

## LIST OF PROPOSED CONDITIONS FOR THE WINSLOW HOTEL

The following is a list of conditions that we, Winslow residents and neighbors of the Winslow Hotel, would like to see imposed on the hotel by the city in order for it to receive a conditional use permit. We believe these conditions will ensure that the hotel becomes an asset to downtown Winslow, rather than something that favors visitors at the expense of those of us who live here.

### PARKING AND TRAFFIC CONGESTION

**1. Provide 179 onsite parking spaces (assuming 75 rooms) to ensure that adequate parking is provided on site and that no off-site parking will be required.**

○ Rationale:

- 179 is the full requirement cited by the developers' parking study for when the hotel operates at maximum capacity assuming 75 rooms. Currently the developers plan to provide 120 spaces, which is just under the 125 spaces recommended by the parking study for "daily" use of the hotel (that is, for days when large events are not happening). However, the hotel is designed specifically as a destination venue for large events. Therefore, designing parking for less than maximum use is unrealistic. The developers use the maxim that "one doesn't design church parking for Easter Sunday." That makes sense for a church where "Easter Sunday" only occurs once a year. By contrast, the Winslow Hotel is designed to accommodate "Easter Sunday" as often as possible all year round.
  - If the developers will not agree to carry the full parking load on site, then they should scale the hotel to the number of parking spaces available.
- The developers plan to rent parking spots off-site for their large events and then use hotel valets to move cars to those lots and/or direct guests to those lots where a shuttle will meet them. This plan is unrealistic and unenforceable:
  - There is no guarantee that parking spots they rent today will be available in a few years. Winslow real estate is too valuable to count on for long term rental parking.
  - This same plan had disastrous results when it was used at the Pavilion.
  - Most guests will not drive to an off-site parking lot in order to meet a shuttle. They will simply park in the first on-street parking

spot they see, filling up our already limited parking in downtown Winslow.

- Guests who attempt to valet park their cars will be discouraged by the long wait time created by the hotel's too-small load/unload zone. Because the load/unload zone accommodates only four cars, and because dozens of cars will arrive at the same time, guests who wish to valet park their cars will grow tired of waiting and will instead seek on-street parking.
- This arrangement may be a violation of city code.

This is an issue for all of downtown Winslow, not just for the immediate neighborhood.

**2. Modify the design to place vehicle load/unload at the back of the property, or in the garage, to minimize backup on Winslow Way.**

- Rationale: According to the developers' traffic study, the passenger load area in front of the hotel holds four cars, which is supposed to be adequate to prevent congestion and obviate the need for a left-turn lane on Winslow Way. Perhaps this would be true for a non-ferry-dependent, non-event-dependent hotel where car arrivals are spaced out. Here, however, large numbers of cars will arrive and leave at the same time. If even ten cars get off the ferry at the same time, they will stack up and block the westbound lane of Winslow Way waiting for the cars ahead to unload. This will cause backups whenever a group of wedding or conference goers have a common day and time to arrive. Moving the vehicle load/unload area farther south on the property will mitigate this problem by using the developers' property, not city right-of-way, as the holding area.

**3. Require the hotel to offer and prominently advertise a shuttle service for guests to and from the ferry and to points of interest around the island.** Require that this service be fully integrated into hotel operation (not a disposable frill) and that all hotel and event guests be urged to use this service from their first contact with the hotel.

- Rationale: this will help to reduce traffic on Winslow Way and reduce the need for parking.

## NOISE

**1. Overall noise**

- a. Prohibit all outdoor operations between 8:00 pm and 8:00 am, including loading dock activities and outdoor events.**
- b. Require the project to provide sound lock vestibules at entrances to the bar, restaurant, banquet hall, and music hall, and to keep exterior doors closed at all times.**

- c. **Restrict decibel levels from all sources, including intermittent sources, to either 47 dBA (hourly Leq) or existing night time noise conditions + 5 dBA, whichever is lower, between 8:00 pm and 8:00 am at property perimeter.**

- i. Rationale: the hotel is surrounded on all four sides by residences, including multi-unit condominiums, single homes, and senior living facilities. Most of these people go to bed early because they are commuting to Seattle, have young children, or are elderly. Noise from the hotel past 8:00 pm will impair people's sleep and make it impossible for people to keep windows open for ventilation.

According to WHO "Guidelines on Community Noise" (Berglund, 1999), *"If negative effects on sleep are to be avoided. . . noise events exceeding 45 dBA should be limited if possible."*

We request that Class B (commercial) to Class A (residential) noise limits be applied, requiring a reduction to 47 dBA at night at the perimeter. Because of the nature of the residents (elderly, children, commuters) we request that the nighttime limitations go from 8:00 pm to 8:00 am rather than 10:00 pm to 7:00 am.

- d. **Mitigate noise impacts on surrounding residences** with an attractive, 8', sound-absorbing wall along the west and south sides of the property. On the west side, place wall to the east of the existing trees which straddle the property boundary. Plant trees along the exterior of the wall for esthetic purposes.
- e. **Require the hotel to conduct a noise study of existing noise conditions for city staff review as part of the CUP process.**
- f. **Require the hotel to conduct quarterly noise monitoring to track compliance with sound level limits throughout the duration of the CUP**, with reports sent to the city within one month of the measurement date, and from there made available to the public.
- i. Noise analysis and monitoring shall be conducted by a consulting firm that is an active member of the National Council of Acoustical Consultants.
- ii. Rationale 1: sound perception is subjective. Neighbors may think sound is louder than it is. Hotel operators may think it's lower than it is. Noise meters will allow all parties to accurately monitor noise levels at the perimeter.
- iii. Rationale 2: while current owners are concerned about noise levels for the sake of their guests, the hotel is likely to change hands in the future. We want to make sure that noise limits are respected for the life of the building.

## 2. Outdoor event noise

- a. Prohibit amplified sound of any kind outside at all times.**
- 3. Service road and loading dock noise
  - a. Move the service drive and loading dock to the east side of the property where they will not abut residences.**
    - Rationale: the hotel's service drive is within 10' of Corner House condos. Garbage and delivery trucks, including tractor-trailers, will drive that road multiple times a day. The roar and whine of their engines and the piercing "beep beep beep" of their backing up will penetrate the windows of the condo units. Moving the service drive and loading dock to the east side of the property would put the noise on the side that does not have residential neighbors.
  - b. Enclose the lower end of the service drive/loading dock area** with a roof and walls covered with sound absorbing materials so that garbage pickup, compacting, and deliveries take place in an indoor, sound insulated space.
    - i. Rationale: Although the developers have moved the garbage collection area indoors, garbage/recycling pickup and daily deliveries will still occur outside this enclosure. The noise from these pickups and deliveries will impact not only nearby residences but also the hotel rooms immediately above. Enclosing the pickup/delivery area will soundproof the area for neighbors and guests. (Adding a green roof on top would provide an amenity for hotel guests who could see it and perhaps access it from the upstairs hallway.)
  - c. Require that garbage/recycling pickup occur only between 10:00 am and 6:00 pm.**
  - d. Require "No idling" signs and enforcement for service vehicles.**
  - e. Require sound absorbing surfaces on all walls and doors around loading dock.**
  - f. Provide a sound barrier around any external HVAC units.**

#### LIGHT POLLUTION/GLARE

- 1. **Ensure that all outside lighting meets dark sky IDA standard or equivalent**, including exterior service road lighting, to minimize light pollution and glare to neighboring properties.
  - Rationale: the developers are planning on using low-glare outside lights, which we appreciate. However, we would like this written into the conditional use permit to ensure that future owners and operators are required to do so as well.

#### HOTEL SIZE

**1. Reduce the size of the hotel to 50 rooms and a building that is in scale with the surrounding neighborhood.**

- a. Rationale: the hotel as designed is out of scale with the neighborhood. At three stories it will tower over surrounding buildings, blocking sunlight from neighboring properties. Its massive footprint and façade will dwarf not only the surrounding buildings but most buildings on Winslow Way. The charm of Bainbridge—what makes it a pleasant place to live and a destination for visitors—is its small-town look and feel. This project diminishes rather than enhances those qualities. Reducing its size will make it an amenity we can be proud of rather than a destination for wealthy visitors that reduces quality of life for those of us who live here.