

Winslow Hotel Conditional Use Decision Criteria - Major conditional use permit

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2.16.110 D. Decision Criteria

1. A conditional use may be approved or approved with conditions if:

a. The conditional use is harmonious and compatible in design, character and appearance with the intended character and quality of development in the vicinity of the subject property and with the physical characteristics of the subject property; provided, that in the case of a housing design demonstration project any differences in design, character or appearance that are in furtherance of the purpose and decision criteria of BMC [2.16.020](#).S shall not result in denial of a conditional use permit for the project.

The hotel as designed complies with the applicable design guidelines. Specifically its building mass at the street is broken into three major blocks with connecting elements, which, combined with different setbacks to the street breaks up the overall building mass to create a finer scale. The east and west wings are simpler in design and slope downward to the south, following the sloping grade. The western wing has only circulation along it's shared façade to the residential uses on that side of the project, to maintain their privacy and limit light and glare.

b. The conditional use will be served by adequate public facilities including roads, water, fire protection, sewage disposal facilities and storm drainage facilities:

The hotel faces a major commercial street that includes transit service, and all city and private utilities serve the subject property. The hotel is pursuing "living building challenge status" and if achieved, reduced use of water and electricity, as well as sewage treatment, will occur.

c. The conditional use will not be materially detrimental to uses or property in the vicinity of the subject property:

Surrounding properties are zoned "Core" (as is the hotel property) and to the south and southwest R-8, Multi-family. The traffic impact, as measured by peak PM hourly traffic, will be less than the uses the hotel replaces.

d. The conditional use is in accord with the comprehensive plan and other applicable adopted community plans, including the Island-Wide Transportation Plan:

Downtown Winslow is intended to be the commercial and cultural center of the island. The hotel, with its banquet and meeting rooms, event spaces, restaurant, bar and spa, further support those plans.

e. The conditional use complies with all other provisions of the BIMC, unless a provision has been modified as a housing design demonstration project pursuant to BIMC [2.16.020](#).S:

Yes, see project documentation.

f. All necessary measures have been taken to eliminate or reduce to the greatest extent possible the impacts that the proposed use may have on the immediate vicinity of the subject property:

Vehicular use by the hotel is designed to be managed and less intense than it would be otherwise, by actively engaging guests in how they arrive by ferry. Impacts on neighbors by noise is being mitigated with agreements from Bainbridge Disposal for example to service the hotel later in the day that would otherwise be typical. Outdoor activities associated with the hotel are located in a central courtyard.

g. Noise levels shall be in compliance with BIMC [16.16.020](#) and [16.16.040](#).A:

Project will comply with all applicable noise standards.

h. The vehicular, pedestrian, and bicycle circulation meets all applicable city standards, unless the city engineer has modified the requirements of BIMC [18.15.020](#).B.4 and B.5, allows alternate driveway and parking area surfaces, and confirmed that those surfaces meet city requirements for handling surface water and pollutants in accordance with Chapters [15.20](#) and [15.21](#) BIMC:

Project is proposing pervious pavement and capture and reuse of rainwater as part of our overall strategy to minimize off-site impacts. Presently the stormwater is sheet flows draining without any conveyance system tied into the City's stormwater system.

i. The city engineer has determined that the conditional use meets the following decision criteria:

i. The conditional use conforms to regulations concerning drainage in Chapters [15.20](#) and [15.21](#) BIMC; and

- ii. The conditional use will not cause an undue burden on the drainage basin or water quality and will not unreasonably interfere with the use and enjoyment of properties downstream; and
- iii. The streets and pedestrian ways as proposed align with and are otherwise coordinated with streets serving adjacent properties; and
- iv. The streets and pedestrian ways as proposed are adequate to accommodate anticipated traffic; and
- v. If the conditional use will rely on public water or sewer services, there is capacity in the water or sewer system (as applicable) to serve the conditional use, and the applicable service(s) can be made available at the site; and
- vi. The conditional use conforms to the “City of Bainbridge Island Engineering Design and Development Standards Manual,” unless the city engineer has approved a variation to the road standards in that document based on his or her determination that the variation meets the purposes of BIMC Title [17](#).