

**From:** Reed and Joli Martic [mailto:rjmartic@frontier.com]

**Sent:** Tuesday, October 25, 2016 9:07 AM

**To:** PCD <pcd@bainbridgewa.gov>

**Cc:** Reed and Joli Martic <rjmartic@frontier.com>

**Subject:** Madrona School Conditional Use Permit and Site Plan and Design Review PLN18970

To Whom It May Concern:

We do **NOT** welcome Madrona School into our North Madison neighborhood.

Currently those living along of N. Madison enjoy living in a rural feeling residential area. That is why we purchased or rent our homes here. Building a school that can serve up to 200 students plus faculty in our neighborhood **changes that vibe**.

- Most likely the school is required to have night lighting, which they will likely do in good taste with night sky lighting, but any **mass lighting**, along with nighttime events would change the vibe and **give the neighborhood a more commercial feel**.
- It adds noise, and not just the sweet sound of children playing, but alarms, bells, construction and delivery trucks, and because each family is responsible for getting their child to school, overall **increased traffic noise**. Being that the development is planned in phases, construction lingers for years!
- Speaking of increased traffic, N. Madison is already a major north/south thoroughfare on the island, providing "shortcut" access to those frustrated by the backups that seem to plague the 305/Day Rd intersection daily. Locating a school on N. Madison would **further increase this traffic**.
- Wilkes Elementary is one mile north of the new proposed school. Traffic already greatly increases at school and rush hours, putting our children who have bus stops on N. Madison at increased risk. Adding even more school traffic would **put our children at greater risk**.
- To our knowledge thus far, the school has only done a traffic study at the three way stop at N. Madison and Valley as required by the city. Currently during the school season, it takes an average of three traffic light cycles to get on or across 305 from N. Madison. **Increasing school traffic**, or simply staggering it as suggested by the school, would make this **wait even longer**.
- In regards to the 400 seat auditorium/gym: Where do all the cars park for events that are hosted there? How can we be *sure* the school wouldn't start to rent that space out to other organizations, **increasing the activity** in our neighborhood even more? Getting through N. Madison while an event is being hosted at the proposed site could be very hard to navigate.

- Luckily our “new neighbors” want to be accommodating and address our concerns. Will they keep the thick grove of trees that camouflage the property from N.Madison? Or will the land be cleared and then landscaped giving us view of a large parking lot? How would lighting, a possible turning lane, and/or lots of added signage that mark the school/parking/fire zones **change the feel of our neighborhood?**

Besides making a significant mark/change to our residential neighborhood and greatly increasing traffic, a big concern is that the school is catty-corner with the entrance to Windsong Loop and almost directly across from our neighborhood bus stop. *Any* amount of **concentrated traffic right in front of a bus stop** makes us very uncomfortable and concerned for

the children’s safety. The Madrona School traffic would also make it difficult and inconvenient to enter and exit our neighborhood. Earlier this month an event was held on the

property and ended at the same time my son’s bus pulled up to the bus stop at the entrance of our neighborhood. My son was amazed at the amount of traffic flow that came out of the school property.

The other private schools on the island that come to mind are either located in a commercial zone, edge an industrial zone, are across from a fire station, or remain so small (as is the case with the Carden Country School) that they reside in the original house and barn!

Madrona School does **NOT** belong in the middle of a residential neighborhood!

Thank you for taking our feedback into consideration.

Joli and Reed Martic