

February 18, 2019

To: COBI Planning Committee
Olivia Sontag, Carla Lundgren

From: Kristine Kelleher & Jack Dyste
470 Wood Ave SW #1B
Bainbridge Island 98110

RE: Winslow Hotel Project – PLN50880

We are not opposed to this project in the area and believe Bainbridge can use another hotel.

We are writing to express our concern about the scale of the Winslow Hotel Project and its impact on parking and noise pollution, particularly, in the immediate streets and neighborhood of the blocks on the perimeters of the project. These include Wood Ave, Parfitt Way, Finch PL and Winslow Way. In addition, there is no doubt a project of this scale will also have an impact in neighborhoods beyond the bordering streets and downtown Winslow Way.

We have reviewed the parking report, dated March 24, 2018, created by Walker Consultants of Seattle on behalf of the project and submitted to the architects, Cutler Anderson and COBI Planning – PCD. We have also reviewed the minutes of a public participation meeting between applicant and COBI from November 26, 2018.

The parking report specifies that a project of this size have a 'shared parking' capacity of 120 spaces and up to at least 179 spaces for a full capacity event. While the report contains many computations on how shared parking works and references a number organizations that study parking capacity problems, it all seems boiler plate information that might solve an ideal situation. The report does not address any situation about how to accommodate parking demand in a city such as Bainbridge where the small downtown core is currently experiencing parking problems and where surrounding streets of the project provide little street parking.

At the public meeting of November 26, the applicants response to parking problems are equally as broad and not realistic. While consultants suggest 120 spaces for a hotel this size, at the meeting the applicants stated they are planning for 90 on-site spaces.

Here are some of the applicants other responses to questions about parking and the projects overall impact on the neighborhood.

- The hotel will encourage visitors not to bring cars. We question this approach will be successful. People bring their cars on vacation and to events, restaurants, bars and spas.
- Zipcars will be available. It is obvious these take up additional parking spaces.
- In their proposal, the hotel applicant claims they will not be able to accommodate all employee on-site parking. They are only planning parking spaces for 14 employees. The consultants say at least 42% of employees will need parking. With a planned on going enterprise of 75 hotel rooms, restaurant, bar, spa and events, what plans are being made for the remaining 58% of the

employees? The applicant has suggested they will arrange for employee off-site parking or subsidize public transportation. Can COBI hold the existing and future hotel owners responsible for making good their commitment or will we see employees and guests cruising the neighborhood looking for parking?

- Applicant claims that in 10-15 years, there will be less driving and parking needs than today. In our opinion this is very wishful thinking. Cars are coming and cars will continue to come as Bainbridge develops and tourism increases. WSDOT alone predicts growth in vehicle ferry traffic by more than 21% over the next 20 years. The need for additional parking will not decrease.
- At times when there are events reaching capacity, the applicant claims they will lease off-site parking. Event capacity is projected to be upward of 179 cars. The parking survey suggests a site such as Winslow Green with 40 spaces that might be used. The applicant suggests there are other private parking locations in the neighborhood that can be used for overflow. If this is true, COBI needs to investigate and confirm such written agreements exist.
- The hotel will arrange for ferry and event shuttles. While this might alleviate some parking and traffic congestion, has COBI considered the potential of hazardous traffic impact at the intersection of Winslow and Madison once the hotel is fully operational.
- Applicant suggests this project has not been done in a vacuum. As a neighbor of this project, we are surprised we just heard about the the extent of this for the first time. We are aware there is a COBI notification requirement of property owners within 500 feet. Given the further reaching impact on adjoining neighborhoods we are disappointed direct notice was not given to us, at 700 feet from the project boundary.

We strongly feel the answers provided above by the applicant are incomplete and designed to appease COBI. We hope that COBI Planners do not accept these answers without further investigation including signed agreements from the applicant to address the parking concerns.

In addition, the project plans to include an amphitheater. Is this what the applicant refers to as concert space for 90 people? Beside music events, will the concert space be used for wedding venues and accompanying band and DJ music? The amphitheater is to be built in the middle of the blocks between Wood, Parfitt, Finch and Winslow Way. The applicant suggests that the hotel building design will mitigate some noise to residents on Wood Ave to the west. There is no consideration about noise reduction to the south ---- the noise pollution would impact the Senior Living communities (Winslow Arms, Winslow Manor, Finch House, Bainbridge Senior Living) and all the private homes and condominium community along Parfitt. Have the individual residents and their families of these Senior Living communities been effectively notified of the potential noise issue? Some of these building are within 250 feet of the proposed amphitheater?

Again, we emphasize we just were made aware of the scope of this project. On Wood Ave SW we are on the South end of this project. Little if any concern has been given to our location.

There is no doubt the noise from amphitheater events, with even small groups of people, will resound further outside the boundaries of the project. What assurances does COBI have that this project will meet all of the requirements of City Code Chapter 16.16.001?

In conclusion we have the following suggestions for COBI Planning and the City Council before approval:

PARKING:

- reevaluate the number of spaces proposed to confirm it is more than adequate for this project for now and well into the future.
- Have the final parking requirement confirmed by the City of Bainbridge Island Planning and COBI accept responsibility for the adequate parking approval for the project.
- The small amount of underground parking should be expanded both under the building and perhaps a second underground space under planned surface parking.

AMPHITHEATER:

- Eliminate the amphitheater from the approved project plan. This will have two benefits:
 - This area could accommodate additional parking.
 - By eliminating the amphitheater from this project it is less likely to impact the Senior Living residents and surrounding neighborhoods, therefore reduce conflicts between neighborhood residents and City's enforcement of COBI Noise Regulations.

One more item for the City to be mindful about, this hotel will likely be sold to new owners within the next five to 10 years. What assurances will the neighbors have that business will continue as originally authorized.

In summary we hope the City will:

- listen closely to all concerned in the adjoining neighborhoods and areas.
- Extend the reach for public comment Island wide
- Publish all comments received during this comment period
- Furthermore, delay the April 25th project hearing to allow time for the applicant, City planners, and the community to prepare to address comments received during the February 22, 2019 comment period.

With best regards,

Kristine Kelleher and Richard J. Dyste