

**From:** Anna McClain <annamcclainonline@gmail.com>  
**Sent:** Monday, February 18, 2019 5:45 PM  
**To:** PCD  
**Subject:** Comment on Proposed Winslow Hotel from Anna & Bill McClain, owners, 325 Winslow Way West, #101

**Comment on Proposed Winslow Hotel from Anna and Bill McClain, owners, 325 Winslow Way West, #101**

Thank you for providing the public comment period for the proposed Winslow Hotel. We know Cutler Anderson to be a world-renowned architecture firm and appreciate the artful complexity of the design process and the ground-breaking environmental goals of this innovative project. We are pleased that the hotel has been conceived by Bainbridge Island residents who understand the value of preserving and highlighting the special qualities inherent to our island. We believe they have the community's best interest in mind as they work toward finalizing architectural plans for a hotel that will serve those visiting the island as well as longtime residents for years to come. Because our personal property will be affected by the substantial changes that will occur on Winslow Way West should the plans be approved, we do appreciate the opportunity to comment and ask questions on key issues that will undoubtedly impact the surrounding community. We do not yet understand fully what those impacts will be, but here are our questions at this time:

- **Noise** How will noise mitigation be managed not only on paper, not only in the short term when agreements and contracts are fresh, but also long term. What will be the true impact of sound emanating from the various gathering spaces planned for the hotel? How will this impact surrounding residential neighbors on a daily basis? What uses, at first and over time, will be permitted in the outdoor amphitheater? We imagine that this space could be used for such events as concerts, ceremonies, speeches, toasts, etc. Will amplification be allowed in that outdoor amphitheater space? What about amplified sound emanating from the proposed interior music venue, bar, restaurant or back of house spaces? What about garbage trucks, delivery trucks and repeated noise from throwing items into recycling bins? Will the proposed enclosed garbage/recycling area do enough to cancel out those chronic, daily sounds? Will any rules, restrictions placed on the outdoor space become a matter of public record?
- **Garbage Trucks, specifically** Still a major concern to us--the idea of garbage trucks backing up multiple days during the week. We understand there have been some negotiations with Bainbridge Disposal in order to avoid early morning back ups of loud chronic beeping of trucks. Will there be some kind of permanent contract between Bainbridge Disposal and the hotel that guarantees that plans made now will be upheld in the future? Will those be a matter of public record?
- **Sewage** What happens if the planned on-site sewage treatment system fails or produces chronic odor issues? Does the City have a backup plan for dealing with this potential circumstance? In terms of the request for well variance, what happens if the sewage concept fails -- will the Hotel then be forced to tie into the City's sewage system?

- **Parking and Traffic Congestion** With 90 parking spaces planned, how will parking truly impact the local area? Even with shuttle service provided by the hotel, are parking studies taking into consideration the issue of significantly increased congestion due to folks who do not want to take the shuttle trying to find parking in the residential area? Currently, there is zero allotted guest parking at Corner House condominium. The only spaces available (if one is lucky) are 4 hour parking zones across from Corner House. At present, some residents use the Children's Thrift Store lot for nighttime parking. While we applaud the concept of shuttling folks from offsite to events at the hotel, we can feature a reality in which the parking situation becomes unpleasant, if not unbearable. Looking back a few years at the Pavilion project, it's our understanding that the plan had been to lease additional parking off site after that building went up. But those deals fell through. So in this case, how will those kinds of lease deals be assured? How can they be kept in place long term? While it makes sense to have such an off-site strategy, the reality could backfire over time. In theory we will all be in autonomous cars that can self park in a few years, and yet this is still a way off. For residents living right by the hotel, parking has been an issue and we truly hope that the City is paying attention to this--it seems to us that no parking feasibility study could be complete without understanding the way in which the parking is now utilized by the people who actually live there. Parking issues are very real to those who reside right on Winslow Way so we do understand why residents might feel concerned about this issue.
- **Building Shadow:** There are reasonable concerns among folks who live adjacent to the property in question that a three story building going up twenty feet away will cast a definite shadow on Corner House.
- **Potential Green Buffer:** We've heard that residents would like to see a green buffer planted between the two properties. This seems like a pretty low stakes addition; a solid idea in terms of softening the sight lines between the buildings and providing additional natural habitat.

Thank you for including our comments in the process, Olivia. Please let us know you've received this when you get a moment.

Sincerely,

Anna and Bill McClain  
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