CITY OF BAINBRIDGE ISLAND

ENVIRONMENTAL (SEPA) CHECKLIST

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
PENCIL WILL NOT BE ACCEPTED.

PLEASE READ THE FOLLOWING CAREFULLY BEFORE FILLING OUT THE CHECKLIST

PURPOSE OF THE CHECKLIST:

The State Environmental Policy Act (SEPA), chapter 43.21 RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with possible significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSAL:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." In addition, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D). For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area" respectively.

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
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LEFT COLUMN TO BE COMPLETED BY APPLICANT.	FOR STAFF USE ONLY

A. Background

1. Name of proposed project, if applicable:

   Grow Community

2. Name of applicant:

   Bainbridge Community Development, LLC

3. Address and phone number of applicant and contact person:
   Applicant: Bainbridge Community Development, LLC

Contact: Marja Preston, AICP
Asani, LLC
710 John Nelson Lane
Bainbridge Island 98110

4. Date checklist prepared: *July 2011, Amended Oct. 2013*

5. Agency requesting checklist: *City of Bainbridge Island*

6. Proposed timing or scheduling (including phasing, if applicable)

   Construction to begin April 2014

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

   No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

   - *Geotechnical Report, prepared by Myers Biodynamics, Inc., January 29, 2010*
   - *Site Plan Review Tree Assessment, prepared by Katy Bigelow, September 20, 2013*
   - *Grow Community Utility Report, prepared by Browne Engineering, Inc., October 2013*
   - *Transportation Impact Analysis for Grow Community, Phase 2 Addendum, prepared by Rethinking Transportation Consulting (RTC), dated October 2013*
   - *Phase I Environmental Site Assessment for West Sound*

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Housing – Bainbridge Island Navy Region Northwest, Prepared by C.H. Guernsey & Company, November 2004

- *Phase II Environmental Site Assessment West Sound Housing Navy Region Northwest, Washington, prepared by C.H. Guernsey & Company, December 2004*
- *UST Closure and Voluntary Cleanup Action Report, Residential West Sound Housing Navy Northwest Region Washington, Bainbridge Island, Kingston and Keyport, Washington, prepared by Kleinfelder, Inc., August 2005*

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

To our knowledge there are no applications pending for approval that would directly affect the project.

10. List any governmental approvals or permits that will be needed for your proposal, if known.

City of Bainbridge Island:
Site Plan Review Approval
Subdivision Approval
Minor Subdivision Amendment
Conditional Use Approval
Grading/Utility Construction Permits
Water and Sewer Availability
Building Permits

Washington Department of Ecology:
Construction SWPPP approval

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This SEPA Checklist amends the SEPA Checklist for Phases 2 and 3 of the approved Grow Community project. Phases 2 and 3 will include 88 units, a combination of multifamily buildings and zero-lot line homes. A community building is located at the center of the project and will serve all three phases of the Grow Community. A building in the southern portion of the site is designed to accommodate 5,000 square feet of educational, cultural or wellness space. The project includes extensive common open space, community gardens and other community amenities. The project will aim to meet the sustainability principles of the One Planet Communities program, including Zero Carbon buildings by 2020.

12. Location of proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Phases 2 and 3 are proposed on the 5-acre parcel bisected by the road currently known as John Adams Lane (formerly Government Way). The project is located in Section 27, Township 25N, Range 2E, W.M.

B. Environmental Elements

1. Earth

a. General description of the site (circle one):
flat, rolling, hilly, steep slopes, mountainous
Other:_____

b. What is the steepest slope on the site (approximate percentage of slope)?

The site slopes gently to the south and southeast. Elevations range from 160 feet in the northwest portion of the site to 116 feet at the southeast corner. Average grades across the site range from less than 5 percent to 10 percent. Some 20 percent grades are present in areas of historic cut and fill from construction of the existing development.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

The Myers Biodynamics, Inc. geotechnical report (attached) indicates that soil in the area of the project site is generally glacial till, composed of a dense mixture of gravel, sand, silt and clay. Test pits on the site indicate that topsoil thickness ranged from 6 to 18 inches. Weathered native soils are composed of loose gravelly silty sand on the site and glacial till with slightly gravelly to gravelly slightly silty to very silty sand were observed 1 to 3 ½ feet below the existing site grade.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No, there are no surface indications of unstable soils in the immediate vicinity.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Grading will occur to provide level building pads and parking areas. It is not anticipated that substantial amounts of material will be imported to or exported from the project site. Topsoil to amend the existing topsoil in landscape

areas will be brought to the site from a local source that is yet to be determined.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion will be controlled during clearing, grading and construction using the mitigation measures listed below. All clearing and grading will be performed in accordance with the erosion control and the Construction Stormwater Plan prepared for review and approval by the City of Bainbridge Island and the Washington Department of Ecology.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Impervious surfaces, including roof area, roadways and paths will be 54.8% of the overall area of Phases 2 and 3.

h. Proposed measures to reduce or control erosion, or impacts to the earth, if any:

A detailed erosion control plan will be developed to reduce erosion on the site during construction. The plan will include best management practices to provide a stabilized construction access, stabilization of disturbed soils, prevent offsite movement of sediment, and schedule construction to minimize erosion potential. A plan has been developed to collect runoff from the site that is contaminated with sediment and will treat the runoff in stormfilters to remove the sediment before discharging from the site. Other Low Impact Stormwater methods will be incorporated into the design, such as topsoil amendment. These plans will meet or exceed the requirements of the Washington State Department of Ecology's Stormwater Management Manual for Western Washington. For more detailed mitigation measures, please refer to the information prepared by Browne Engineering, Inc. and submitted with the Site Plan Review application.

2. **Air**
   a. What type of emissions to the air would result from the proposal (i.e., dust, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

During construction, minor air quality impacts will be caused by emissions from construction vehicles, equipment, and personnel automobiles. Grading activities associated with general site development will generate localized dust-related impacts.

After build out, auto emissions not presently occurring on the site are expected to occur. Consistent with the One Planet Communities goal of reducing carbon emissions from transportation, strategies such as car share programs and incentives to reduce automobile use will be implemented to reduce automobile emissions.

   b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

There are no off-site sources of emissions or odor that are expected to affect the proposed project.

   c. Proposed measures to reduce or control emissions or other impacts to air, if any:

During construction:

- *The contractor will be responsible for maintaining properly functioning construction equipment to minimize exhaust.*
- *Construction equipment and vehicles will be turned off when not used for extended periods of time.*
- *The core portions of the homes and multifamily units will be constructed in a modular factory, eliminating the majority of vehicle traffic to and from the site typical to construction projects.*
- *To the extent possible, deliveries of construction material and modules will be scheduled during off-peak hours.*
- *Unnecessary idling of construction vehicles will be prohibited.*
- *Contractors will be required to cover stockpiled soils and trucks hauling soil, sand, and other loose materials.*

A number of strategies to reduce vehicle emissions will be put into

place to reduce carbon and other Green House Gas (GHG) emissions from residents. These strategies include, but are not limited to:

- *Provision of flex-cars and bikes through a car-share program to provide an alternative to single vehicle ownership*
- *Provision of electric car charging stations with solar panels to provide renewable source of electricity*
- *Incentives to use alternative modes of transportation.*

3. **Water**
   a. Surface:
      1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

      There are no surface water bodies in the immediate vicinity of the site.

      2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

      The project will not require work over, in, or adjacent to surface waters.

      3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

      No fill or dredge material will be placed in or removed from surface water or wetlands.

      4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

      The proposal will not require surface water withdrawals or diversions.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The project does not lie within the 100-year floodplain.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the types of waste and anticipated volume of discharge.

No discharge of waste material into surface waters is proposed. Implementation of the stormwater management plan will avoid any discharge of runoff containing waste material into surface waters.

b. Ground

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No groundwater will be withdrawn. Water service to the site will be provided by the City of Bainbridge Island. Water from pervious surfaces on the site will discharge to groundwater.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste material will be discharged into the ground. The project will discharge to the existing Bainbridge Island Sewer Utility.

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater runoff will be generated from impervious surfaces, including paved driving and parking areas,

walkways and rooftops. A small amount of runoff may be created from landscaped areas. Filtered stormwater will be captured and conveyed to the City Stormwater System catch basins at various locations on or near the property.

2) Could waste materials enter ground or surface waters? If so, generally describe.

Waste materials are not expected to enter ground or surface waters as a result of this project.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

The project has been designed to maximize open space by placing all resident parking underground. Minimal drive aisles and surface parking for guests will result in a small amount of impervious surface. Runoff from these surfaces will be filtered through StormFilters.

Water quality impacts during construction will be minimized by implementation of a detailed erosion and sedimentation control plan.

4. Plants

a. Check or circle types of vegetation found on the site:
__X__ deciduous tree: alder, maple, aspen, other
__X__ evergreen tree: fir, cedar, pine, other
__X__ shrubs
__X__ grass
_____ pasture
_____ crop of grain
_____ wet soil plants: cattail, buttercup, bulrush, skunk cabbage
_____ water plants; water lily, eelgrass, milfoil, other
_____ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Some existing trees will be removed to accommodate grading and utilities.

c. List threatened or endangered species known to be on or near the site.

There are no threatened or endangered plant species known to exist on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

A landscaping plan has been submitted with the application packet. Native or similar plants and edibles will be used wherever possible. Native trees will be planted throughout the site to increase overall tree canopy.

Edible plants will be used throughout the gardens and the interior of the site to provide a local food source for residents.

5. Animals

a. Circle any birds and animals that have been observed on or near the site or are known to be on or near the site:
Birds: hawk, heron, eagle, songbirds,
Other:_____
Mammals: deer, bear, elk, beaver,
Other:_____
Fish: bass, salmon, trout, herring, shellfish,
Other:_____

b. List any threatened or endangered species known to be on or near the site.

There are no threatened or endangered animal species known to exist on or near the site.

c. Is the site part of a migration route? If so, explain.

No. The site is developed with residential housing.

d. Proposed measures to preserve or enhance wildlife, if any:

Native plantings will enhance the urban habitat on and around the project site, providing habitat for urban bird species and small mammals.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

While homes at the Grow Community will draw power from the Puget Sound Electric (PSE) grid, solar panels on the buildings will provide a renewable source of energy for the project. It is a goal of this project to achieve Zero Carbon Emissions from

buildings in the project by 2020, or full buildout.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No, buildings in the site plan have been carefully located to avoid impacting the potential use of solar energy by adjacent properties.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

The Grow Community project will use a number of strategies to conserve energy and reduce carbon and GHG emissions, from construction, buildings, and transportation. These strategies include, but are not limited to:

- *Constructing energy efficient buildings, with air-tight building envelopes;*
- *Using energy efficient systems, lighting and appliances in all buildings;*
- *Providing solar panels as a renewable energy source to achieve Zero Carbon for all buildings;*
- *Using efficient construction technologies to reduce energy needs during the construction phase.*
- *Sourcing local and sustainable materials with attention paid to the embodied carbon of building materials.*

7. **Environmental Health**
   a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, which could occur as a result of this proposal? If so, describe.

There are no environmental health hazards that could occur as a result of this proposal.

1) Describe special emergency services that might be required.

Emergency services commonly provided to residential or commercial development may be required; however, no special emergency service needs are anticipated.

2) Proposed measures to reduce or control environmental health hazards, if any:

All buildings will be constructed to meet applicable building and OSHA codes for safety. Emergency vehicle access will be provided to all buildings on the site.

b. Noise
   1) What types of noise exist in the area which may affect your project (for example: traffic, equipment operation, other)?

Traffic noise from Grow Avenue and Wyatt Way may affect the project. Buildings will be constructed with extensive insulation and triple or double-paned windows to minimize noise impacts.

2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from this site.

Short-term noise impacts will occur during construction, including noise from construction equipment and traffic. Long-term noise associated normal residential uses will occur.

3) Proposed measures to reduce or control noise impacts, if any:

Vegetated buffers surrounding the property will mitigate noise impacts between the proposed development and adjacent areas. Additional vegetation will be installed in the landscape buffers.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

The site is developed with individual residences. One home, currently used as a job site office is located along Wyatt Way. Sixteen homes are located along John Adams Lane.

The adjacent properties are developed as follows:

To the South: Multi-family housing
To the North: Single-family residences
To the East: Commercial Development
To the West: Single-family residences

b. Has the site been used for agriculture? If so, describe.

The site was part of a large farm owned by the Grow Family since 1881. The site has not been farmed in the last 60 years.

c. Describe any structures on the site.

Residential structures currently occupy the site. The homes are currently rented under short-term leases.

d. Will any structures be demolished? If so, what?

All of the existing homes will be demolished and replaced with housing.

e. What is the current zoning classification of the site?

The site is currently zoned R-14.

f. What is the current comprehensive plan designation of the site?

The current comprehensive plan designation is UMF – Urban Multi-family.

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as an "environmentally critical" area? If so, specify.

No.

i. Approximately how many people would reside or work in the completed project?

The completed project (including Phase 1 under construction) will result in 132 Residential units. Approximately 200-250 people will live in these homes when the entire project is complete.

A 5,000-square foot space to accommodate an educational, cultural or medical use may be located in the project.

j. Approximately how many people would the completed project displace?

Renters living in the remaining rental units on the property will relocate. All renters are currently on short-term leases and have given notice that their leases will end in February 2014.

k. Proposed measures to avoid or reduce displacement impacts, if any:

The developer is working with current residents of the rental homes on the property to ensure they have the option to move into the new rental units if they choose. Most have chosen not to.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The site plan is consistent with the R-14 zoning code and with the intent and requirements of the HDDP Ordinance. The project is consistent with the Urban Multifamily zoning of the site and with the Winslow Master Plan. The project also forwards the goals of the Non-Motorized Transportation Plan for the area, providing trails and bike lanes that connect the adjacent neighborhoods to the Winslow Core.

9. **Housing**
   a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Approximately 132 residential units will be provided in the completed project, including Phase 1 (already under construction), 2 and 3. (see site plan).

   b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing?

Three homes were eliminated for Phase 1. The additional 17 existing homes will be eliminated prior to construction of Phases 2 and 3.

   c. Proposed measures to reduce or control housing impacts, if any:

Rental units are being constructed in Phase 1, providing a variety of home ownership and rental options in different price ranges.

10. **Aesthetics**
   a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

All buildings will be one, two, or three-story buildings, under 40 feet in height, as required by code.

   b. What views in the immediate vicinity would be altered or obstructed?

No views in the immediate vicinity will be altered or obstructed.

   c. Proposed measures to reduce or control aesthetic impacts, if any:

The buildings have been intentionally located so as to respond to the surrounding homes. Careful attention has been paid to the streetscape along Wyatt and Shepard, with entrances and landscaping activating and enhancing the street experience.

11. **Light and Glare**
    a. What type of light or glare will be the proposal produce? What time of day would it mainly occur?

The pedestrian corridor and parking areas will be appropriately lit and illumination from these areas may be visible from surrounding areas during the evening. All lighting will be consistent with the lighting regulations.

    b. Could light or glare from the finished project be a safety hazard or interfere with views?

Light from the project is not expected to have adverse impacts on views. Landscaping will be carefully placed to shield adjacent properties from lights.

    c. What existing off-site sources of light or glare may affect your proposal?

There are no off-site sources of light or glare that may affect the project.

    d. Proposed measures to reduce or control light and glare impacts, if any:

All lighting will be consistent with the requirements of BIMC 15.34.

12. **Recreation**
    a. What designated and informal recreational opportunities are in the immediate vicinity?

A public park, Gideon Park, is located to the north, on Grow Avenue. Waterfront park is located within walking distance of the project.

    b. Would the proposed project displace any existing recreational uses? If so, describe.

There are no public recreational uses on the existing property. Two small playground spaces currently exist on the property for

the use of the residents.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The site plan has been designed with a focus on the public open spaces located throughout the center of the property. Community gardens exist in various locations on the site. Several designated play areas will be constructed in appropriate locations. A community center will provide both indoor and outdoor gathering spaces for the community members.

13. **Historic and Cultural Preservation**

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

There are no places or objects on the site that are known to be on or proposed to be on national, state or local preservation registers.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

There are no landmarks or evidence of historic, archaeological, scientific or cultural importance known to be on or near the site. The 16 homes along John Adams Way were constructed by the US Navy to house employees. These homes are approximately 57 years old and are not listed on state or national registers.

c. Proposed measures to reduce or control impacts, if any:

The history of the site as part of the Grow Family farm is honored both in the name of the project and with the emphasis on bringing back local and organic farming to the site. The history of a portion of the site as Navy housing will be documented in the One Planet Sustainability Action Plan. An exploration of the history of the Grow Family and the Grow Farm is on file with the original SPR application (SPR 13551).

14. **Transportation**

a. Identify public streets and highways serving the site, and describe the proposed access to the existing street system. Show on site plans, if any.

The site is accessed from Wyatt Way, a secondary arterial. Proposed circulation plans are shown on the attached site plan.

b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The site is within walking distance of services in Winslow and is within 0.6 miles of the ferry terminal. Two bus routes stop near the site on Madison Avenue.

c. How many parking spaces would the completed project have? How many would the project eliminate?

The project would eliminate driveways associated with the existing rental homes. No parking used by adjacent properties or by the public would be eliminated. Approximately 190 parking spaces are proposed overall, in Phases 1-3. The Transportation Impact Analysis, by RTC, Inc. describes the parking strategy and is enclosed with the application package.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

Non-motorized improvements will be made to Wyatt Way and Shepard Avenue. The existing John Adams Lane will be reconfigured from an outlet on Shepard Way to Grow Avenue, connecting the new parking area in the northeast corner of the site to the parking area that is accessed off of Grow Avenue.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The site is within 5 or 10-minute walking distance to the Ferry Terminal. Residents will be able to walk or bike quickly to the ferry either to commute or spend time in Seattle.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur?

The RTC Transportation Impact Analysis estimates that the amended site plan will generate similar traffic to the already approved plan. Please refer to the RTC Transportation Impact Analysis for Grow Community Phase 2 Addendum for more detailed information.

g. Proposed measures to reduce or control transportation impacts, if any.

A variety of strategies will be implemented to reduce automobile trips in order to minimize the carbon impact of the project and to minimize the impact to nearby intersections. These strategies are discussed in detail in the RTC report and include: car share program, non-reserved parking spaces, shared parking, and performance management strategies.

15. **Public Services**

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Public services, including fire and police serve the area. The project is not expected to increase the level of public service required.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Appropriate fire and emergency vehicle access is provide throughout the site plan. Fire flow, as required by the fire department has been shown to be adequately provided at the site.

16. **Utilities**

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Water, Sewer and Storm Sewer are provided by the City of Bainbridge Island. Electricity is provided by Puget Sound Energy. On- and off-site solar panels, connected with the PSE grid will provide a renewable source of power for the Grow Community.

Refuse service is provided by Bainbridge Island Disposal. Locations of trash, recycling and compost pickup have been coordinated with Bainbridge Disposal. In addition, a plan toward Zero Waste will be implemented in partnership with Sustainable Bainbridge and Bainbridge Disposal.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:

Date submitted: OCTOBER 21 2013

Any comments or changes made by the department are entered in the body of the checklist and contain the initials of the review.

This checklist was reviewed by:

Planner, Dept. of Planning and Community Development