

Olivia Sontag

From: Peter Corelis
Sent: Tuesday, November 27, 2018 11:32 AM
To: Olivia Sontag
Subject: FW: Winslow Hotel Transportation Impact Fee History
Attachments: DOC112718.pdf; Winslow Core Pipeline Developments.pdf; 17734 TIA.PDF

FYI...

From: Peter Corelis
Sent: Tuesday, November 27, 2018 10:50 AM
To: 'Bruce Anderson' <brucea@cutler-anderson.com>
Cc: Mike Michael <mmichael@bainbridgewa.gov>
Subject: RE: Winslow Hotel Transportation Impact Fee History

Bruce,

Please see the attached comments on the scope of the traffic impact analysis. I have included additional intersections to be studied, as well as notes on the scope of the site specific trip generation rate for the hotel based on its proximity to the ferry, and pipeline projects (including several Madison corridor approvals and the remaining Visconsi buildings not yet built) that are approved but not yet fully online that need to be accounted for in looking at transportation network and the impacts of the project. Let me know if you have any questions.

Regards,



PETER CORELIS, P.E.

Development Engineer

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From: Bruce Anderson <brucea@cutler-anderson.com>
Sent: Monday, November 26, 2018 4:21 PM
To: Peter Corelis <pcorelis@bainbridgewa.gov>
Subject: Re: Winslow Hotel Transportation Impact Fee History

Hope you had a good Thanksgiving...are we ready to greenlight Heath?

Bruce Anderson

Cutler Anderson Architects
206.842.4710

From: Bruce Anderson <brucea@cutler-anderson.com>
Date: Monday, November 19, 2018 at 3:09 PM
To: Peter Corelis <pcorelis@bainbridgewa.gov>
Subject: Re: Winslow Hotel Transportation Impact Fee History

Checking in on the traffic study – I'd like to release Heath ASAP.

Bruce Anderson

Cutler Anderson Architects
206.842.4710

From: Peter Corelis <pcorelis@bainbridgewa.gov>
Date: Thursday, November 15, 2018 at 2:29 PM
To: Bruce Anderson <brucea@cutler-anderson.com>, Mike Michael <mmichael@bainbridgewa.gov>
Cc: Olivia Sontag <osontag@bainbridgewa.gov>
Subject: RE: Winslow Hotel Transportation Impact Fee History

Bruce, please forward the proposal on and one of us will look at.

Regards,

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From: Bruce Anderson <brucea@cutler-anderson.com>
Sent: Thursday, November 15, 2018 10:35 AM
To: Mike Michael <mmichael@bainbridgewa.gov>
Cc: Olivia Sontag <osontag@bainbridgewa.gov>; Peter Corelis <pcorelis@bainbridgewa.gov>
Subject: Re: Winslow Hotel Transportation Impact Fee History

Thanks so much. Are you the reviewer of scope for the transporter study? I have a proposal in hand from Heath.

Bruce Anderson

Sent from my iPhone

On Nov 15, 2018, at 10:30 AM, Mike Michael <mmichael@bainbridgewa.gov> wrote:

Bruce,

I've spent a little time on this now... Though the City doesn't have a written policy on this yet, it appears that 10 years was a basic starting point for review of these situations. It is also pretty clear that the primary driver on the decision to give the credit or not has been the level of detailed documentation

about the prior use. In this case, it appears that not only do all the uses fit within the 10-year window, they are all quite well documented as to their existence at the site. We'll definitely need some documentation in the file to back up the decision, but it appears that we can get to all three uses being calculated as part of the credit toward the TIF for this site.

thanks

Mike

From: Bruce Anderson <brucea@cutler-anderson.com>
Sent: Thursday, November 8, 2018 2:44 PM
To: Mike Michael <mmichael@bainbridgewa.gov>
Subject: Re: Winslow Hotel Transportation Impact Fee History

For the third building (122 Bar) I have a screen shot of the Seattle Times story on the fire – so that's a very firm end date.

I think the first building is offices for the charity – I'll ask Mike Burns since he's their landlord.

Bruce Anderson

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From: Mike Michael <mmichael@bainbridgewa.gov>
Date: Thursday, November 8, 2018 at 2:42 PM
To: Bruce Anderson <brucea@cutler-anderson.com>
Subject: RE: Winslow Hotel Transportation Impact Fee History

Bruce,

I haven't had a chance to look fully into this question, but it appears that the first 2 are an easy answer. Existing use, no problem... BBQ joint looks ok, its less than 5 years... I'll have to look more into the 3rd and find what I remember from prior review of past uses to evaluate that one. Sounds like the first one also might qualify under the Medical/Dental Office category as well... we may need to look closer at the actual operations in the building to settle in on that one.

thanks

Mike

From: Bruce Anderson <brucea@cutler-anderson.com>
Sent: Thursday, November 8, 2018 1:22 PM
To: Mike Michael <mmichael@bainbridgewa.gov>
Subject: Winslow Hotel Transportation Impact Fee History

Mike, Thanks for meeting with us on Monday. I'm following up on the discussion we had regarding transportation impact fees.

I've done some research. I have building areas, dates of businesses in the existing building that is now vacant, and the building that burned down. Can you confirm what buildings I can use as a "credit", and if you agree with my land use classifications.

- Existing Children's Orthopedic Hospital (former DLI) building - Single Tenant Office (though there is some retail as well) - 11,659sf (area source - Kitsap County Assessor)
- Former BBQ restaurant/takeout in existing "house" - High Turnover Restaurant - 1,574sf (area source - Kitsap County assessor), last Yelp business review I have found so far was 1/17/2015.
- Former 122 Bar (Napa building) - Drinking Place - 6,394sf (source is surveyed building footprint, plus second floor balcony pictures). Burned down on July 9th, 2012.

Bruce Anderson

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