

Jane Rasely

From: dgmackenz@aol.com
Sent: Tuesday, February 19, 2019 1:26 PM
To: PCD; Olivia Sontag; Carla Lundgren
Subject: Winslow Hotel Project
Attachments: Winslow Hotel.docx

To: Bainbridge Island Planning Commission
From David G. Mackenzie
Date 2-19-2019

Jack Dyste & Kristine Kelleher our neighbors have responded to COBI Planning on their thoughts on the proposed hotel that will go up on Winslow Way between Finch and Wood Ave. The Plan is to tear down the building which houses Seattle Children's Thrift store and combine the site with the empty lot to the east. It's a big project with 75 rooms, restaurants, spa, bar, banquet hall for 200 and outdoor amphitheater in the middle of the surrounding block. This will impact our community. There are potential parking problems and noise pollution.

I have read their detailed letter dated February 18, 2019 and agree with every one of their comments. As the old saying goes "This is not my first Rodeo" and have seen similar projects where the parking proposals fall far short of the demand for parking spaces. The idea that additional parking spaces can be found is ridiculous. There is no on- street parking available. Either the developer buys the vacant land to the south or he/she builds a parking garage.

The second issue raised is one of noise. Our unit at 450 Wood Avenue is right behind Red Pine Park and we can hear the music from the band stand on Winslow Green. In general, it is of short duration and easy to listen to. But an open amphitheater with screaming guitars with loud sound systems is beyond the pale.

Immediately behind the proposed hotel are four (4) medium to large senior citizen living units (Winslow Manor, Finch Place, Winslow Arms and the Madison Retirement Center. There must be 300+ senior citizens who expect a quiet life, not a noisy convention center. In addition, most of them will not have heard of this project, much less be able to respond in time.

We all know that a developer picks a parking consultant and the architect to maximize building size on the land available and push the limits. We look to the Planning Department to rein in such excesses.

Oh, and BTW, I never received Notice of this project despite being right next to 239 Parfitt Way, where some of the owners received Notice.

Regards,
David & Wanda Mackenzie
450 Wood Avenue, #2A
Bainbridge
206-501-6726

osontag@bainbridgewa.gov
clundgren@bainbridgewa.gov