

June 13, 2019

To: Bainbridge Island Planning Commission and Hearing Examiner
From: Kjell and Marilyn Stoknes
Subject: Winslow Hotel: 50880 CUP SPR

Here are some thoughts that we have and conditions that we would request be included on any approval of the Winslow Hotel Conditional Use Permit application:

A. Community Benefit: We see no public benefit in this proposal. The property should provide some benefit to the community. The Winslow Green development at the corner of Winslow Way and Madison Avenue includes a significant green area used by the public. The Bainbridge Landing apartment/condominium project north of the ferry terminal contained five acres of which they are dedicating one acre to the Bainbridge Island Metropolitan Park District. These projects set some precedence for projects providing some benefit to the community, especially in this case where a conditional use permit is required.

(A) 1. Requested condition: Require a minimum of a ten-foot wide open pedestrian access at the building entrance from the public sidewalk through the building to the open courtyard area. This entrance and courtyard area is to be open to the public from 10:00 AM to 8:00 PM every day, unless there are special events being held in the courtyard area. A sign must be placed in a very visible area from the public sidewalk notifying the public of their right of entry and use.

B. Setbacks: The building setbacks from the east and west boundaries appear to be very similar. The setbacks from driveways (impervious surfaces) are minimal and appear to be similar on the east and west boundary line. There appears to be no better level of transition adjacent to the residential uses along the west property line than on the east property line where there are commercial uses.

(B) 1. Requested condition: Require a landscaped setback area along the westerly property line from the Winslow Way right of way line to the southern property line. This area is not to have any impervious surfaces and shall require the developer to provide a landscape plan for approval in conjunction with the approval of the conditional use permit.

C. Building Mass: The comprehensive plan encourages more transition between commercial uses next to residential uses than commercial uses next to other commercial uses. The proposed east and west buildings have cross sections that appear to have similar mass, indicating no consideration of transition to residential uses.

(C) 1. Requested Condition: Require the west elevation to have a maximum height limit from current undisturbed grade that is not higher than the Corner House project located on Winslow Way adjacent to the west of the proposed hotel.

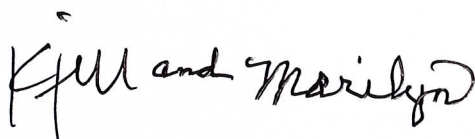
D. Modulation: The exterior walls of the east and west elevations of the buildings appear to be in a straight line with no modulations. Modulations are a common requirement for larger new construction in many communities. It helps break up the appearance of bulk and creates a more interesting and pleasant appearance.

(D) 1. Requested condition: Require a minimum of four feet of modulation every 40 – 50 feet of horizontal distance in the part of the building wings where the hotel rooms are located.

E. Parking: The applicant has provided a parking study that estimates the number of on site parking spaces that will be necessary. Despite the fact that this study was prepared by a professional, the ultimate conclusion in these types of reports is an art, not a science. We believe that it is important to have a check from other sources to verify the adequacy of the proposed on site parking. We believe that the city hiring a traffic engineer to do another parking study could create irreconcilable differences since those preparing the reports will likely have similar qualifications. We believe that with a conditional use permit process it is important to have a basis for whatever decision is made. Checking parking requirements in other comparable cities could provide guidance regarding how other professionals have handled hotel parking requirements in their zoning codes and may influence the final decision for on site parking.

(E) 1. Requested action: It is requested that the Planning Commission or Hearing Examiner ask city staff to investigate the parking requirements for hotel/restaurant/banquet facilities in the five most comparable cities in the region and calculate how many parking spaces each of these other cities would require for this property.

Respectfully submitted:

A handwritten signature in black ink that reads "Kjell and Marilyn". The signature is written in a cursive, flowing style.

Kjell and Marilyn Stoknes
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Bainbridge Island, WA

Disclosure: We own one of the townhomes adjacent and directly west of the proposed hotel.