

City of Bainbridge Island

Planning Dept

Olivia Sontag, Planner

Comments on Winslow Hotel PROJECT NUMBER: PLN5880 SPRPLN50880 CUP

Areas of concern-

Parking- The applicant acknowledges the lack of needed parking spaces per their own parking study. They have stated they hope to lease parking from other Winslow businesses but have not produced any RFP or Tentative agreement in place for any offsite parking. The residential streets adjacent to the proposed development do not have enough street parking for homeowners and the project's inability to guarantee parking threatens this resource.

Water- The applicant asks for permission to drill a well and build septic in the urban center. This is not allowed for individual homeowners or developers. The request is de facto acknowledgment that the project as proposed will overwhelm city water and sewer infrastructure. I am unaware of Kitsap County Health and WA DOE approval. The applicant has presented no evidence of 3rd party certification that the proposed systems will be built to industry standards using best practices.

Noise, Light and Sanitation- The applicant intends to provide a commercial wedding venue. Party noise, loss of night sky and reduced air quality from large scale banquet food preparation, garbage, recycling and outdoor smoking by hotel guests and staff will impact my health, my work and quality of life as an immediate neighbor to the project. The applicant may be sympathetic to these impacts but has done little to guarantee they will be as minimal as possible.

The demand this project puts on parking, water, noise, light and sanitation resources far exceeds what the adjacent neighborhood is able to provide. The City of Bainbridge Island has a responsibility to ensure the applicant is able to submit documented plans to mitigate these impacts.

Phil Pons

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