

Proposed

SECOND AMENDMENT TO THE

PLAT OF GROW COMMUNITY II

PROJECT NARATIVE AND ANALYSIS

SUBMITTED - JUNE 2, 2021

PLAT AMENDMENT per 2.16.160.M

Date of last Plat Amendment Drawings - 2/13/17

Recorded 2/27/17

Drawing 6139AP4

Jonathan Davis
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Ellen Fairleigh
City of Bainbridge Island
Dept. of Planning and Community Development
280 Madison Ave. N
Bainbridge Island, WA 98110

June 2, 2021

Dear Ellen,

This letter addresses the following topics supporting our application for a Plat Amendment/Alteration per 2.16.160.M:

RE: Grow Community Phase II - Second Plat Amendment

Project Description:

This proposed Second Amendment to the Plat of Grow Community II amends Lots 27 through 31; revising the 5 lots to 14 lots, and amending the configuration of Tract C to include a new Tract D. This Second Amendment also revises the Pedestrian Easements through Tract C, and the parking layout in the Southwest corner of Tract C.

This amendment changes one eighteen (18) unit apartment building (Lot 31) and four (4) Single Family Residences (Lots 27 to 30) all located above a one story above ground parking structure with an entry on Shepard Way NW, to fourteen (14) Single Family Townhouses (Lots 27 to 31 and Lots 33 to 41).

The proposed homes would be six (6) two-story 1,560 net square foot homes located on the northern lots and eight (8) two-story 993 net square foot homes located on the southern lots, fronting Shepard Way NW.

The parking lot to the west would be modified to accommodate ten (10) additional parking spaces. Six (6) new parking spaces would be added adjacent to, but outside of, the right of way on Shepard Way NW.

In order to help slow traffic and make a safer pedestrian connection at the southeast corner of the project it is proposed that a stretch of Shepard Way NW be revised to a "slow street" with two-way traffic on a narrowed stretch of pavement with stop signs and other signage at each end.

Application Package:

Included in the application package are the following items:

- Completed SEPA checklist - Davis Studio A+D
- Proposed Second Amendment to Plat of Grow Community II – Adams Goldsworthy Oak
- Amendment to Plat of Grow Community II – recorded February 27, 2017 – existing final plat - Adams Goldsworthy Oak
- “Compliance with HDDP and other Design Criteria”. Updated from “Compliance with HDDP” memo originally submitted 2.13.14, revised 12.1.15, and 11.23.17, originally addressing the compliance of Housing Diversity and Parking Requirements. This Memo has been expanded to include a
 - Findings of Fact
 - Project Description, including description of the proposed changes
 - How the proposed changes continue to serve the “public use and interest” as described in RCW 58.17.215.
 - Detailed analysis of how the change complies with the decision criteria of the original and amended plat, including
 - HDDP conditions,
 - housing diversity,
 - innovative site development,
 - parking,
 - phasing,
 - tree retention and tree units,
 - garden space requirement
 - bicycle parking,
 - traffic,
 - lot coverage,
 - open space - Davis Studio A+D
 - Review of Conditions of the Plat and requested revisions to Conditions
 - Review of CCRs and Open Space Management Plan - Davis Studio A+D
- Memo from civil engineer, Adam Wheeler, addressing the impacts from the proposed change on the existing Plat Utility Permit (sewer, water, stormwater etc.) - Browne Wheeler Engineers
- Memo from traffic engineer, John Davies, addressing the traffic impact of the proposed change - KPG

Our hope is that this letter and the attached memos, drawings and information provide the documentation needed to approve this Amendment to the Plat. Should anything further be required we will be happy to provide it forthwith.

Again, we thank you for your time and consideration in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Jonathan Davis", with a stylized, flowing script.

Jonathan Davis, Architect
Davis Studio Architecture + Design, LLC

Second Amendment to Plat of Grow Community II - SPR/SUBD 13551

The following is the project information, description, background and history, followed by an analysis of the project by phase, describing how the two phases with the proposed change still meet the HDDP requirements, and then a review of how the overall project with proposed changes meets the HDDP requirements as well as the zoning code requirements that were part of the decision criteria of the original application.

Findings of Fact

1. Site Characteristics:

Tax Assessor Information:

A. Tax Lot Numbers: 5607-0000-027-0005, 5607-0000-028-0004, 5607-0000-029-0003, 5607-0000-030-0000, 5607-0000-031-0009

B. Owners of Record: Bainbridge 14 LLC

C. Lot Size: Grow Community II – overall - 5.26 acres (after right-of-way dedication) or 226,512 square feet. Lots to be revised - 0.52 acres or 22,684 square feet.

D. Land Use: Residential.

2. Terrain: The property slopes gently to the southeast, with no steep slopes on the site.

3. Soils: Soil mapping indicates that Kapowsin gravelly loam is the predominant soil type on the site (Soil Survey of Kitsap County Area, Washington; U.S. Department of Agriculture, Soil Conservation Service, 1977).

4. Existing Site Development: Lots are currently the remaining undeveloped lots of Grow Community II.

5. Proposed Access: The proposed development will be accessed from Wyatt Way and Shepard Way NW.

6. Public Services and Utilities: City of Bainbridge Island Water and Sewer.

7. Zoning/Comprehensive Plan Designation: The subject property is zoned R-14, 3,100 square feet per unit.

8. Surrounding Zoning/Comprehensive Plan Designation:

A. North: R-4.3

B. South: R-14

C. East: MUTC/CORE

D. West: R-14

9. Surrounding Uses:

1. North: Single family residences, an undeveloped property and a retirement facility.

2. South: Multi-family condominiums.

3. East: Car wash, restaurants, movie theater and other commercial businesses (commonly referred to as the Pavilion development) and a day care center.

4. West: Phase I of Grow Community, developed with 21 for-sale units, and 20 rental units under construction.

Project Description, Background and History

Project Description and Background

The project has thus far been approved to be constructed in two phases, Phase 2A and Phase 2B with a total of 99 residences on 5.26 acres with a resulting density of 18 units per acre.

The last piece of Phase 2B has not yet been built and this application is being made to amend the Plat of Grow Community II to reduce the number of units to 91 with a resulting density of 16.7 units per acre. We propose to change five (5) Lots 27 to 31 of Grow Community II to fourteen (14) single family lots (Lots 27 to 31 and Lots 33 to 41) and amend the configuration of Tract C to include a new Tract D. This Amendment also revises the Pedestrian Easements through Tract C, and the parking layout in the Southwest corner of Tract C.

Project History

The Grow Community received **Site Plan and Design Review** (SPR13551) approval as an eight acre phased, Tier II Built Green 5 Housing Design Demonstration Project (HDDP) on March 9, 2012.

The **Plat of Grow Community I**, approx. 2.75 acres in the northwest corner of the project, was recorded _____. Various minor adjustments were subsequently made to the Plat.

The **Plat for Grow Community II**, the remaining approx. 5.26 acres, was recorded December 10, 2014.

1. The use of the proposed building for Lot 31 of Grow Community Phase II was changed from educational with residential above to an 18-unit apartment building. This request was approved on January 13, 2016. This approval was only for the change of use and did not include an approved re-design of the building.
2. In 2016 an adjustment to add an exposed retaining structure with solar panels, separating Phases 2A & 2B, add access from the garage to the community center at grade, add a community shop and revise the gardens in Phase 2B open space surrounding the community center. Concurrently the open space management plan for the subdivision was revised to allow for the construction of the community shop in Tract B (not to exceed 400 square feet) and the community center awning to extend into Open Space Tract C (not to exceed 400 square feet).

The **Amendment to the Plat of Grow Community II** was recorded on February 27, 2017.

This increased the size and height of the building on lot 31 implementing the change of use that was approved in January 2015. That approval increased the number of units on that lot, however it did not authorize any physical change to the building. This amendment increased the size and use of the building from seven (7) 2-story townhomes and 5,000 square feet of commercial space to a 18-unit 3-story multi-family building. The footprint of the building increased by 888 square feet and the commercial space on the bottom floor was eliminated to allow for the expansion of underbuilding parking within that area. This proposed building was not built.

Public Use and Interest

Public Use and Interest

The proposed amendments to the Plat improve the public use and interest in the project by removing the previously proposed one story parking structure with a bulky three story apartment building sitting atop it, that was originally proposed along Shepard Way NW, with its tall concrete walls with little human scale detail except for plantings required to disguise and soften it from the sidewalk along Shepard Way NW and views from the surrounding neighborhood. This structure also imposed an impediment to pedestrian circulation into the community as it required ascending a flight of stairs. The new proposal has eight townhomes fronting Shepard Way NW and locates front doors, stoops and porches along the sidewalk along with landscape areas. This makes for a much more human scale pedestrian experience along the sidewalk and improves the views of the project from the surrounding neighborhood. Also there is an accessible path the will run from the sidewalk into the Park, a grassy community open space. The Park will also be regraded to create a flat play and gathering area within the heart of the Community. The project will be built net zero energy ready and provide electric car charges throughout the parking areas, and be certified to Built-Green 5 Star, per Condition 17.h of the Plat and HDDP.

COMPLIANCE WITH HDDP AND OTHER DESIGN CRITERIA

UPDATED from Compliance with HDDP (originally submitted 2.13.14, revised 12.1.15, and 11.23.17)

Phase 2A - there are no changes to Phase 2A

Phase 2A includes:

- 1, 2-story, 8-unit zero-lot line townhome building
- 2, 3-story, 12-unit multifamily buildings
- 1, 3-story, 13-unit multifamily building
- 4, single-level, zero-lot line homes
- and a Community Center

Total: 49 residences and Community Center

Housing Diversity

Unit Type – up to 2 Points available

Phase 2A Unit Types	No. of Units	% of Total	HDDP Points
2-story zero-lot line townhomes	8	16%	1
3-story multifamily building	37	75%	1
Single-level, zero lot line homes	4	8%	0
Total	49		2

Unit Size – up to 4 Points available

Phase 2A Unit Size Range	No. of Units	% of Total	HDDP Points
1001 - 1250	6	12%	1
1251 - 1500	34	69%	1
1501 - 1600	9	18%	1
Total	49		3

Phase 2A Parking

In Phase 2A, 53 spaces are provided in the underground parking garages for the residents. An additional 5 spaces are provided in the north portion of the parking garage for guests. Fourteen spaces are provided along Wyatt Way for guest parking and 3 surface spaces are provided in the central part of the site. Overall parking ratio for Phase 2A is 1.53 spaces per unit.

Building	No. of Units	Resident Spaces	Guest Spaces
Wyatt Building	24	24	5
NW Townhome	8	8	0
NE Condo	13	13	0
Single level	4	8	0
Wyatt Street Parking			14
Interior Surface Parking			3
Total	49	53	22

Phase 2A Innovative Site Development

More than 26% of Phase 2A is common open space. More than 2,940 square feet of community garden space is provided in Phase 2A, equal to 60 square feet for each of the 49 units. The community garden locations will be shown in detail on the landscape plan. Phase 2A will provide at least 60% native plants in required landscaped areas to reduce potable water use for landscaping irrigation by 50%. Private yard areas will have less than 20% turf.

Internal and external non-motorized connections are provided in Phase 2A. A trail system was constructed connecting to the trail in Grow Phase 1. As recommended by the Nonmotorized Transportation Committee, the trail system connects north to Wyatt Way, between the two multifamily buildings, providing a possible future link to the trail connection north to Gideon Park (reference nonmotorized Transportation Plan-Winslow).

Pre-wiring for personal electric vehicle charging stations is provided per unit.

UPDATED Compliance with HDDP (originally submitted 2.13.14, revised 12.1.15, and 11.23.17)

Phase 2B - **proposed revisions 06.02.21**

Phase 2B (revised) includes:

1, 2-story, 10-unit zero-lot line townhome building - **completed - 10 units**
~~2~~ 1, 3-story, 18-unit multifamily buildings - **one completed, one not to be built - 18 units**
~~4~~ 0, single-level, zero-lot line homes - **not to be built**
14, 2-story, zero-lot line townhouses - 14 units proposed with this revision
Total: ~~50~~ 42 residences

Housing Diversity

Unit Type – up to 2 Points available

Phase 2B Unit Types	No. of Units	% of Total	Points
2-story zero-lot line townhomes	10	17% 24%	1
3-story multifamily buildings	36 18	30% 43%	1
Single level, zero lot line homes	4 0	8% 0%	0
2-story townhomes	8	19%	1
2-story age-in-place TH	6	14%	1
Total	50 42		2 4

Unit Size – up to 4 Points available

Phase 2B Unit Size Range	No. of Units	% of Total	Points
600 - 999	12- 12 = 0	24% 0%	1 0
1001 - 1250	19- 6 + 8 = 21	38% 50%	1
1251 - 1500	12	24% 29%	1
1501 - 1600	7- 4 + 6 = 9	14% 21%	1
Total	50 42		4 3

Phase 2B Parking

In Phase 2B, including the proposed Phase 3, there will be a total of 59 parking spaces. 28 spaces are provided in existing underground parking garages for the residents of the existing buildings. 14 new surface spaces are provided for the proposed townhomes and there are 15 existing surface spaces provided for guests, two new guest spaces will be provided for a total of 17 guest spaces for the 42 units. Overall parking ratio for Phase 2B will be 1.4 spaces per unit.

Building	No. of Units	Resident Spaces	Guest Spaces
SW Townhome – Bldg K	10	10	0
SE Condo – Bldg L	18	18	0
South Apartments – Bldg Q	18 0	18 0	19 0
Single level – Bldgs M,N, O + P	4 0	8 0	0
South Townhouses - NEW	14	14	2
Surface Parking - existing			16 - 15 by actual count
Total	50 42	54 42	35 17

Phase 2B Innovative Site Development

More than 29% of Phase 2B is common open space. More than 2,340 square feet of existing community garden space is provided in Phase 2B, equal to ~~47~~ **56** square feet for each of the ~~50~~ **42** units. Phase 2B will provide at least 60% native plants in required landscape areas to reduce potable water use for landscaping irrigation by 50%. Private yard areas will have less than 20% turf.

Internal and external non-motorized connections are provided in **existing** Phase 2B. The trail systems constructed in Phase 1 and 2A connected to Phase 2B, providing access to the community center and through to the southeast corner of the project. The trail connects to a public access easement across the Pavilion property. An informal connection also exists through the property where the Peacock Daycare Center and the Madison Diner currently exist. Trails/paths in Phase 3 will connect to the existing trail system.

Pre-wiring for personal electric vehicle charging stations is to be provided in the parking area for this phase.

Overall Plat - Grow Community II, inc. Phase 2A + 2B (revised 06.02.21)

HDDP Conditions, per Plat Grow Community II - recorded December 10, 2014

As in the previous phases this phase of the project will conform to the HDDP program criteria for housing diversity, innovative site development and innovative building design. Prior to the issuance of a building permit the application will be reviewed for compliance with the following:

- The dwelling units shall be at or below 1600 square feet of floor area;
- 20 - 30% water use reduction;
- 25 - 35% improved energy performance;
- Innovative building design elements including alternative energy, energy efficiency, water efficiency, green building materials and accessibility;
- HDDP Development standards related to Low Impact Development; the applicant shall allocate impervious surface coverage for each phase of development (Phase I)
- Landscaping, recreational opportunities, open space and transportation elements that substantially conform to the site plans.
- Bicycle spaces provided at one for every five parking spaces;
- Built Green 5. Building permit applications, construction and final occupancy shall comply with the certification provisions of BIMC 2.15.020.3.4;
- Proof of ongoing certification with the Built Green building rating system shall be required during construction and project certification shall be completed prior to final occupancy.

Grow Community II (revised) includes:

1, 2-story, 8-unit zero-lot line townhome building

2, 3-story, 12-unit multifamily buildings

1, 3-story, 13-unit multifamily building

4, single-level, zero-lot line homes

Community Center

1, 2-story, 10-unit zero-lot line townhome building - completed - 10 units

~~2~~ 1, 3-story, 18-unit multifamily buildings - one completed, one not to be built - 18 units

4 0, single-level, zero-lot line homes - not to be built

14, 2-story, zero-lot line townhouses - 14 units proposed with this revision

Total: ~~99~~ 91 residences and Community Center

Housing Diversity

The proposed revisions to Grow Community II continues to achieve 6 Housing Diversity points for Phases 2A and 2B combined along with the proposed Phase 3 (minimum of 4 points required). See following summary.

Unit Type – up to 2 Points available

Total – 99 91 units	No. of Units	% of Total	Points earned
2-story zero-lot line townhomes	18	18% 20%	1
2-story townhomes	14	15%	1
3-story multifamily building	73 55	73% 60%	1
Single-level, zero lot line homes	8 4	5%	0
Total	99 91		2 3

Unit Size – up to 4 Points available

Total – 99 91 units	No. of Units	% of Total	Points earned
600 - 999	12- 12 =0	12% 0%	1 0
1001 - 1250	25- 6 +8=27	25% 29%	1
1251 - 1500	46	47% 51%	1
1501 - 1600	16- 4 +6=18	16% 20%	1
Total	99 91		4 3

Grow Community II - Innovative Site Development

Grow Community II earned 37 points for Innovative Site Development (minimum of 25 points required). The proposed revisions to Grow Community II continues to earn 37 points of Innovative Site Development.

More than 25% of Grow Community II is common open space. More than 5,740 square feet of existing community garden space is provided in Grow Community II, equal to 63 square feet for each of the 91 units. Grow Community II will provides, and will provide in Phase 3 at least 60% native plants in required landscape areas to reduce potable water use for landscaping irrigation by 50%. Private yard areas will have less than 20% turf.

Internal and external non-motorized connections are provided in existing Grow Community II. The trail systems constructed in Phases 2A and 2B, provides access to the community center and through to the southeast corner of the project. The trail connects to a public access easement across the Pavilion property. An informal connection also exists through the property where the Peacock Daycare Center and the Madison Diner currently exist. Trails/paths in Phase 3 will connect to the existing trail system.

Pre-wiring for personal electric vehicle charging stations is provided in the existing garages and will be provided in the parking area for this Phase 3.

INNOVATIVE SITE DEVELOPMENT POINTS - Grow Community II - per points 2021 HDDP

INNOVATIVE SITE DEVELOPMENT METHODS		Points earned per Amended Grow Community II		Points earned per current proposal – overall Grow Community II
Water Quality and Conservation				
Number of Dwelling Units that integrate greywater reuse	0	0	0	0
Percentage Green roofs	0%	0	0%	0
Percentage Cisterns	0%	0	0%	0
Covered Parking Spaces	73%	4	64%	4
Landscaping and Open Space				
Percent Open Space	45%	10	44%	10
Incorporates neighborhood garden		2		2
Preserves Heritage Trees		0		0
Less than 20% turf in private yards		4		4
Landscape incorporates 60% or greater native or drought tolerant plants		4		4
Transportation				
Nonmotorized Connections		2		2
Public Walkways, bike lanes etc		3		3
On site car share		0		0
EV charging for 3% vehicle capacity		3		3
Covered consolidated bike parking		3		3
Bus Shelter		2		2
TOTAL POINTS	25 POINTS REQUIRED	37 POINTS		37 POINTS

Grow Community II - Overall Parking

In Phase 2A, there is a total of 75 parking spaces. 53 spaces are provided in the underground parking garages for the residents. 5 spaces are provided in the north portion of the parking garage for guests. 14 spaces are provided along Wyatt Way and 3 surface spaces are provided in the central part of the site for a total of 22 guest parking spaces. There are a total of 75 parking spaces for the 49 units. Overall parking ratio for Phase 2A is 1.53 spaces per unit.

In Phase 2B, there will be a total of 59 parking spaces. 28 spaces are provided in existing underground parking garages for the residents of the existing buildings, and there are 15 existing surface spaces are provided for guests. 14 new surface spaces are provided for the proposed townhomes, two new guest spaces will be provided for a total of 17 guest parking spaces. There are a total of 59 parking spaces for the 42 units. Overall parking ratio for Phase 2B is 1.4 spaces per unit.

In both Phase 2A and 2B, there will be a total of 134 parking spaces. 81 spaces are provided in existing underground parking garages for the residents of the existing buildings and there are 37 existing spaces are provided for guests. 14 new surface spaces are provided for the proposed townhomes, two new guest spaces will be provided for a total of 39 guest parking spaces. There are a total of 134 spaces for the 91 units. Overall parking ratio for Grow 2A and 2B is 1.47 spaces per unit.

Building	No. of Units	Resident Spaces	Guest Spaces
Wyatt Building	24	24	5
NW Townhome	8	8	0
NE Condo	13	13	0
Single level	4	8	0
Wyatt Street Parking			14
Interior Surface Parking			3
Total	49	53	22
			75 total – Phase 2A
SW Townhome – Bldg K	10	10	0
SE Condo – Bldg L	18	18	0
South Apartments – Bldg Q	18 0	18 0	19 0
Single level – Bldgs M,N, O + P	4 0	8 0	0
South Townhouses - NEW	14	14	2
Surface Parking			16 – 15 by actual count
Total	50 42	54 42	35 17
			59 total – Phases 2B

Grow Phase 2 - Overall			
Total	99 91	107 95	57 39
			134 total – Grow 2A+B
Proposed Plan	Units	Total Parking Spaces	Spaces per Unit
	91	134	1.5 inc. guest

Previously approved	Units	Total Parking Spaces	Spaces per Unit
	99	164	1.6 inc. guest

Grow Community II - Parking Analysis - existing and proposed

Existing - as-built

Building / Parking area	No. of Units	Resident Spaces	Guest Spaces
Phase 2A			
Wyatt Buildings	24	24	5
NW Townhome	8	8	0
NE Condo	13	13	0
Single level	4	8	0
Wyatt Street Parking			14
Interior Surface Parking			3
	Units	Resident Spaces	Guest Spaces
Total- Phase 2A	49	53	22
Phase 2B			
SW Townhome – Bldg K	10	10	0
SE Condo – Bldg L	18	18	0
Surface Parking - west			8, inc 1 ADA
Surface Parking - east			7, inc 1 ADA
	Units	Resident Spaces	Guest Spaces
Total – Phase 2B	28	28	15
	Units	Resident Spaces	Guest Spaces
TOTAL - As-built - to date	77	81	37
	Units	Total Parking Spaces	Spaces per Unit
	77	81+37 = 118	1.5 inc. guest

Proposed - Phase 3

Building / Parking area	No. of Units	Resident Spaces	Guest Spaces
Phase 3 - proposed			
Single Family Townhouses	14		
Surface Parking - west		8 (N)	2 (N)
Surface Parking - east			
Street Parking - Shepard		6 (N)	
	Units	Resident Spaces	Guest Spaces
Total - Phase 3	14	14	2
Grow Phase 2 - Overall			
	Units	Resident Spaces	Guest Spaces
TOTAL - Completed Plan	91	95	39
	Units	Total Parking Spaces	Spaces per Unit
	91	95+39 = 134	1.5 inc. guest

Subdivision Phasing

Phase 2A Improvements: completed

The following improvements along Wyatt Way will occur during construction of Phase 2A: sidewalk and bike lane along Wyatt Way property frontage. Construction of roadway on Shepard to connect to drive along East property line. Installation of all site utilities.

The trail along the Southwest property line will be constructed immediately, giving Phase 1 residents safe access to Shepard Avenue during the construction period.

Phase 2B Improvements:

The following improvements along Shepard Avenue will be installed during construction of Phase 3: **sidewalk with street trees along Shepard Avenue property frontage.**

Significant Tree Retention and Tree Units

The Plat Conditions require 40 tree units per acre for a total of 211 tree units and four significant trees be retained in Phase 2A and 2B. These four trees were retained and counting as 24.8 tree units toward the overall required 211 tree units. The attached landscape plan shows the trees that were planted to meet this requirement in Phase 2A and 2B. There were 105 tree units planted in Phase 2A and 88 tree units planted in Phase 2B, for a total of 217.8 tree units including the four significant trees retained. Six of the Phase 2B trees have died and been removed and construction of Phase 3 will remove six more trees leaving 205.8 tree units on site. At least six new trees will be planted in Phase 3 to bring the required tree units over 211 per the Plat Conditions. There are no existing significant trees in this last Phase.

Tree Units

Phase	Retained	New	Total
Phase 1 - planted	24.8	88	112.8
Phase 2 - planted	0	105	105
Phase 2 - died or to be removed	0	-12	-12
Phase 3	0	6 minimum	6
Total	24.8	+ 187	= 211.8

Garden Space Requirement

Per HDDP requirements 60 square feet of garden space is required per residential unit. Phase 2A and Phase 2B consist of ~~99~~ 91 residential units for a total required area of ~~5,940~~ 5,460 square feet of garden space. 5,740 sf of garden space has already been built fulfilling this requirement. Additionally approx. 5,000 sf of edible landscaping has been provided. See summary below.

Items	Area (sf)
Garden Space Summary – Phase 2A + 2B	
Total Required Garden Area	5,460 sf
Total of garden area available around Community Center – already built	5,740 sf
Estimated total of edible landscape (eg. fruit tree, fruiting bush, and private garden area) in front of buildings	5,000 sf
Estimated Total Garden Area	10,740 sf

Grow Community Phase 2 - Bicycle Parking

In Phase 2A + 2B HDDP requires a total of 1 bicycle parking space for every 5 car parking spaces for a total of 27 bicycle spaces. In the existing buildings and behind the Community Center there a total of at 85 covered bicycle spaces, far more than are required. The spaces at the Community Center are accessible for residents of Phase 3 fulfilling the HDDP requirement.

Grow Community Phase 3 – Traffic Analysis and Slow Street

Per the provided Revised Trip Generation Memo from KPG the net change in trip generation falls below the daily threshold and peak hour thresholds and does not require additional traffic analysis. The analysis finds that the proposed change in land use will not significantly increase the trip generation and that the traffic impacts will be similar to the impacts for the permitted development. Therefore, an additional concurrency test or the completion of a revised traffic impact analysis is not required. See Memo from Traffic Engineer. KPG will provide design input of the slow street once initial review and concept approval has been provided by Planning, Public Works, and the Fire Department.

Lot Coverage Revision

- Provide calculation of revised Lot Coverage from previously approved Lot 32 and currently proposed Lot 31. (See Table Below)
- Goal – no net change and remain below 40% Lot Coverage

Items	Area (sf)	% of Area
Lot Coverage Impact Summary		
Total area prior to Wyatt Way & Shepard Way NW Right of Way Dedication	235,916	
Total Platted Lot Coverage	87,300	37.0%
Previous - Lots 27, 28, 29 + 30 (each 2,250 sf)	-9,000 sf	
Previous - Lot 31	-6,300 sf	
New - Lots 27, 28, 29, 30, 31 + 33 (each 1,442 sf)	+8,652 sf	
New - Lots 34, 35, 36, 37, 38, 39, 40 + 41 (each 831 sf)	+6,648 sf	
Revised Total Lot Coverage Area - NO NET CHANGE	87,300 sf	37%*
*Note: Remains below 40% Lot Coverage		

Open Space Revision

1. Provide calculation of revised Open Space revision for increased parking area in Tract C and the addition of Tract D.
2. Goal – no net loss for Open Space

Items	Area (sf)	% of Area	Shown on Plat as:
Open Space (Tract B,C & D) Impact Summary			
Total area after Wyatt Way & Shepard Way NW Right of Way Dedication	228,266 sf		
Original Plat Open Space Area	102,355 sf	44.8%**	45%
Amended Plat Open Space Area	103,382 sf	45.3%**	45%
Second Amendment Revised Open Space Area	101,331 sf	44.4%**	44%
**Note: Future Community Shop or Greenhouse are not counted against Open Space as they are amenities within the Open Space Management Plan.			

Open Space Plan Revisions

The Open Space on the original Plat for Grow Community II was shown at 45% of the property area (102,355sf). This increased slightly for the currently recorded Amended Plat for Grow Community II, where it is still shown at 45% of the property area (103,382sf). The Open Space is being reconfigured for this Second Amendment. The percentage of Open Space for this Second Amended Plat is shown at 44% (101,331sf). While this is a very slight decrease in area from the original Plat this is still far more Open Space than HDDP envisions where 25% Open Space and above is rewarded with the maximum points. The Open Space Management Plan requires amendment. The requested revisions will be completed after approval of this Plat Amendment. These requested revisions are as follows:

1. Amend the recorded Plat of Grow Community II to:
 - a. Decrease Open Space in Tract C for the larger southwest parking area.
 - b. Increase Open Space to include Tract D
2. Amend the recorded Open Space Management Plan to:
 - a. Define the use of Open Space within Tract D as all current uses defined in the original Open Space Management Plan
 - b. Remove the use of Open Space within Lot 31 as 'Public Plaza with Moveable Raised Planters over Pavers'

The following are the Conditions recorded with the Plat. Apart from the below requested revisions to Condition 14 and 27 (highlighted) it is the intent of the project to meet these conditions. Please note that many of these Conditions have already been met during the previous phases of construction.

SEPA CONDITIONS

1. All construction activities are subject to noise regulations in BIMC Chapter 16.16.
2. To limit the impact on lighting, any proposed lighting shall comply with BIMC Chapter 15.34.
3. To ensure appropriate recreational opportunities, park nodes and associated facilities shall be created for each phase of development as indicated on the site plan for Phase I. The forest area and park node shall be planted prior to the application for any permits on Phase II B.
4. To ensure the historical and cultural resources of the naval housing and the Grow Farm are documented, the applicant shall provide the report titled "The Report of the History and Cultural Significance of the Site Being developed as the Grow Community" prepared by Jon and Toby Quitslund to the Bainbridge Island Historical Museum. Prior to final inspection of the community building, the applicant shall indicate how the history of the site will be incorporated in the community building; examples include displaying the report and historical photographs, including any video or photographs of the Grow Historic Honoring ceremony.
5. To reduce car dependency and mitigate the impacts of traffic, the applicant shall provide a car sharing program, electric charging stations and covered bicycle storage areas.
6. The applicant shall follow the phasing schedule to ensure that pedestrian connectivity is provided during each phase of the development.

PROJECT CONDITIONS

7. All landscaping shall be installed, or a performance assurance device shall be submitted and approved, prior to final inspection of the final building within the phase being constructed. The installation of landscaping shall be verified by the Landscape Professional or owner and a landscaping declaration shall be signed. The applicant shall provide a final landscape construction plan for each phase for review by staff.
8. Landscape buffers (particularly the three foot buffer landscape fence along the Eastern edge of the development) shall be maintained with a maintenance assurance device for a period of three years. No vegetation within the buffers shall be disturbed without approval of the Department of Planning and Community Development through an approved clearing, grading or civil plan.
9. The development shall provide non-motorized public trail right of way easements through the development as depicted on the site plan drawings, with the addition of an easement from the Southeast corner of the site directly to the Pavilion to Madison.
10. The applicant shall retain 30% of the significant trees on-site for Phase I. Phase II A & II B shall provide 40 tree units per acre and retain any significant trees identified on Sheet 8, Preliminary Plat of Grow Community II. If any retained significant trees are determined to be hazardous by a professional arborist, they may be removed after a replanting plan that follows the requirement options under BIMC 18.15.020.C.3.b has been approved by the Department of Planning and Community Development.
11. Any off-site location(s) for community solar arrays shall require a separate permit review and are not approved as part of this application.
12. Construction of any civil improvements and/or appropriate bonding shall occur prior to any building permits being issued for each phase of development. The improvements to be constructed for Phase I of the development shall be in substantial conformance to the Phasing Plans submitted by Browne Engineering, last revised 2/17/12, or as amended and approved to the satisfaction of the Development Engineer. Phase II improvements shall be in substantial conformance to the Phasing Plans submitted by Browne Engineering, last revised October 15, 2013, plans C1-C5, or as amended and approved to the satisfaction of the Development Engineer.

13. Storm drainage facilities are to be maintained by the applicant. The applicant shall provide a declaration of covenant prior to final occupancy that guarantees that the system will be properly maintained. The covenant shall include language that will allow the City to inspect the system to ensure it is properly performing.
14. Prior to issuance of any building permits for the early childhood development center, the applicant shall submit documentation to determine the appropriate amount of parking spaces. If the amount exceeds the ten now allocated for the use, the applicant shall indicate how and where it will provide the additional spaces. These spaces may require an amendment to the site plan review. Alternatively, prior to the issuance of any building permits for a wellness center, if determined necessary by the Planning Director, the applicant shall apply for a site plan amendment or a new site plan review along with all required documentation, including but not limited to a traffic impact review.
15. To address the requests of the Health District, the applicant shall submit building clearance for sewer properties, and binding water and sewer availability letters prior to issuance of a building permit for the residences. Additionally, any existing septic tanks must be pumped and a licensed well driller must decommission any existing wells.
16. During each phase of trail construction, the applicant shall install signage that indicates the trails are public at each entry point on the perimeter of the site.
17. Each phase of the project shall conform to the HDDP program criteria for housing diversity, innovative site development and innovative building design. Prior to the issuance of a building permit for each phase, the application will be reviewed for compliance with the following:
- a) The dwelling units shall be at or below 1600 square feet of floor area;
 - b) 20 - 30% water use reduction;
 - c) 25 - 35% improved energy performance;
 - d) Innovative building design elements including alternative energy, energy efficiency, water efficiency, green building materials and accessibility;
 - e) HDDP Development standards related to Low Impact Development; the applicant shall allocate impervious surface coverage for each phase of development (Phase I)
 - f) Landscaping, recreational opportunities, open space and transportation elements that substantially conform to the site plans.
 - g) Bicycle spaces provided at one for every five parking spaces;
 - h) Built Green 5. Building permit applications, construction and final occupancy shall comply with the certification provisions of BIMC 2.15.020.3.4;
 - i) Proof of ongoing certification with the Built Green building rating system shall be required during construction and project certification shall be completed prior to final occupancy.
18. Following the completion of each phase, Staff shall be able to access the site for tours no more than once every three months with permission and cooperation of the property owner.
19. Each building shall meet the height requirement and shall not exceed 40' above average existing grade.
20. Each phase shall provide one covered bicycle space for every five parking spaces for the multifamily development for a minimum total of 28 spaces for the entire 8 acre site.
21. Pursuant to BIMC 15.08, the applicant shall apply for a permit for any regulated signs.
22. Prior to the issuance of any building permits, the project shall be reviewed for compliance with the lighting guidelines.
23. Phases II-A and II-B (5 acre portion of the site) shall include the construction of all internal trails depicted on Sheet 9/9 of the Preliminary Plat documents, the 5' wide bike lane, curb, gutter and sidewalk along Wyatt to the end of the project site, Shepard improvements including 10' of dedicated right of way, a sidewalk and bicycle path, and a publicly accessible pathway to connect the Southeastern segment of the serpentine path directly to the Pavilion (in the manner specified by Condition #29 below).
24. Building permits for the succeeding phase of development will not be issued before the previous phase of public trails, street improvements and their associated easement are completed as outlined in Condition #23.

25. Direct, handicap accessible connectivity to the Pavilion that avoids going to Shepard Way NW shall be provided to the maximum extent feasible; provided that, the Design Review Board may approve a design containing an indirect route component if determined necessary to achieve handicap accessibility.

26. As requested by the DRB, the applicant shall provide a landscape fence wall along the Eastern border prior to the completion of each of the developments.

27. The ten foot wide landscape buffers to Wyatt Way and Shepard Way NW shall meet the full screen requirements of the BIMC 18.15.010.

28. The bus shelter as recommended by Kitsap Transit, shall be constructed as part of Phase I plat utility improvements

Requested Revisions to Conditions

The current plat of Grow Community II recorded with Kitsap County on February 24, 2017. This was a revision to the original for Grow Community II recorded on December 10, 2014. There are 28 Conditions recorded with this Plat (seven SEPA conditions and 21 Project Conditions.) It is requested that revisions to these conditions be made. The requested revisions are as follows:

1. Delete Condition 14, as it is no longer applicable.
2. Amend Condition 27 - Condition 27 states *"The ten foot wide landscape buffers to Wyatt Way and Shepard Way NW shall meet the full screen requirements of the BIMC 18.15.010."* COBI Municipal Code Section 18.15.010.A.2.c states *"In the R-8 and R-14 multifamily residential districts, the intent is to screen urban multifamily projects from adjacent lower density residential properties and to soften the appearance of surface parking areas."* The adjacent zoning across Shepard Way NW is R-14 so no buffer is required. Also, we are proposing single family homes along Shepard Way NW and as, per code, this is a requirement for multifamily projects not single-family projects. At our meetings with the DRB they have supported the proposed street front with front doors, stoops and porches adjacent to the sidewalk, along with appropriate landscaping. We would propose keeping the 10' full screen requirements in front of the western parking area.

Covenants, Conditions, and Restrictions of Association

The current plan of Grow Community II is covered with a master association covenant, condition, and restriction document recorded with Kitsap County on June 18, 2015. Amendment No 7 was recorded on with Kitsap County May 12, 2021 that changes the previously approved 22 units to 14 units on 14 lots to the CCRs. See attached.

Per Article 15 of this document the developer remains the Declarant, which retains the right to modify the Plat.

The Plat will be amended to support the modification to Open Space in Tract C and D. The Open Space Management Plan will be modified to support the use of this open space.