

September 27, 2019

To: Olivia Sontag, City of Bainbridge Island

From: Bruce Anderson, AIA

Re: Winslow Hotel

We have compiled documents into a single package, gathering information and revisions that we submitted during the Planning Commission process.

This information includes the addition of a total of eleven small studio apartments, mostly within the body of the structure, targeting staff housing. We also altered the surface parking lot at the southeast corner of the subject parcel to increase the landscaping adjacent to our one single family neighbor. Overall the building height did not change. The lot coverage increased from 31,535sf to 31,643sf, which is the increased footprint created by the residential units in the southwest corner of the hotel.

The commercial floor area did not increase, the residential floor area added is 4,432sf. This added residential floor area is allowed under the mixed use zoning of this parcel and does not increase the required bonus to achieve the commercial floor area.

We added 11 parking spaces for the eleven dwellings, for a total of 143 on site (including two on-street) parking spaces.

Overall the hotel uses, and their square footages, have remained the same or are revised slightly as we have refined the design.

There are 87 hotel rooms.

Spa is 3,900sf

Restaurant is 3,704sf

Large Banquet is 2,592sf

Small Banquet is 1,080sf

Meeting rooms total 2,332sf

Pre-function space is 1,960sf

Back of house is about 4,824sf

Lobby is 3,232sf

Total square footage of the hotel and residential dwellings combined is 78,003sf

Submitted today are the following documents and drawings:

- Drawing set dated 8.14.19

- Updated SEPA checklist 9.27.19
- Additional Parking information, summer traffic, dated 7.3.19
- New Parking Memo dated 9.13.19
- Updated Sewer/Water Availability Letter 9.19
- Large Buildings in Winslow Memo dated 8.12.19
- Valet Parking Diagrams dated 7.2.19
- Planning Commission Recommendation Redline dated 7.28.19

Please let me know if there is any additional information from me that you need for the Director's review and recommendation.