

Jane Rasely

From: Council
Sent: Tuesday, January 21, 2020 9:04 AM
To: Morgan Smith; Ellen Schroer; Heather Wright; PCD
Subject: FW: Winslow Hotel

From: Thom McDonald <thom909@gmail.com>
Sent: Saturday, January 18, 2020 2:55 PM
To: Council <council@bainbridgewa.gov>
Cc: Maureen Newby <newbyme1@gmail.com>
Subject: Winslow Hotel

City Council Members:

We had expected to join all our neighbors in expressing some of our many concerns regarding the Winslow Hotel proposal. Unfortunately, we will be out-of-state when the next opportunity for public comment regarding this proposal is scheduled to take place, so we are requesting that this letter be forwarded to the appropriate staff person to be included with the in-person public comments as part of the permitting process.

Our home is well within the 500 foot notification area for this proposal so we believe we can speak to a few of the negative impacts that it will have on our neighborhood. Over the last 17 years we have witnessed a dramatic increase in traffic and parking problems on Winslow Way W and “lower” Grow Avenue.

The parking and traffic analyzes in the original 2018 Walker Consultants study have many significant flaws that would be obvious to anyone who has actually spent any time in our neighborhood. It is also difficult to imagine how any of the mitigation measures recently put forward could have any significant impact on the serious problems posed by this proposed development.

A few examples: The proposed shuttle service from and to the ferry would be great, but based on our experience hosting Island visitors in our home (AirBnB), we predict that nearly all of the hotel guests will arrive in cars. Expecting hotel and restaurant employees to use “transit” is, of course, a non-starter since Kitsap Transit bus routes and schedules are designed for weekday ferry commuters, not the irregular days and hours of hospitality industry workers. Providing bikes to hotel guests will, based on our experience, have close to zero impact on their decision to drive onto the Island. Most day trip visitors from Seattle hotels do indeed walk on, but expecting guests who pay \$200 plus for a Winslow hotel room to ride share or use Zipcars is just wishful thinking.

The study includes on-street public parking spaces in the hotel’s “parking inventory”. Only someone completely unfamiliar with our neighborhood would suggest that as a possibility. Except for a few short term spaces on Winslow Way between Madison and Grow which are always occupied as “overflow” for “Downtown”, there is almost no unrestricted parking available on surrounding residential streets. As any Island resident knows, finding an on-street parking space anywhere on Winslow Way is already a near impossibility during business hours. Parking on the residential streets to the south or west of the proposed hotel site, when not already prohibited should be discouraged for several reasons including the safety reasons, especially on Grow Avenue which is a favorite route for bike riders and pedestrians.

If permitted, this development would not only have serious negative impacts on our residential neighborhood. It would also increase the frustration of Island residents who need timely access to “downtown” Winslow or the ferry terminal as Winslow Way is already frequently blocked by traffic.

We support the BI Planning commission whose members unanimously agreed that no amount of mitigating measures could bring this proposal into compliance with the Island's Comprehensive Plan. Allowing this proposal to go forward would call into question the City's credibility with respect to all of its planning activities and make a joke of our Comprehensive Plan.

Sincerely,
Thom McDonald
Maureen Newby
164 Grow Ave NW