



July 25, 2016

Center Tree LLC
416 Cosgrove Street NW,
Bainbridge Island, WA 98110

Re: File No. PRE18790B
Madrona School 2nd Pre-application Conference

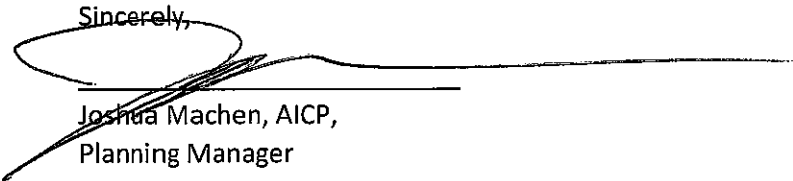
Dear Applicants:

Thanks for attending the 2nd pre-application conference on July 19, 2016. At the pre-application conference we discussed the outcomes of the Design Review Board meeting and the Public Participation Meeting. It appears that the primary concerns are regarding traffic and parking. The City will continue to work with the traffic engineer to address any potential concerns. No concerns were raised at the DRB meeting. My comments from the first Pre-app remain constant. Comments from the Fire Department, are attached.

Please note that information provided at the pre-application conference and in this letter reflects existing codes and standards, currently available information about the site and environs, and the level of detail provided in the pre-application conference submittal. Comments provided pursuant to pre-application review shall not be construed to relieve the applicant of conformance with all applicable fees, codes, policies, and standards in effect at the time of complete land use permit application. The comments on this proposal do not represent or guarantee approval of any project or permit. While we have attempted to cover as many of the Planning, Engineering, Building and Fire related aspects of your proposal as possible during this preliminary review, subsequent review of your land use permit application may reveal issues not identified during the initial review. If the city's pre-application review indicates that the City intends to recommend or impose one or more conditions of permit approval, and if the applicant objects to any of said conditions, the applicant is hereby requested and advised to provide written notice to the City of which conditions the applicant objects to and the reasons for the applicant's objections.

If you have any questions, please call me at 780-3765.

Sincerely,



Joshua Machen, AICP,
Planning Manager

cc. File

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