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**Subject:** Wintergreen Townhomes  
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Dear Planning Commission,

I am writing strongly in support of the Wintergreen Townhomes subdivision, with several caveats.

There has been little meaningful progress on increasing the affordable housing base on Bainbridge Island in spite of years of effort by previous City Councils and Affordable Housing Task Forces. There are many reasons for this failure, and it serves no purpose to rehash them at this particular juncture.

If I understand the lay of the land correctly, there is concern that if Housing Resources Bainbridge (or some similarly situated entity) cannot raise funds to buy an interest in the property sufficient to establish Community Land Trust ownership to enable the affected properties to be affordable in perpetuity, then there is a chance that the initially affordable units will soon become market rate units. While that is a legitimate concern, I personally think there is little realistic chance of that bad result. While the City / Planning Commission should insist on the affordability of the units for a substantial period of time while HRB raises the necessary funds, the history of funding good works on Bainbridge Island is such that HRB will ultimately succeed.

Having said that, my caveats are:

1. The City / Planning Commission should insist on the 50' setback from Hwy 305 as ordered by the hearing examiner. That setback is there to protect the interest of the citizens of Bainbridge Island in a view-shed along the highway, and the City has no business in negotiating that view-shed away.
2. Concerns about traffic/safety impacts on High School Road are legitimate, but could be largely mitigated by the installation of a mini-roundabout, similar to the one at Madison/Wyatt. Costs of any such improvements should be born by the developer.

A final comment/question: There seems to be some maneuvering around the question of whether this development is attached single family development or multi-family

development. While I haven't found definitions in the Municipal Code or the Design for Bainbridge manual, it seems pretty obvious to me that attached single-family units are a multi-family development. A single family house stands by itself, everything else is multi-family.

Thanks for working on this. If you are successful, and you should be, you will have finally made some meaningful progress on this thorny problem of affordable housing.

Val Tollefson