

December 2, 2018

Bruce Anderson and Jim Cutler
Cutler Anderson Architects
135 Parfitt Way SW
Bainbridge Island, WA 98110
(sent via email: brucea@cutler-anderson.com and jimc@cutler-anderson.com)

Re: *Winslow Hotel Project*

Dear Bruce and Jim,

We are your neighbors living west of the proposed Winslow Hotel project. We have recently met and created a list of things to discuss with you. Most of us live on Wood Avenue or on other nearby roads west. We want to compliment you on your efforts to protect the environment and the trees in this proposal, but we also want to ask some questions and raise some concerns to ensure that the design achieves those objectives, and to ensure that the design addresses neighborhood and quality-of life-issues associated with building such a large project downtown, adjacent to our homes.

You have agreed to meet with two of us, and we would like to do so next week. Here are proposed agenda items for discussion.

- **Parking:** parking and congestion are already serious problems in the downtown. Your project, if done right, will not add to the problem, but if done wrong, will likely magnify the problem and hurt our quality of life. At the meeting, you said you are planning for 90 parking spaces in a project that has 75 rooms, a restaurant/bar, a banquet hall, a music hall, and an amphitheater. The rooms alone, with employees, would take you over that number. Your parking expert noted that if all of these venues were operating at capacity, you would need 179 spaces. As a good neighbor, we ask that you design for success rather than for failure, and that you build up or down on-site so your customers are not adding to the parking issue currently affecting Winslow. At the meeting, you suggested that you could lease space to accommodate the overflow, but leasing space is not likely to be a solution. Even if you do it today, there is no way to promise that you can do it tomorrow as markets change and as our population continues to grow. In the future, you will likely be one of many businesses competing for parking, and that uncertainty argues against the leasing spaces idea for a facility as big as the one you propose.
- **Garbage:** had you proposed the mirror image of your design, most of the problems with noise and smells would go away, but the current design puts the garbage

right on our doorsteps. We all know that the sounds of hauling garbage include the ongoing noise of throwing materials into a dumpster, the sound of shutting each dumpster cover over and over again at any hour, and the sound of the garbage trucks picking up several times a week. In addition, the smell of the garbage will no doubt be ever present. We know you don't intend to lessen our quality of life in our neighborhood, and we hope you will consider moving the garbage to a location on the other side—like to the parking on the south east side.

- Restaurant: some of us are looking forward to some fine dining on Bainbridge, and others think we already have too many restaurants in the downtown as it is, but we recognize that your project design will have one. We know that cooking can produce smoke, soot, smells, and fan noise, and we would like to understand what you will do to keep those airborne and noise issues from drifting into our neighborhood.
- Trees: we know that you care about the trees. Our trees are in some ways a part of the Bainbridge Island character. Your drawing shows that you are keeping the trees along the property line of the Wood Avenue condos. We know that to survive, the trees need a certain amount of exposed soil and no digging into their roots. Can you tell us whether or not you are protecting the health of those trees? Also, the employee parking lot seems to be taking out that nice little stand of trees in the southwest corner. Do you know yet which of those trees you will protect from cutting?
- Light pollution: we currently can see the stars at night. Can you tell us whether you are working to have outdoor lighting that stays within the footprint of the project so that our night sky is not impacted?
- Outdoor amphitheater: we all remember when concerts were held at Waterfront Park and we could hear the music all the way here on Wood Avenue (which was okay since it was, after all, the primary downtown public park). However, we do hear the amplified music from the Winslow Green very, very clearly. Your plan's music would be right next door to us (the Wood Avenue Townhomes and Corner House) as well as next to several other developments on Winslow Way across from the proposed hotel including Winslow Green, the houses on Halls Brothers Loop, and numerous single family homes on Wood, Lovell, Grow, Finch, South Madison and Parfitt Way. Can you help us understand the types of uses you envision for this feature, and how you will help ensure that our quality of life is not negatively impacted by having a noisy neighbor?

We appreciate your attention to our concerns, and we look forward to meeting with you.

Sincerely,

Natalia Ilyin and Jack Sheridan
Representatives, Concerned Neighbors' Group