

Winslow Hotel (PLN50880 PRE)

Public Participation Meeting Notes

November 26, 2018



Issue/Question:	Response from the Applicant:
What is the building height?	The building is 38 feet from the sidewalk on Winslow Way. It's a three-story building at its highest. The pitch of the roof stays parallel to the grade of the ground as the ground slopes to the south. The NW corner of the building is cut out adjacent to the closest residence.
How many feet is the cutout in the NW corner?	Approximately 28 feet. The building cascades along the west side in order to improve aesthetics for residents to the west.
Does the cascading effect continue down to the southerly end of the building on the west side?	No, the cascading stops about 140 feet back from Winslow Way. At that point, the whole building is set back a uniform distance from the property line (approximately 28 feet). We are also retaining a small forest in the property corner below the cascading reflecting pool. This also includes an outdoor amphitheater.
Is there a septic in the SE corner?	The project incorporates a "living machine" to handle septic effluent similar to the Large On-Site Sewage System at Islandwood. The facility proposes to be self-sufficient for sewage and water. We are also proposing to drill a well if City and Health standards allow. We are proposing collection of 700,000 gallons of water from the roof system and would make up the remaining needs from the well.
A portion of the site and surrounding properties are currently used by the neighborhood for nighttime parking as there is limited street parking. Is that accounted for?	We believe that parking demand will be limited on site. We anticipate that parking needs 10-15 years from now will be much less demanding than today. We are trying to purchase overflow space to handle extra parking until these parking needs change. We are currently working with parking consultants. We are planning for 75 rooms, a spa, a restaurant and bar, concert space for 90 people, banquet hall for 200, and on-site parking for 90 cars.
Do the parking consultants live on Bainbridge? It makes a difference to use local consultants that know what it's like here.	No, the consultants are based out of Seattle. There were no Bainbridge parking consultants that could analyze a project of this size. It is believed that a substantive number of people will come to Bainbridge via the ferry. We wanted to hire a consultant with experience in accounting for ferry systems which is why we went with parking consultants in Seattle.
I live in one of the 7 townhomes to the west and we want to be good neighbors. Is there a way to design such that adjacent residents are not adjacent to trash loading/unloading, including truck noise and trash smell?	The challenge is designing a trash area at the ground level near the kitchen. We are working with Bainbridge Disposal to prevent trucks from having to back up down a driveway. We will consider the noise level caused by depositing trash and recycling into the bins and loading/unloading of the dumpsters. We can request the trash be picked up 2-3 times a week to avoid smell.

We are residents to the west. How will noise pollution be addressed? In addition to trash noise, concert noise could be a concern.	We will work on enclosing the trash area to limit noise. The concert noise will be partially limited by the building design for residents to the west.
Residents to the west are concerned about impacts in part due to the proximity of their bedrooms to the proposed banquet hall.	The banquet facility will be separated by multiple (likely 3) walls from adjacent residences to the west. We will listen and consider these concerns in our design approach. For example, we can talk with Bainbridge Disposal about truck circulation and pick up time and frequency.
Site to the south is not a junkyard and would like the project to be respectful to all neighbors.	Acknowledged.
Consider soft landscaping on the west side to minimize noise to the residences. We are concerned about the potential noise coming from the facility.	This proposal requires a more aggressive approach than landscaping to mitigate noise. Vegetation is not as effective as more aggressive noise reduction measures. The walls of the facility will be much more effective in reducing noise than vegetation would.
Will the kitchen facilities have an impact?	The kitchen is designed to be, for the most part, located underground (below grade).
Can you describe the exterior?	The structure is proposed to have a metal roof. Cedar walls are planned on some of the structure. The rest will be made up of glass. Most of the glass is looking inward, toward Winslow Way or to the east (rather than the west).
When will the project break ground and how long will it take to build?	We propose to go before the Design Review Board in about 45 days. We hope to have all permits and finish earthwork by October 2019. Project will take approximately 18-22 months.
Have you analyzed the hotel demand against the cost? What is the bottom line?	This varies from room to room and cannot answer the specific room cost at this time. We have consulted with a national hotel room consultant and 80% room occupancy is a profitable venture.
I am concerned about safety on Winslow Way for pedestrians, especially at night. The applicant doesn't live in Winslow and doesn't have to walk at night. Citizens would like the City to hear them, including concerns about safety.	We are giving 5 feet of right of way along the frontage to the City.
I live one block north and am astonished by the volume and the ground coverage area.	The floor area ratio (FAR) will not exceed the 1.0 FAR allowed through the bonus in the Bainbridge Island Municipal Code (BIMC).
What is the building footprint?	Approximately 27,000 square feet of ground floor is proposed for the building footprint on an 80,000 square foot lot.
The size and form does not look like a boutique hotel. It sprawls similar to a warehouse. I did not expect a project of this size and scope surrounded by residential buildings.	Residential uses are located primarily to the west. Other abutting properties are primarily commercial. The site plan was drawn with the adjacent residential uses in mind.
There are a number of employees proposed so where will parking be located for those employees?	Approximately 14 employee spaces are to be provided in the under building parking. We will not be able to accommodate all employee parking on-site and may have to explore leasing parking off-site.

I'm concerned about meat grilling and odors from the kitchen. What will be done about the exhaust from these kinds of activities?	The thickness of the building and the location of the kitchen will mitigation the noise. Grilling odors will be mitigated by a large, high chimney and filters. The sound is likely the larger impact to be addressed.
When citizens first received notice of this project 17 months ago had fewer rooms proposed. Why has this changed?	The applicant must plan for financial feasibility. We need about 70-75 rooms in order for the proposal to be profitable.
Has traffic safety for first responders been considered? I'm concerned about circulation for emergency vehicle access. Winslow is also a narrow road in certain areas. Is this being addressed?	The applicant met with the Fire Marshall early on in the project design. We have met with the Fire Marshall a total of 3 times for design input.
Will the 2 maple trees on Winslow Way be retained?	Yes, we plan to retain the maples at this time.
The neighbors should not be surprised that this large vacant lot will be developed. I am concerned, however, about the overall scale of the project. Think about the scale and totality of the impact on the surrounding neighborhood.	The architects and owners have talked for weeks about potential impacts. We have tried to scale the building to control its mass. We have oriented the building north to south to minimize the scale. We have utilized the building to the north as a reference for scale along the frontage. Proposed building may be 4-5 feet higher than the building to the north.
Thank you for the description. However, don't tell citizens "what you need to understand." That can be offensive. Please be civil and not disparaging.	I apologize. The project hasn't happened in a vacuum.
Congratulations on a good design. I request that the drawings be emailed out to attendees. Please also include elevations on the drawings and provide as much other information as possible.	Elevations are shown on the drawings. The drawings will be included with the meeting notes.
At the end of this process, it would be comforting to know that the owner went out of their way to partner and engage with the community. I don't want to be adversarial and would like to be a part of the project. It would be nice for the community members to feel good about recommending people to the hotel and restaurant at the end of this process.	Acknowledged and will be considered.
The Children's Hospital building is utilized as a community center. We respectfully request that the applicant give them enough notice to find another location. The current lease is 6 months which may not be enough time to relocate. We request that this be taken into consideration.	Acknowledged and will be considered.
People are having difficulty with the graphics. Can the architect prepare a model to show how the project will fit in the context of the neighborhood?	Yes, this can be addressed.

<p>I have interest in 2 properties on the east side of the project and haven't been informed of the design. What will setbacks be? I would like to see what the east wall looks like.</p>	<p>The project will be approximately 30-35 feet from the adjacent building to the east. The proposed hotel is currently 24 feet from the east property line.</p>
<p>Written Comment: I want to point out that pedestrian connectivity ought to be taken into account during early planning for ingress/egress and parking. There is a pedestrian pathway on that property that has been in use for many decades. It runs east to west, bisecting the width of the property. The path connects the Southeast corner of the parking lot of the 253 Winslow Way Building (Bargain Boutique storefront) to the parking lot for the Finch Place buildings (Island Volunteer Caregivers and Chris Gram's offices). The railroad tie stairway from 253 Winslow Way building is now blocked by a pile of construction debris. Not to be deterred, walkers have forged a new path around the pile. It would be lovely if Madison Avenue Development, Inc. were to include safe pedestrian access from the property to the shops in the Marina District. Such a non-motorized trail would provide hotel clients and neighbors safe access to town—and a simple solution to pedestrians and autos attempting to enter and exit via the driveway serving hotel and retail space. It's an idea to keep in mind during planning for access. So many walking paths are being blocked or built over in the downtown corridor. Once they are paved over, they don't come back.</p>	<p>(Provided as a written comment. Applicant has not had the opportunity to respond.)</p>
<p>Written Comment: A representative says the hotel will not utilize COBI water and sewer. What's the amount of acreage needed for a drain field for a 75 room hotel? What's the size of tank for rainwater storage and processing for potable water? What about noise pollution, light pollution, and smell pollution? Winslow Way W is a narrow street. People walk to ferry, market, post office, etc. Children wait for school busses on Winslow Way W. Yesterday, COBI put a speed sign on Winslow Way W. Speed limit is 20 mph and is long overdue. Representative architect was arrogant, had answers for everything, and made no sense.</p>	<p>(Provided as a written comment. Applicant has not had the opportunity to respond.)</p>