

February 18, 2019

Olivia Sontag

City Planner

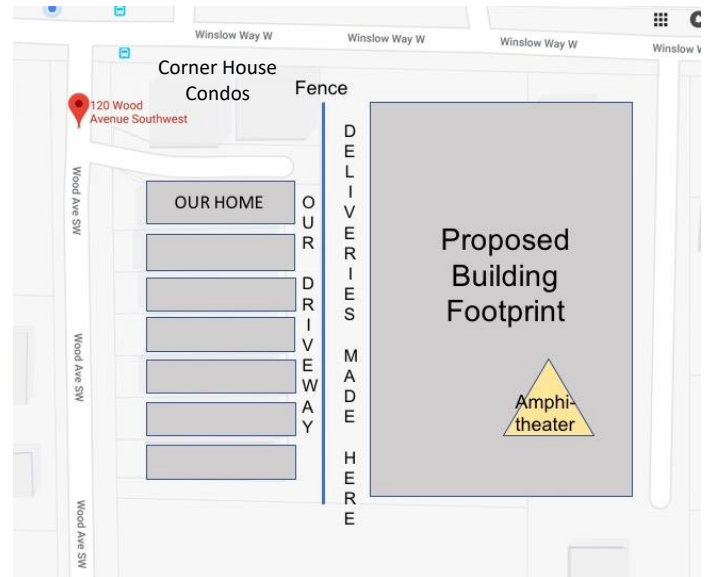
Re: Winslow Hotel Project Public Comments

Dear Ms. Sontag,

We live at 120 Wood Ave. SW. Our property, along with the six other townhomes, is located on the west boundary line of the proposed Winslow Hotel (see figure). Along with the Corner House Condos, our homes are most directly impacted by the overall building size, outdoor amphitheater noise, early morning delivery noise, and peak event traffic. While we are in no way opposed to reasonable downtown commercial development, we would like to point out the following serious impacts:

1. Building size: While we recognize there are a few other three-story buildings in downtown Winslow, this particular building will, in effect, be in our backyard. We would propose that the hotel be limited to the same height as the existing building (two stories). The sheer size of the building will dramatically change the character of downtown Winslow.
2. Amphitheater Noise Impact: We remember when concerts were held at Waterfront Park and we could hear the music all the way here on Wood Avenue (which was okay since it was, after all, the primary downtown public park). We also hear the concerts in Winslow Green from inside our home. However, this amphitheater would be right behind our homes (the Wood Avenue Townhomes and Corner House Condos) as well as across from several other developments on Winslow Way including Winslow Green and the houses on Halls Brothers Loop and numerous single-family homes on Wood, Lovell, Grow, Finch, South Madison and Parfitt Way. The developer has stated that music performances will not be amplified. However, a 100 - 200 seat capacity will necessitate amplification.

The developer's noise study incorrectly minimizes the impact of concert noise on our seven townhomes. It assumes that the nearest living area is the downstairs bedroom behind our garage. The study concludes that the garage should provide an adequate sound buffer to the living areas. However, we also have (and regularly use) the bedroom **above the garage** which is in a direct line to the proposed amphitheater. And, we have another **second-floor bedroom** above our courtyard that is also in a direct line to the amphitheater. These two second story rooms and the direct noise path are shown on the diagram on page 2. The study also doesn't consider the impact on our use of our outdoor courtyard in warmer weather during a concert.



We would ask that the Planning Department take a close look at noise ordinances as they apply to an outdoor concert venue especially since it would be placed right in the middle of what is otherwise primarily a residential area. We are hopeful the developer will find another use for that part of the hotel courtyard and confine any musical events to the indoor banquet area.

3. **Trash & Delivery Noise Impact:** As explained to us by the architect, hotel deliveries and trash pick-up will be made on the roadway that will run along the fence at the rear of our townhomes as opposed to the other side of the hotel where there are no residences. Apparently, the local trash pickup company has agreed to pick up the trash after 1030 a.m. three days each week to avoid early morning noise. However, there is no real guarantee that this will not end up being done early in the morning.

Also, we anticipate that the restaurant, bar and banquet facilities will be getting daily food deliveries directly behind our townhomes. This means numerous large trucks parking behind our fence resulting in loud diesel truck and unloading noise in an unacceptable close proximity to our residences. This is another reason why a hotel development of this scale is not an appropriate use of this parcel.

We would also like to point out that, while it may look good on paper, there is no wall or vegetation barrier that the developer can design to replace the existing fence behind our townhomes that would be sufficient to satisfactorily mitigate the impact of these different sources of noise.

4. **Peak Parking and Traffic Impact:** The developer expects to handle the peak parking needs during wedding banquets and musical events by leasing space at other parking lots and using a hotel shuttle to get people to and from hotel events. Even if you do it today, there is no way to promise that you can do it tomorrow as markets change and as our population continues to grow. In the future, you will likely be one of many businesses competing for parking, and that uncertainty argues against the leasing spaces idea for a facility as big as the one you propose. And, island resident event attendees will inevitably use scarce downtown parking spaces of which there are already too few.
5. We are also concerned about the noise and traffic impact of up to a hundred autos arriving and leaving at the same time from the hotel for evening events/concerts. A narrow road like Winslow Way with stop signs at both the Madison and Grow intersections will not adequately allow 50 to 100 cars to leave the venue without causing serious traffic congestion for local residents. This does not seem appropriate for what is a highly residential mixed-use neighborhood.

We would also like to express our concern about the potential environmental issues including water resources and sewer/wastewater treatment risks and trust the city staff will ensure that

the impact of a development of this size and scope falls within acceptable limits and poses no serious health or resource risk.

In summary, we strongly request that:

1. The proposed outdoor amphitheater be disapproved.
2. The hotel design be modified so that trash pick-up and all deliveries occur on the east side or rear of the hotel as opposed to along the fence of the Wood Ave townhomes and condos.
3. The number of hotel rooms be significantly reduced to lower the overall building height and parking and traffic impacts.
4. Build up or down on-site so your customers are not adding to the parking issue currently affecting Winslow.
5. A limit be imposed on the number of events (such as weddings and concerts) per year.

Thank you very much for your consideration.

Sincerely,

**Trude & Mike Lisagor**

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