

Jane Rasely

From: Fran Korten <fkorten@yesmagazine.org>
Sent: Thursday, February 21, 2019 5:22 PM
To: PCD
Subject: Winslow Hotel comment (PLN50880)

Comments regarding the proposed Winslow Hotel on Winslow Way West.
Bainbridge Island, WA permit number PLN50880 SPR/CUP

I am writing to oppose the development at Winslow Way West of a 75-room hotel with restaurant, bar, open-air amphitheater, indoor amplified music room, a private well and onsite sewage treatment.

This large, multi-faceted project is completely out of character with the context of this location--in terms of noise, parking, traffic, garbage collection, and smells. The fact that the project requires exemptions to various of our existing codes makes it dubious from the start.

The most glaring violation of our codes is the plan to provide fewer parking places than required. The owners' expectation that overflow parking can simply flow into the surrounding area is of great concern given the well-known current difficulties with parking in the area. The arrangement to rent parking spaces from some other location and run shuttles would require long-term enforcement by the city. I believe this exemption from code should be denied.

I have heard that the owner is suggesting that the building become a "Living Building Challenge Building." The Living Building Challenge buildings that I am aware of, such as architect Jason McLennan's home on Bainbridge Island, all have composting toilets. Does this owner plan to put composting toilets in the hotel rooms? In the restaurant and bar? I would caution the city not to accept any exemptions based on the hope of a Living Building Challenge hotel without further investigation into that concept and how the hotel does or does not match the concept.

I am also concerned about the noise associated with this development because of the proposed open air amphitheater and the bar and restaurant. The development is immediately next door to residences and would likely significantly impair the value of those homes.

I appreciate the opportunity to provide comments on this development.

Fran Korten
123 Bjune Dr. SE Apt 303
Bainbridge Island WA 98110

