

From: Maradel Gale <mkgale@uoregon.edu>
Sent: Saturday, May 4, 2019 6:36 PM
To: PCD
Subject: Comments on hotel on Winslow Way West

Hello, Planning and Community Development Department and Planning Commission:

As a resident who lives very near the proposed development, I am making some comments concerning the plans.

- 1) It is way too large for our community. At 75 rooms, it was too big. Now the proposal has expanded the number of rooms. This is a small downtown area, and we need to stay at a smaller scale than this developer envisions.
- 2) There is no on-street parking in this part of town. To base any decisions in reliance on on-street parking is a chimera -- don't buy it!
- 3) I note the name of the outside event space has changed from an amphitheater to a "lawn" which is pretty phony, in my mind. Any outside gathering area, particularly if it includes the possibility of music, amplified or not, will negatively impact the existing neighborhood. We already live with a lot more noise than should be dumped on residences, inasmuch as we are part of a mixed-use zoning which includes things like more garbage pick-ups, noisy comings and goings by patrons to businesses open late at night, parking lot disputes among intoxicated patrons, dumping of recycling late at night into bins with attendant crashing of glass bottles (yes, this is against the city's code after a certain hour, and it happens all the time). Merely putting a band shell to the south will not make a difference. Even inside my home, with the windows closed, I can hear the shots from the gun range, which is over a mile away from my home. Sound doesn't go in just one direction!
- 4) The goal of the city is to encourage more residential growth in the mixed-use town center and surrounding more-densely zoned areas. That is a good solution to protect the rest of the island's neighborhoods from densification. and to allow the lovely open space to remain. However, the people whom you expect to live in this more densely developed part of our community NEED TO BE PROTECTED from the sorts of negative impacts that can come from business and commercial development that is part of such mixed-use neighborhoods. Not all businesses are the same. Some come with a lot more negative impacts on the surrounding area than others, and things like an outdoor event space are

among the things that make this particular business an unwelcome neighbor. The same for the idea of relying on on-street parking. And another consideration is simply the greatly increased amount of vehicle traffic that would be attracted to this development. If the city does not zealously protect the existing neighbors from new, incompatible developments moving in next door, it will become increasingly unlikely that people will continue to want to live in the more dense neighborhoods.

Thank you for considering my comments. I hope the city will recognize the need to continue to maintain a sense of a small town here in Winslow, rather than allowing something that is so out-of-scale with the rest of our town. A great deal of the charm that attracts visitors here is the appearance of our community -- so don't allow that to be sacrificed for some developer's quest for dollars.

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