

Jane

June 19, 2019

To: Bainbridge Island Planning Commission

From: Concerned residents of SundayCove Condominium

RE: Winslow Hotel Development

City of Bainbridge Island
JUN 20 2019
Planning and
Community Development

Please include the following comments on this development, to the appropriate committees and Hearing examiner.

1. The existing condition of Winslow Way, between Madison and Wood, is a narrow, two lane road, with some limited short-term parking on the north side of the street. Development of a turning lane, together with required tapers, is not feasible.
2. The street is a major travel route to the ferry, as well for Kitsap Transit, and provides emergency vehicle access to the residential community from the fire station and planned police station on Madison.
3. The hotel, as proposed, will have several function rooms hosting events of 50-200 people (ie-weddings, receptions, celebrations). Events such as these typically have a scheduled start and end time, which means that most guests will arrive at or near the start time, leave together when the event is over. This has not been addressed in the parking calculation nor in the traffic study.
4. Most of the vehicles will arrive from the east (SR305/ferry terminal), requiring a left turn to access the lobby drop off. The current design can accommodate at most 3-4 vehicles, awaiting drop off of passengers, luggage, gifts, personal items. This will cause a queue to form on the street, blocking access and potentially the western intersection at Madison/Winslow Way. The applicant has indicated that valet parking is planned, however there is no disclosure of the staffing levels, rate of transfer, accessibility requirements and contingency plans for the street blockage potential. The lower parking level does not have elevator access to the lobby, which means it probably cannot be used for guests and accessible spaces.
5. This traffic situation is in addition to the restaurant, spa, 87 hotel rooms and music events.
6. The service yard and loading dock also has traffic consequences. There is no turn-around for semitrucks, which typically deliver food, or other commercial vehicles delivering linen and removing garbage. All these vehicles also likely will have a left turn, or may back into the yard, with alarm backup bells.
7. Most developments of this size, require fire vehicle access around the perimeter. How do fire department vehicles access the inner courtyard?
8. To mitigate these impacts, the following is necessary:
 - a. The lobby access needs to have sufficient queue space, ON SITE, to assure that the street will not be blocked by event patrons and guests.
 - b. If valet parking is proposed, more detail on staffing, efficiencies, cycle times, forecast vehicle/event size calculations need to be disclosed. If this is the proposal, it should be a permit condition, not an option. if it is an option, the entire parking calculation, accessibility and employee parking needs to be adjusted accordingly.
 - c. A truck turn-around, sized to handle a semi, with 40' box should be designated adjacent the loading dock.
 - d. A fire department vehicle access plan provided, indicating how all hotel areas will be accessed in an emergency situation.
9. Construction Impacts – The proposed hotel will take at least 12 months to construct. The street capacity is limited therefore, with the exception of utility installation, the contractor

should be prohibited from blocking the street for construction activity and a parking plan submitted for construction workers and material storage so as not to impact the adjacent neighborhood.

10. The event noise issue – The downtown area is very quiet at night. Outdoor music events should end at 1000PM. The noise issue should also address the construction period.
11. Finally, the project is a conditional use. That does not mean, just because the site is 2 acres, anything can be built there. This proposal is 6 times the allowable size which imposes impacts on the public space, as indicated above. If it were scaled back, many of these impacts could be mitigated, which is what the conditional use provision is all about.