

Olivia Sontag

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To: Olivia Sontag
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Follow Up Flag: Follow up
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We first became of this project in 2017 when it was stated to be a 60-room hotel.
In 2018 it changed to a 75-room hotel.
Now it's an 87-room hotel.

We did attend a presentation by the developer when the issue of insufficient parking was raised by the attendees. The developer expressed his opinion that most of their customers would arrive by ferry without a car and the hotel was to offer a shuttle service between the hotel and the ferry so they didn't need to plan for parking for, at least, 20% of their guests. I suspect that most overnight visitors would like to see more of the Island than just the downtown core!

When the issue of parking for the hotel staff was raised the developers' plan was to have a lot of their staff parking off-site (I believe the Saint Barnabas Church parking lot was suggested) and the hotel would shuttle their employees from off-site to the hotel. Checking with Saint Barnabas I discovered that the church had no knowledge of this plan and definitely rejects it!

So, now, I have little faith that the developers have any concrete plans in mind except to build the largest hotel they can in what is primarily a residential neighborhood that doesn't want anything of this magnitude! Is their plan to, during the hearing process to "give back" some hotel rooms as appeasement to the neighborhood?

In any case, I think a very thorough investigation needs to be given to the planned amount of parking.

How many spaces will be required for the 87 guest rooms?

How many spaces will be required for the professional hotel staff?

How many spaces will be required for the hotel service people (both cleaners and kitchen staff) who I suspect will be commuting to work?

How many spaces will be required to accommodate the restaurant and banquet customers?

How many spaces will be required to accommodate the bar customers?

How many spaces will be allocated for attendees in the planned meeting rooms?

How many spaces will be allocated for the Spa customers?

The last plan I saw also included an amphitheater. What would be the anticipated attendance at an event in this venue and what are the parking requirements for this?

An amphitheater seems to be totally unacceptable in a neighborhood environment.

Some of the hotel's planning documentation talks about a "shared parking model" and "contingency plan parking"! Does this imply that they expect some of their parking requirements to be existing neighborhood residential parking? Are parking at the Madrone Village and Winslow Green facilities expected to pick up some of this "shared/contingency parking"?

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