

March 9, 2017

To: The City of Bainbridge Island
Department of Planning and Community Development

Re: Madrona School PLN18970B CUP

This letter addresses our significant concerns regarding the Madrona School's application for a Conditional Use Permit to build a Lowry Farm campus on 11478 N. Madison. We purchased our home almost three years ago in the Windsong Loop neighborhood, which is directly across the street from the proposed development.

One major concern is neighborhood compatibility. We do not believe the Madrona School would be a good fit to the N. Madison/Valley/Rolling Bay neighborhood. We would much rather see a residential development that would keep with the character of the street and area. The Madrona School argues that the allowed lot coverage of their plan is limited to half the amount allowed for single family residence making them a better candidate for the land use. They seem to be basing their math on 6000 SF homes, which is highly unlikely. We purchased our home in this neighborhood because it is rural and purely *residential*. Building a Lowry Farm campus of 200+ students and faculty, regardless of how beautifully done the landscape and building plans are, regardless of promises to turn off proposed low lights afterhours, and regardless of a "no rental clause" that actually states it *will* rent out space (conditionally), takes "residential" away from us. A private school here does not provide or do anything for the longstanding residents of the community. The only thing it brings is traffic.

Traffic is the second significant concern we have; one which is shared with the majority of our Windsong neighbors. There is no denying that putting a school on the proposed campus would have very noticeable traffic implications on the N. Madison neighborhood. We realize that two traffic studies were done. We find it most interesting that the updated numbers provided by the school for the second study conveniently work more in the school's favor and skirt around the obvious increased traffic at the Windsong Loop intersection and southbound toward 305/N. Madison. Determining that roughly half of the school families live north of the proposed school does not determine what direction traffic will proceed after drop off and pick up. We acknowledge that the City's Development Engineer has found "no significant adverse impact requiring off-site improvements," but the City Engineer most likely does not live in our neighborhood.

According to the Directive Memorandum provided by Madrona School, at full capacity the school is expected to generate 720 daily trips! How can an extra 720, let's even lower that number to 300 to be generous, NOT affect the kids waiting at their bus stops, or riding bikes to a friend's house? How can the extra number of vehicles zipping by NOT affect those who exercise or commute up and down N. Madison? What about the community residents pulling in or out of their driveways or streets? Just because the City Engineer finds that the school's possible impact on traffic would not require them to make improvements to any intersections, it certainly does NOT mean that the school's traffic to our neighborhood is not significantly impactful! The school suggests it has taken all measures to reduce its (traffic) effect on our neighborhood. A carpool/rideshare is easy to agree to, but what guarantees it can be enforced? A school cannot be "un-built" when it is obviously seen that the traffic adversely affects the neighborhood.

We understand that the island is growing whether we like it or not, and that means local children will need more school options. Personally, however, we are more in favor of keeping the rural residential neighborhood in which we purchased our home just that. We were happy to see the traffic study included the proposed Sunrise development in the Rolling Bay retail zone. That is a development that offers something to our neighborhood members: a new restaurant within walking distance, and both office and retail space close to home. Building a private school just doesn't offer anything to or enhance our neighborhood. After reading through our concerns, we hope you can appreciate and see that although Planning Staff is selling the Madrona school to easily fit the particulars of a Conditional Use Permit, it clearly isn't the right fit for the N. Madison/Valley/Rolling Bay neighborhood.

Thank you,
Reed and Joli Martic