

## Jane Rasely

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**From:** Olivia Sontag  
**Sent:** Thursday, July 11, 2019 9:54 AM  
**To:** Jane Rasely  
**Subject:** FW: WINSLOW HOTEL

The email below is addressed to the Planning Commissioners. Would you mind forwarding? Thanks!



**OLIVIA SONTAG**

City Planner

[www.bainbridgewa.gov](http://www.bainbridgewa.gov)

[facebook.com/citybainbridgeisland/](https://facebook.com/citybainbridgeisland/)

206.780.3760 (office) 206.780.0955 (fax)

**Planning and Community Development new service hours start June 3, 2019:**

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**From:** Dave Bricklin <[bricklin@bnd-law.com](mailto:bricklin@bnd-law.com)>  
**Sent:** Thursday, July 11, 2019 6:44 AM  
**To:** Olivia Sontag <[osontag@bainbridgewa.gov](mailto:osontag@bainbridgewa.gov)>  
**Subject:** WINSLOW HOTEL

OLIVIA: PLEASE FORWARD THIS TO THE PLANNING COMMISSIONERS BEFORE THIS EVENING'S WORK SESSION, IF POSSIBLE. THANK YOU.

Dear Planning Commissioners,

I know you have a lot of information about this proposal already. I am sorry to burden you with more. I have three items I want to bring to your attention briefly.

1. The Winslow hotel developer is arguing that you should ignore that an 87 unit hotel is not in keeping with the Comp Plan goals for Winslow because the floor area and other dimensions of the building comply with the code. We hope you reject this argument. The code's dimensional requirements (e.g., height limits, lot coverage limits, setbacks, floor-area-ratio, and setbacks) are only one element of assessing whether a project should be approved. For hotels in Winslow, a much more site specific, qualitative assessment is required, too.

The City Council mandates that hotels be reviewed through the conditional use process. That requires an assessment of much more than a building's dimensions. It requires an assessment of the whether the use – and the activity spawned by the use – fits at the specific location. In the words of the code, the proposal must not just meet dimensional criteria, but also must be "harmonious and compatible in design, character and appearance with the intended character and quality of development in the vicinity of the subject property and with the physical characteristics of the subject property." BIMC 2.16.110.F.

The City Council's intent with regard to the intensity and compatibility of lodging uses is evident in its treatment of inns. Inns are like hotels, though probably less intense. (Unlike a hotel, an inn's restaurant is limited to the inn's guests. BIMC 18.36.030 (132). Notably, inns are allowed as an outright use, but only if they are 15 units or smaller. This provides a good indication of the Council's intent in assessing the compatibility of lodging in the Winslow core. A hotel of 15 units likely would be viewed as compatible, too. Under certain circumstances, a hotel 50% or even a 100% larger than the 15 unit threshold might be viewed as compatible. On the other hand, a hotel nearly six times larger than the 15 unit threshold would seem to have an impossible task in demonstrating that it is "harmonious and compatible in design, character and appearance with the intended character and quality of development in the vicinity of the subject property and with the physical characteristics of the subject property." BIMC 2.16.110.F.

2. The applicant has suggested that an 87 room hotel (and conference center) would be an economic stimulus for Winslow. The city code does not say that incompatible uses can be approved as long as they provide an economic stimulus. Projects that stimulate the economy are good, but they must be consistent with the intended character of downtown Winslow. This one is not.

3. In considering this proposal, you should also consider the precedent it sets for proposals to follow. This proposal is judged, in part, by the existing character of downtown Winslow. If this were to be approved, it would become part of a new "baseline" by which future proposals would be judged. If an 87 room hotel and convention facility were part of downtown Winslow, the proponent s of other similar – or even larger – proposals would be able to point to this 87 unit proposal to justify theirs. It is a dangerous and unwelcome precedent that should be avoided.

Thank you for your consideration and all the time you are devoting to this project.

David Bricklin

Bricklin & Newman, LLP  
1424 Fourth Avenue, Suite 500  
Seattle, WA 98101  
1-206-264-8600  
1-206-264-9300 (fax)  
[bricklin@bnd-law.com](mailto:bricklin@bnd-law.com)  
<http://www.bnd-law.com>

*Give me your tired, your poor,  
Your huddled masses yearning to breathe free,  
The wretched refuse of your teeming shore.  
Send these, the homeless, tempest-tost to me,  
I lift my lamp beside the golden door!*