

## Olivia Sontag

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**From:** Bruce Anderson <brucea@cutler-anderson.com>  
**Sent:** Friday, December 7, 2018 9:41 AM  
**To:** Olivia Sontag  
**Cc:** Jim Cutler; Heather Wright; Gary Christensen; Colleen Redfield  
**Subject:** Re: buffers from residences

Yes, that works for us.

### Bruce Anderson

Cutler Anderson Architects  
Voice 206.842.4710 Fax 206.842.4420

On Dec 7, 2018, at 9:39 AM, Olivia Sontag <[osontag@bainbridgewa.gov](mailto:osontag@bainbridgewa.gov)> wrote:

Hi Jim,

Gary, Heather, and I met this morning and have identified some options for the perimeter buffer moving forward. Heather and I are available to meet with you on Tuesday at 11:00 am to discuss your options. Please confirm that this time works.

Thanks!

<image001.jpg>

**OLIVIA SONTAG**

City Planner

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**From:** Jim Cutler <[jimc@cutler-anderson.com](mailto:jimc@cutler-anderson.com)>  
**Sent:** Thursday, December 6, 2018 3:27 PM  
**To:** Gary Christensen <[gchristensen@bainbridgewa.gov](mailto:gchristensen@bainbridgewa.gov)>  
**Cc:** Heather Wright <[hwright@bainbridgewa.gov](mailto:hwright@bainbridgewa.gov)>; Olivia Sontag <[osontag@bainbridgewa.gov](mailto:osontag@bainbridgewa.gov)>; Bruce Anderson <[brucea@cutler-anderson.com](mailto:brucea@cutler-anderson.com)>  
**Subject:** Re: buffers from residences

Thanks for the quick reply.

We just met with the owners of the adjacent property to the west and have a fairly good idea of how will mitigate impacts to them and all of the neighbors. When can we meet with you and staff to go over the graphics and settle this so that we have some purity as we complete our drawings.

Jim

James Cutler, FAIA  
Cutler Anderson Architects  
135 Parfitt Way SW  
Bainbridge Island, WA 98110  
(206) 842-4710

On Dec 6, 2018, at 3:07 PM, Gary Christensen <[gchristensen@bainbridgewa.gov](mailto:gchristensen@bainbridgewa.gov)> wrote:

Hi Jim,

Thanks for your email reminder and you and Bruce meeting with me discuss the Winslow Hotel project and perimeter landscaping requirements and associated buffers with adjacent residential properties. I remain keenly interested in your project and its viability. I certainly understand the site constraints and the design flexibility you are trying to incorporate.

I did have a chance to discuss your project with Department staff. Going forward, I'm open to the idea of reducing the perimeter landscaping and buffer requirements through a variance, code interpretation, or other possible instrument; provided, that the commercial nature of the project will not create any adverse off-site impacts to residential properties. Any potential nuisances (i.e., parking/traffic, glare, light, noise, odors, visual) will need to be mitigated. I'm interested in your creative thoughts about how the Winslow Hotel project will address these property line and off-site issues.

Best Regards,

<image002.jpg>

**Gary R. Christensen, AICP**  
**Director, Planning and Community Development**  
[www.bainbridgewa.gov](http://www.bainbridgewa.gov)  
206.780.3756 (office)

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**From:** Jim Cutler <[jimc@cutler-anderson.com](mailto:jimc@cutler-anderson.com)>  
**Sent:** Thursday, December 6, 2018 2:05 PM  
**To:** Gary Christensen <[gchristensen@bainbridgewa.gov](mailto:gchristensen@bainbridgewa.gov)>  
**Subject:** buffers from residences

Dear Gary,

Were you able to get together with your staff on the issue of residential buffers near our hotel? As i mentioned, this a time critical issue to us. I know that you are busy and I appreciate the attention that you have given us. So, if we could get a sense of the accuracy of our code interpretation we would appreciate it.

Jim

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