

Olivia Sontag

From: Dick Breen <dick.breen@gmail.com>
Sent: Sunday, February 17, 2019 2:39 PM
To: Olivia Sontag
Subject: Winslow Hotel Proposal

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Re: Winslow Hotel
Project # PLN50880
Noise Abatement
02/17/2019

Bainbridge Island Planning Department

Dear Ms. Sontag:

In response to the Notice of Application/SEPA Comment Period we are writing to express our concern regarding the amphitheater/outdoor entertainment feature of the proposed Winslow Hotel/Conference Center.

We reside in the Central Core directly across Winslow Way West from the proposed hotel/conference center which, under the zoning code, would be a conditional use if allowed to go forward. As such, it is subject to additional restrictions that would assure compliance with the Comprehensive Plan which, among other objectives, references a strong residential component.

The hotel outdoor entertainment feature is not appropriate in the center of an existing residential neighborhood. Further, the maximum noise level restrictions in the WAC 173-60 and adopted by the Bainbridge Island Municipal Code 16.16.001, et. seq., are inadequate to preserve the current quality of life for the many nearby residential home owners.

If the outdoor entertainment feature is not eliminated from the project, we suggest that pursuant to WAC 173-60-060 the City require additional noise reduction measures.

In particular, prohibit the use of outside sound amplifiers, restrict the evening hours of operation for the amphitheater to 8:00 pm, reduce the allowable decibel level, and implement amphitheater design and landscape features to reduce sound travel and its impact on nearby residential property owners. These and other measures would reduce the likelihood of future noise complaints by neighbors based on the existence of a common law nuisance.

Thank you,

Dick & Lynn Breen
156 Hall Brothers Loop #101