

Jane Rasely

From: Jack Sjolseth <jack@sjolseth.email>
Sent: Monday, June 17, 2019 7:00 AM
To: PCD
Cc: Brendan McGeer; Chris Otorowski; Shawn Otorowski; Jeff Ulbright; Kenneth & Charlene Moy; jcarbom@seanet.com; Dick Breen; Colie Hough-Beck; morganspatricia@gmail.com; jnjwatt@gmail.com; Karen Sjolseth; robin.a.simons@gmail.com
Subject: Re: Winslow Hotel

Jack

From: Jack Sjolseth
Sent: Monday, June 3, 2019 8:43:10 PM
To: pcd@bainbridgewa.gov
Cc: Brendan McGeer; Chris Otorowski; Shawn Otorowski; Jeff Ulbright; Kenneth & Charlene Moy; jcarbom@seanet.com; Dick Breen; Colie Hough-Beck; morganspatricia@gmail.com; jnjwatt@gmail.com; Karen Sjolseth; robin.a.simons@gmail.com
Subject: Winslow Hotel

I attended the Design Review Board meeting on June 3 and listened to the statements and arguments made by the architect. It was not an impressive performance; obviously he was on the defensive and most of his presentation was to satisfy the residents on Wood Avenue SW. His presentation left most of us with the impression that he can do whatever he wants and we either accede to his plans or he'll do whatever he wants, and feels that there's nothing anyone can do about it – not a pleasant feeling!

My main concern about this development involve what I think is inadequate parking. He only made one comment about parking and that was to state that the city's requirement is just one space per hotel room. He did make the statement that, as an example, The Marshall Suites has 60 rooms and that that is exactly the number of parking spaces they provide. If this is City code I am shocked because it should be obvious to the "untrained eye" that ignoring parking for employees and service staff is a disservice to the community. I have to wonder just where all the staff at The Marshall Suites do park. Do they use to "Safeway" parking lot across the street to accommodate their employees?

Granted, the proposed hotel plan currently offers 55 parking spaces in excess of the one space per hotel room, but I really wonder if that's sufficient as there are no "overflow parking" facilities in the vicinity. When this project was first announced it was to be a 60-room facility and some of us expressed concern about the number of parking spaces planned. The developer suggested at a community meeting that he was going to offer an employee shuttle service from an off-site lot (he proposed St. Barnabas Episcopal Church, but the church people never heard about this suggestion and totally rejects it). He was also going to offer a customer shuttle service to and from the ferry terminal because he stated that most of their guests were going to come on foot so he didn't need to provide parking for all his guests.

Now the current plan is to increase the size of the hotel by 45% to 87 rooms with an increase in the number of parking spaces.

I would like to hear answers to the following questions:

1. How many spaces will be required for the professional hotel staff?
2. How many spaces will be required for the hotel service people (both cleaners and kitchen staff) who I suspect will be commuting to work?
3. How many spaces will be required to accommodate the restaurant and banquet customers?
4. How many spaces will be required to accommodate the bar customers?
5. How many spaces will be allocated for attendees in the planned meeting rooms?
6. How many spaces will be allocated for the Spa customers?
7. Is any parking planned for service people?

The last plan I saw also included an amphitheater. What would be the anticipated attendance at an event in this venue and what are the parking requirements for this?

Actually, an amphitheater seems to be totally unacceptable in a neighborhood environment with no public parking.

Some of the hotel's planning documentation talks about a "shared parking model" and "contingency plan parking"! Does this imply that they expect some of their parking requirements to be existing neighborhood residential parking? Is parking at the Madrone Village and Winslow Green facilities expected to pick up some of this "shared/contingency parking"?

I am raising these issues now because a number of us attended many of the early "Grow Community" design meetings and accepted all the changes that were gone through and the amount of "open space" that was going to be provided. Well, this project certainly doesn't look anything like what we were all "sold" and now we're supposed to believe that this project is going to be different!!!

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