

Wintergreen Townhomes – Project Summary

- The project consists of 73 single-family townhome units in a platted community (thus each unit is on its own individual lot) on two lots within the Wintergreen Center between Walgreen’s and Virginia Mason. The project is not in anyone’s backyard, is within walking distance of amenities, schools, and the ferry landing, and is well served by public transit.
- All of the units are 12.5 feet wide by 40 to 51 feet deep. Thirty-one of the units are two-story units with one or two bedrooms and 766 square feet. Forty-two of the units are three-story units with a single car garage, one or two bedrooms, and 923 square feet.
- The attached townhome style adds to the diversity of available housing on the island, which is a priority under the City’s Comprehensive Plan.
- All of the exterior and interior construction, materials, finishes, fixtures and amenities will be the same as between the two-story and three-story units.
- All of the two-story units will be offered as income-qualified affordable housing under BIMC guidelines. The goal is to sell all 31 of these units to “low-income” buyers (under 80% of Area Median Income) through the Homeownership Program administered by Housing Resources Bainbridge and the self-help program administered by Housing Kitsap. The units will be permanently affordable as part of HRB’s Community Land Trust. However, it is unknown at this time whether all 31 units can be sold in this manner. The ability to do this is dependent on the availability of grants and subsidized financing in addition to the subsidy provided by the developer.
- All of the three-story units will be sold on the open market with listing prices under \$500k. (For purposes of comparison, the median sale price for homes on Bainbridge Island is currently about \$1.1 million.) Although the three-story units are not affordable housing per se, with current interest rates they are affordable for “middle income” buyers under BIMC affordable housing guidelines.
- The two lots on which the townhomes will be built were previously clear cut, so no trees and vegetation will be removed for this project. New trees will be planted in the buffer along SR 305.
- The project uses less than 75% of the available floor area ratio. Consequently the project contains considerably more natural area and community space than is required by BIMC, and as a result every unit fronts or backs directly onto natural area or community space.
- There is adequate parking on the two lots (garages and open-air spaces) for the project. In addition, cross-parking on other lots within the Wintergreen Center is permitted.
- The traffic generated by the project will be less than half of the traffic that was approved for commercial use of the two lots. Also, in each of the three years before the pandemic (2017, 2018 and 2019), ridership on the Bainbridge Island – Seattle ferry declined year over year, which trend is likely to continue post-pandemic due to an increase in work-from-home.
- Due to the relatively isolated location of the project, no through traffic, and the numerous traffic controls (which serve to keep speed below 20 mph), the project will be safer than most of the residential projects in the downtown core, many of which front on thoroughfares with more traffic and higher speeds.
- The project meets or exceeds applicable BIMC requirements.
- The project effectuates a *high priority action item* under the City’s Comprehensive Plan (Housing Element) to transform the High School Road district from an auto-oriented, low-rise, homogeneous commercial land use district into a walkable, transit-served, mid-rise, mixed-use neighborhood with affordable housing.