

## Jane Rasely

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**From:** JANETTE AHRNDT <sourcebalancing@msn.com>  
**Sent:** Friday, May 10, 2019 7:45 AM  
**To:** PCD  
**Subject:** Re: PROJECT NAME: Winslow Hotel PROJECT NUMBER: PLN50880 SPR PLN50880 CUP

Dear Ms. Sontag,

I am writing again to express my concerns about this project.

I appreciate that those submitting the proposal have made some adjustments. The additional parking is helpful. I don't interpret the outdoor event area to have a beneficial change for many of us who will also be adversely impacted by noise. Adding additional rooms to an already over-sized hotel is not the direction I would have hoped to see.

In addition to the hotel element itself, I am very concerned about the additional component of this business (banquet and meeting rooms, restaurant & bar, event spaces, and spa). Are there a market studies to demonstrate the need for such venues? Has a business plan with the specific details been shared as to what volume of business is expected related to these additional services? To me, this is critical information and relates to the true impact on the volume of people, traffic and noise that will have to be managed & dealt with by those of us who call Bainbridge our home (and will have to deal with it 24/ 7/ 365). What data supports a reasonable expectation that this will be a long-term, viable enhancement of our community? (quality, financing, operation, branding, etc.) I certainly may have missed seeing this information; I would appreciate a link if it is posted somewhere.

Is the target market for the hotel off island visitors? The island can benefit, I think, from additional businesses (including hotels, restaurants, health & spa services, etc) which support the long-term health of our local population in the priority mix. To that end, part of the beauty of Bainbridge is the access to nature and the calmer and peaceful nature of Winslow and the island. Creating more frenzied and busy environments is detrimental to the long-term mental and physical health of our citizens and guests.

I ask that the COBI take a step back and imagine the future and long-term consequences, while be transparent in the processes and gather perspectives from residents across the entire island. The decision on this project will significantly the entire community for years to come.

Respectfully,

Janette

On Feb 22, 2019, at 10:55 AM, Janette Ahrndt <[sourcebalancing@msn.com](mailto:sourcebalancing@msn.com)> wrote:

To: COBI Planner Olivia Sontag

PROJECT NAME: Winslow Hotel

PROJECT NUMBER: PLN50880 SPR, PLN50880 CUP

Dear Ms. Sontag,

Thank you for considering my comments and questions regarding this project.

I believe that a small scale hotel that adds to the character of Winslow and that supports and enhances local businesses and tourism is a wonderful and worthy project.

The Winslow Hotel as currently planned seems to be out of proportion for the location that borders quiet and peaceful neighborhoods. The size suggests levels of noise and traffic related to daily operations that will be dramatically elevated from current conditions. Adding events both inside and out then bring even more volume to manage. What strategies and plans have been established to address this initially and into the future? What impact will increased demand on infrastructure and physical space bring to the character and integrity of our city?

As a nearby homeowner, this project directly impacts my quality of life. I see this current plan as an over ambitious scale for my neighborhood; it will likely negatively impact my physical health due to high noise levels and the stress that congestion brings. I'm concerned as well about a potential decrease my property value. I support growth and expansion in a manner which encourages livability in Winslow, where streets are safe for non-motorized traffic and noise and light pollution are minimized for everyone's physical health and wellbeing. I expect COBI to direct mutually beneficial collaboration when businesses share residential areas.

Many of the comments already submitted provide exceptionally clear and detailed questions, perspectives and potential solutions to very important questions and concerns. I would hope you will step back, look at the big picture, whole heartedly listen to the thoughtful and rational comments made by local and island wide residents, and amend the current hotel plan to support a long-term, sustainable Bainbridge Island hotel(s) the brings health and vitality to the community as a whole.

Respectfully,

Janette Ahrndt

234 Grow Ave NW

Bainbridge Island