

Ellen Fairleigh

From: Roger Erickson <rericks@gmail.com>
Sent: Wednesday, November 24, 2021 11:57 AM
To: Ellen Fairleigh
Cc: Roger Erickson
Subject: Grow Community Phase 3 Application for Alteration of Subdivision/SEPA Addendum, Permit No. PLN135511 FSUBA SPRA

CAUTION: THIS EMAIL ORIGINATED FROM OUTSIDE THE CITY OF BAINBRIDGE ISLAND EMAIL SYSTEM -Take caution NOT to open attachments or links unless you know the sender AND you were expecting the attachment or the link.

Dear Ms. Fairleigh:

This pertains to the **Grow Community Phase 3 Application for Alteration of Subdivision/SEPA Addendum, Permit No. PLN135511 FSUBA SPRA**. My comments/questions/requests are as follows:

1. The Applicant's consideration or plan for accommodating **the parking needs of delivery vehicles, moving vans and other "larger" vehicles** servicing the Grow 2 Community is unclear. My observation is that such larger vehicles frequently park along the north side of Shepard Way near its intersection with Ambrose Lane when accessing of Grow 2 addresses or providing landscaping services to the common areas. Under the proposed alterations, such parking along Shepard Way appears no longer to be available.
2. No **hard surface walkway** extending southwesterly from the front entrance of the Grow Community Center to the reconfigured parking lot south of the Lilac Town Homes (*i.e.*, towards parcel 22) is shown on the Second Amendment Plat of Grow Community II, dated 06/02/2021 at p. 8. Additional information from the Applicant concerning inclusion vs. omission of a hard surface walkway along this route is requested.
3. The **width dimension(s)** of the regular parking spaces proposed for the reconfigured parking lot located south of Lilac Town Homes is requested.
4. Among the additional parking spaces proposed, fourteen¹(14) are designated to be reserved for use by Phase 3 residents and two (2) are designated guest spaces. Of these sixteen (16) spaces, **no wheelchair accessible parking space** is proposed. Query: does this meet all applicable ADA standards, state and local laws and regulations, and exemplify forward-thinking best planning practices for the Grow Community Phase 3 project?
5. Is provision is made for **electrical service to each of the 14 resident-designated reserved parking sites**? The documents in the file do not appear to have addressed this. Given the Grow Community's carefully promoted and valued image as an exemplary, environmentally-responsible community and the nation's emphasis on carbon emissions, prospective purchasers of Phase 3 residences will likely expect such provisions for recharging of battery-powered vehicles. Failure to provide such means of electrical access to each of the proposed reserved parking sites for Phase 3 residents' vehicles would be a serious flaw in the planning process and should be addressed and resolved prior to the final approval of the petition for site alterations. Private installations by owners of electrical service outlets to residents' parking sites following completion of the proposed Shepard Way and parking lot modifications would be inefficient, unnecessarily disruptive and, in all likelihood, prohibitively costly. The continually increasing demand for more "environmentally-friendly" personal passenger vehicles among Bainbridge Island residents, and among United States drivers in general, evidences well the need for such planning and provision.

Thank you for your assistance in assuring the consideration of these questions and concerns.

Yours sincerely,

Roger Erickson
Grow Community Resident