

## Jane Rasely

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**From:** K Lions <kitty8lions@gmail.com>  
**Sent:** Monday, June 17, 2019 1:26 PM  
**To:** PCD  
**Subject:** Winslow Hotel

June 17, 2019

To Members of COBI Planning Commission:

Thank you for carefully considering the Winslow Hotel development. This project, if approved, will significantly impact Bainbridge Island for future generations at many levels.

As you develop your final recommendations, please consider these issues.

In terms of Guiding Principles and "green footprint," does the developer truly propose a development that specifically addresses these principles? Example: 500-700 gallons of water is proposed to be reclaimed for nonpotable use. An average person uses 80-100 gallons of water per day. The relationship between reclaimed water for nonpotable uses and impact on human water usage seems insignificant. What other measures will be implemented to address smart water consumption? Energy usage? Etc?

The developer paid for a traffic mitigation study which finds no need for improvements to intersections. How valid is this? Please COBI consider paying for an independent traffic mitigation study. Personal daily experience is that traffic mitigation for foot, nonmotorized, and motorized passage at Winslow and Madison must be addressed. Already, traffic at this intersection is crowded and hazardous. If an independent traffic study finds mitigation is needed, the developer should pay for that, not taxpayers years after the fact when we go OOPS! Whether Winslow Hotel uses a shuttle or not seems irrelevant; traffic of all types at this intersection and others will increase.

Finally, please act on behalf of COBI citizens and overall health of our environment in every sense of the word. Will COBI be better off or worse off with this development.....not only today but years from now? And, if better off, please provide these specifics to the citizens so the rational is fully understood.

Appreciate your difficult challenges.

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