Jane Rasely

From: Carrie West <carriewest3@gmail.com>
Sent: Tuesday, June 11, 2019 2:46 AM
To: 'Simon Agree'; 'Michael C. Berry CPA CFP'; 'stephanie steele'; 'Larry Koss'; PCD
Cc: jantoinettec@comcast.net; 'Angela Cudone-Sheridan'; 'Anna McClain'; 'Barb Pettit'; 'Beth Eisenhood'; 'Bruce Weiland'; 'Carrie Taylor'; 'Cc: ali'; 'Connie Pons'; 'Denis,, Robin'; 'Dunbar'; 'Emily Mockett Hutcherson'; 'Fran Korten'; 'Ginni Rice'; 'Ginnilyn Hawkins'; 'Jack Sheridan'; 'Jen Breen'; 'John Vandyke'; 'Kathryn Keve'; 'Lisagor'; 'Mackenzie'; 'Mackenzie'; 'Marc Browning'; 'Marilyn Stoknes'; 'Morgan McBride'; 'Nancy Rosen'; 'Natalia Ilyin'; 'Peter Damashek'; 'Phyllis Carlyle'; 'Podesla'; 'Rik Langendoen'; 'Robin Gaphni'; 'Sid & Carole Miller'; 'Suellen Cunningham'; 'Susan Kilbane'; 'Trude Lisagor'; 'amyaspell5'; 'angela'; 'barb mckenzie'; 'dick.breen'; 'hob'; 'jcarlbom'; 'johnkist'; 'kjell445'; 'ksalisb743'; 'lewvia'; 'lezleebrunson'; 'melaniekeenan'; 'n5jrn'; 'pattyheidemann'; 'ppons'; 'rachel_zach'; 'robertasn'; 'rodmckenzie'
Subject: RE: Winslow Hotel

In my experience, hotels can be places of ill repute so it has to be run well and with the right people. Sure, it can be a place for local kids to work, but you really have to be sure the place is somewhere you want your kids to be.

Carrie

From: Simon Agree <simonKagree@comcast.net>
Sent: Monday, June 10, 2019 10:25 PM
To: Michael C. Berry CPA CFP <mcbreb@msn.com>; stephanie steele <ssteele456@gmail.com>; Larry Koss <lawrencenkoss@gmail.com>; pcd@bainbridgewa.gov
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Subject: Re: Winslow Hotel

Bravo, Michael!

I agree with your position, and evaluation of the plan, after sitting on the fence about it for some time.

My thinking about it inevitably comes around to making a place for our children to grow . If we do not do that, then the children of Islanders will be driven elsewhere to seek employment opportunities, and when they return it will only be to settle our estates with property flippers.

On 6/10/2019 11:38 AM, Michael C. Berry CPA CFP wrote:

> Dear City of Bainbridge Island Planning Department:
>
> I live across the street from the proposed hotel/restaurant complex designed by Jim Cutler. I have been an opponent of the project for all of the reasons stated by my fellows in the opposition; however, I have changed my mind and decided to support the project. My background is a history of 39 years as a commercial real estate broker in two states, and a licensed CPA for 39 years, and a Certified Financial Planner and a member of the citizenry of Bainbridge Island since 1987 and a resident of Winslow Green Condominium Complex since 1994. I am green and liberal. Nevertheless, I want to share my perspective, with all respect for those who do not agree with me.
>
> I was opposed to the project because I like Bainbridge the way it has been. I do not want to destroy the ambiance of our community. I have been concerned about the impact on traffic, parking, water and sewer systems, and other aged infrastructure, as well as noise and congestion. My fellow members of the opposition have more than voiced these concerns. There are also questions about how this project fits into the Comprehensive Plan that was created when Bainbridge Island became a City, separating itself from the governance of Kitsap County.
>
> The Comprehensive Plan was a land use plan that created four distinct areas for development, ie. The old town of Winslow, Lynnwood Center, Fletcher Bay and Rolling Bay. The idea was to allow intensive development in these areas in order to preserve the outlying areas for residential development. This development is in keeping with that concept. The proposed structure is not out of scale with the buildings in the neighborhood. Across the street is a building containing Flowering Around, which would be exactly in scale with the proposed hotel structure.
>
> The parking was a concern, because a request was made to our Condo Board to allow parking on our parking lot for the hotel. This request was later withdrawn, since the hotel now has adequate parking with 142 on site parking spaces.
>
> The congestion and noise have been evaluated by experts and is deemed to be within levels allowed by the code, so no variance is being requested here.
>
> The electricity is being served by solar panels. The water is also addressed in an ecological manner, as is the sewer system with a 'green machine' allowing for reuse of gray water. I believe this is a good faith effort to deal with these kind of issues in the most ecological manner.
>
> The architect, Jim Cutler, offered a 28 foot setback, thereby preserving some trees and providing for a special space for an ancient cedar. Only an architect and a developer with the concerns of Bainbridge Island would offer something like this, which is for purely aesthetic and ecological reasons. Most developers, wishing only to maximize their profit, decide to maximize the site with a zero lot line set

back. This has heretofore been the case with Bjune and Madison, The Pavilion, High School Road where the hotel is, and Winslow Way going east from Madison and Parfitt Way. This is a deal and we should accept it.

I can tell you for sure, this is the greenest project I have ever seen proposed by any developer. It clearly sacrifices profit to provide a more aesthetic and ecological project at an appropriate scale to the surrounding buildings.
Should this project not succeed, the next developer will build up to the lot line, Chicago style. The next developer will be from elsewhere, with no concern for the local community. Do not let your resentments of people with money hold you back from changing your staked out positions from choosing to change your minds to support this unusual project.

We should be welcoming this project. For one thing, hotels seldom exceed 50% occupancy on an overall average. They have periods, such as holidays, when they have full occupancy. That is spotty at best.
We are an entrenched community resistant to change and skeptical of monied interests. This scaled down project with all of these ecological bells and whistles is not a financial windfall for the owners. The next developer, a Holiday Inn or Marriott, will maximize the site and it will be a very poor result for us.
Let us not be too entrenched in staked out positions and try to look at the big picture. All new architecture shakes up local communities. I.M. Pei had a hell of a time getting the Pyramid approved at the Louvre Museum. This is always the case. We are largely an educated and traveled community. Let us not act on our most xenophobic and provincial instincts here. This is a good deal for us. That is why I changed my mind and I urge you to do the same.

Sincerely,

Michael C. Berry CPA CFP

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