

## Jane Rasely

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**From:** Susan Shaffer <lasiembra@comcast.net>  
**Sent:** Sunday, January 19, 2020 10:53 PM  
**To:** PCD  
**Subject:** Hearing Examiner Clerk: Winslow Hotel

January 19, 2020

Bainbridge Hearing Examiner  
City of Bainbridge Island  
Bainbridge Island, WA 98110

Dear Bainbridge Hearing Examiner:

As a citizen of Bainbridge Island since 1978, I am writing to you of my opposition to the 87 unit proposed hotel on Winslow Way. I have been following the issue for many months.

It is just not the people living in Winslow who will be affected, but the many island residents and residents of surrounding communities who drive to the businesses that Winslow offers. Bainbridge Island has a big traffic problem and as our community grows, it will become more challenging.

These are the reasons I am opposed to the proposed 87 unit hotel:

1. Its size does not conform to our city's Comprehensive Plan (i.e. zoned for a 15 room inn). This area of Winslow is a small neighborhood and this hotel is huge.
2. When I travel into Winslow, the traffic and parking is already challenged. Often times when turning left from Madison I need to stop and wait for the long line of cars. I can imagine how this will be impacted by hotel traffic. Already there are not enough parking spaces for the restaurants that are on Winslow Way or for evening events at various businesses. Spring, Summer and Fall, of course, is the worst and that, I would think, would also be a high hotel guest time.
3. The noise is an issue as well. Businesses nearby were formerly the marine engineering office and currently, the Bargain Boutique- both, quiet occupants. Since the area surrounding the proposed hotel is mainly residential, the noise that will be generated by guests both hotel and restaurant, service vehicles and outside events will be great. Noise does travel! In the past, when a former restaurant was located in the lot on the east side, the noise from clientele could be heard at the apartments on the corner of Winslow Way and Wood Avenue.

I have read the MDNS and have some concerns/comments:

1. Expecting the hotel management to inform guests of alternative transportation to the location and to other areas of the island is not realistic. Of course, encouraging alternative transportation options is a good idea, HOWEVER, many guests will not be walking, biking and shuttle bus travelers. There will be people driving to and from the ferries and from off-island from points NW. Cars will be on roads that are already getting congested. When there are weddings and other events happening at the hotel, there will be many travelers driving single occupancy vehicles. It makes no sense that a great number of guests will be ferry walk-ons. Guests of the hotel and its services will arrive however they choose.
2. Offering a shared bicycle program for guests is not realistic either because the island does not yet have an adequately safe infrastructure for bicyclists.
3. Staggered check-in times for guests coinciding with the ferry schedule? Perhaps, there should be staggered check-ins to coincide with times the ferry isn't unloading passengers. i.e "if you are coming by ferry please do

not check in till after Winslow Way clears out”. Seriously, the idea of staggered check-in times is ridiculous and where are all the drivers going to park as they wait to check in?

4. As for the applicant reporting traffic, parking and noise complaints to the city in the first several years of occupancy. I am curious just how that would be addressed. After the impacts to our community during the construction and then occupancy, it’s a done deal. While some measures may be helpful, they would not be what the applicant or city had in mind.

In conclusion, the proposed hotel is not compatible with our island which is limited in size, does not yet have infrastructure in the downtown core or the feeder roads and is in a mostly quiet residential area adjacent to downtown Winslow.

Thank you for this opportunity to express my viewpoint.

Sincerely,

Susan Shaffer  
6837 NE New Brooklyn Road  
Bainbridge Island, WA 98110