

Olivia Sontag

From: kjell445@yahoo.com
Sent: Sunday, April 14, 2019 9:25 PM
To: Olivia Sontag
Subject: Proposed Winslow Hotel

Follow Up Flag: Follow up
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Dear Ms Sontag,

This is a follow-up letter to one I sent earlier this year.

I hope that the Planning Commission and Hearing Examiner will remember that studies since 1990 have indicated that there is a parking shortage in the Winslow core area where this proposed hotel will be located. Several planning efforts have been made by the city to construct a parking garage on the city owned property south off and adjacent to the BPA, but each time funding sources were not available. Part of the task of the Winslow Tomorrow planning project in 2000, that involved over 100 islanders, included addressing possible solutions for adding more parking in the Winslow core. There was no follow through or any action taken on the parking garage issue.

The city appointed a committee of citizens in 2017 that was tasked with making recommendations to the City Council for adding island-wide street shoulders and trails to accommodate non motorized transportation, building a parking garage in the Winslow core, and developing a community commons between city hall and the BPA. The city retained a consultant that submitted a report showing that there was a parking shortage in the Winslow core. The committee ultimately recommended a plan for the construction of street shoulders and trails, including a funding source. This funding source was later rejected by island voters. The committee made no recommendations on the parking garage or commons because City Council elections occurred and the new council revised their work plan priorities which did not include these last two items. Without any further action, the committee was dissolved.

The applicant is requesting parking solutions that may not be on site or permanent. I would ask that the city require the developer to adhere strictly to the parking regulations in the zoning ordinance. This development would bring more people into town. Without adequate parking on this property, increased traffic would be competing for the same number of parking spaces in the Winslow core which would exacerbate the parking situation. The decision of the city will set a precedence. For example, any future development of the former Virginia Mason property at the NWC of Winslow Way and Erickson would likely expect similar treatment. Again, more demand for parking spaces without an equivalent increase in supply.

Respectfully submitted,

Kjell Stoknes
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