

Jane Rasely

From: Robin Simons <robin.a.simons@gmail.com>
Sent: Thursday, May 9, 2019 10:21 PM
To: PCD
Subject: comment on Winslow Hotel

I have reviewed the revised application submitted by the developers. None of their changes address any of the concerns I cited in my letter to you during the initial public comment period. If anything, the changes aggravate those concerns because the number of rooms has increased.

My concerns fall into 4 main areas:

1. Parking. The assumptions underlying the developers' plan are faulty. The hotel is designed for maximum use every weekend all year round, not simply occasionally. Therefore it should be designed to accommodate its maximum use parking requirements all year round, without relying on questionable leased parking. **The hotel should be required to accommodate all its parking needs (180+ spaces) on site.**

2. Traffic congestion. The developers' traffic study is faulty. It is based on traffic counts taken in October. However the hotel's heaviest use will be in summer when traffic is much higher in Winslow than in October. Multiple cars coming off the ferry at the same time on their way to a hotel event, waiting to turn left across traffic into the 4-car hotel loading area which is situated right on Winslow Way will tie up traffic on Winslow Way, adding to the already considerable congestion on that major artery. **The city should have its own traffic study done rather than relying on the developers' study. And the city should require that the hotel move its load/unload area to the back of the property so that waiting cars are not sitting in traffic on Winslow Way.**

3. Size. The hotel is simply out of scale with the surrounding neighborhood. City guidelines require that new developments reflect the character and scale of the surrounding neighborhoods. This building does neither. **The hotel should be scaled down to fit the neighborhood.**

4. Noise. The hotel is surrounded by single and multi-family residences on all sides including 4 senior apartment buildings. Noise is a major quality of life issue. **The hotel should be required to limit all outside events to before 8:00 pm. All outside events must be unamplified. The service drive and loading dock should be moved to the east side of the building where they will not abut residences, and deliveries should be limited to between 10:00 am and 6:00 pm.**

Thank you.

Robin Simons
343 Winslow Way West