

Jane Rasely

From: Jack Sjolseth <jack@sjolseth.email>
Sent: Tuesday, November 5, 2019 1:01 PM
To: PCD
Subject: PLN50880 SPR CUP – Winslow Hotel

How can city officials, in good conscience, consider approving this huge (now 98 room) hotel in a zone that's limited to a 15-room boutique-style hotel?

We don't mind a small hotel or additional housing but the size of this enormous structure is totally out of context for the neighborhood and, what happens if/when this project proves unprofitable?

This doesn't appear to be the kind of building that's convertible for other usage – what happens then?

The developer's intention seems to be for some staff to live in the new eleven 400 sq. ft. studio units (accessing their bathrooms through their closets). It seems that these accommodations are designed for single occupants so that would eliminate any employees other than single, childless workers. Perhaps this sounds fine, but these occupants will be evicted if they leave the employ of the hotel, either by their own volition or because they are terminated (perhaps caused due to the hotel's financial considerations).

Whether it's a success or a failure, this will ruin the quality of life for those of us in the neighborhood.

The following is from an email I sent on June 20, 2019. I'm not sure that these comments were entered into consideration and still feel that they are still worth consideration.

I have been a docent at the Bainbridge Island Historical Museum for 10 years, averaging more than 25 volunteer hours a month, so have had ample time to meet visitors and discover why they came to the Island. The vast majority arrive in hourly cycles matching ferry arrival times, as a day trip, without a car.

In the summer we have a lot of vacationers and Alaska Cruise patrons who have a day or two before or after a sailing, looking for sightseeing opportunities. Tourist traffic is very limited during the winter season.

I have a number of points that I feel need to be thoughtfully considered:

- Given the Island's concerns about business signage I am curious if and how the hotel intends to advertise its existence since it's in a primarily residential area.
- The financial viability of the hotel seems questionable since it was originally proposed as a 60-room project, expanded by 25% to 75 rooms and then the developers determined they needed an additional 16% increase from 75 to 87 rooms to be profitable. What would happen to the neighborhood if this project turns out to not work financially?
- Contiguous sidewalks between the hotel project and the downtown corridor currently don't exist in front of the Marge Williams building, necessitating guests walking on the shoulder of the road part of the way.
- The Stephens House (a Special Needs facility) is located between the hotel project and Madison Avenue. The Access Bus stops there at least four times a day for four to five minutes picking up and dropping off passengers. Backups occur on eastbound Winslow Way when the bus is waiting there.
- The hotel's intent is that guests arriving by ferry will either drive to the hotel or take a hotel-run shuttle.

Therefore, we're going to see a predictable hourly influx of arrivals, just as I see at the museum, not a continual, random arrival. This could result in a significant backup at the hotel's small porte-cochere area if more than about three cars arrive in close proximity. Couldn't this affect the traffic on Winslow Way West, or cars attempting to exit the hotel property?

- How much time is planned for the guest check-in process as this can have an impact on the length of time cars are waiting at the porte-cochere, or along Winslow Way?

My main concern is the viability of a hotel that nearly doubles the current hotel capacity on the Island, particularly in light of the four or five months when tourist traffic on the Island is very low.

And, I question that the size of this hotel is in keeping with the charm of Winslow.

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