. All of the other private schools are either in a Business/Industrial zone, Madison Ave. District, R4 or R8 zone. There is one exception, the Country Montessori school is in a R1 zone but is directly across the street from the Battle Point Park parking lot. Although R1 allows for a CUP, perhaps there is a reason no other private school has tried to move into a R1 zone... because they simply just don't fit in!

Mr. Hearing Examiner, I know you will deeply consider *both* sides of this application. Madrona is invested and excited about the idea of moving onto the Lowery Farm. If the school moves in, they gain tremendously! The local residents in the vicinity however, are distraught over and wary of the drastic and permanent changes that will be made to the neighborhood in which they invested. What do the neighbors gain?

Again, once a school is built, it cannot be "unbuilt."