

SUMMARY REPORT

Grow Community 2014-2015 Annual Review





Grow Community is a sustainable housing development on Bainbridge Island, a 35 minute ferry ride from downtown Seattle. A total of 142 homes are being built in three phases, in line with a One Planet Action Plan.

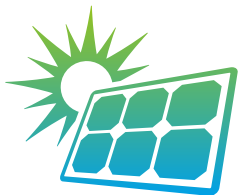
It is designed to be a compact, neighbourly community with plenty of shared green space located within a short walk or cycle ride from many essential services and facilities. The homes are highly insulated, fitted with solar PV and built using sustainably and locally sourced materials wherever possible.



One Planet Living, a framework by Bioregional, is based on ten easy-to-grasp principles which enable organisations to plan for, deliver and communicate sustainable development. Grow Community was endorsed as a One Planet Community in 2012 based on its commitment to the principles and development of its One Planet Action Plan. This is its first review of progress and outlines the significant achievements made so far.

Phase One of this pioneering development, which consists of 23 homes built using 'pocket neighbourhood' principles, has been completed with all units sold. It also includes 20 apartments for rent that are fully occupied. Work is now underway on Phase Two, with many of the units already reserved for sale.

Key successes include:



Tracking of eight homes shows the PV met more than **85% of electricity demand** and electricity bills are as little as \$8/month



A survey showed an **85% increase in walking and 30% in cycling** by residents since moving to Grow



A resident has provided a **private car for communal use**



65% of residents participating in the **communal gardens**

Grow Community has been globally recognised for its achievements as a sustainable community...



- Built Green Hammer Award for Multi-Family (2015) and Single Family (2014)
- NAHB Best In Green Award for 2014, honoring the very finest in sustainable design and construction.
- Green Home of the Year Award in the Best Community Project category for 2014 by Green Builder magazine
- Named as one of the ten best Urban Agriculture projects worldwide by Urban Land Magazine.



Progress towards key targets for 2020



As part of its One Planet Action Plan, Grow Community has a number of targets it aims to reach by 2020. This table outlines the activities designed to achieve these and shows the excellent progress that is being made in line with the One Planet Living principles.

Health and happiness	<ul style="list-style-type: none"> 85% increase in walking and 30% in cycling since moving to Grow 70% reporting improved physical or mental wellbeing 	✓✓
Equity and local economy	<ul style="list-style-type: none"> 85% report supporting local or fair trade goods, especially from the local farmers' market Several thousand visitors 	✓✓
Culture and community	<ul style="list-style-type: none"> Creation of a welcome center and community gardens Survey reflected high levels of satisfaction with community life 	✓
Land and nature	<ul style="list-style-type: none"> New habitat created: rain-gardens 'Pollinator improvement project' set up with a local resident 	✓✓
Sustainable Water	<ul style="list-style-type: none"> Review of bills shows average water consumption of 53 gallons (193 litres)/person/day 	✓
Local and sustainable food	<ul style="list-style-type: none"> 65% participating in the gardens Anecdotal evidence of increased purchases of local food 	✓✓
Travel and transport	<ul style="list-style-type: none"> Approximately 1.1 car/household (baseline 1.4) One car share vehicle (provided by a resident) 	✓
Materials and products	<ul style="list-style-type: none"> 100% Sustainable Forestry Initiative certified timber Heavy materials sourced within 500km 	✓
Zero waste	<ul style="list-style-type: none"> 99% of construction waste diverted from landfill Informal waste in operation survey estimates > 50% recycling rate 	✓
Zero carbon energy	<ul style="list-style-type: none"> 148kW PV installed, meeting 85% of demand in single units Zero-carbon strategy for multi units will be addressed on completion of phase 3 	✓



Substantially or entirely completed or a high degree of certainty over deliverability



On track for a long term target



Substantially incomplete, behind schedule or doubt over delivery

Key activities for 2016/2017

- **Phase Two** is five months from completion. It comprises 49 units and all the private homes are sold. The first occupants will move in this year.
- The development of a **Community Centre** will start in the summer. While modest in size it will offer a garden, greenhouse and workshop. Residents will be provided with funds to kit it out.
- **Phase Three** has begun with the installation of utilities and onsite construction will start in 2016.



“As the first One Planet Community in North America to be occupied, it is very exciting to see how well-recognised and influential a small project can be when the developer embraces the goal of enabling sustainable living.

With nearly three-quarters of households reporting improved physical or mental wellbeing compared to where they lived before, Grow’s successes are clear. While challenges remain this is an impressive start and the learning shared in this review increases the impact of this already influential project.”

Pooran Desai OBE

Co-Founder of Bioregional and International Director for One Planet Communities



“Grow Community Bainbridge is the culmination of efforts from many remarkable people coming together with a commitment to pursuing something deeper than a Sustainability Action Plan. Financial investment, experience and energy were given with the idea that sustainable development and One Planet Living could be provided so that a community could form and pursue Health and Happiness together.”

Greg Lotakis

Asani CEO



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Bioregional champions a better, more sustainable way to live. We work with partners to create places which enable people to live, work and do business within the natural limits of the planet. We call this One Planet Living.

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