

## Jane Rasely

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**From:** Denis, Robin <Robin.Denis@seattlechildrens.org>  
**Sent:** Tuesday, May 7, 2019 3:38 PM  
**To:** PCD  
**Subject:** comments on development at 253 Winslow Way W.

Hello,

I would like to have these comment as part of the public record regarding the development of the 253 Winslow Way W. property.

1. **Parking.** 179 was the full requirement cited by the developer's parking study for when the hotel operates at maximum capacity assuming 75 rooms (which has now increased to 87, thus MORE parking should be installed on the property, 190 spaces). This hotel is designed to have maximum capacity year round, and the city should be holding the developer fully responsible, in writing, to have this parking on-site.

If the developer will not agree to the full parking load, they should scale back the size so that the space can accommodate the parking. The city should be holding the developer accountable for this.

**Developers proposal to rent off-site parking:** There is no guarantee said parking will be available when needed, or in perpetuity, unless they personally plan to purchase land and install a parking lot specifically for the hotel incorporating the shuttle they have mentioned. The developer should be held accountable and this should be part of their written contract with the city, as the current owner could sell, and off site parking be conveniently forgotten.

2. **Usage of Winslow Way W. as a turn lane left into the hotel.** Currently the hotel has a turn/load area in front to hold 4 cars. If even 10 cars get off the ferry, that means 6 cars will be waiting on publicly owned city property, Winslow Way W., to turn into the hotel. Unless the property owner is willing to cede frontage on his property to make an actual center turn/wait lane in front of the hotel, they should be providing space on their property for customers waiting to check in. The developer's property should be used, no the city right-of-way, as the holding area.
3. **Shuttle Service:** The hotel must be required to offer and prominently advertise a shuttle service for guests to and from the ferry and to points of interest around the island. Require that this service be fully integrated into hotel operations, no as a disposable frill, and that all hotel and event guests be urge to use this service from their first contact with the hotel. This will reduce traffic on Winslow Way and reduce need for parking.
4. **Noise.** Prohibit all outdoor operations between 8 pm and 8 am, including loading dock activities and outdoor events. Require sound lock vestibules at entrances to the bar, restaurant, banquet hall, music hall, and to keep exterior doors closed at all times. Restrict decibel levels from all sources, including intermittent sources, to either 47 dBA (hourly Leq) or existing night time noise conditions +5dBA, whichever is lower, between 8 pm and 8 am at the property perimeter. I request that Class B (commercial) to Class A (residential) noise limits be applied, requiring a reduction to 47 dBA at night at the perimeter. Because the nature of the residents (elderly, children, commuters) I request that nighttime limitations go from 8 pm to 8 am. The hotel should be required to conduct a noise study of existing noise conditions for city and staff review as part of the CUI process. Require the hotel to conduct quarterly noise monitoring to track compliance with sound level limits throughout the duration of the CUP, with reports sent to the city within one month of the measurement date and from there made available to the public. Noise analysis and monitoring should be conducted by a consulting firm that is an active member of the National Council of Acoustical Consultants, as sound perception is subjective. Noise meters will

allow all parties to accurately monitor noise levels. As the hotel is likely to change hands in the future, these sound limits must be respected for the life of the building.

**Amplified outside sound:** This should be prohibited at all times.

5. **Enclose the lower end of the service drive/loading area with a roof and walls** covered with sound absorbing materials so garbage pickup, compacting, and deliveries take place in an indoor sound insulated space.
6. **Require garbage/recycling pickup occur only between 10 am and 6 pm.** Require no idling signs and enforcement for service vehicles.
7. **Provide sound barriers around any external HVAC units.**
8. **Ensure outside lighting meets dark sky IDA standard or equivalent. This should be written into the conditional use permit to future owners are required to do so as well.**
9. **Reduce the size of the hotel to 50 rooms to ensure a building that is in scale with the surrounding neighborhood.** The charm of Bainbridge Island – what makes it a pleasant place to live and a destination for visitors, is it's small-town look and feel. This project diminishes rather than enhances those qualities. Reducing size will make it an amenity we can be proud of rather than a destination for wealthy visitors that reduces quality of life for those of us who live here.

Respectfully,

Robin Denis

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