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Sent: Friday, October 28, 2016 3:09 PM
To: PCD <pcd@bainbridgewa.gov>
Subject: Madrona Project

In keeping with the current deadline for public comment, we would like to bring the following issues to the City's attention:

PUBLIC OPINION

- **VOCALIZATION**
Comments have not been received from the public; simply because this project—despite its scope—has not been adequately publicized.
- **IMPACT**
The negative effects of this project will be felt by a significant portion of the Island's population.
- **SCOPE**
The vast majority of Islanders may not be willing to provide the funding for the changes in infrastructure this commercial enterprise will require.

ZONING VARIANCE/CHANGE

- **RURAL COMMUNITIES**
Preservation and respect of these areas is a fundamental aspect of the Comprehensive Plan. A change of this magnitude will have severely detrimental and irreversible impacts affecting a large portion of our island.
- **THE COMPREHENSIVE PLAN**
Our city has a responsibility towards well-planned and managed growth. The Comprehensive Plan is a noteworthy achievement towards that goal.
The future of the city and well-being of its citizens relies on careful planning and consideration of zoning restrictions and forecasts.
- **PROPOSED CHANGES**
Future zoning according to the Comprehensive Plan designates the subject lots as OSR-1 (Open Spaces Rural - 1 house per acre). The proposed new use will change the zoning to 'school' and impose the equivalent of 175-300 new homes in an area designated for four.
- **THE MADRONA PROJECT**

The Madrona project is a commercial enterprise with unbridled growth potential. As a non-profit charity they are exempt from taxes and thereby will not be contributing towards the infrastructure, road repairs, and alterations necessary to support them.

According to their SEPA and 'traffic' reports, the site proposes a footprint of 7.5%. A total of 24% will be covered in impervious materials, e.g. asphalt. This will account for approximately an acre of land, presumably used for parking. In addition, they plan to remove 30+ evergreens.

1. The initial capacity will house 230 with plans to grow to 360.
2. The 400 seat auditorium will be rented out year round, subjecting the area to the equivalent of twice the levels of ferry traffic, day and night. This will complicate and interfere with mass transit and first responder access.
3. Shuttles and buses for these events are unlikely as these cars will come from all over.
4. This is not a local school with buses serving the neighborhood.

To make such changes in zoning would be unprecedented, shortsighted, and irreversibly destructive. This will set the standard for future commercial endeavors.

TRAFFIC AND PUBLIC TRANSPORTATION

- **CAR TRAFFIC**

The Madrona project will add 200-400 vehicles on 305, Madison NE, and Day Roads during peak school and rush hour traffic times. The ferry holds 225 vehicles. Two and three times a day, the equivalent of two ferry boatloads will converge on roads ill equipped to handle the volume.

- **SCHOOL BUSES**

This includes, but is not limited to, school buses serving the areas from 305 East. Transportation to and from Wilkes, Ordway, Sakai, Woodward, BHS and Commodore will be effected. Children on Madison Avenue will be forced to walk to other locations for busing. Others will need to be driven adding to the congestion.

- **KITSAP PUBLIC TRANSIT**

Buses #94 and #96 will not be able to adhere to a schedule that is synchronized with the ferries. Elimination of these critical routes will place an undue financial hardship on many and could result in more vehicles on the road.

Roads affected will include Day, Madison, Sunrise, Manitou, Moran, Ferncliff and most importantly, 305.

- **INCREASED RIDERSHIP**

The project has enough parking spaces to allow park-and-ride services for its patrons. This will fill buses on Madison and Sunrise eliminating public transportation for the majority of ferry riders now using it. With a 25 person capacity, it would still not be enough to mitigate the 200+ vehicles clogging the surrounding roads.

This will result in a negative economic impact as well as hinder the ability to commute to and from the schools, ferries, and work.

FIRST RESPONDERS

Fire department, police, and ambulance transportation will be hindered—if not completely obstructed—by the mass traffic generated by this project.

WATER SUPPLY

- **WATER STUDY**

The City has not addressed this problem despite citizen and council demands supported by and established in the Comprehensive Plan e.g. the 2014 Visconti and 2015 Suzuki developments. This project has the potential to use more water than of both those projects combined.

- **CONSEQUENCES**

The Madrona project will account for approximately 200-400 new users. The Kitsap PUD water supply currently provides service to 2,000, accounting for a 10%-20% increase. This could result in increased cost and subsequently reduced supply and quality of our most vital resource.

INFRASTRUCTURE

- **ROAD ALTERATIONS**

Construction necessary to accommodate a commercial enterprise of this size and scope will be expensive to taxpayers.

These would likely include, but may not be limited to, widening 305 and expanding Madison Avenue NE.

The subject of this project is tax-exempt, relieving them from any of these expenses.

- **WATER TREATMENT**

While new water treatment facilities might be available in the Winslow area, this may not be feasible in the more rural areas.

LEGAL RAMIFICATIONS

- **IMPACT**

Once the public is aware of the destruction affecting a major portion of the Island and its amenities, there is no doubt a class action lawsuit will ensue.

- **COST**

The city and the Madrona project could incur great expense defending actions which show a reckless and malicious disregard towards persons and property.

Our tax dollars should be allocated towards improving infrastructure. Not fixing it after it's broken.

- **REMEDY**

Our time and money would be better spent in assisting this venture towards finding a better, more suitable location.

We are in support of an alternative school and the business venture they hope to grow. However, if you're going to do it, *do it right*.

This endeavor is wrong.

The city has not given this project the appropriate attention considering the enormity of its impact on the public.

At the very least, our community deserves the right to voice their opinion and subject this project to actual public scrutiny and a vote.

Sincerely,
The Pincus Family

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