

From: [Christine Brown](#)
To: [Jane Rasely](#)
Subject: Fwd: Wintergreen Project Comments for PC
Date: Tuesday, September 7, 2021 2:01:02 PM

Another email for PC.

Thanks.

Christine

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From: Kent Scott <quincefarm@gmail.com>
Sent: Tuesday, September 7, 2021 1:56:03 PM
To: Christine Brown <cbrown@bainbridgewa.gov>
Subject: Wintergreen Project Comments for PC

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Christine -

Please forward to the PC.

I have reviewed the DRB's review of the Wintergreen Project and have looked at the developer's documents and proposals.

The DRB was clear - the project does not satisfy any of the 23 criteria it uses for review of design compliance.

What is more, the documents submitted by the developer are vague and incomplete.

After over three decades of professional work akin to the development and the same living on the Island it would be an unfortunate outcome for the project to proceed.

So many things are not right with the plan. It is an illusion that the development is pedestrian friendly and connected to transit and shopping in a meaningful way. It is hardly true that the development has public open space. It is hardly true that the proposed circulation for vehicles or peds works and ensures public safety, a walkable community or contributes to a stronger overall high school road community. I would challenge the thinking that car trips will be significantly reduced and its location on High School Road across from Ace and McDonalds and access into Lumbermans and Walgreens - already a mess will be worse. Further the intersection at 305 and HSR, already very unfriendly to non-motorized use, will become more so.

The proposed development smacks of a 1970 solution - low density with lots of asphalt.

The conundrum - the project contains needed affordable housing.

Believing affordable housing rules the roost the project has some merit. But reviewing the

goals of the Comp Plan - sustainable development, climate change, Island character - affordable housing is a distant consideration in this location with this density and with this design.

Certainly COBI land use policies and codes allow this type of development as it did Visconsi. Visconsi was sold as a 'ped friendly' development. I say it was not.

I ask that you consider all merits and liabilities of the Wintergreen Project and trust that you will vote to reject it for the clear need for a better development that accommodates and embraces the tenets and goals of the Comp Plan.

Respectfully.

Kent Scott
Quince Farm
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