



ISLAND CENTER SUBAREA PLANNING
STEERING COMMITTEE
WEDNESDAY, APRIL 18, 2018
6:30-8:30 PM
CONGREGATION KOL SHALOM
9010 MILLER ROAD NE
BAINBRIDGE ISLAND, WA 98110

AGENDA

- | | |
|---------|---|
| 6:30 PM | Call to Order, Agenda Review, Conflict Disclosure |
| 6:35 PM | Review and Approve Minutes – April 4, 2018 |
| 6:40 PM | Role of Island Center Steering Committee |
| 6:50 PM | Determine DRAFT <i>Vision Statement</i> for Island Center |
| 7:30 PM | Review List of Island Center Issues |
| 7:45 PM | Discuss Island Center Planning Area Boundary Options |
| 8:20 PM | Discuss Agenda for May 2, 2018 Meeting |
| 8:25 PM | Public Comment |
| 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 will be taken after each agenda item is completed. Public comment time at meeting may be limited to allow time for Committee members 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

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 21, 2018
PUBLIC COMMENT
RECOGNIZING STEERING COMMITTEE MEMBERS' INTEREST IN ISLAND CENTER'S
FUTURE
DISCUSS DRAFT VISION STATEMENT FOR ISLAND CENTER
DISCUSS PLANNING AREA BOUNDARY OPTIONS
FUTURE MEETING SPEAKERS/PRESENTATIONS; E.G. BI LAND TRUST, KITSAP PUBLIC
HEALTH DISTRICT, HOUSING RESOURCES BAINBRIDGE, SUQUAMISH TRIBE, BIMPRD
OLD BUSINESS, HOUSEKEEPING
PUBLIC COMMENT
NEXT STEPS, DISCUSS AGENDA FOR APRIL 18, 2018 MEETING
ADJOURN

REVIEW AND APPROVAL OF MEETING AGENDA

Chair Maradel Gale called the meeting to order at 6:32 PM. Steering Committee Members present were Scott Anderson, Michael Loverich, Donna Harui, Micah Strom, Adam Matschek, Sherri Eckert, Lisa Neal and Tracy Collier. City Staff present were Planning Director Gary Christensen, Senior City Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed and approved.

REVIEW AND APPROVE MINUTES – MARCH 21, 2018

Changes were submitted by Citizen Linda Mallin and accepted. Tracy Collier asked to have a link put on the City's website so citizens could see the application materials submitted by the Steering Committee individually.

Motion: I move to accept the minutes as amended.

Collier/Strom: Passed Unanimously

PUBLIC COMMENT

Beth Wheeler, Citizen – Was trying to understand the process and was concerned about a consultant being contracted before the committee had even determined what they were looking for. She spoke against increased density saying traffic would increase commensurately.

Patty Fielding, Citizen – Provided perspective on how the neighborhood service centers were created and designated as a member of the 2025 Report Task Force.

RECOGNIZING STEERING COMMITTEE MEMBERS' INTEREST IN ISLAND CENTER'S FUTURE

It was decided to have each member declare their interest in the Island Center Subarea Special Planning Process one time and state at future meetings whether that interest had changed.

DISCUSS DRAFT VISION STATEMENT FOR ISLAND CENTER

Micah Strom distributed and read a draft vision statement. Scott Anderson brought the Committee's attention to the Vision statement in the DRAFT 2002 Island Center Plan. It was agreed that the committee would send in to Jennifer

any additions that they would want to add to the list of issues from the 2002 DRAFT Vision. The Committee will continue discussing a Vision Statement at the next meeting.

Discussion included fielding public comment on/for the vision statement.

DISCUSS PLANNING AREA BOUNDARY OPTIONS

Moved to next meeting agenda.

FUTURE MEETING SPEAKERS/PRESENTATIONS; E.G., BI LAND TRUST, KITSAP PUBLIC HEALTH DISTRICT, HOUSING RESOURCES BAINBRIDGE, SUQUAMISH TRIBE, BIMPRD

Moved to next meeting agenda.

OLD BUSINESS, HOUSEKEEPING

None.

PUBLIC COMMENT

Patty Fielding, Citizen – Spoke in favor of the vision statement provided by Micah Strom (see attached).

Rita Riley, Citizen – Spoke in favor of sending information out by mail.

Linda Mallin, Citizen – Spoke about the timeline for the Committee's work.

NEXT STEPS, DISCUSS AGENDA FOR APRIL 18, 2018 MEETING

ADJOURN

Meeting was adjourned at 8:37 PM.

Vision Statement

Micah Strom, April 4, 2018

Island Center is an area that is rich in natural beauty that we have strived to keep it that way. It has provided its residents and others with an abundance of diverse outdoor activities to enjoy and a small variety of places to gather as a community. Its ability to provide residents with a sense of community has served its residents well.

A network of local trails and paths have given its residents and others a safe way to move about without fear of vehicle traffic. Traffic calming measures and improved intersections have made the roads in Island Center safer. Island Center has also provided pedestrians and bicycle traffic a safe option to move about.

The local commerce has provided the area with a small diverse option of services that have served the community well and has blended into the areas feel. The established businesses continue to serve this Island with a renewed sense of stability with safer roads and better parking.

The environment is well protected with enhanced storm water runoff measures and improved septic systems. The impact of the area has not affected our natural resources and it has continued to be an important concern in this area.

The housing of this area has not changed much and its residents still feel like it is a small tight knit community now and for years to come

MIKE KILLION

DRAFT ISLAND CENTER VISION; 3/21/2018

Island Center is a Neighborhood Center with several new businesses providing services interconnecting residents who safely use non-motorized transportation. Artisans have found Island Center to be an inspirational place to maintain their businesses. Residents and visitors gather at central locations that also provide safe activities for children such as playground.

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 often explore the Island Center business community as well

New housing has been incremental in-fill through the years with some affordable housing provided through mixed-use zoning. Limited zoning changes provide better use of the natural topography and promote safety while keeping the original character of Island Center.

Business and residential developments and zoning preserved the natural beauty of the land and water: Issei and Springbrook Creeks and Fletcher Bay. Infiltration of rainwater has been maintained at rates comparable to rates before the expansion of this Neighborhood Center.

Island Center is not yet served by a sewer system. Septic systems in existing developments as well as new developments use better methods to maintain clean drainage. Storm water runoff is managed to eliminate flooding and to keep the natural environment clean.

The increased use of the Miller Road right-of-way and careful design of traffic-calming devices created safer traffic flow patterns throughout Island Center. Pedestrian and bicycle use is safe by controlling vehicle traffic flow with techniques like lighted crosswalks. Miller road is no longer a desirable alternative to using 305 to traverse the length of the island.

Some business that front on Fletcher Bay Road and Miller Road were moved or relocated to make it safe for their customers to use these businesses and to allow for safer use of these roads by residents.

A Vision for Island Center

Ideas for 3/7/18

Donna Harui

A vision of the future for Island Center is to preserve the natural landscape and recognize the history of the neighborhood, with a growth plan that serves the community. This could be accomplished by addressing traffic concerns, including implementing traffic calming measures on Miller Road, creating a safer environment for pedestrians and bicyclists, and considering changes to traffic circulation. The vision should allow for the growth of small businesses that would provide goods and services with local access to residents.

Adam Matschek

Working *within the framework of the COBI Comp Plan* and in accordance with its objectives, the Island Center Steering Committee will examine needs and desires of neighborhood residents and businesses to inform a set of recommendations to the Planning Dept and City Council that are aspirational but grounded in fiscal and political reality with the chance for at least *partial* adoption. The recommendations will incorporate expressed wishes of the neighborhood and foster an enhanced quality of life in an environmentally responsible manner as the island continues to grow. The Steering Committee should address:

- Strategies for reducing traffic burden.
- Enhance the walk-ability/bike-ability of the neighborhood with a contiguous system of interconnected trails, safe shoulders, and public gathering space.
- Provide opportunity for local residents to start small-scale and artisanal businesses as sources of family wage jobs.
- All changes are to be of appropriate scale, preserve Island Center character and done in an environmentally responsible manner.

Micah Strom

The Island Center area is a unique area different than the other communities in Bainbridge. I have spent a lot of time in this area since I was a kid and I now own a house here and have a business here.

Growth is inevitable. It is our job to listen to our community because there are great ideas that will come from outside this board as well. I feel that we need to start by improving what is already here. Creating an area where a community can gather and feel like a community. We need to make improvements to our infrastructure for today and future needs to keep our area clean, healthy and a safe place for people and to give future generations something to build on while keeping this area unique and different than other communities.

Traffic: I feel the first and foremost issue is traffic. My vision would include the proposed Miller and Fletcher Bay road improvements and also add the section between Tolo and New Brooklyn. This area is a business corridor and even with a speed limit of 25 traffic still speeds through this area making it difficult for businesses and pedestrians. I envision Miller road, from Tolo to New Brooklyn would have sections of widened road with center islands periodically (possibly before and after businesses) to help with safe entrances and exits and this would also slow traffic down to make it a safer road for cars and pedestrians. At the intersection of New Brooklyn, I see the need for a round-a-bout to keep traffic flowing through the area since most of the morning traffic, which seems to be the busiest time either turns towards Winslow or heads towards Lynwood Center. Right now, this intersection is a bottleneck and with future growth and increased traffic this will get worse.

Pedestrian traffic: There is a need for safe travel of pedestrians without being subjected to vehicle traffic. A pedestrian path would be great for safe travel to and from areas in Island Center.

Commerce: My vision for Island Center area includes more of a community commerce area where area residents can gather, visit and socialize. I could see a small bakery, coffee shop maybe a deli or restaurant or one of many other businesses. Also improving the look of current businesses may be a possibility. Rezoning some of the land between Bainbridge Gardens and the Island Center Jiffy-Mart to create more of a central business area. I feel that rezoning

Micah Strom, cot'd

limitations should be set to keep the development to the east side of Miller road in places and ensure that the Fletcher bay shoreline and streams would be kept as natural and clean as possible.

com·mu·ni·ty *noun*

1. a group of people living in the same place or having a particular characteristic in common.
2. a feeling of fellowship with others, as a result of sharing common attitudes, interests, and goals.

Community: When I look at the Island Center area, I see a community of people with very little if any community amenities. My vision for the Island Center community would use the current city lot for a community area. I could see a place for people to gather, kids to play, maybe a basketball court, playground, picnic tables. Also, there would need to be a parking lot for the community area, church and possible businesses in the area. This would give the Island Center community a place to gather and give kids in the neighborhood a safe place to play. Right now, kids have to either head outside of our community to play outside or as in my neighborhood they play in the road. As this area grows playing in the streets will become unsafe. This vision for the city lot would also give our community a place to gather and socialize, I could see a "Fletcher Bay Days" gathering or a Saturday market.

Environmental: Septic - I see a need in the future for septic improvements. Septic systems will be failing, and new houses will be built, and our waters will be affected if we do nothing. This needs to be addressed in our vision

Storm water runoff - Storm water runoff need to be addressed as well.

If improvements are made in this area and when new house are built, water runoff will affect our natural environment.

Keeping our environment clean and healthy is our responsibility to our children and nature. We should strive to keep under the 10% impervious surface mark.

Housing: I do not see a need to add more building lots. There are already many undeveloped building lots and re-zoning of some land may allow housing above businesses.

Sherri Eckert

My vision for Island Center, in keeping with the intent of the COBI Comp Plan and mindful that Island Center has been a residential and business mix for decades, is as follows:

1. Traffic management that respects the residential and commercial community that exists in the area.
2. Walkways/bike paths to enhance the residential community.
3. Re-zoning of certain areas to allow the current businesses the space to serve the exponential customer growth they have seen over the last 40 years.
4. Changes to the area should be mindful of protecting our environment for future residents and business owners.

Michael Loverich

What do I like about Island Center?

It's a hidden gem. It's much more beautiful than people give it credit for. Other parts of the island are easily recognizable as beautiful but it as a 'commercial' area has a lot of qualities that make it picturesque. Including the topography, streams, views, sun exposure, Bay, forests and meadows. It's a sleeping beauty.

What is the "character" of Island Center?

I think there are 5 things that define the character of Island Center:

- **The Bow shape of Miller/Fletcher Bay**, which makes 'Island Center' more dispersed and linear than centralized.
- **The topography and natural features of Island Center**. Entry and exit are defined by high points with a low dip in the middle near the Head of Fletcher Bay. The road curves and businesses and homes are nestled into the landscape, there is a bit of hidden quality to the neighborhood, one fluctuates between perch and hollow, forest and 'meadow'. There is always wildness paired with development it's never continuous development. Natural features

are what tie the neighborhood together. Its an extremely 3-dimensional neighborhood. I'd say Rollingbay is basically flat, Lynwood is flat with a single orientation steep slope, but Island Center is undulating and always changing.

- **The amenities that are unique to this neighborhood:** Nursery, Rentals, Gas Station, Parks, Equestrian Stables, and further down the strip a soil provider (Tilz) and a public farm (Johnson's Farm). All these elements are geared toward engaging with nature in some way, either through recreation, farming, or property maintenance. They allow us to take care of our properties without having to drive to Winslow or off-island and they are unique to our neighborhood. Its not retail oriented but service oriented. This has historically been the case as well.
- **Existing mixed zoning and densities.**
- **Modest, low key, not pretentious, not ostentatious, not enormous.** Small scale commercial enterprises and structures.

What features would I want to retain in Island Center?

All the above. I think most importantly would be to maintain the quality that it fluctuates between constructed and natural.

What things do I find less attractive about Island Center?

- Not enough connections
- Road noise

What environmental concerns do I have about my neighborhood?

- Health of bay and streams, non-polluting industry.
- Noise and Light Pollution
- Degradation of ecosystems
- Invasive species

If I could do one thing to improve Island Center, what would it be?

Create stronger and varied connections to existing features, such as to the bay, to the parks, to the existing higher density neighborhoods. There is too much emphasis on cars and on limited infrastructure.

- More off-road pedestrian/bike/horse paths.
- Linkages across Fletcher Bay

I wouldn't want to lose any of the businesses already here, but I do think the neighborhood should move away from any new car-oriented services or storage spaces. It shouldn't become an additional light manufacturing area since there are a few already on the island. If we want it to become a place that the neighborhood utilizes it needs to have businesses or spaces that encourage daily usage. It should also provide things that the other places don't have.

4 Vision elements more generic than specific.

1. *Live and conduct business in a more integrated way with the land than we (not just Island Center but everywhere) are now.* Therefore, encourage a neighborhood that is dispersed versus centralized. Small scale versus large. Where zoning types aren't so stratified and where planning is topographic versus parcel based.
2. *Breathing Room or space for possibility:* What I mean by this is for example Lynwood Center in the last couple years is on the verge of filling up its area of growth, there isn't much opportunity to adjust to changing needs or to provide possibilities for the next generation without demolition. I think we need to be strategic and staged so we don't become obsolete nor burst at our seams.
3. *Network of transportation options and increased connectivity throughout the neighborhood,* less car oriented more alternative oriented, peds, bikes, horses, other?
4. *Acquire more publicly accessible land or provide more spots to hang out versus just be a pass-through neighborhood.* In an area of limited space, we

can easily expand the boundary, but I think it's more interesting to think in section versus plan. We should be thinking about how any development could give more land back to the public/wildlife/conservation by opening up space below buildings (building on stilts/cantilevers) or tying rooftops into existing grade when the topography drops off. Publicly accessible land could then occur in the best location on a piece of property without limiting its ability to be developed.

These are more about what the neighborhood could become: I am throwing out a bunch of ideas to stimulate thought.

- Look at alternate models of development, including even the fantastical such as an Ewok village. A neighborhood that is integrated into its topography, into its forest and has a web of connections that link the village together at different elevations, so not all pedestrian and bike paths have to be at grade, bridges perhaps? Housing, shops, infrastructure are cohesively bound together and embedded in the landscape.
- We could take note of our farming past and project forward to what future agriculture looks like and encourage new agricultural forms via, greenhouses, growhouses, rooftop gardens, farms on parking, vertical farming, aquaculture, etc. Or require that all new developments have a farming component.
- Is there something that we want to attract to the area? Perhaps it becomes a restaurant hub, an academic hub, a cultural hub, an outdoor recreation hub, a landscape hub, a resort....
- Is there a quality/organization that we are going for – village, neighborhood, center, campus, town, city, farm, mall, highway, meadow, forest?
- Maybe its about encouraging small businesses to flourish, not in a centralized location which requires a lot of infrastructure but woven into the existing residential fabric. ADU's are allowable now, maybe there is a way of allowing people to build rentable office spaces, so that people could easily walk from their home, rather than commute somewhere else. This could be applied to other types of commercial entities as well. So you could technically operate a hardware store out of your house without necessarily building all the infrastructure.

- Miller Road could be covered with an elevated park. Miller dips down between New Brooklyn and Tolo and would be conducive for an elevated park. Noise and visual impact would be reduced, and the road would basically be returned to the public.
- Maybe the Westside Highway is the problem and we propose stopping it at the Grand Forest and at High School road and converting it to something else.

Scott Anderson

Island Center is a unique and significant asset to Bainbridge Island. As the community has grown and developed this centrally located area has become a unique patchwork of businesses, residences, undeveloped land, community green space and a very busy transit corridor. This patchwork community provides essential services on Bainbridge Island and is heavily used, but is far from the true cohesive community resource it could be. With thoughtful planning and changes Island Center's can reach its potential as a diverse area that serves island wide residents. We have the opportunity to take this area, shake off the dust, trim loose threads, attend to areas that need mending, and weave together the various interests to create a strong vibrant tapestry for our community.

Envision an Island Center that is:

- A vibrant home for a variety of businesses that might not otherwise be able to provide services on Bainbridge. Light industrial, restaurants, artisan workshops and retail thoughtfully woven into the landscape with a cohesive aesthetic fitting the island. A home for island grown jobs, industry and entrepreneurship.
- A solution for housing diversity for Bainbridge Island –providing workforce housing for residents currently priced out of Bainbridge Island housing. A natural home for higher density housing outside of Winslow with easy access to shops trails and transit.
- A safe area for vehicles, cyclists, pedestrians and local residents to share a more thoughtfully designed transit corridor with better visibility, safe shoulders, less congestion and easier access to local businesses, parks and trails.
- A place you want to visit. A Winslow alternative for businesses and services. A place that is tastefully designed and is an aesthetic good neighbor to surrounding residents while providing hyper local goods and services to islanders in the immediate area.
- An area planned to improve our commitment to safeguard the environment and natural beauty. A place where care and thought placed into design, layout and usage maximize the benefit to the community and minimize environmental impact.

2002 DRAFT Island Center Plan

Vision and Goals for Island Center

After the public meeting on September 19, 2002, the Committee developed a vision and set of goals for Island Center. The vision and goals were based on public comment, the Committee's own understanding of the neighborhood in which they live and work, and the goals and policies in the Comprehensive Plan.

- Enhance the sense of community at Island Center, so that it is a place where people want to meet and spend time.
- Recognize and celebrate the history of Island Center.
- Recognize the importance of the existing business community and help it thrive. Encourage the creation of new, sustainable small businesses that benefit the community and are appropriate in scope and size and tasteful in design.
- Consider some higher density housing aimed at moderate income residents, provided that the increased density is accompanied by a public benefit.
- Improve traffic circulation and traffic safety. Improve safety for vehicles entering and exiting Miller Road. Consider reducing speed limits and adding traffic-calming features.
- Add sidewalks, trails and pedestrian-scaled amenities to make the area a safer, enjoyable place for pedestrians and bicyclists.
- Improve parking at Grand Forest and Island Center Hall.
- Preserve and protect natural features—forests, vegetation, streams and the bay. Protect surface and ground water.
- Recognize and protect wildlife.
- Recognize and encourage continued agricultural and horticultural uses.
- Provide better access to the waterfront and the Grand Forest.

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

3/21
nt

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.

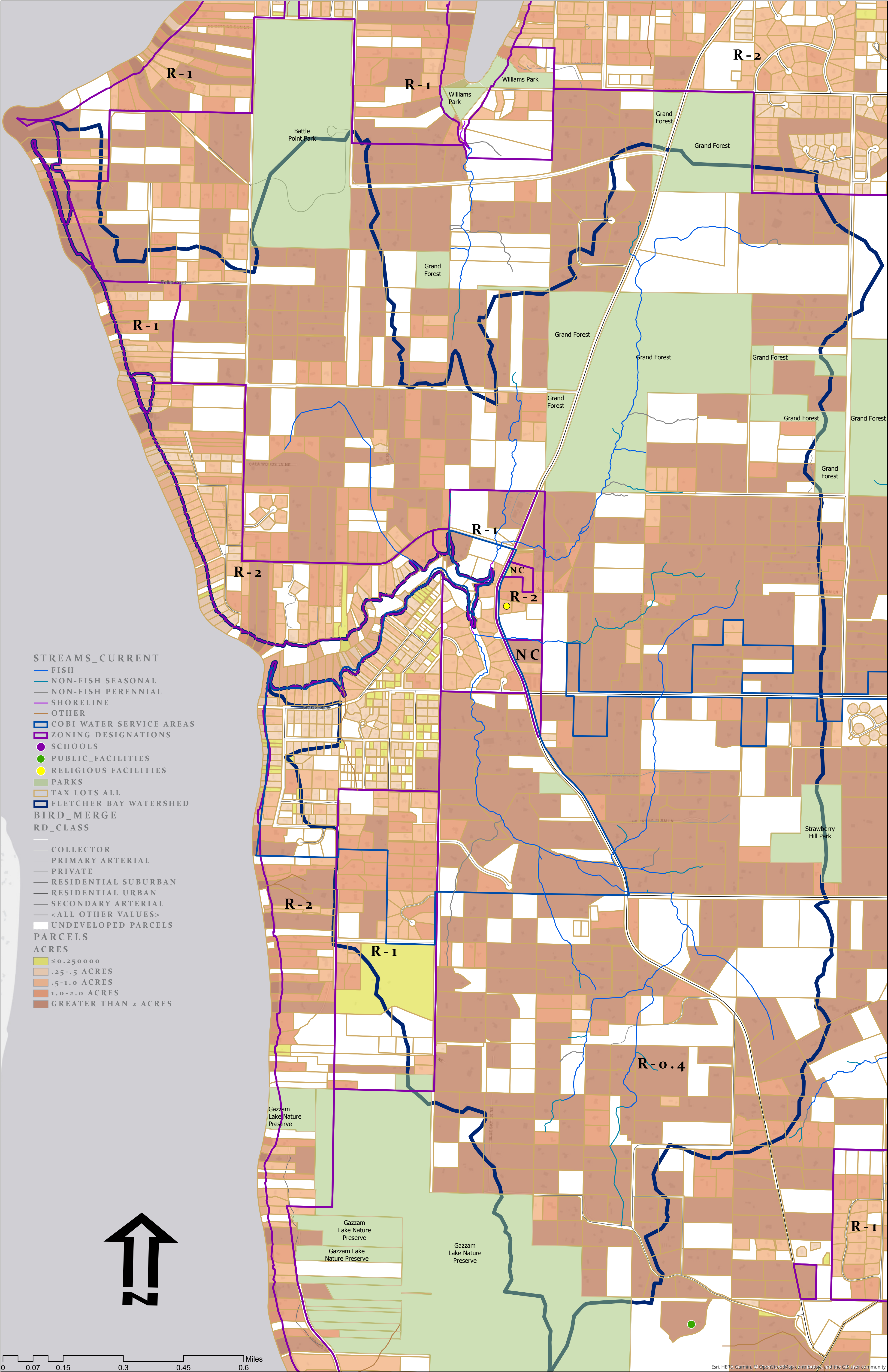
Housing:

- 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.

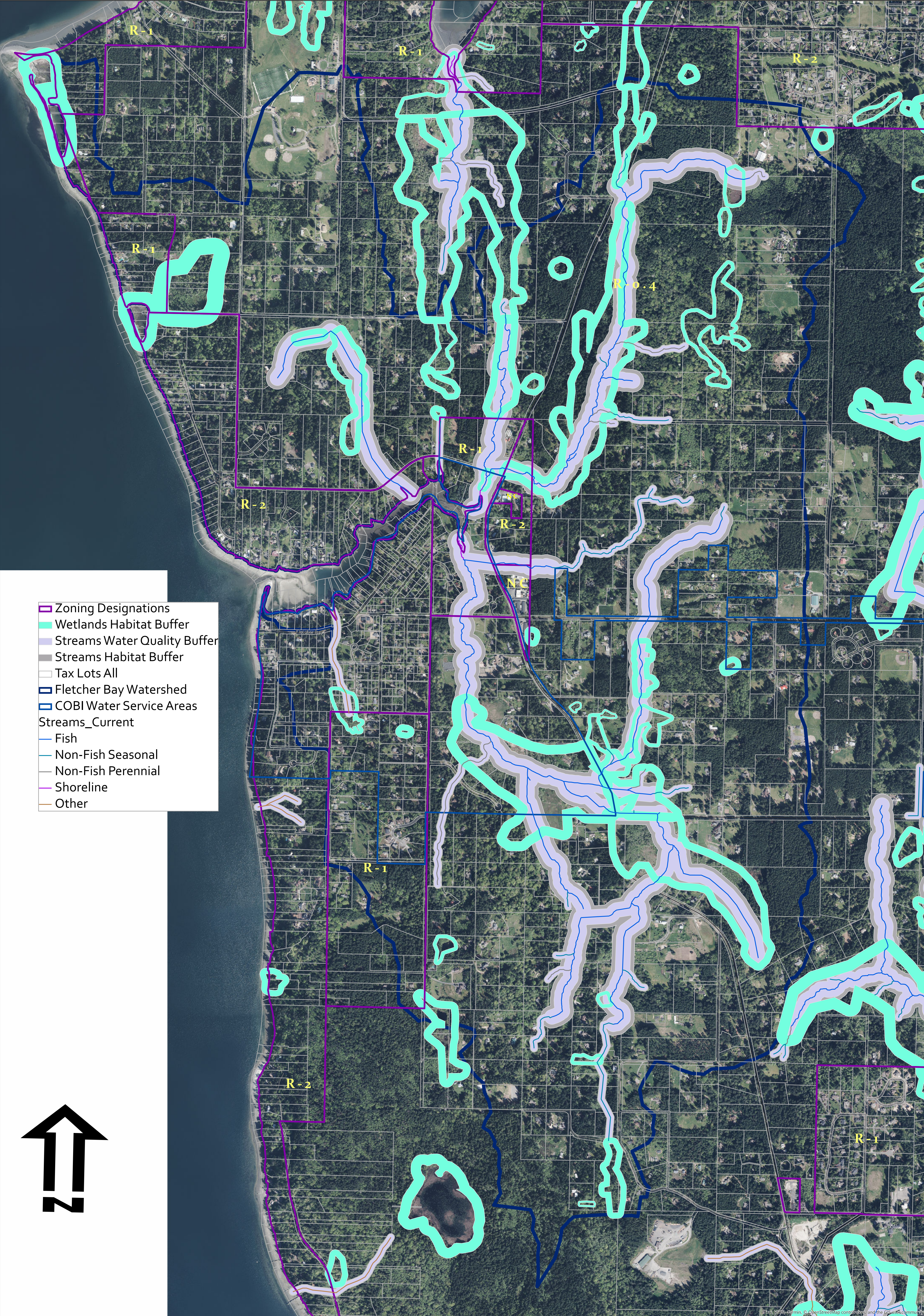
Community Amenities:

- ● ● ● 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.

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