

From: Peter Denis <peterdenis@q.com>
Sent: Sunday, February 17, 2019 6:24 PM
To: PCD
Cc: Robin Denis
Subject: 3 Storey hotel - comment period slated to end February 22

Hello,

My wife, Robin Denis sent you a note (attached) laying out her concerns for the project that seems likely to proceed. Please allow me to add my voice to hers in support and to further state:

1. During the Town Hall meeting earlier this year, the land owner stated publicly that the primary purpose of the intended facility was to provide a suitable event space for weddings. This view was later supported by the architect who informed those assembled that for the project to "pencil" would require the 75 rooms to be occupied at 80% annually. The latter seems like a distant hope and utterly unrealistic. It would seem then, that this project only works if it is an event venue, as 80% occupancy, particularly during the gray months is utterly utopic (I was the attorney for the Four Seasons and Marriott chains in Canada for many years and have learned a little about this business).
2. As a primarily event venue, parking becomes critical - both the owner and the architect were clear that the plans as currently drafted do not come close to providing sufficient parking - how could the City of Bainbridge Island countenance such a project, secure in the knowledge that this essential element to what will be an event venue cannot support its parking needs - not just occasionally, but at every event? I was corporate counsel for a multinational enterprise that ran Convention Centers and Major Baseball Stadiums, you can be sure that parking assumptions always erred on more, rather than less. To suggest that every Saturday evening in Bainbridge will be an overflow situation as a result of this venue is the very image of willful disregard for the community.
3. The architect explained that more than half of the water needs would be met by employing gray water captured from the roof and the installation of a "living machine" like the one at Island Wood. Both of these intentions are laudable. I happen to know the inventor of the living machine and can attest that the Island Wood facility has stretched the limits of that technology. I can only imagine the demands that would be made for an event venue when significant spikes in use would be inevitable. Allowing a project of the architect, the balance of the water needs would be met by drilling a well and thus challenging the limits of the Bainbridge aquifer. How could the City Council approve drilling within the core of the city when city infrastructure is available. The notion that a project of this size could "go it alone" while denying similar largesse to others and other projects seems at odds with the basic principals of municipal governance.
4. As a private venue, how would the City of Bainbridge Island enforce noise standards? As it is likely that an event will be held there every weekend, the additional costs of policing and administration for such a site will increase the costs to the city and thus to the taxpayers. Will the new tax base this project provides be sufficient to offset the inevitable costs resulting from complaints for noise and the regular policing that sustained events will occasion?
5. As our recent snow event has indicated, it is critical that appropriate egress to facilities be designed into the project from the start. The requirement for a three-point turn for all trucks is

utterly impossible were a similar event to occur. Ignoring the question of access and egress or merely glossing it over is an immense disservice to the project and to the adjoining neighborhoods.

In summary then, this is a marvelous idea for a venue outside of a small downtown core. Snohomish County has successfully allowed for the creation of numerous such venues through repurposing farmland and creating attractive, accessible spaces that provide excellent venues for weddings and special events. This seems very much like the right project for the wrong place. The project does not work in the absence of a robust wedding/special event calendar. The implications of this are striking for the community and the likelihood that this venue would become a flashpoint for civic discontent is extremely high.

I urge you to deny future permitting for this project as it is currently configured.

Respectfully submitted,

Peter Denis - 9321 NE Helmsman Ct. Bainbridge Island, WA

My concerns are:

1. **Water/Aquifer.** I understand this facility will house a commercial kitchen for big events of up to 150 people, as well as a restaurant, and 75 rooms. This will entail a huge amount of dishwashing and laundry. The grey water building will not provide for any of this; it can only provide water for watering the lawns, etc. If any other Bainbridge resident cannot drill a well in their yard, I fail to understand why the city would approve a permit for any developer to do so either. Collecting rainwater is an idea, but it must be treated before being used, and I am sure the City would absolutely want to ensure that such treatment happened on the premises and would be up to the City's standard to provide clean water for drinking, washing dishes or bedding. As a location that has used creosote during our shipbuilding phase, does the City even know if there is creosote under the ground at this location that might impact any potential well?

2. **Noise.** This facility will have a restaurant literally 14 feet away from condos that people live in and own. How will the noise level be kept to a minimum for these citizens?

-The 'business' side of the driveway, the west side, with all the garbage bins clanging shut and open all day long, and garbage pickup probably 2-3 times per week, with all the beeping and loud noises that entails, are all along the ONLY side of the building that runs along a stretch of private homes and condos. Can this 'business' side not be relocated?

-Outdoor amphitheater: apparently it has been 'said' that there will be no amplification of any kind in this space. This needs to be written into the approval for the sake of the Winslow Green, Hall's Hill, and all the homes/condos existing on the west side of this development. Personally, if a wedding is held outdoors, I cannot believe that the minister or harpist would not insist of amplification. In addition, the event room which opens onto the green should have serious soundproofing to protect the adjoining community from late night bands/event noise. What will happen in the summer when the event room doors are wide open to the amphitheater? This noise will echo off the u-shape of the building and resound into all the local neighborhoods.

3. **Safety.** Quite awhile ago I had read that the City would no longer be allowing the building of dead-end developments, yet in recent years there have been an influx of them. I can't even imagine firetrucks getting into some of these complex new neighborhoods.

For this development, each garbage truck would have to do a three point turn, increasing the noise and length of noise duration on each visit, rather than driving around, or exiting at the back of the property. Can this not be looked at? I am sure the Fire

Department would not be pleased with the current layout, and they may not even be able to turn around what with the length of their trucks.

3. **Parking.** With the current extreme shortage of parking in Winslow, it is incompetent of the planning commission to not insist that the developer plan for adequate parking (or even an extended parking garage at the back) for not only the 80% of guests they say they need to have per day per year, but all employees, and THEN for 75% of the estimated 150 attendees at events, and all those that might be having dinner at their restaurant, using their spa, or shopping at their store. It is unconscionable for the planning commission and city council to allow the developer to 'expect' that local neighborhoods would absorb this large amount of extra cars. Yes, there might be an occasional car with 4 instead of 2 occupants. Yes, there may be a shuttle that can take small groups of people from the ferry (and where would that be parked?). The option of renting out parking space from local churches seems ironic, considering most weekend checkouts would occur on Sundays, a church's busiest day in many cases. Also, please keep in mind that the idea of renting space from any other facility, while it sounds good, did not happen for the Pavilion parking lot, which is not enough for their clientele. The developer was never held accountable for this lack of parking. I urge the planning commission to ensure that the developer MUST be held accountable for any such rental parking they speak about, and ensure it is in writing.

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