

Lara Lant

From: Josh Machen
Sent: Monday, March 20, 2017 8:01 AM
To: Lara Lant
Cc: Gary Christensen
Subject: FW: Madrona School Proposal Conditional Use Permit

Lara,

Can you make sure this public comment gets properly attached in Smartgov and can you please forward it directly to the planning commission, as it appears it was not properly attached when it came in last October. Thanks.



Joshua Machen, AICP
Planning Manager
jmachen@bainbridgewa.gov
206.780.3765

From: MARY BEAUBIEN [mailto:BEAUBIENDESIGN@msn.com]
Sent: Sunday, March 19, 2017 11:42 PM
To: PCD <pcd@bainbridgewa.gov>; Josh Machen <jmachen@bainbridgewa.gov>; Gary Christensen <gchristensen@bainbridgewa.gov>
Subject: FW: Madrona School Proposal Conditional Use Permit

To whom it may concern:

I sent this email message last October, see below. It was really important to me to be able to voice my opinion and concerns.

I didn't get a reply acknowledging receipt. I'm also not seeing evidence that it was ever received or posted as a public comment. I've viewed information on the City's website for the CUP but didn't see my comment listed.

https://ci-bainbridgeisland-wa.smartgovcommunity.com/PermittingPublic/PermitDetailPublic/Index/5a64faed-f824-4a29-bced-a65601083d19?_conv=1

I would hate to think no one on the planning commission had the opportunity to review my input. Could you explain why this was or what happened? Please respond so that I know you received this message.

Thanks,
Mary Beaubien
9465 Windsong Loop NE
Bainbridge Island, WA
98110

From: MARY BEAUBIEN [mailto:beaubiendesign@msn.com]
Sent: Friday, October 28, 2016 4:25 PM

To: pcd@bainbridgewa.gov

Subject: Madrona School Proposal Conditional Use Permit

Dear Joshua Machen and the City of Bainbridge:

I am a resident of Bainbridge Island and Windsong Loop neighborhood. I'm all for school and kids getting a great education and this is a wonderful school. I would like to see the Madrona School find a great place to build, but I don't think the proposed location is an acceptable solution. I'd like to voice my concerns over the development of the property on 11478 N. Madison Avenue into a private school. My concerns are not just as a nearby resident, but as a citizen of the Island as well, since we all at one time or another and some of us frequently travel through the area in question. The decision for zoning on Bainbridge Island was to keep the public and commercial use confined to specific areas and that is the law. This area is zoned "**R-1 Residential - one unit per acre**" which was supposed to keep Bainbridge a rural community. I felt that our public rights to that density would be protected. I'm disappointed that such a major change to the zoning is even considered.

Because students will be using private transportation to and from school the on-road issues are a critical factor. Increased traffic for drop off and pick up of students will be an impact. The Public school bus route times would more than likely overlap in many cases. The goal for zoning was to keep this manageable.

The documents state that the plan is for 200 students and 25 additional faculty and staff. I don't believe providing 1 parking space per 50 students is based in current Bainbridge Island reality. That figure may be based on a urban planning guideline, but is it based on the current facts? Has the City studied the parking lots at any of the Bainbridge schools to see what the real parking use is "per student" especially Sakai and Woodward. I've seen some lots full even during the school day and it increases every year resulting in street parking at many of our public schools. I don't see why this school would be different. It's a fact the Island has very engaged parents and families who participate and spend time at the schools – which is awesome!

The plans also include an auditorium which can accommodate up to 400 people, many more than can be accommodated by the parking planned. I've heard the school intends to make the facility available to the community as rentable space for public events. The tendency for street side parked cars is a consideration. Additionally public events are often in the evening increasing the safety hazards. We've all driven slowly by a school, public facility or home in the dark being careful not to hit people getting in or out of their cars, or being careful not to sideswipe a car. Again, this is why zoning laws are what they are.

Just to be clear, I'm not as concerned with the potential of parked cars in our neighborhood as I am with the safety factors of parking on any of the surrounding streets/roads. If people park in the Windsong Loop neighborhood they will be crossing N. Madison with no crosswalk.

-In order for bicycle riders travelling North in the special lane, in order to be safe cars have to either slow down to the speed of the bicycle if there's oncoming traffic or travel into the opposite lane. It's especially dangerous in the dark and rain.

-The Kitsap Transit bus picks up and drops off riders all along N. Madison. Increased traffic would be a safety issue for them. They board the bus on both sides of N. Madison.

-The congestion at the intersections between N. Madison, Manitou Beach and Highway 305 are congested already. We wait sometimes through 4 light changes to get through on our way to the ferry.

-There are no sidewalks in the area of the school. Students from Wilkes Elementary school regularly walk down N. Madison coming home from school. Increased traffic jeopardizes their safety. The "pedestrian" lane provided is not always safe because cyclists also use it.

-Overflow parking would be on North Madison which as an example always creates problems when there are gatherings at the Grange.

If the school closes will the conditional use continue? If that were the case are there considerations for future use of the property? If the council approves this for the school's use is it possible the property could be used for different commercial purposes creating more/different issues for the area? Years ago this school started out very small, there is certainly a potential for it to grown further, creating more impact to the community.

I considered the fact that there are a few other private schools on the Island and looked at the impact to the community and surrounding areas. The Island School is located by non-residential property. A church, construction company, manufacturing company. The St. Cecilia Catholic School is in the neighborhood of public buildings, School, Library, Churches. Hyla has busses.

Thank you for the opportunity to voice my concerns and I hope that they will be considered in the City Councils decision.

Respectfully
Mary Beaubien
9465 Windsong Loop NE
Bainbridge Island, WA 98110