

Jane Rasely

From: dgmackenz@aol.com
Sent: Saturday, May 4, 2019 8:42 AM
To: PCD
Cc: robin.a.simons@gmail.com; peterdenis@q.com; Touchet98@yahoo.com
Subject: Winslow Hotel Project

To: Planning Commission:

From: David & Wanda Mackenzie
450 Wood Avenue, #2A

Date: May 4, 2019

Subject: Winslow Hotel proposed project

I have previously written on February 19th my opposition to this project for all of the reasons listed by numerous citizens. I would like to make the additional points:

- [1] Now that the Developer has run into a buzz saw of oppositions thinking he could buffalo local citizens, he has doubled down by increasing the number of rooms by 16% from 75 rooms to 87 rooms A sure sign that it does not pencil out to make a profit.
- [2] This increases the traffic count
- [3] The idea that local street parking is available is a joke, it does not exist.
- [4] This would cause traffic gridlock on Winslow Way in a big way. If approved there would be no way to reverse this bad decision
- [5] You will recall that when Virginia Mason moved its clinic with more than 100+ staff recently, the traffic count did not go down, no did more parking spaces all of a sudden appear. The normal growth in business just sucked up those spaces, and parking is tight.
- [6] There are four assisted living units just south of this proposed projects with perhaps about 200 senior citizens (Finch Place, Madison Avenue Retirement, Winslow Arms and Winslow Manor). When the bands start playing with their screeching electric guitars what are the senior citizens supposed to do? Turn off their hearing aids (I am 77 years old so I can say such things, because they tend not to get involved in such matters and assume the Planning Commission will do the right thing and deny this application, even if they received your postcard).
- [7] Trying to dampen down this noise is a lost cause.
- [8] I would refer you to an excellent email dated February 17th from Peter Denis. He has extensive hotel experience as he was an attorney for both the Four Seasons Hotels and the Marriott Hotels in Canada. He pointed out that the application stated that a key reason for this new hotel

was the need to be an event destination; and, that for it to succeed it needed an 80% occupancy, even in the winter months. This won't happen and the hotel will experience cash flow problems in meeting its debt obligations or the owner's expectations. This will lead to cutting corners. I have been in the banking and investment business for 52 years and understand my way around a Balance Sheet. I urge you to closely read his email and not just rely on the Blue Sky projections of the "Experts" employed by the Developer.

[9] In closing, my sympathy goes out to the owners of the homes on the east side of Wood Avenue who back up against this noisy project. Their \$1 million houses would have to listen to constant noise from delivery trucks, trash trucks, food deliver trucks, etc.