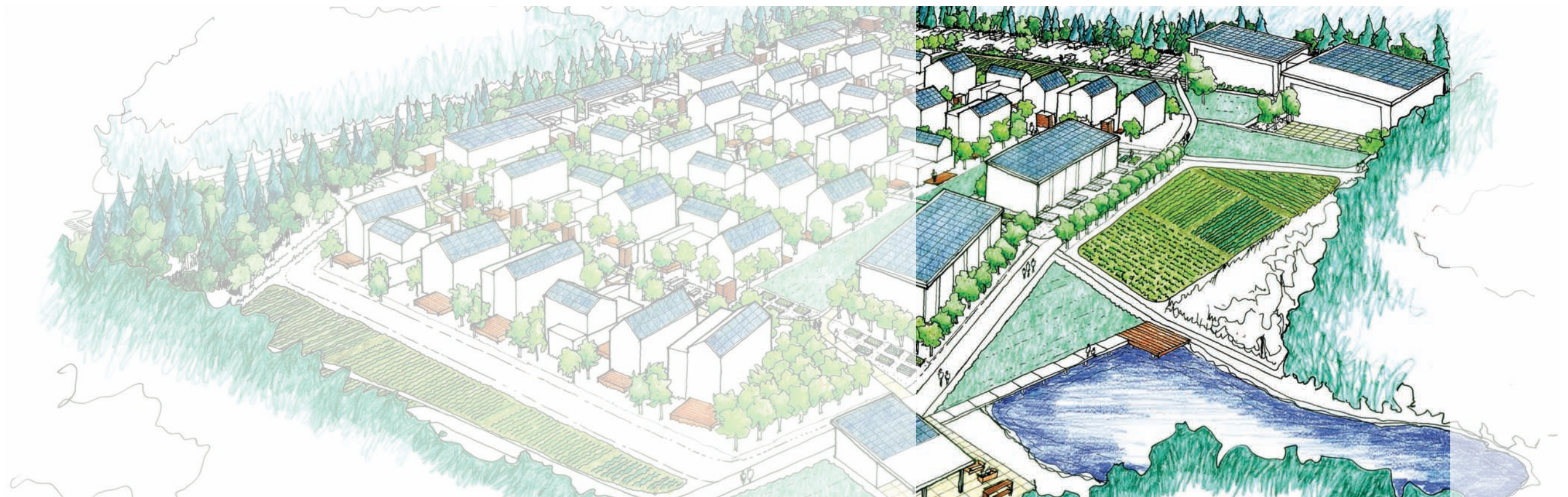


SUZUKI FARM

BAINBRIDGE ISLAND WASHINGTON

fostering island stewardship



CONTENTS



concept	
FOSTERING ISLAND STEWARDSHIP	2
COMMUNITY VISION	3
CONCEPTUAL FRAMEWORK	4
CONCEPTUAL FRAMEWORK	5
SUSTAINABLE LANDSCAPES	6
SUSTAINABLE LANDSCAPES	7
LOCAL COMMUNITY PARTNERS	8
design response	
COMMUNITY CAMPUS LOCATION	9
SITE ANALYSIS	10
SITE PLAN	11
SUZUKI FARM	12
TECHNICAL DETAILS	13
business strategy	
LOCAL DEVELOPMENT TEAM	14
LOCAL DESIGN TEAM	15
DEVELOPMENT STRATEGY	16
LETTERS OF INTENT	17

concept

FOSTERING ISLAND STEWARDSHIP

A LOCAL LIFE IN BALANCE WITH NATURE AND COMMUNITY

Suzuki Farm is an island community that enables and enriches a lifestyle that fosters environmental stewardship and celebrates nature. It re-invests in the land as a precious resource and preserves mature woodland while restoring the pond and forest habitat.



COMMUNITY VISION**NATURAL, LOCALLY
SOURCED LIVING**

Suzuki Farm is a place for gathering. A healthy place for kids and adults to grow and play. Just steps from town and schools, an urban farm nurturing and connecting people of all ages. With spaces for after school learning, affordable homes in small, intimate neighborhoods, all designed to be healthy for people and the planet. Bringing our community together, organically, around the values we all share.



CONCEPTUAL FRAMEWORK

NET ZERO HEALTHY

The buildings at Suzuki Farm are designed with **health in mind**, both inside and out. Designed for comfort, the homes and the community center will use natural materials and simple design to create warm and inviting spaces.

Clean indoor air environments, **net zero energy**, powered by the sun. All designed to **promote wellness**, save money and work toward a **healthier planet**.



MISSING MIDDLE HOUSING

Suzuki Farm provides housing sized to meet changing needs, within price ranges accessible to a broad range of people. With **permanently affordable housing**, self-help housing, and housing priced for the “**missing middle**”, this project will allow families and first-time homebuyers to make their home in town, near schools. In partnering with Housing Resources Bainbridge and Housing Kitsap, a range of prices will be offered to income qualified families and individuals. The market rate housing will be priced to meet a gap in the market well **below the current median home** price on Bainbridge Island.



COMMUNITY CAMPUS

The project is designed as a Community Campus with a **Community Center**, an ideal location for the **Boys and Girls Club** after-school programs, agricultural education and gathering space for people of all ages, all nestled amongst forest and farm. It is a response to the community call for balancing the **preservation** of land combined with features that support community enhancement.

The working **farm** and community **gardens** are all part of the Community Campus, providing indoor and outdoor space for **agricultural education** for children and adults with a **demonstration kitchen** inside and growing and learning space outside.



CONCEPTUAL FRAMEWORK

TRAILS TO SCHOOLS

Suzuki Farm is ideally located close to town and very close to schools. Existing **trails** and **bike lanes** create safe connections for **walking and biking**. The Suzuki Farm plan builds on the existing system, adding more trails and **connecting schools** with safe places for children to live, play and learn. The trail system will be extended to invite the public to enjoy the farm and the protected forestland, adding to the well-being of the neighborhood and the wider community. A bus stop at the entrance connects Suzuki Farm to the Island for trips further afield.



OPEN SPACE PRESERVATION

Suzuki Farm balances open space and forestland with spaces for people to live, farm and gather. More than half of the 14 acres will be **preserved** in **permanent open space** at Suzuki Farm. Mature woodlands to the south and west will be protected. The **wildlife corridor** and pond will be transformed into viable **native habitat** for island species. **Treed buffers** on the perimeter will remain intact to create privacy for the new and existing homes.



FARM LIVING

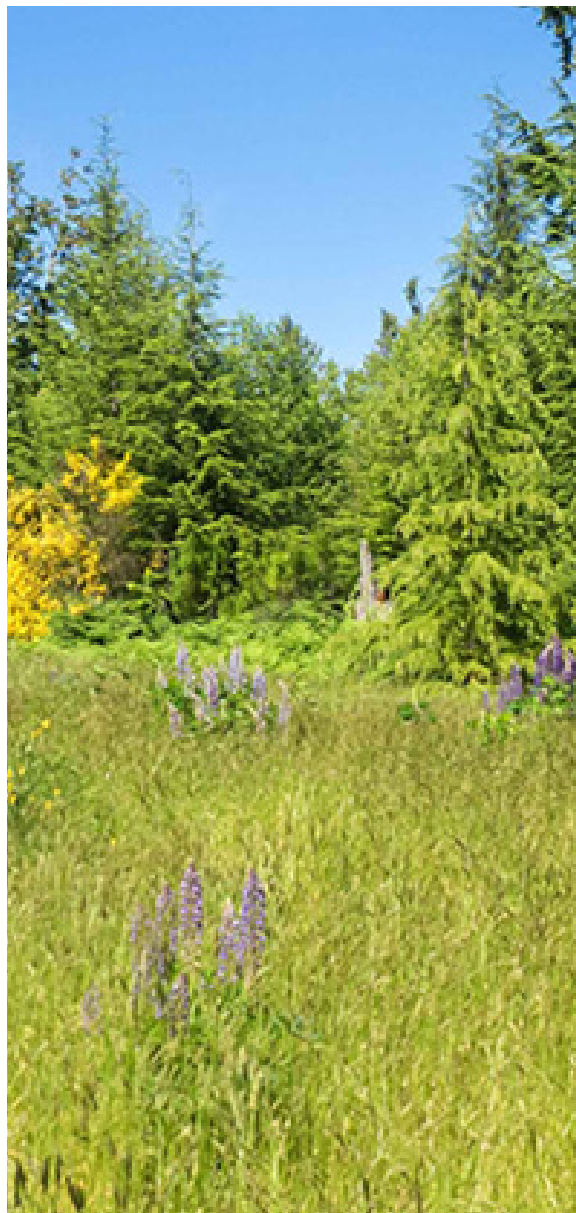
Suzuki Farm nurtures a community campus, providing healthy, organic produce to the neighborhood through sustainable organic farming. Ideally situated near five schools, the farm will be a base for **demonstration gardening** and **edible agricultural** learning, a place to connect **stewardship of the land** with **sustainable well-being**.

Homes will be clustered amongst productive land, giving neighbors the opportunity to connect in the gardens, to work and play together, while growing a **healthier lifestyle**.



SUSTAINABLE LANDSCAPES

MEADOWS



MICRO-HOOD



ORCHARDS



KITCHEN GARDEN

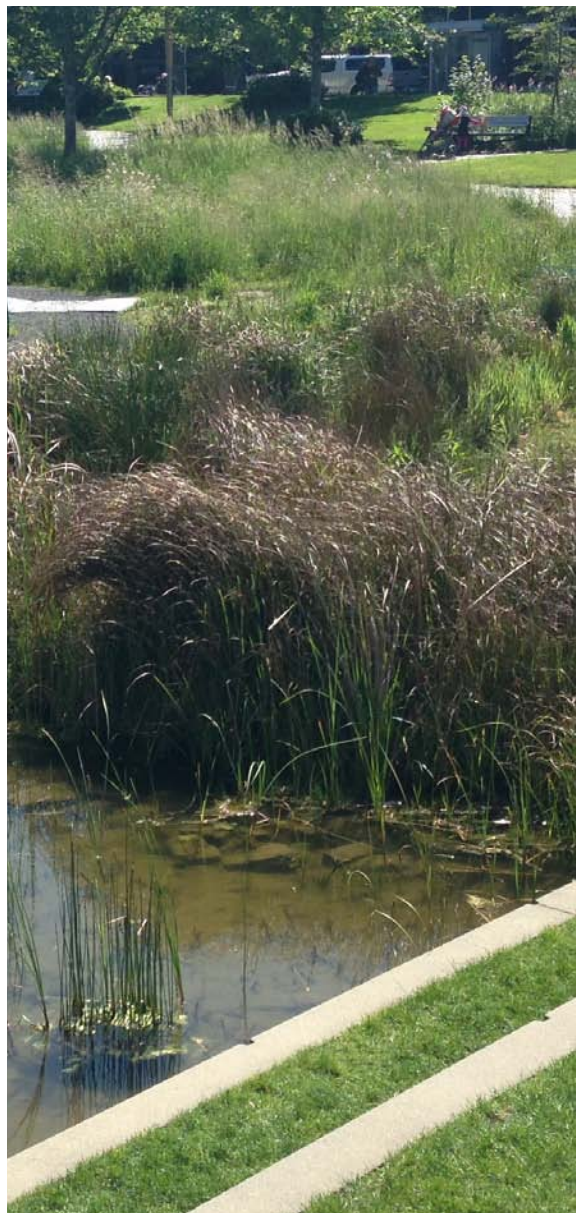


FARM

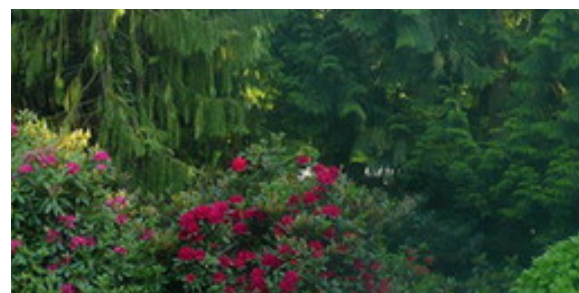


SUSTAINABLE LANDSCAPES

RAIN GARDENS



BUFFER



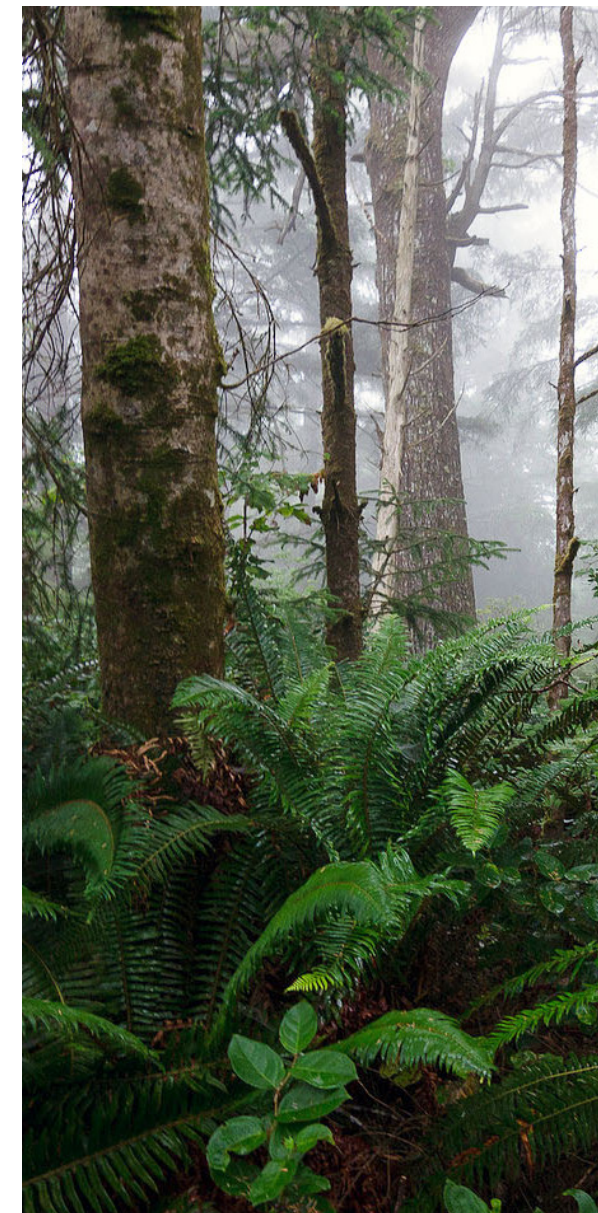
PLAY



POND HABITAT



FOREST



LOCAL COMMUNITY PARTNERS

AGRI-EDUCATION

Bridging local farms, classrooms, lunchrooms and the larger food community through edible education programs that foster scholarship, stewardship, citizenship and sustainability.

Partnering with schools and farms, transforming working landscapes into **landscapes of learning**, and utilizing our **community as curriculum**. Edible education programs are serving academic needs, while growing produce for school and community food streams. In the process, these types of programs are contributing to the **preservation of local sustainable agriculture, nurturing farm stewardship and food citizenship**, and inspiring young people to become co-producers in their food communities.

An agri-ed program would fill an important need in our local community: providing farmers and teachers the organizational, programmatic and curricular support and oversight to cultivate integrated and dedicated farm-school relationships that mutually serve local farms and local K-12 and community based education.



FRIENDS OF THE FARMS

Founded in 2001, Friends of the Farms, a 501 c-3 non-profit organization, preserves and enhances local farming. Our mission is to preserve critical farmland, provide affordable housing to farm workers, place commercial farmers on existing land through our FarmLink Bainbridge Program and to promote individual farmers and farm businesses.

Friends of the Farms is one of the primary organizations who work to **promote the value of farming while educating others of the importance of a sustainable community**. We value OPG's ability to inspire our community to create a balance between the built and the natural environment. Their project will help to preserve and conserve farmland.

Friends of the Farms will offer our support and agricultural resources to OPG for the future development of farmland, and offer to increase community awareness for their project. Friends of the Farms is confident that the community will benefit from their efforts to improve our Island's lifestyle.



HOUSING KITSAP

Housing Kitsap (HK) manages, preserves, and builds safe affordable housing serving individuals, families and communities throughout Kitsap County.

HK owns and manages just over 900 units of affordable housing for low and moderate income households in 22 projects and serving over 2,000 people. This portfolio includes 136 units of federally supported Public Housing and projects developed and managed using low income housing tax credits, loans from the Department of Rural Development, a variety of grants and conventional financing.

HK **Self-Help Housing Program** is an agency created to assist families in building their own homes. This unique and rewarding program allows income eligible applicants the opportunity to own their own home by participating in groups to build each other's homes with help and training from HK. Mortgage payments are subsidized, based on total household income, making it more affordable for hard-working families and individuals to own a home.



HRB HOUSING RESOURCES BAINBRIDGE

Housing Resources Bainbridge (HRB) is Bainbridge Island's only independent non-profit affordable housing provider and advocate. Because escalating rents and real estate prices threaten the community's social and cultural diversity, it is our goal to **develop and maintain affordable housing** on the Island and to educate the community about this critical need.

Established in 1989, HRB is a Community Land Trust (CLT) that provides:

- long-term rental housing
- rental assistance
- rental referrals
- below market rate homeownership opportunities
- support programs

Today HRB's portfolio includes 89 affordable rental units and 30 owner-occupied homes that will remain affordable forever under the Community Land Trust model. HRB also provides programs that meet the many needs of the community.



BOYS & GIRLS CLUB

The mission of the Boys & Girls Club Bainbridge is to inspire and enable all young people, especially those who need us most, to realize their full potential as productive, responsible and caring citizens.

Fun is just the beginning at the Clubs. Our nationally recognized programs and activities impact children in three vital ways:

Academic Success

Improving grades, reducing high school drop-out rates and teaching kids to see themselves as learners.

Good character and citizenship

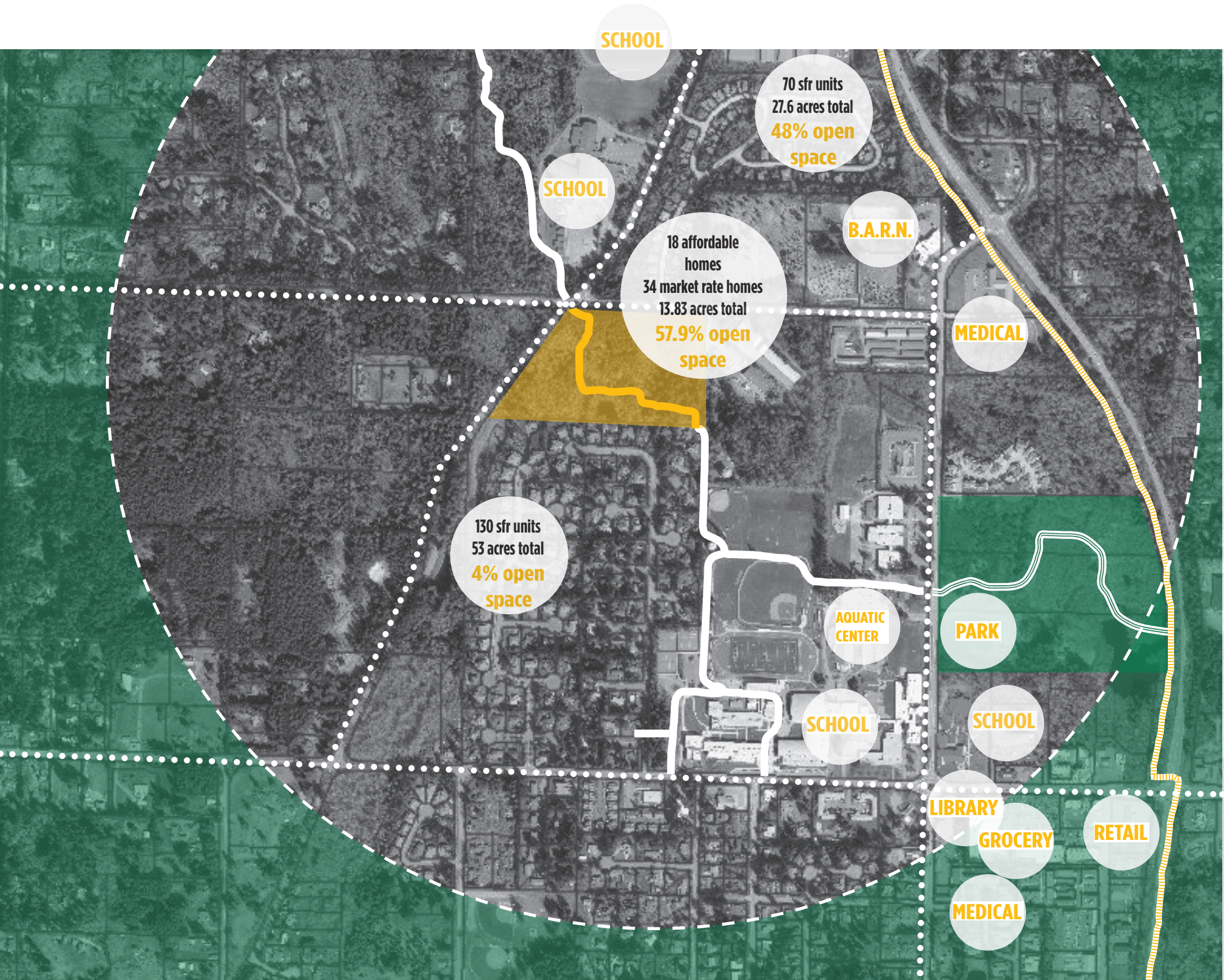
Encouraging community service, reducing juvenile crime rates and instilling an attitude of engagement.

Healthy Lifestyles

Teaching healthy behaviors, reducing drug use and childhood obesity and fostering positive self-images.



COMMUNITY CAMPUS LOCATION



PROXIMITY TO SERVICES

Suzuki Farm is the best possible location for a community campus. This property is located close to:

- Schools
- Medical
- Library
- Aquatic Center
- High School Road retail / commercial

CONNECTIONS TO TRAILS AND PARKS

Bike and walk connection separated from vehicular traffic encourages and allows safe routes to schools, non-motorized access to services and builds on existing connectivity to downtown Winslow and the ferry.

Children living at Suzuki Farm can walk to schools, reducing traffic impacts at all intersections in the vicinity.

LEGEND

- 5-Minute walk radius
- Connection of existing trails through site
- Existing trail
- Proposed trail
- ... Existing pedestrian and bicycle paths
- Proposed Sound to Olympics Trail

SITE ANALYSIS



It is extremely important to recognize the current ecological state of the property and work accordingly with that in mind. The northern portion of the property is over seeded, single-age, overly dense conifers. By contrast, the southern portion of the property is topographically and vegetatively complex, with ... a diverse mixed conifer-deciduous forest. **Development that focuses on the northern half of the property and protects the southern half would be helpful for conserving a beautiful, functioning mixed deciduous forest** and ...provide a buffer ... [to] the Commodore neighborhood.

Deb Rudnick - wetlands specialist

- KEY**
- 1 Mature Diverse Forest, 6 acres preserved
 - 2 Slope with Mature Diverse Forest
 - 3 Pond Habitat
 - 4 Wildlife Corridor
 - 5 Trail Connections
 - 6 Bus Stop
 - 7 Bike Lanes
 - 8 Immature Single Species Forest, ideal project location

Close to Schools, Shops & Services

Sewer & Water Connected

- No Critical Areas
- No aquifer recharge
 - No steep slope
 - No wetland

SITE PLAN



KEY

- 1 Boys and Girls Club
- 2 Community Center
- 3 Farm
- 4 Orchard
- 5 Kitchen Gardens
- 6 Agri-Education
- 7 Barn / Gazebo
- 8 Play / Gather
- 9 Public Connector Trail
- 10 Single Family Residences
- 11 Micro-hood
- 12 Single Family Townhomes - fee simple
- 13 Carriage Houses (duplex) over parking
- 14 Parking
- 15 Solar Carports
- 16 Rain Garden
- 17 Detention Pond
- 18 Storm Water Dispersion Slope
- 19 (E) Spring-fed Pond, enlarged for detention
- 20 (E) Mature Forest, 6 acres preserved
- 21 Easement Provided for (E) Trail

SUZUKI FARM



DETAIL OF COMMUNITY FARM AND HOUSING

- 1 Existing Mature Forest
- 2 Existing Pond Habitat
- 3 Public Connector Trail
- 4 Farm
- 5 Community Center
- 6 Barn

TECHNICAL DETAILS

WATER

Aquifer Recharge Concerns

We understand that there are aquifer recharge concerns with developing the Suzuki property. To better understand aquifer recharge we are providing the following Geotechnical Engineering and Hydrogeologic Characterization Approach analysis.

Opinion

Based on the available information, the development of the Site should mimic the existing conditions (i.e. collection and conveyance of runoff to the east and southwest of the Site) would have no impact on the aquifer recharge characteristics of the greater project area.

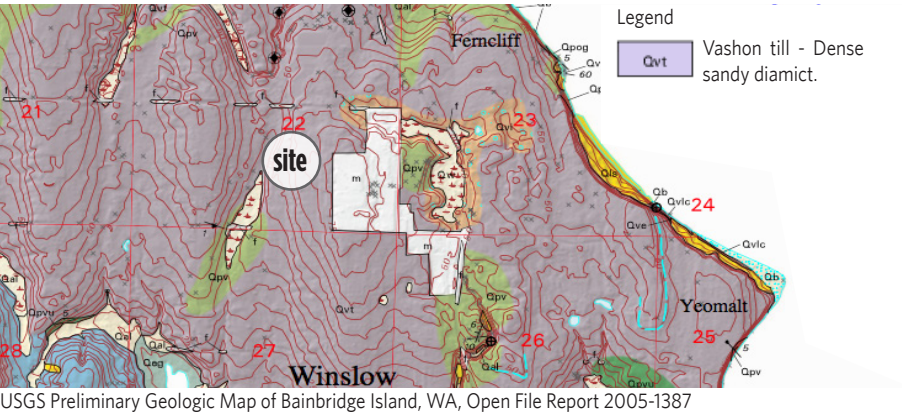
Geological Conditions

The project area is mapped as being underlain by Vashon till, a relatively dense and impermeable diamict of sand, silt, clay, and gravel. Available USGS data suggest that the Vashon till thickness underlying the Site is significant and on the order of 50 feet thick with regional aquifer water levels present at depth underlying the Vashon till.

Analysis and Proposal

The composition and density of mapped Vashon till at the Site typically limits the potential for precipitation (or other water sources) to infiltrate through the Site soils and provide direct recharge to deeper aquifers. The existing conditions most likely result in the diversion of precipitation and runoff to the east and southwest of the Site towards existing wetlands and drainages where the water is ultimately conveyed to large bodies of water and/or allowed to infiltrate slowly and provide indirect recharge to deeper aquifers.

Andy Holmson, PE - Aspect Consulting, LLC



PLANNING & ZONING

Existing Zoning

The Suzuki Property is located within the Winslow Study Area of the Winslow Master Plan and within the Winslow Sanitary Sewer system service area.

The site has an area of 13.83 acres (602,435 sf)
The site is zoned R2, which would allow up to 30 homes

Housing Design Demonstration Program (HDDP)

The project will use HDDP Tier 2, which allows a bonus density of 2.0 times base density, yielding up to 60 homes.

In exchange this requires that:

- all homes be built LEED Silver, BuiltGreen 4 or Evergreen Sustainable Development
- 10% of the units be affordable housing
- maximum home size of 1,600 sf net

The project must also get:

- 3 points in the “Unit Type” category and
- 30 points for Innovative Site Development Practices

Proposed Construction

The project includes the following:

- Affordable Homes
 - 6 rental carriages houses
 - 12 single family homes and town homes
- Market Rate Homes
 - 34 single family homes and town homes
- Total Homes
 - 52 total homes (8 below maximum allowed under HDDP, Tier 2)

Community Center
12,000 - 15,000 sf

Parking

The site design provides parking at 1.5 cars per housing unit and 3 cars per 1,000 sf for the community building.

Note

Project will not require any special use permits or waiver of City building, development or parking requirements.

PROJECT DESCRIPTION

Site Design

The site plan is designed to cluster homes and buildings in a small portion of the site to preserve as much open space as possible for forest and food production.

The site plan clusters a small and intimate series of micro-neighborhoods (micro-hoods) in the northeastern portion of the property. Homes are arranged in small groups around community garden space to create opportunities for neighbors to connect formally and informally. The community building is located in the southwest corner of the site and the parking is on the perimeter of the neighborhood to minimize impervious surface and de-emphasize the automobile. Space for small-scale farming and agricultural education is located in and around the housing, integrating the neighborhood with local and organic food production.

The proposed development pattern conserves land and utilizes on-site natural features in addition to managing stormwater on-site.

Land Use

The proposed site development use areas are as follows:

Woodland	-	6.00 acres	43.4%
Farm/park	-	2.00 acres	14.5%
Total Open Space		8.00 acres	57.9%
Community Center	-	1.50 acres	10.9%
Housing, including parking	-	4.33 acres	31.2%
Total Developed		5.83 acres	42.1%
TOTAL		13.83 acres	100.0%

Note: the open space total above does not include any open space that is within the neighborhoods or on the Community Center property. The parking for each of these are also included in the areas above.

Included in the areas listed above there is 1.41 acres designated to grow food. This includes fields, orchard and kitchen gardens. This is just over 10% of the overall site.

business strategy

LOCAL DEVELOPMENT TEAM

AFFORDABLE HOUSING

Stuart Grogan, Executive Director
Housing Kitsap

Stuart Grogan joined the Kitsap County Consolidated Housing Authority (KCCHA), also known as Housing Kitsap, as the Executive Director on December 8, 2014 after a nationwide search.

Stuart has worked in housing and local government for over 25 years. He was most recently the Director of Real Estate Development, and a Project Manager prior to that, at the Housing Authority of the City of Boulder (BHP) in Colorado. At BHP, he was responsible for finding projects, testing feasibility, overseeing planning and entitlements, managing construction, and coordinating the conversion to management of new affordable housing communities.

While in Boulder, Stuart worked on the Foothills and Holiday neighborhoods and the Broadway and High Mar apartments. Most recently, he worked with the community on the Lee Hill apartments, Boulder's first Housing First based community for the chronically homeless. Prior to that, Stuart served as senior zoning official for the City of Boulder in the Planning Department.

Stuart earned a Master's degree in Urban and Regional Planning from the University of Wisconsin-Madison and holds a Bachelor's in Anthropology from Beloit College in Wisconsin.

Stuart is a former Peace Corps volunteer, serving for almost five years in both western and southern Africa.

AFFORDABLE HOUSING

Mark Blatter
Housing Resources Bainbridge

Mark Blatter has devoted most of his professional life to affordable housing and community development. Prior to HRB, he served for 10 years as Director of Real Estate for Historic Seattle. Previously, he was Executive Director of St. Andrew's Housing Group (now Imagine Housing) in Bellevue, and a senior housing developer at Common Ground. Mark is passionate about affordable housing, and well-established in his roles as Director of Project Development and Executive Director with an organization that addresses housing needs through a wide range of programs and real estate development activities.

Mark has over 20 years of experience securing funding and managing development and construction for regional commercial and non-profit developers.

Proven expertise in:

- Consultant Selection & Coordination
- Design & Engineering Management
- Public & Private Financing
- Construction Management
- Budgeting & Financial Analysis

Mark studied Urban Planning and Development at the UW College of Architecture and Planning, and is a graduate of Dartmouth College. He is a board member of the Washington Low Income Housing Alliance, and Bainbridge Island Rotary Club.

COMMUNITY CENTER

Rick & Lisa Skelton
Boys & Girls Club

Rick Skelton was born and raised on Bainbridge Island and went through the Bainbridge school system. Lisa Skelton moved to Bainbridge with her parents and family in Jr. High and then went on to graduate from Bainbridge High School. Rick and Lisa are developers, contractors and managers of senior assisted living communities. They were the first in the nation to develop and build assisted living projects for HUD. Since then they have developed and built 38 projects in Washington, Oregon, California, Arizona and Hawaii. They are the co-founders of the Bainbridge Island Boys & Girls Club. Rick was the president for the first three years. Rick is currently an Executive Board Member and both Rick and Lisa are the No. 1 donors to Bainbridge Island Boys and Girls Club.

Currently they own a home on Bainbridge and in Honolulu with their business set up in Honolulu. They have sold all of their assisted living projects on the mainland and are focusing on developing, building and managing assisted living solely in Hawaii. They have developed and built 5 large assisted living projects in Hawaii. In the Spring of 2016, they will be starting construction of their 6th Assisted living project in Hawaii.

Having been raised on Bainbridge Rick and Lisa will always have their roots here; that is why it is especially important to them to continue their philanthropic endeavors with the Bainbridge Boys and Girls Club.

DEVELOPER

Mark Walsh, CFA, Vice President
Real Estate Investments
Olympic Property Group

Mark Walsh is responsible for both managing existing projects and seeking new development opportunities. Prior to joining OPG in early 2014, Mark spent seven years as COO & CFO of Seattle based The Schuster Group where he led the development of several successful mid-rise multi-family projects including NAIOP's 2013 Multi-family Development of the Year - The Joseph Arnold Lofts in Belltown.

Over the course of his 25+ year real estate career, Mark has managed, developed, leased and acquired real estate assets valued in excess of \$2 billion. His specific project experience includes office, industrial, retail, apartments and condominiums.

Mark earned a BA of Economics/Business from UCLA and an MBA from USC Marshall School of Business. He is currently on the Board of the Kitsap Economic Development Alliance (KEDA).

Notable OPG Projects:

- Harbor Hill, Gig Harbor, Washington (www.harbor-hill.com), a 330-acre master planned community including 85-acres of business park, and over 1,000 residential units.
- Kitsap Forest & Bay Project (www.kitsapforestbay.org) - OPG led conservation project that aims to save over 6,700 acres in north Kitsap County.

DEVELOPER

Jon Rose, PE, President
Olympic Property Group

Upon assuming the role of President of Olympic Property Group (OPG) in 2001, Jon Rose reorganized and repositioned the company into a lean and profitable organization. OPG's strong record of gaining approval for complex projects is built upon a personal approach that melds market demand, community needs, and creativity. Jon currently oversees OPG's land development projects, including master planned communities, from concept to construction and sale. The company manages nearly 2,900 acres of residential and commercial development lands, all within 50 miles of the Seattle-Tacoma metropolitan area. In addition, Jon has supervised the revitalization of Port Gamble, the last company owned town in the northwest. This 120-acre operating property is a National Historic Landmark District. The company owns and manages all buildings, roads, and infrastructure. It operates a wedding and event business on site as well as a residential and commercial leasing program.

Jon earned his BS in Civil Engineering from the University of Vermont and a BA in General Studies from the University of Washington. He is currently on the Board of the Washington Wildlife and Recreation Coalition, and is an executive committee member for the Seattle Chapter of the Urban Land Institute.



LOCAL DESIGN TEAM

TRAFFIC IMPACT

John Davies, AICP, PTP
KPG

John Davies is a transportation planner with over 25 years of consultant experience, specializing in traffic operations and analysis, non-motorized planning, corridor analysis, subarea plans, and multi modal analysis. John has a strong understanding of Bainbridge Island's goals and vision and has been an influential contributor to the Island's success.

His extensive history with Bainbridge Island includes: Winslow Master Plan, Bainbridge Island Non-Motorized Transportation Plan, Island Wide Transportation System Plan, Bainbridge High School Expansion, Wilkes Elementary School redevelopment, Hyla Middle School, Vineyard Lane Development, Grow Community Development, and the Island Gateway Project. Prior to joining KPG in 2014, John was the owner of Rethinking Transportation Consulting (RTC) and has worked for Mirai Associates/Fehr & Peers; Cascade Design Collaborative; Johnson, Davies and Lathrop LLC (JDL); and KCM/TetraTech.

GEOTECH ENGINEER

Andy Holsom, PE
Aspect Consulting, LLC

Andrew Holmson's education and experience in geotechnical field exploration and geotechnical engineering support for stormwater and wastewater infrastructure projects has made him an integral member of Aspect's geotechnical team. Working from Aspect's Bainbridge Island office, Andrew provides key geotechnical support from design through construction on local projects ranging from commercial developments, parks and community space improvements, and private residence projects. Complementing Andy's understanding of the geotechnical challenges of local soils is his ongoing working relationship with the City of Bainbridge Island, which gives him strong working insight into City permitting and project requirements. Andy's current efforts include performing geotechnical investigations for foundation design and support of low impact development concepts on several municipal and commercial projects in the West Sound.

Established in 2001, Aspect Consulting, LLC (Aspect) is an earth science and engineering firm providing geotechnical, geologic, hydrogeologic, and environmental services throughout the Puget Sound area and Washington state. Through hundreds of local commercial and private development projects completed since their inception, Aspect's staff have developed an institutional knowledge and understanding of Bainbridge Island's subsurface conditions and concerns, as well as an in-depth understanding of local requirements and regulations for design and permitting of projects.

CIVIL ENGINEER

Adam Wheeler, PE
Browne Wheeler Engineers, Inc

Browne Wheeler Engineers, Inc. has provided engineering services to the Puget Sound area since 1988 and has a record of successfully completing projects for a wide variety of clients including public agencies, commercial design teams and residential owners.

Adam Wheeler, a principal of the firm, has over 15 years of successful civil engineering experience. He has participated in the design of multiple projects utilizing Low Impact Design and sustainable practices. These practices included the use of pervious paving, green roofs, bioretention gardens/stormwater cascades, the retention and utilization of existing native landscaping, revitalization of disturbed landscapes to mitigate the environmental impacts of the proposed developments. Through the use of these practices our clients were able to developed sustainable and aesthetically pleasing projects in a cost effective manner.

Previous local projects include: Ferncliff Village Community Land Trust, Vineyard Lane, Island Gateway, and Grow Community.

LANDSCAPE ARCHITECT ARCHITECT

Sandy Fischer, Landscape Architect
Jeff Bouma, Landscape Architect
Fischer Bouma Partnership

Sandy Fischer and Jeff Bouma offer years of hands on experience in landscape design, grading and drainage design, water efficient irrigation, LID, budgeting, construction oversight and maintenance. They have a diverse portfolio of built work including restorations of prairies, forests, wetlands and shorelines, ornamental and native landscapes, gardens and public spaces.

They have worked on several complicated sites and are prepared to address the grade transitions, soil suitability, drainage and environmental challenges inherent in this site.

The firm understands Bainbridge Island community culture and expectations associated with design and implementation of landscapes within both public and private developments. The firm is well versed in the nuances of the Bainbridge Island Municipal Code with regards to landscape requirements (landscape buffers, perimeter landscapes, and parking lot planting) for various types of development and has completed several tree retention analyses based on the interim tree retention ordinance.

Jonathan Davis, Architect
Davis Studio Architecture + Design

Davis Studio Architecture + Design, led by architect Jonathan Davis, has a long history of environmental stewardship and sustainable design. Since 1985, Jonathan has been incorporating sustainable technologies into the buildings he has designed, as well as ensuring that the buildings are suitably located within their environment to take advantage of passive solar and natural ventilation and more importantly having as small an impact on the environment as possible.

Davis Studio Architecture + Design was the principal architect for the award winning, net-zero, multi-generational Grow Community (Phase 1). As well as being responsible for the architectural design of all the homes and apartment buildings, Davis Studio Architecture + Design worked closely with the energy engineers to integrate and coordinate all the leading-edge technologies in the homes to achieve the net-zero/zero carbon standards for this One Planet Community.

Davis Studio Architecture + Design projects have been built to LEED, BuiltGreen and One Planet Endorsement. Davis Studio A+D provides architectural and interior design for residential, retail, commercial, institutional, and public buildings as well as urban planning, throughout the U.S.



DEVELOPMENT STRATEGY

BUSINESS TERMS

Proposed Property Offer

The Suzuki Farm concept is designed around a development proforma to provide community space, permanently affordable homes, self-help housing and market rate homes. The market rate homes will be priced to meet the “missing middle”, under the average home price on the island. As such, this concept is based on a land purchase of **\$2.4 million** in cash. The land purchase will be completed upon issuance of all entitlements/permits, once contractual agreements have been finalized by all team members and after the City has demonstrated sewer and water capacity to the site.

Understanding of Infrastructure

The Suzuki site is currently served by water and sewer utilities. Bike and walking trails exist along Sportsman Club Road and New Brooklyn Road.

We understand that the City will provide upgraded sewer capacity to meet development needs of the New Brooklyn Road neighborhoods.

The proposed concept will expand the trail system to create linkages within the interior of the site. No further upgrades to existing public roadways are proposed.

Regulations

The application will require no waivers, variances or changes to the zoning code.

FINANCIAL CAPACITY

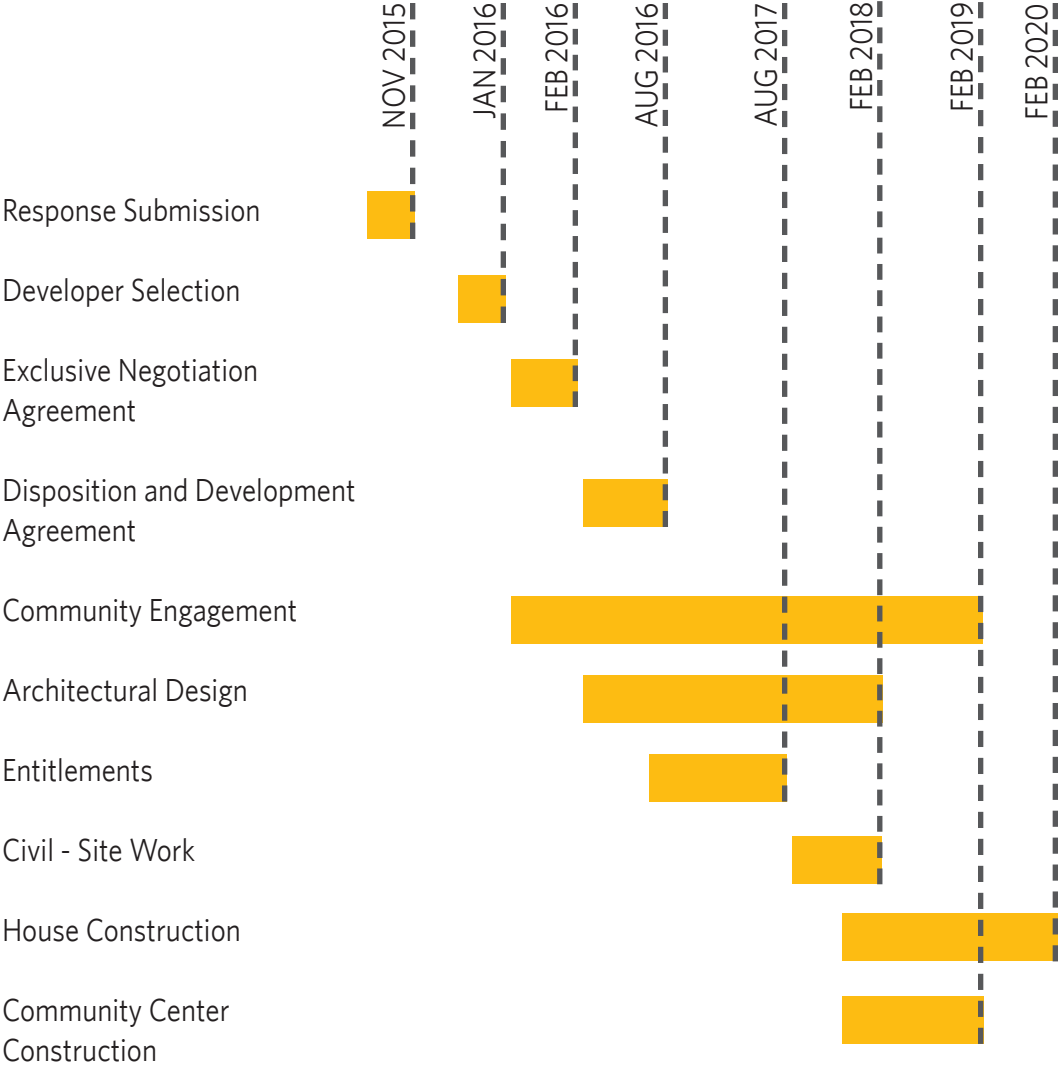
Resources

The developer is Olympic Resources Group, which is a wholly owned subsidiary of Pope Resources, a publicly traded company under the symbol POPE. Market capitalization of the company is in excess of \$250 million. Pope Resources recently reported its third quarter revenue for nine months was \$56.0 million with net income of \$8.7 million.

Project Commitment

The Suzuki Farms project is sponsored by Olympic Property Group. Olympic Property Group has significant cash resources to purchase and develop the Suzuki Property. OPG will work closely with the affordable housing partners and the Boys and Girls Club to develop the property to meet the specifications of these entities.

TIMELINE



LETTER OF INTENT



November 23, 2015

City of Bainbridge Island
City Council
280 Madison Ave NE
Bainbridge Island, WA 98110

Dear Council Members,

Our work is founded in listening to the needs of our clients and their community, responding to the conditions of the site, and then creating a solution that achieves balance, in harmony with nature.

After listening to the varied community voices in conversation about how best to develop the Suzuki property, we were inspired to create a vision for the site designed to meet the community's needs. In partnership with the Olympic Property Group (OPG), the project sponsor, and Rick Skelton, sponsor of the Boys and Girls Club, we present to you a proposal centered around a Community Campus, a design that brings life and vitality to this valuable community asset.

Suzuki Farm, our vision for a Community Campus not only finds a balance that preserves the important natural features of the site but creates an exemplary model of how to live in harmony with nature, our neighbors, and the greater community. This proposal provides close-knit neighborhoods that include different housing types, a good number of them affordable units, surrounded by a small farm, kitchen gardens, and spaces for community gathering, anchored by a community center.

This proposal brings together local and regional collaborators, all backed by the financial strength of our partner, OPG. With the support of the Bainbridge Island Boys and Girls Club, Housing Resources Bainbridge, Housing Kitsap, and Bainbridge Island Friends of the Farms, we are honored to submit this package in response to the request for proposals for the Suzuki property.

Sincerely,

Jonathan Davis, Architect
Davis Studio Architecture+Design

Jon Rose, PE, President
Olympic Property Group

Rick Skelton
Boys & Girls Club

LETTER OF INTENT



250 Madrona Way NE, Ste. 110-B
Post Office Box 11391
Bainbridge Island, WA 98110
Tel: 206-842-1909
Fax: 206-842-1120
info@housingresourcesboard.org

Rick and Lisa Skelton
560 Wood Ave SW #101
Bainbridge Island, WA 98110
206.919.4276

November 24, 2015

City Council
City of Bainbridge Island
280 Madison Ave NE
Bainbridge Island, WA 98110

Dear Council Members,

Housing Resources Bainbridge is pleased to be part of the Suzuki Farm proposal responding to the City's RFP for the Suzuki Property.

Opportunities to add to the Island's affordable housing stock are scarce and each is critically important to address the growing gap between housing cost and the means of low and moderate income households.

We believe that mixed income neighborhoods connect residents and allow them to share with and learn from each other. A range of housing opportunities supports less-advantaged residents by providing housing that is affordable and secure, so that they can become – or remain – fully contributing members of the community.

There is much work to be done, including real community planning, to achieve the vision described in this proposal. HRB commits to being part of it, to help create an inclusive process to realize the Island's goals for vitality and diversity and a new, better model for future neighborhoods.

Sincerely,

Mark Blatter
Executive Director

Building Community Through Housing for over Twenty Five Years

November 23, 2015

City of Bainbridge Island
City Council
280 Madison Ave NE
Bainbridge Island, WA 98110

Dear Council Members,

A little about Rick and Lisa Skelton:

Rick was born and raised on Bainbridge Island and went through the Bainbridge school system. Lisa moved to Bainbridge with her parents and family during junior high school and then went on to graduate from Bainbridge High School. We are developers, contractors and managers of senior assisted living communities. We were the first in the nation to develop and build assisted living projects for HUD. Since then we have developed and built 38 projects in Washington, Oregon, California, Arizona and Hawaii.

We are the co-founders of the Bainbridge Island Boys & Girls Club. Rick was the president for the first three years. Rick is an Executive Board Member and Rick and Lisa Skelton are the No. 1 donors to Bainbridge Island Boys and Girls Club.

If we are the selected group for the RFP, I would like to raise private money to develop and build a Bainbridge Community Center and Boys and Girls Club on a portion of the property. My thought is to solicit input from local community leaders and associations and ask them what they would like to see in a Bainbridge Community Center. Then take their input and have a local architect design a building. I see this building be able to bring the community together as a gathering place and be a home for many non-profit organizations.

Currently we own a home on Bainbridge and in Honolulu. Our business is set up in Honolulu. We sold all our assisted living projects on the mainland and are focused on developing, building and managing assisted living solely in Hawaii. So far, in Hawaii we have developed and built 5 large assisted living projects, which we own and manage. In the spring of 2016 we will be starting construction of our 6th assisted living project in Hawaii.

Having been raised on Bainbridge we will always have our roots here that is why it is especially important to us to continue our philanthropic endeavors with the Bainbridge Community and the Boys and Girls Club.

Aloha,

A handwritten signature in black ink, appearing to read 'M 4', followed by a long, horizontal, slightly wavy line.

Lisa and Rick Skelton

LETTER OF INTENT



Friends of the Farms
221 Winslow Way West, Suite 103
Bainbridge Island, Washington 98110
206.842.5537
www.friendsofthefarms.org

Board of Directors

Virginia Brewer
President
Becca Hanson
Vice President
Studio
Hanson/Roberts
John Milberg
Treasurer
Pacific Life
Insurance, retired
Omie Kerr
Secretary- Foreign
Service Officer -
Retired

Bobbie Morgan
Immediate Past
President
Bart Berg
Past President
Bart Berg Landscape
LLC

Tony D’Onofrio
Sustainability
Director, Thriftway
Markets
Eun-Sook Goidel
Full Circle
Environmental, Inc.
Ryan Montella
Farm Apprentice
Brian MacWhorter
Butler Green Farm
Karen Selvar
Bainbridge Island
Farms
Dave Shorett
Shorett Law

Advisory Committee

Ed Buckley
Mercury Michael
Marja Preston
Steve Romein
Kelly Snow
Brian Stahl
Frank Stowell
Dwight Sutton
Katie Sweeney
Ryan Vancil
Vancil Law PLLC
Past President

Wendy Tyner
Executive Director
Kevin Haggerty
Program Coordinator

November 20, 2015

City of Bainbridge Island
City Council
280 Madison Ave NE
Bainbridge Island, WA 98110

Dear Council members,

Friends of the Farms fully supports the Olympic Property Group (OPG) efforts to submit an RFP for the acquisition of the Suzuki Property in its request to provide a sustainable farm based community. Their efforts are aligned with our mission to preserve and enhance local farming. As a community partner, Friends of the Farms support progressive projects that will demonstrate the importance local farmland and ability to increase the amount of locally grown food. Their efforts will retain the agricultural heritage of the Island while offering healthy food choices to our community.

Founded in 2001, Friends of the Farms, a 501 c-3 non-profit organization, preserves and enhances local farming. Our mission is to preserve critical farmland, provide affordable housing to farm workers, place commercial farmers on existing land through our FarmLink Bainbridge Program and to promote individual farmers and farm businesses. Friends of the Farms is one of the primary organizations who work to promote the value of farming while educating others of the importance of a sustainable community. We value OPG’s ability to inspire our community to create a balance between the built and the natural environment. Their project will help to preserve and conserve farmland.

Friends of the Farms will offer our support and agricultural resources to OPG for the future development of farmland, and offer to increase community awareness for their project. Friends of the Farms is confident that the community will benefit from their efforts to improve our Island’s lifestyle.

It is with great pleasure to recommend OPG to be considered for this project. I am confident that their model will improve the quality of living on Bainbridge Island.

Sincerely,

Wendy Tyner
Executive Director, Friends of the Farms

Cc: Doug Schultze, City Manager

Board of Commissioners
Charlotte Garrido *Chair*
Val Tollefson, *Vice chair*
Becky Erickson
Robert Gelder
Ed Wolfe
Tim Matthes

Executive Director
Stuart Grogan



345 6th Street, Suite 100
Bremerton, WA 98337-1891

Phone (360) 535.6100
Fax (360) 535.6107
TDD (360) 535.6106

November 20, 2015

To the City Council of the City of Bainbridge Island

Housing Kitsap is excited to participate in this response to your Request for Proposals for the development of the Suzuki property.

With rising rents and unprecedented occupancy rates, the need for affordable housing in Kitsap County is critical. The City of Bainbridge Island’s Housing Needs Assessment from December, 2014 further documents that need on the island. One particular statistic from that study, that 40% of renter households are rent burdened, meaning they pay more than 30% of their income for housing, is indicative of a serious problem. That very few, new affordable housing units have been added to the housing stock in the last 10 years makes the community opportunity represented by the Suzuki property crucial to helping address the need for more housing options.

Housing Kitsap is a long time developer, owner and manager of affordable housing throughout the County including 92 units in three buildings in the City of Bainbridge Island. In 2015, HK was one of four nationally recognized and honored managers, developers and builders of homes in the USDA Department of Rural Development’s self help homeownership program.

Housing Kitsap is committed to providing its time and resources to support this project. That is because affordable housing is an integral part of a very creative and innovative design and program. We believe that this project responds to a substantial community issue and that this new neighborhood will deliver a community benefit that will persist long into the future.

Sincerely

Stuart Grogan

Stuart Grogan
Executive Director
Housing Kitsap
345 6th Street, Suite 100
Bremerton, WA
98337-1891

SUZUKI FARM

BAINBRIDGE ISLAND WASHINGTON

f o s t e r i n g i s l a n d s t e w a r d s h i p