



ISLAND CENTER SUBAREA PLANNING
STEERING COMMITTEE
WEDNESDAY, APRIL 4, 2018
6:30-8:30 PM
CONGREGATION KOL SHALOM
9010 MILLER ROAD NE
BAINBRIDGE ISLAND, WA 98110

AGENDA

- | | |
|---------|--|
| 6:30 PM | Review and Approve Meeting Agenda |
| 6:35 PM | Review and Approve Minutes – March 21, 2018 |
| 6:40 PM | Public Comment |
| 6:50 PM | Recognizing Steering Committee Members Interest in Island Center Future |
| 7:00 PM | Discuss DRAFT <i>Vision Statement</i> for Island Center |
| 7:30 PM | Discuss Planning Area Boundary Options |
| 7:55 PM | Future Meeting Speakers/ Presentations: e.g. BI Land Trust, Kitsap Public Health District, Housing Resources Bainbridge, Suquamish Tribe, BIMPRD |
| 8:05 PM | Old Business, Housekeeping |
| 8:15 PM | Public Comment |
| 8:25 PM | Next Steps, Discuss Agenda for April 18, 2018 Meeting |
| 8:30 PM | Adjourn |

Congregation Kol Shalom has limited parking on site. Parking is available immediately south of Congregation Kol Shalom in the gravel lot on the east side of Miller Road.

*****TIMES ARE ESTIMATES****

Public comment time at meeting may be limited to allow time for Commissioners to deliberate. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110
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For special accommodations, please contact Jane Rasely, Planning & Community Development 206-780-3758 or at jrasely@bainbridgewa.gov

REVIEW AND APPROVAL OF MEETING AGENDA
REVIEW AND APPROVE MINUTES - MARCH 7, 2018
PUBLIC COMMENT
DISCUSS DRAFT VISION STATEMENT FOR ISLAND CENTER
DISCUSS PLANNING AREA BOUNDARY OPTIONS
PUBLIC COMMENT
NEXT STEPS, DISCUSS AGENDA FOR APRIL 4, 2018 MEETING
ADJOURN

REVIEW AND APPROVAL OF MEETING AGENDA

Chair Maradel Gale called the meeting to order at 6:30 PM. Steering Committee members in attendance were Michael Loverich, Donna Harui, Micah Strom, Scott Anderson, Tracy Collier, Sherri Eckert, Lisa Neal, Michael Killion (Planning Commission). Joseph Dunstan (Design Review Board), Adam Matschek were absent and excused. City Staff present were Planning Director Gary Christensen, Engineering Manager Michael Michael, Senior Long Range Planner Jennifer Sutton and Administrative Specialist Carla Lundgren who monitored recording and prepared minutes. There were 10 citizens present.

The agenda was reviewed and approved.

REVIEW AND APPROVE MINUTES – March 7, 2018

Approved as distributed.

PUBLIC COMMENT

None.

DISCUSS DRAFT VISION STATEMENT FOR ISLAND CENTER

Jennifer Sutton, Senior Planner asked to receive additions, edits and suggestions for the committees vision statement from each member via email. Ms. Sutton will compile one master list for next meeting.

DISCUSS PLANNING AREA BOUNDARY OPTIONS

Jennifer Sutton will send the maps used at the meeting in a pdf form to all committee members.

Additional Agenda Item presented by Jennifer Sutton from previous meeting –

Lisa Neal asked, should the committees agenda include a conflict of interest? Ms. Sutton consulted the City's attorney and due to the nature of the committee being a recommending group the City Attorney stated it wasn't necessary to disclose any conflicts. A suggestion was made to have a general disclosure for each member on the committees website and ask at the

beginning of each meeting ask if anything has changed. Gary Christensen, Planning Director, suggested each committee members application be published on the website for the public to view and to serve the purpose of disclosing any conflicts. Jennifer Sutton said she could put a link on the committee webpage to direct people to the City Councils meeting when the selection was made. A final decision of the course of action was not decided.

PUBLIC COMMENT

Ted Jones (Citizen): Loved the idea of going from general to specific in regards to the vision statement. Mr. Jones was also in favor of adding more words to vision statement. Mr. Jones encouraged the committee members to also focus on transportation include bicycles, the Core 40 and parking. Mr. Jones suggested a bus system to loop to all city centers, improved cell service, and Day Rd. facilities.

Jim Cutler (citizen): Mr. Cutler gave a brief history from Bruce Anderson, former Planning Commissioner, on Island Center. Mr. Cutler stated that Island Center was only created because businesses moved in and that there was no real thought put into developing the area. He feels this committee was formed too late because the traffic issue is already bad. He suggested that existing businesses be nurtured and feels that adding anything to the area will make all existing problems worse.

Elana Lesser(citizen): Ms. Lesser thanked the committee members for their time and energy. Ms. Lesser encouraged the committee to get the public involved now. She stated she wasn't clear that "not changing the zoning" was an option for the committee. She would like the City to check with public if they even want change before any change is made. She would like the committee and the City to define how many additional housing units to be added to the area, how much is this all going to cost, and how much is the consultant cost?

Gary Loverich (citizen): Mr. Loverich stated that in regards to a vision, it's a good idea to know what you don't want. He does not want to be a copy of Lynnwood Center, a theme center, a linear strip mall, a traffic pass through, a large scale housing development, or a large active retail center.

Sandy Fisher (citizen): Ms. Fisher agreed on the importance of transparency, and stated that the sooner you hear from the public, the better. She requested a re-notice to the community about the boundary line. Ms. Fisher believes that affordability is an issue and would like to know which properties can be served by water and sewer.

Linda Malin (citizen): Ms. Malin stated that the Growth Management Act required a plan for growth from the City. The City Centers were distributed 50% in Winslow, and 50% for the rest

of the island. Ms. Malin agreed with Jim that this committee is late to the process and asked for flexibility in the statement of vision for all future generations.

NEXT STEPS, DISCUSS AGENDA FOR APRIL 4, 2018 MEETING

The committee will revisit the vision statement with document Jennifer Sutton will send out to the committee members.

Jennifer Sutton asked if there were any issues with the next meeting being during spring break? No attendance issues were disclosed.

ADJOURN

Meeting was adjourned at 8:46 PM.

Businesses:

- 1) Businesses in Island Center have remained stable through the years providing services through businesses that are heritage institutions in the neighborhood.
- ● ● ● 2) Island Center has grown to include a variety of businesses that both serve local residents and provide points of interest for others to stop and enjoy (rather than just passing through).
- ● ● ● 3) Businesses in Island Center are situated to provide safe and adequate parking for customers and employees.
- ● ● ● 4) Businesses have found space to locate in Island Center, providing new opportunities for entrepreneurship and family-wage jobs.

Housing:

- 1) Housing has had incremental in-fill growth through the years, with no discernable pattern of provision for affordability
- ● ● ● 2) In conjunction with expansion of the neighborhood center, affordable housing has been provided through mixed-use zoning.

Community Amenities:

- ● ● ● 1) In addition to Island Center Hall, there are community gathering places with picnic facilities, children's play areas, and space for community events.
- ● ● ● 2) The unique character of Island Center is recognized through signage that slows transit through the neighborhood and invites discovery of Island Center.

Transportation/Traffic:

- 1) Traffic remains an issue for the neighborhood, with Miller Road serving as a pass-through between north and south parts of the island.
- 2) Careful design of traffic-calming devices has created a safer traffic flow pattern through Island Center.

Pedestrian/bicycle traffic:

- 1) Pedestrian amenities exist sporadically along Miller Road and with pedestrian pathways connecting some parts of the community.
- 2) Miller Road is fully served with pedestrian safety amenities, including separated pathways/sidewalks. There is a complex network of pathways and trails connecting most parts of the neighborhood. Residents feel comfortable walking from their homes to and through the business center.

Environmental Considerations:

- 1) Increased impervious surfaces have diminished the water quality of the streams flowing into Fletcher Bay.
- 2) Carefully designed construction through the years has provided water quality protection for Issei and Springbrook Creeks and Fletcher Bay.
- 3) The natural setting of Island Center, including proximity to the Grand Forest, is a special feature of Island Center and visitors to the Grand Forest are enticed to explore the business community as well.

Septic Issues / Consider future sewer options

Businesses:

- 1) Businesses in Island Center have remained stable through the years providing services through businesses that are heritage institutions in the neighborhood. (SE) Types of business have remained stable however customer/client demand has increased significantly. Businesses need the physical room to keep up with this demand.
- 2) Island Center has grown to include a variety of businesses that both serve local residents and provide points of interest for others to stop and enjoy (rather than just passing through).(SE) Should have consideration for modest business expansion if community desires in future in designated areas.
- 3) Businesses in Island Center are situated to provide safe and adequate parking for customers and employees. (SE) This is high on my list. Safe and adequate parking are crucial to the health of business and therefore the economic community on BI.
- 4) Businesses have found space to locate in Island Center, providing new opportunities for entrepreneurship and family-wage jobs.(SE)Within the designated areas recommended.

Housing:

- 1) Housing has had incremental in-fill growth through the years, with no discernable pattern of provision for affordability (SE)There should always be provisions for affordable housing
- 2) In conjunction with expansion of the neighborhood center, affordable housing has been provided through mixed-use zoning.(SE) I agree with this statement

Community Amenities:

- 1) In addition to Island Center Hall, there are community gathering places with picnic facilities, children's play areas, and space for community events. (SE) agree with this statement
- 2) The unique character of Island Center is recognized through signage that slows transit through the neighborhood and invites discovery of Island Center. Island Center has reclaimed all publicly owned space and has prioritized additional community amenities in any future growth. (SE) agree with this statement

Transportation/Traffic:

- 1) Traffic remains an issue for the neighborhood, with Miller Road serving as a pass-through between north and south parts of the island. (SE) Traffic solutions need to be a part of the recommendations from this committee
- 2) The neighborhood has strived to reduce car trips, car speeds, and congestion in the neighborhood. Careful (of Skillful) design of traffic-calming devices has created a safer traffic flow pattern through Island Center. (SE) agree with this statement

Pedestrian/bicycle traffic:

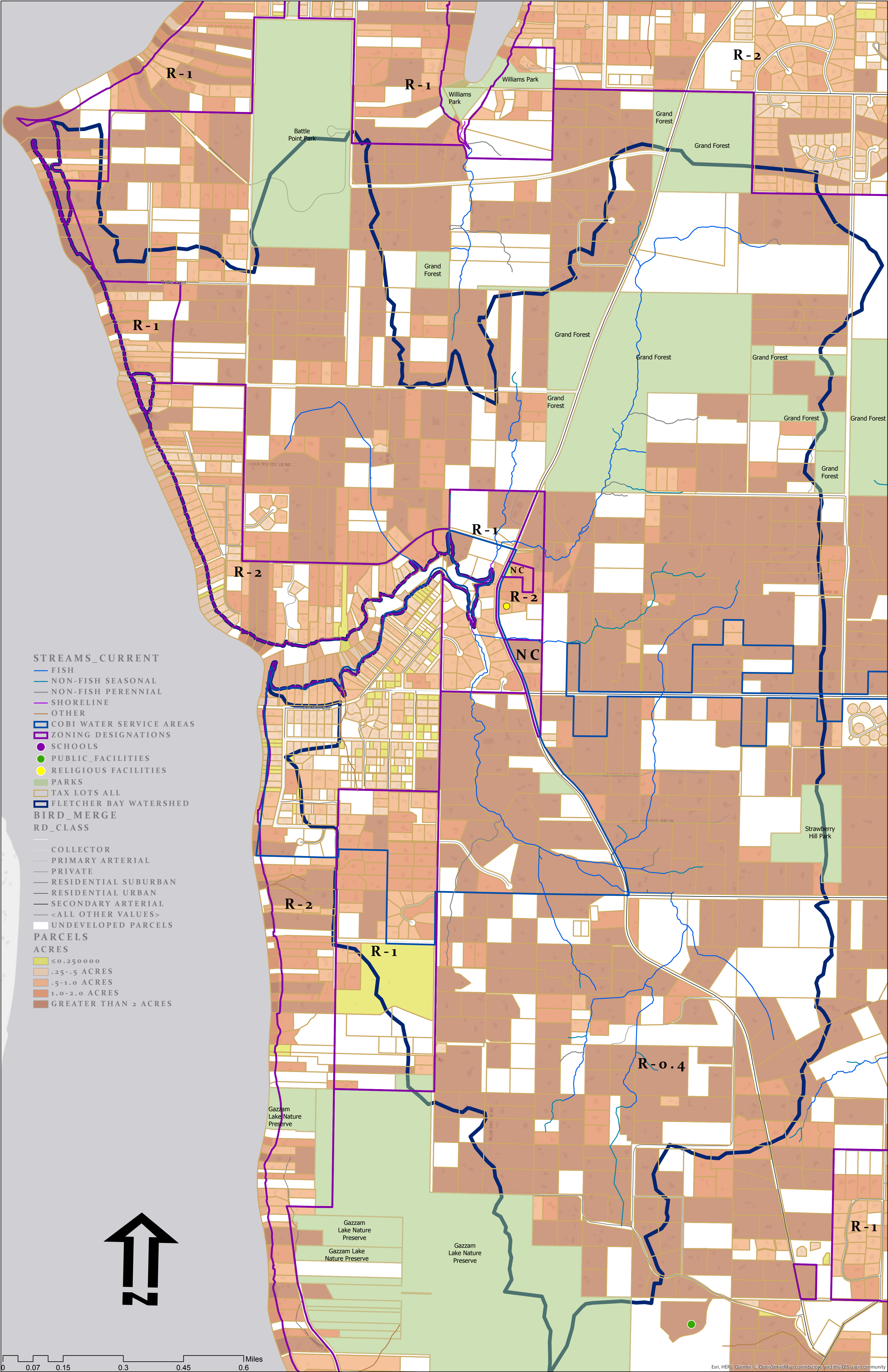
- 1) Pedestrian amenities exist sporadically along Miller Road and with pedestrian pathways connecting some parts of the community. (SE) should be short term goal with following as long term goal.

- 2) Miller Road is fully served with pedestrian safety amenities, including separated pathways/sidewalks. There is a complex network of pathways and trails connecting most parts of the neighborhood. Residents feel comfortable walking from their homes to and through the business center.(SE) agree with this statement except I don't think the network needs to be complex but overall this should be the long term goal

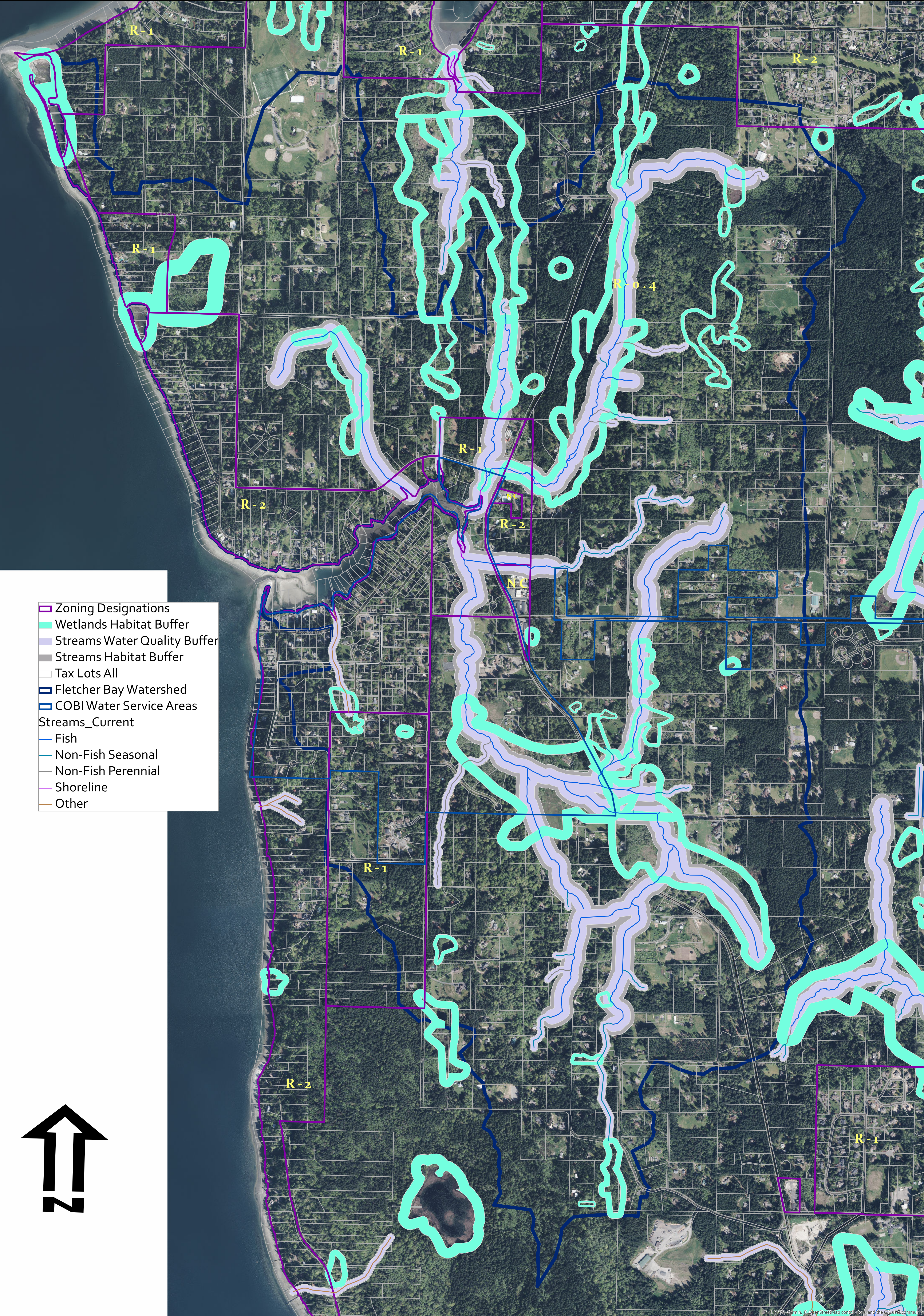
Environmental Considerations:

- 1) Increased impervious surfaces have diminished the water quality of the streams flowing into Fletcher Bay.(SE) do not want to see this happen
- 2) Carefully designed construction through the years has provided water quality protection for Issei, Springbrook, and other unnamed streams and Fletcher Bay.(SE) Should be considerate of all the water ways in Fletcher Bay area
- 3) The natural setting of Island Center, including proximity to the Grand Forest, is a special feature of Island Center and visitors to the Grand Forest are enticed to explore the business community as well.(SE) agree
- 4) The natural features are an asset, not a hinderance, to any growth in Island Center. (SE)agree
- 5) Sound and light pollution have been minimized.(SE) agree however there should be enough lighting to make it safe to walk/bike/do business during our many months of "dark" hours.

Island Center Property Info



Streams, Wetlands & Buffers



- Zoning Designations
- Wetlands Habitat Buffer
- Streams Water Quality Buffer
- Streams Habitat Buffer
- Tax Lots All
- Fletcher Bay Watershed
- COBI Water Service Areas
- Streams_Current
 - Fish
 - Non-Fish Seasonal
 - Non-Fish Perennial
- Shoreline
- Other

