

May 22, 2019

To: Heather Wright
Olivia Sontag
City of Bainbridge Island

From: Bruce Anderson, AIA

Re: Winslow Hotel PLN50880 SPR

I've attached a total of 11 drawings. The floor plans show two alternatives.

The first alternative is a change where we shift 4 hotel rooms into the east wing, that wing grows six feet in length to accommodate this. That enables us to move 4 rooms out of the east wing, shortening it by twenty-eight feet. The hotel is about 1,136 square feet smaller with this potential change.

The second alternative is to do the first change, and additionally take a slice out of the "gasket" between the north and west wings. This effectively shifts the west side of the hotel east eight feet. This reduces the hotel square footage by an additional 736 square feet. You'll also notice that we return to the angled wall at the pre-function space facing the tree.

Additionally, we have found that we can reduce the slope of the east and west wings, resulting in those wings being reduced in height at Winslow Way about two feet in the west wing, and one foot six inches in the east wing. Likely we'll do this even if we don't implement these other potential revisions. The elevations reflect this change in roof lines, as well as the changes in building width and wing lengths.

The reductions in floor area don't alter the parking requirements as the changes are in location of the rooms, not the count of rooms.

The new surface parking on the west side allows us to potentially reduce the lower level under building parking while still maintaining either the same parking count, or a bit higher count. Additionally the arrangement of parking on the west side gives us the ability to plant additional trees along the fence line, which will be visible over the existing fence on that property line, as well as giving more space on our side of the property line for the roots of the fir trees that are straddling that line as well.