

Jane Rasely

From: Robert Stowell <rjandmm@earthlink.net>
Sent: Wednesday, February 20, 2019 4:37 PM
To: PCD
Subject: Notice of Application/SEPA Comment Period/Hearing

Dear Ms. Sontag;

This letter is written in response to the Notice of Application/SEPA Comment Period/Hearing. We reside at 530 Wood Avenue S.W., which is just outside of the 500' radius from the Southwest corner of the properties of the planned hotel project. Nevertheless, we feel compelled to comment since we would definitely be adversely impacted if the project were to go forward as planned.

We believe the hotel project as planned is inconsistent with the neighborhood in which the applicant seeks to place it. Prior Bainbridge/Winslow planning commissions approved the construction of several senior citizen facilities, private homes and condominiums in the immediate block and close vicinity of this proposed project. This prior planning clearly assumed the need for perpetual quiet enjoyment of the properties by the owners and tenants, and that future planning commissions would not approve projects in the area that would be inconsistent with this assumption. Up to this point, these prior commission decisions have been supported by subsequent commissions. Our current planning commission must give deference to prior commissions' decisions to preserve the neighborhood as largely residential mixed with small commercial enterprises. The applicant seeks to insert into the this relatively quiet neighborhood a behemoth hotel with an outdoor amphitheater. It should be unthinkable. In fact, approval of this project as currently envisioned would bring comments for years to come about this planning commission's decision, i.e. "what were they thinking?" The summer evenings, when use of an outdoor amphitheater would be expected, are the same evenings when SW Winslow residents would be trying to sleep with their windows opened. Noise carries at night, and the noise from such a facility would be heard throughout this area. But imagine the noise impact on the immediate neighbors, many of whom are senior citizens, who thought they were living in an area where noise would be carefully regulated. As currently envisioned, this hotel simply does not belong in this mostly residential neighborhood.

That being said, a hotel of a more moderate (truly boutique) size, with adequate onsite parking for both employees and guests, and with an indoor auditorium rather than an outdoor amphitheater, could easily fit in this neighborhood without serious permanent damage. Unfortunately, once built, it will be too late to undo the irreparable harm. And, just in case the City is looking for the additional tax base from such a supersized development,

it is likely that the adverse impact of the hotel and amphitheater in this neighborhood would reduce the property values of all of the surrounding properties. It would be a wash or worse.

We strongly urge you not to approve this project as currently envisioned, and especially not to approve the outdoor amphitheater.

Robert and Michelle Stowell
530A Wood Avenue S.W.