

Jane Rasely

From: Jack Dyste <1jdyste1@gmail.com>
Sent: Tuesday, June 18, 2019 4:07 PM
To: PCD; Council; Rasham Nassar
Cc: robin.a.simons@gmail.com; Barb Pettit; slrosen@stephenlrosen.com; dgmackenz@aol.com; Ellenfishe@gmail.com; Jack Dyste; Kristine Kelleher
Subject: RE: Winslow Hotel Project

City of Bainbridge Island Planning and Council,
Subject: Bainbridge Island Quality of Life Impact – Winslow Hotel

Dear Planning Commission and Council Members,

I have been an Island resident since 1945, growing up on Ericksen Ave. It is nice to see many of the homes that were there at that time are still there.

I have written several times regarding the Conditional Use Permit (CUP) application for the new Winslow Hotel. After attending the June 13, 2019 Planning Commission meeting, and listening to presentations, it has become very apparent how some of the issues will impact our neighborhood, businesses in Winslow and most residents of Bainbridge Island.

I am unable to attend the June 20th meeting, therefore I am writing another letter to make a point that I feel is important for the Planning Commission members to consider before recommending approval of the Winslow Hotel application.

Although the points in my previous letters are extremely important, I will not reiterate all of the points presented in those letters, but the point I describe below gave me pause and realization of the real potential negative impact of the applicant's proposal.

TRAFFIC ISSUES

- 1. The traffic study prepared and submitted on the applicant behalf is flawed and misleading and did not address major possible impacts of the project.**
- 2. Here are the facts:**
 - a. The study performed was completed in off-season and mid-week which resulted in minimal traffic impact. (I believe this study was finished at the time the "Boutique" hotel planned 70 rooms, now they propose 87 rooms)
 - b. The hotel check-in parking area only accommodates three or maybe four cars.
 - c. In a serious oversight, the study does not include the surge volume of traffic along Winslow Way West associated with the arrival of the ferry and the number of guests attempting to check in for an event at one time. For example:
 - i. Assuming a car takes up 20 feet of road space, including space between cars, only 14 cars checking in from the ferry will cause backup on Winslow Way West over 2/3 of the way from the hotel entrance down to Madison Ave. When this occurs westbound traffic will be blocked for customers heading to Winslow Green and residents live in Sunday Cove area, Halls Brothers Loop, Lovell, Grow and Wood Ave until the check-in traffic is cleared.
 - ii. Furthermore, a backup of more than 22 cars would extend the backup through the four-way stop intersection into Winslow Way East creating gridlock in the Madison Ave/Winslow Way East intersection and impacting residents and businesses in the Marina District and North Madison area such as the Pavilion and City Hall.

- iii. Many of the events will occur on weekends during the Spring, Summer and Fall months when Winslow Way traffic is at its peak volume.
- iv. The applicant claimed they will have a valet attendant to park cars in an attempt to expedite the check-in process.
- d. I am not aware if the applicant has proposed a viable solution to this serious traffic oversight.

3. Possible Solutions

- a. In the CUP, require the applicant to construct a left turn lane on Winslow Way West from the hotel entrance east to Madison Ave. Cars wishing to turn left into the hotel can move into the left turn lane therefore clearing the westbound thru lane; and
- b. Make adequate staffing of valet parking attendants during all events a CUP requirement; and
- c. A CUP requirement to expand the check-in parking area to handle at least eight cars; or
- d. The original plan for the hotel, as reported in local newspapers, was to be a “Boutique” hotel with far less rooms. As part of the conditional use permit require the applicant to downsize their plans and resubmit their proposal to solve the traffic issues by eliminating the event capabilities. This would actually solve several issues including noise and parking.

I the spirt of keeping our Island a wonderful place to live for all, I trust the commission will give my comments consideration.

With my greatest respect,

Jack Dyste
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