

**Jane Rasely**

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**From:** dgmackenz@aol.com  
**Sent:** Thursday, June 13, 2019 1:57 PM  
**To:** PCD  
**Cc:** robin.a.simons@gmail.com  
**Subject:** Winslow Hotel proposed Project

**To: Bainbridge Island Planning Commission**

**From: David & Wanda Mackenzie**  
**450 Wood Avenue, Unit 2A**  
**Date : June 13, 2019**

I have previously written to you on February 19th and May 4th to my objection to this large hotel project.

Some additional points are listed below:

[1] The original proposal was for a 70 room hotel. It was then raised to 75 units and now is proposed at 87 rooms. This is an increase of 24%. It also speaks volumes about its financial viability that would require 24% more rooms to pencil out (prove it could make money and secure a lender)

[2] Then there is the statement made at the Town Hall meeting that the project would only be viable if it was occupied 80% of the time, including the winter months, and that it would be used for "Events". Without "Events" it would not pencil out (Translation: it would fail financially).

[3] The architect ,Jim Cutler, made a point that the Green aspects of the project that included the use of green water was not a promise, but was under consideration if the economics worked out (Translation: if the technology would actually work in the volumes needed and at a cost that could be covered). If not, they would use City water and City sewers, or drilling their own Well.

[4] I refer you to the email from Peter & Robin Denis dated February 17th. If there ever was an "Expert" on such matters as above it is Peter Denis. He was an attorney for both the Four Seasons Hotel chain and Marriott Hotels in Canada and understands hotel economics. Who for example will pay for police overtime that would be necessary to control the large traffic caused by n "Event" every weekend? The Hotel,, or would we taxpayers have to absorbed this cost?

**[5] Have you really considered the noise that would be inflicted on the approximate 240 senior citizens in four assisted living buildings just to the south of the Hotel? Really?**

**[6] How do you reconcile this project with the Master Plan that pushes new housing into the central core from the rural parts of this island? If housing is so important why remove the last parcel that could support apartments or condominiums?**

**[7] The work force for this project will come from off the island like every other work force, not from local teenager job seekers.**

**It is a bit of a pipe dream that this hotel will provide enough jobs for locals. A nice idea, but not the realities in this modern age.**

**[8] And more traffic coming over the Agate Pass Bridge is not a desired effect. If you have ever experienced the mess on Highway 305 in the two hour -morning and evening commutes, this project will increase that mess.**

**[9] Forget the "Expert" traffic Study. Just look around town, parking does not exist like it used to a few years ago. Virginia Mason Clinic moved taking 100 medical personnel and no magic parking spaces opened up. The parking demand in the central core has increased. It is difficult to find a space in the Town & Country or Safeway parking lots just to buy food. I know the difference between working as an Court Certified Expert, (as I did for the past 20 years in trust & estate litigation cases) that are based on facts and the law, and a blue sky Traffic Studies that make assumptions about the future. It all sound professional, but it is just a guess. Believe your eyes and common sense, and not an Expert who claims to know the future.**

**[10] A decision to approve this project will gridlock Winslow and make it impossible to unwind this mistake.**

**Thanks,  
David G. Mackenzie**