

Jane Rasely

From: John W Carlbom <jcarlbom@seanet.com>
Sent: Thursday, February 21, 2019 2:11 PM
To: PCD
Subject: Winslow Hotel

Hello,

We live at 144 Hall Brothers Loop NW, Unit 102. We are concerned about some issues of the proposed hotel.

1. Are there enough mitigations to handle the runoff water from the property. This property is extremely close to Eagle Harbor and the potential for polluted water to reach the Harbor without any interference is large. We worry about our own property for this reason.
2. The sewer on Winslow Way is a concern. We believe that it is an old piece of pipe. Will this be replaced? Will we be paying for this as well as the hotel? And what about the road condition of Winslow Way from Grow Avenue to Madison? It currently is one of the worst stretches of road on the Island. Will this be dealt with? Again, we will need to pay?
3. Traffic. This is a heavily trafficked area. The intersection of Winslow Way and Madison is a nightmare. What will be done to help ease the pedestrian/vehicular traffic congestion here. Even if the hotel entry/exit is off another street than Winslow Way, traffic will be impacted. What will be done? No matter which way the exit will be, it does impact pedestrians and vehicular traffic.
4. Amphitheater? Do we really need this? While the area is zoned commercial, it seems that an amphitheater would increase the sound in an area that already has issues with noise. We are concerned about the noise from the restaurant/ bar for this same reason. However, the restaurant/bar noise *could* be manageable while amphitheater noise does not seem to be quite as easily managed. Ask us about 4th of July. Winslow Green concerts. The evening commute home.
5. Parking. There is already not enough parking in this area. Often the public parks on our property to reach the stores downtown. Or they park in that "empty" lot and takes their chances even if it is posted No Parking. Or park in our lots, both upper and lower. We know that currently, there is not enough parking at Madrone Village for owners, businesses, and customers. We know there is a plan to park and shuttle employees from off-site to the hotel. Having lived and dealt with parking here, this doesn't really seem to be a viable option.
6. By the way, there is another tree that should be considered for preservation. There is a pink-cup magnolia on the north of the property. It is very close to the current entrance. We know that it is not native. But it is a large, fine specimen that brings joy in the spring. It should be saved.

Thank you for your time in reading this email. We will be present at the next meeting.

John W Carlbom
Judith G Carlbom