

## Jane Rasely

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**From:** Jack Sjolseth <jack@sjolseth.email>  
**Sent:** Thursday, June 20, 2019 9:27 PM  
**To:** PCD  
**Subject:** Winslow Hotel June 20 Meeting Comments

I have been a docent at BIHM for over 9 years, averaging about 25 volunteer hours a month, so have had ample time to meet visitors and discover why they came to the Island. The vast majority arrive in hourly cycles matching ferry arrival times, as a day trip, without a car.

In the summer we have a lot of vacationers and Alaska Cruise patrons who have a day or two before or after a sailing, looking for sightseeing opportunities. Tourist traffic is very limited during the winter season.

Often visitors on a business trip to Seattle and bring their spouses. Sometimes one spouse visits the Island while the other is attending a business meeting in Seattle.

I have a number of points that I feel need to be thoughtfully considered:

- Given the Island's concerns about business signage I am curious if and how the hotel intends to advertise its existence since it's in a primarily residential area.
- The financial viability of the hotel seems questionable since it was originally proposed as a 60-room project, expanded by 25% to 75 rooms and then the developers determined they needed an additional 16% increase from 75 to 87 rooms to be profitable. What would happen to the neighborhood if this project turns out to not work financially?
- Contiguous sidewalks between the hotel project and the downtown corridor currently don't exist in front of the Marge Williams building, necessitating guests walking on the shoulder of the road part of the way.
- The Stephens House (a Special Needs facility) is located between the hotel project and Madison Avenue. The Access Bus stops there at least four times a day for four to five minutes picking up and dropping off passengers. Backups occur on eastbound Winslow Way when the bus is waiting there.
- The hotel's intent is that guests arriving by ferry will either drive to the hotel or take a hotel-run shuttle. Therefore, we're going to see a predictable hourly influx of arrivals, just as I see at the museum, not a continual, random arrival. This could result in a significant backup at the hotel's small porte-cochere area if more than about three cars arrive in close proximity. Couldn't this affect the traffic on Winslow Way West, or cars attempting to exit the hotel property?

- How much time is planned for the guest check-in process as this can have an impact on the length of time cars are waiting at the porte-cochere, or along Winslow Way?
- I understand that an extensive parking analysis has been done and it has been admitted that there are times when some off-site parking would be necessary – but church parking lots seem like a poor choice, particularly on Sunday mornings. It would instructive to hear answers to the following questions:
  1. How many spaces will be required for the professional hotel staff?
  2. How many spaces with be required for the hotel service people (housekeeping, kitchen and wait staff)?
  3. How many spaces will be required to accommodate the bar, restaurant and banquet customers?
  4. How many spaces with be allocated for attendees in the various planned meeting rooms?
  5. How many spaces will be needed for the 100-person music room that we learned about at the June 13 meeting?
  6. How many spaces will be reserved for Spa customers?
  7. Is any parking planned for non-hotel service people, e.g. gardeners, plumbers, electricians and other maintenance personnel?

My main concern is the viability of a hotel that nearly doubles the current hotel capacity on the Island, particularly in light of the four or five months when tourist traffic on the Island is very low.

And, I question that the size of this hotel is in keeping with the charm of Winslow.

Sincerely,

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