

**From:** [Christine Brown](#)  
**To:** [Jane Rasely](#)  
**Subject:** FW: Please forward to Planning Commission  
**Date:** Tuesday, September 7, 2021 11:03:07 AM

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Please see request below. Would you like me to forward the message or is it better if it comes from you?

Thanks.

Christine

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**From:** Ron Peltier <peppermelly@gmail.com>  
**Sent:** Tuesday, September 7, 2021 10:24 AM  
**To:** Christine Brown <cbrown@bainbridgewa.gov>  
**Subject:** Please forward to Planning Commission

**CAUTION:** This email originated from outside the City of Bainbridge Island organization. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Hi Christine,

Please forward the following message to the members of the Planning Commission ahead of their meeting on Thursday night. Please confirm you are able to do this so can alternatively send individual messages if necessary.

Thanks,

Ron Peltier

Dear Planning Commissioners,

For all its deficiencies I believe the Wintergreen proposal presents an opportunity to create a model affordable housing project in a highly suitable location:

1. Close to schools.
2. Close to goods and services.
3. Close to transit and a bike trail to Winslow.
4. Close to parks (right across the highway).
5. An already developed site where trees will not need to be removed.

### **The ideal Wintergreen Project**

Please set aside your feelings about the developer and the deficiencies of the Wintergreen project as proposed to consider what could be a model development we can

all be proud of. This is what that model project would look like:

1. One that addresses the concerns of the Design Review Board.
2. Fewer housing units with a higher percentage of them deed restricted affordable units.
3. Reclamation of the barren area on either side of Wintergreen lane with trees for cooling and sound buffering, additional open space, a landscaped connection to the buffers, and a community garden, along with compact affordable housing.
4. Thoughtful internal circulation for bikes and pedestrians, while minimizing parking to encourage the use of transit and non-motorized travel.
5. Homes screened from Wintergreen Lane with fencing or landscaping.

**So how is this possible? It's only possible through a financial partnership with the City of Bainbridge Island**

There is only one way to make the Wintergreen project one we can all support and be proud of. That is through a financial commitment from the City of Bainbridge Island. All of the proposed project's design issues are about the "bottom line". The City's financial participation in the project could address those limitations.

**What you can do**

You can recommend approval with a list of conditions that includes the applicant reaching out to the City for a financial partnership to make Wintergreen an exceptional project. For all the talk about affordable housing, and a rare opportunity before the City, it's time to step up and seize the moment.

Sincerely,  
Ron Peltier