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April 20, 2017

Morgan Smith  
Deputy City Manager  
City of Bainbridge Island  
280 Madison Avenue North  
Bainbridge Island, WA 98110

Dear Morgan,

Thank you for the opportunity to submit the attached Scope of Work, which was received in response to an RFP issued by Friends of the Farms in late 2016 for the publicly owned farmland parcels known as M&E East and West.

The 13 acre M&E property is a unique Bainbridge Island treasure. It has a rolling topography, rich mixed vegetative composition, and is a sanctuary for numerous bird and wildlife species. This diverse ecological system exists within a significant island watershed. Ryan Montella, Co-Director of Lone Pine Farm & Studio has created a holistic approach to the property through the implementation of a comprehensive management plan to increase the non-commercial agricultural, recreational, and educational viability of the land. Lone Pine will serve as an incubator to create and implement strategies to ensure a thriving agricultural presence on Bainbridge Island and beyond through community partnerships and opportunities for emerging farmers, researchers, and designers to work in-residence. Lone Pine will operate as a non-profit organization and within the Conservation Restrictions set forth in the 2003 Quit Claim Deed transferring the property to the City of Bainbridge Island.

As agricultural stewards of public farmland, we have the opportunity to not only preserve practices of the past and present (i.e. small-scale family farming operations), but also invest in strategies sustaining our agricultural future. We can protect farmland and forests alike, while fostering the next generation of stewards, versed not only in farming practices, but also in matters of public policy, advocacy, and community health and education. We can and should experiment with innovative methods of agricultural production pointed towards equitable food distribution for an expanding urban population.

Friends of the Farms is excited about the potential of Mr. Montella's proposal to preserve the unique Conservation Values of the M&E property, while creating a valued community and agricultural resource for generations to come.

Sincerely,

Heather Burger  
Executive Director  
Friends of the Farms

Encl.

## INTRODUCTION AND BACKGROUND

In 2016 Friends of the Farms issued an RFP for the 13.3 acres known as M&E East and West. The subject property is part of 60 acres of public farmland managed by Friends of the farms under a 30 year master lease with the City of Bainbridge Island.

In response to the RFP, a proposal was submitted by Ryan Montella, co-founder and director of Lone Pine Farm & Studio. The proposal was reviewed by the Board of Directors of Friends of the Farms and an outside panel of community members.

Friends of the Farms seeks approval from COBI to issue a sublease to Mr. Montella and Lone Pine Farm & Studio based on the following objectives and Scope of Work. The terms of the sublease will comply with the Conservation Restrictions delineated in the Quit Claim Deed conveying the property to the City of Bainbridge Island.

## OBJECTIVES

The primary objectives of this sublease are to preserve, protect, and enhance City-owned farmland, support the stability and viability of agriculture on Bainbridge Island, and serve the interests of Bainbridge Island residents.

In its master lease with Friends of the Farms the City of Bainbridge Island identifies certain desired uses for the M&E property.

They include:

- Develop and implement a comprehensive conservation plan
- Create enhanced public access through new and enhanced trails and connectivity
- Develop educational, artistic and interpretive programs
- Create an incubator for would-be farmers to test and enhance their business plans

## PROJECT APPROACH AND TIMELINE

Throughout the term of the 3-year initial sublease Lone Pine Farm will conduct regular maintenance, site cleanup, provide improvements to increase public access, and work in conjunction with Friends of the Farms farmland stewardship projects.

### Phase 1

#### **Site Analysis and Inventory (3 months)**

In consultation with outside experts, analyze and inventory ecological assets of the property including trees, soil, water resources and wildlife habitat.

## Phase 2

### **Zones of Use Plan (9 months)**

Develop a comprehensive conservation plan that identifies the best uses for the multiple ecological zones within M&E and establishes agreed upon strategies for implementation. The plan will be submitted to and approved by the City.

## Phase 3

### **Implementation (2 years)**

Institute the comprehensive conservation plan, which includes the vegetative and public use management aspects, addressing the desired goals of the City of Bainbridge Island and ensuring the stability of the ecological systems of this unique place, while complying with the Conservation Restrictions of the Quit Claim Deed.

## **SCOPE OF WORK**

### **Phase 1**

- Assess site potential
- Evaluate existing soil, water, vegetation, and wildlife habitat
- Conduct topographic analysis
- Evaluate existing infrastructure
- Conduct geologic analysis
- Identify areas of biological remediation – phylo and micro
- Identify native and invasive species for preservation or removal
- Map outdoor features

### Phase 2

Create a detailed Zones of Use plan. See graphic example attached as Worksheet A.

### Phase 3

In accordance with the accepted comprehensive conservation plan, begin developing and actively cultivating farmland based on planning work developed throughout Phases 1 and 2. Activities may include:

- Develop water catchment infrastructure, such as cisterns and constructed wetlands
- Create a bioregional food forest
- Create a growing space and educational center for beginning farmers, design students, and apprentices
- Create interpretive signage, didactics, viewpoints, and sitting spaces to enhance visitor site experience

### **TEAM**

The Lone Pine Farm and & team consists of Ryan Montella and Sarah Margolis Pineo. See bios attached as Worksheet B.

## DIRECTOR BIOS

**RYAN MONTELLA** is a designer, planner and farmer who represents the next generation of thinkers taking an integral approach to food security and policy issues surrounding the wide spectrum of challenges that face farmers today. Ryan moved to Washington in 2012 to study at Butler Green Farms on Bainbridge Island and subsequently became Project Manager. His background includes graduate studies of post-disaster resiliency with a focus on resilience engineering in agricultural systems at Yestermorrow Design/Build School in Vermont, where he worked with the community of Waitsfield, VT after Tropical Storm Irene. He has worked for various initiatives in Detroit, Michigan helping to design more resilient master plans for several non-profits. Currently he is the Co-founder & Director at Lone Pine Farm and Studio. His recent projects include La Vida Verde Center in Lo De Marcos, Mexico; Middle Field Farms on Bainbridge island; Roots and Stems Organic Flowers in San Francisco CA; and the Babcock Farm Restoration Project in Port Gamble, WA. Current projects include farm restoration for Rolling Bay Land Company, and design and implementation of a small farm on a private residence at Fort Warden.

**SARAH MARGOLIS PINEO** is a curator, writer, and educator -- currently, the Assistant Curator of the Frye Art Museum, (Seattle, WA). Until 2015, Sarah was Associate Curator of Museum of Contemporary Craft in partnership with Pacific Northwest College of Art, (closed, Portland, OR), where she specialized in organizing exhibitions, public programs, collaborative projects, educational opportunities, and multimedia resources that explored the interstice of contemporary craft and design. Additionally, she serves as an instructor, mentor, and guest critic to graduate students receiving their MFA degrees in Applied Craft + Design, a joint program of Oregon College of Art and Craft and Pacific Northwest College of Art. Previously, Sarah was the Jeanne and Ralph Graham Collections Fellow and Assistant Curator at Cranbrook Art Museum, (Bloomfield Hills, MI), where her exhibition, No Object Is an Island, reopened the museum following renovation and expansion. She contributes to numerous print publications and online art journals, notably: Bitch Magazine; Journal of Modern Craft; Surface Design Association Magazine; Daily Serving in partnership with Art Practical; Art21; and Bad at Sports: Contemporary Art Talk.