

**From:** [Christine Brown](#)  
**To:** [Jane Rasely](#)  
**Subject:** FW: Wintergreen Townhomes project.  
**Date:** Wednesday, September 8, 2021 9:36:50 AM

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**From:** Michael Kessler <michael@biom.net>  
**Sent:** Wednesday, September 8, 2021 1:11 AM  
**To:** Christine Brown <cbrown@bainbridgewa.gov>  
**Subject:** Wintergreen Townhomes project.

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Greetings Christine Brown,

My name is Michael Kessler, and I am a supporter and admirer of former councilman Ron Peltier. Ron is asking for support for his ideas being presented to the planning commission concerning the Wintergreen Townhomes project. In this regard, I am seconding what Ron is suggesting in his letter below. Would you please forward my opinion to the planning commissioners for their consideration?

Thank you very much,

Michael Kessler

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