

Jane Rasely

From: Linda Allen <foxpaw1@aol.com>
Sent: Friday, May 31, 2019 9:23 AM
To: FoxPaw1@aol.com
Subject: Proposed Winslow Hotel

Hey everyone,

Are you aware there's an 87 room hotel in the final approval stages, planned for downtown Winslow? The location would be across the street from Flowering Around, on a double lot which now includes the Bargain Boutique. I've mentioned this to several people who have had no clue, so I'm just sending out kind of a head's up.

I have no problem with a hotel in that location, but I do have some concerns about the scale and size of this project. Just for size comparison, the resort at Clearwater Casino has 98 room. That's just 11 rooms more than the Winslow Hotel. The facility for Winslow appears to be just 3 stories tall, but on a large footprint. In addition to rooms, there would be special event rooms and facilities, an outdoor amphitheatre, courtyard, restaurants, and possibly shops. This Hotel would be on Winslow Way West, which is a narrow 2 lane street, mostly residential, and traffic would feed into the Madison/Winslow Way intersection.

My biggest concern, however is parking. In keeping with tradition, the City is not requiring adequate on site parking for maximum anticipated usage. They have actually instructed the developers to canvas the neighboring properties for approval for using their properties for additional off site valet parking. This just sparks memories of The Pavilion on Madison in 1997, when the City did not require adequate parking for that multiuse facility either. And still! It's happening again.

This proposed hotel was stated to be a "Boutique" hotel. Which would be fine. The Winslow Inn on Madison is a beautiful and appropriate facility for its location. My suggestion is for the developers to submit a design for an appropriate facility WITH ADEQUATE ON SITE PARKING FOR ANTICIPATED MAXIMUM USAGE. Drop the number of rooms to a number that on site parking can accommodate for rooms, visitors, restaurant, and special event attendees. That would be fine, but I have concerns about the existing proposed plan - the scale, possible traffic impacts, and the parking requirements.

Most people I've mentioned this proposed hotel to have not heard about it. So, I'm taking a minute to clue you in if you're interested. The plans are difficult to locate on the COBI site, but I could send you a link. There are meetings planned at the City for those with concerns about this - I could send you that information as well. You could write a letter to: pcd@bainbridgewa.gov if you have any particular comments or concerns about this facility.

Just keepin' you in the loop.

Linda