

Jane Rasely

From: Denis, Robin <Robin.Denis@seattlechildrens.org>
Sent: Friday, February 15, 2019 3:57 PM
To: PCD
Subject: to the Planning Commission/re proposed 3 story hotel Winslow Way W./Comment period

Hello,

I am emailing to express my concern during this public comment period ending 2/22/19 about the 3 story hotel you have approved development for on Winslow Way W.

My concerns are:

1. **Water/Aquifer.** I understand this facility will house a commercial kitchen for big events of up to 150 people, as well as a restaurant, and 75 rooms. This will entail a huge amount of dishwashing and laundry. The grey water building will not provide for any of this; it can only provide water for watering the lawns, etc. If any other Bainbridge resident cannot drill a well in their yard, I fail to understand why the city would approve a permit for any developer to do so either. Collecting rainwater is an idea, but it must be treated before being used, and I am sure the City would absolutely want to ensure that such treatment happened on the premises and would be up to the City's standard to provide clean water for drinking, washing dishes or bedding. As a location that has used creosote during our shipbuilding phase, does the City even know if there is creosote under the ground at this location that might impact any potential well?
2. **Noise.** This facility will have a restaurant literally 14 feet away from condos that people live in and own. How will the noise level be kept to a minimum for these citizens?
 - The 'business' side of the driveway, the west side, with all the garbage bins clanging shut and open all day long, and garbage pickup probably 2-3 times per week, with all the beeping and loud noises that entails, are all along the ONLY side of the building that runs along a stretch of private homes and condos. Can this 'business' side not be relocated?
 - Outdoor amphitheater: apparently it has been 'said' that there will be no amplification of any kind in this space. This needs to be written into the approval for the sake of the Winslow Green, Hall's Hill, and all the homes/condos existing on the west side of this development. Personally, if a wedding is held outdoors, I cannot believe that the minister or harpist would not insist of amplification. In addition, the event room which opens onto the green should have serious soundproofing to protect the adjoining community from late night bands/event noise. What will happen in the summer when the event room doors are wide open to the amphitheater? This noise will echo off the u-shape of the building and resound into all the local neighborhoods.
3. **Safety.** Quite awhile ago I had read that the City would no longer be allowing the building of dead-end developments, yet in recent years there have been an influx of them. I can't even imagine firetrucks getting into some of these complex new neighborhoods.
 - For this development, each garbage truck would have to do a three point turn, increasing the noise and length of noise duration on each visit, rather than driving around, or exiting at the back of the property. Can this not be looked at? I am sure the Fire Department would not be pleased with the current layout, and they may not even be able to turn around what with the length of their trucks.
3. **Parking.** With the current extreme shortage of parking in Winslow, it is incompetent of the planning commission to not insist that the developer plan for adequate parking (or even an extended parking garage at the back) for not only the 80% of guests they say they need to have per day per year, but all employees, and THEN for 75% of the estimated 150 attendees at events, and all those that might be having dinner at their restaurant, using their spa, or shopping at their store. It is unconscionable for the planning commission and city council to allow the developer to 'expect' that local neighborhoods would absorb this large amount of extra cars. Yes, there might be

an occasional car with 4 instead of 2 occupants. Yes, there may be a shuttle that can take small groups of people from the ferry (and where would that be parked?). The option of renting out parking space from local churches seems ironic, considering most weekend checkouts would occur on Sundays, a church's busiest day in many cases. Also, please keep in mind that the idea of renting space from any other facility, while it sounds good, did not happen for the Pavilion parking lot, which is not enough for their clientele. The developer was never held accountable for this lack of parking. I urge the planning commission to ensure that the developer **MUST** be held accountable for any such rental parking they speak about, and ensure it is in writing.

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