

REVIEW AND APPROVAL OF MEETING AGENDA
REVIEW AND APPROVE NOTES FROM APRIL 18, 2018 MEETING
DISCUSS ISLAND CENTER PLANNING AREA BOUNDARY
FINALIZE DRAFT VISION STATEMENT FOR ISLAND CENTER
REVIEW LIST OF ISLAND CENTER ISSUES
DISCUSS ADDITIONAL INFORMATION NEEDED
PUBLIC MEETING PLANNING
DISCUSS AGENDA FOR NEXT MEETING
PUBLIC COMMENT
ADJOURN

REVIEW AND APPROVAL OF MEETING AGENDA

Chair Maradel Gale called the meeting to order at 6:33 PM. Committee Members in attendance were Scott Anderson, Donna Harui, Adam Matschek, Vice Chair Lisa Neal, Micah Strom and Joseph Dunstan (Design Review Board). Tracy Collier, Sherri Eckert, Michael Loverich, Michael Killion (Planning Commission) and Sarah Blossom (City Council) were absent and excused. City Staff present were Planning Director Gary Christensen, Engineering Manager Michael Michael, Senior City Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. There were not any changes made. There were not any changes in the status for the Committee Members.

REVIEW AND APPROVE NOTES FROM APRIL 18, 2018 MEETING

Vice Chair Neal proposed amendments to the minutes in areas she had input. The minutes were approved as amended.

DISCUSS ISLAND CENTER PRELIMINARY PLANNING AREA BOUNDARIES

Motion: I move that we call the Island Center Special Planning Area Number 1, our Island Center Special Study Area Number 2.
Anderson/Strom – Passed Unanimously

Public Comment

Andy Klavins, Citizen – Spoke in favor of sending public meeting notices to those within the “sphere of influence” and traffic studies.

FINALIZE DRAFT VISION STATEMENT FOR ISLAND CENTER

A current DRAFT Vision Statement was agreed upon (see attached).

REVIEW LIST OF ISLAND CENTER ISSUES

A current draft list of Island Center Issues was agreed upon (see attached).

Public Comment

David Graf, Citizen - Spoke in favor of adding critical aquifer recharge area or water concerns to the draft Vision Statement.



**Island Center Subarea Planning
Steering Committee
Meeting Minutes
Wednesday, May 2, 2018**

Linda Mallin, Citizen – Spoke in favor of recognizing the Island's history and the inter-relation of transit around the island.

DISCUSS ADDITIONAL INFORMATION NEEDED

Vice Chair Neal spoke about needing a traffic study and asked about new design guidelines for the Island Center Neighborhood Center.

PUBLIC MEETING PLANNING

Preferred date determined to be Wednesday June 13 and second choice June 11. Chair Gale asked for the new Communications Coordinator to be part of the next meeting with ideas on advertising the public meeting.

DISCUSS AGENDA FOR NEXT MEETING

The agenda for the next meeting should include planning for the public meeting and the future project timeline/schedule.

PUBLIC COMMENT

None.

ADJOURN

The meeting was adjourned at 8:26 PM.

CITY OF
RIDGE ISLAND

Island Center Subarea Planning Steering Committee Meeting

May 2, 2018 6:30 – 8:30 PM

[illegible]

REVIEW AND APPROVAL OF MEETING AGENDA
REVIEW AND APPROVE NOTES - APRIL 4, 2018
PUBLIC COMMENT
ROLE OF ISLAND CENTER STEERING COMMITTEE
DETERMINE DRAFT VISION STATEMENT FOR ISLAND CENTER
REVIEW LIST OF ISLAND CENTER ISSUES
DISCUSS ISLAND CENTER PLANNING AREA BOUNDARY LINE OPTIONS
DISCUSS AGENDA FOR MAY 2, 2018 MEETING
PUBLIC COMMENT
ADJOURN

REVIEW AND APPROVAL OF MEETING AGENDA

Chair Maradel Gale opened the meeting at 6:31 PM. Steering Committee Members in attendance were Adam Matschek, Sherri Eckert, Scott Anderson, Micah Strom, Donna Harui, Vice Chair Lisa Neal, Sarah Blossom (City Council), Michael Killion (Planning Commission). Tracy Collier was absent and excused. City Staff present were Planning Director Gary Christensen, Engineering Manager Michael Michael, Senior City Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda and statements of interest were reviewed. There were not any changes in status. Lisa Neal asked for 5 minutes to speak about some new information she found about the area.

REVIEW AND APPROVE NOTES - April 4, 2018

~~Vice Chair Ms. Neal asked for the subject of having public input after discussing topics be added to the minutes and asked to have public comment for each topic on the agenda. Suggested amendment to the minutes: that the Committee had decided to have public input on the list of elements from the 2002 Draft Vision before this Committee drafted a Vision Statement.~~

Motion: I move to accept the minutes as amended.
Eckert/Anderson: Passed Unanimously

PUBLIC COMMENT

None.

ROLE OF ISLAND CENTER STEERING COMMITTEE

Planning Director Gary Christensen gave an overview of the Subarea Planning Process (BIMC Section 2.16.210). See attached handout. ~~Vice Chair Ms. Neal asked if the work plan should be completed first in order to assign roles and provide direction for the committee. Chair Gale advised one was not needed. Vice Chair Neal promised to bring the 2001 Work Plan to the next meeting for review.~~

DETERMINE DRAFT VISION STATEMENT FOR ISLAND CENTER

~~Vice Chair Ms. Neal objected to the unilateral addition of the vision statement to the agenda because the Committee had voted at the prior meeting and determined that it would first distribute the "issues list" to the public, solicit input, and then draft a vision statement. -discussing the vision statement at the meeting because it had not been discussed as an agenda item at the previous meeting. Her opinion was that staff placing the item on the agenda had the effect of overruling the Committee's vote. Vice Chair Neal raised a point of order that if the Committee wished to change direction, a vote should be held; neither one member nor Staff could overrule a vote by changing the~~

Agenda. Neal and Mr. Loverich both explained as well that changing the Agenda in this manner precluded preparation for the meeting. Ms. Eckert felt that a vision statement and list of Island Center issues should go hand in hand out to the public for their input and response.

Mr. Loverich agreed with the concept of attempting the vision statement draft again, and moved to revise the Committee's direction; Mr. Matsuk seconded, and the motion passed with a majority.

Micah Strom's and Michael Killion's draft vision statements were compared and meshed into one vision statement. Revised draft vision statement will be reviewed at next meeting.

DRAFT

Public Comment

Gary Loverich, Citizen – Spoke about other areas that developed like Day Road, Coppertop, the BARN and Lynwood Center saying they developed quickly. Mr. Loverich wanted to see a statement saying that there would be caution applied to development. He did not want to see the natural resources of Island Center ruined by developing the area too quickly.

REVIEW LIST OF ISLAND CENTER ISSUES

Chair Gale suggested they continue -start with editing the list of issues from the 2002 Island Center Subarea Plan. The Committee had already decided to use the issues list from 2002 as a starting point at an earlier meeting. The list as revised by some Committee members' additions over the past two weeks was reviewed. The Committee then amended and added to the list. Revised list will be reviewed at next meeting and additions or amendments made-

DISCUSS ISLAND CENTER PLANNING AREA BOUNDARY LINE OPTIONS

Moved to the first item on the next agenda.

DISCUSS AGENDA FOR MAY 2, 2018 MEETING

Vice Chair Ms. Neal asked to put the items she wanted to speak about on the next meeting agenda (additional needed information and public meeting planning). The agenda would also include Island Center planning area boundary options.

The Agenda was set: Discuss Boundary Area Options; Discuss the Vision and Lists, Discuss holes in information and information obtained; Discuss outreach plan.

Mr. Christensen stated the new Communications Coordinator, Kristen Drew, would be introduced at the next meeting.

PUBLIC COMMENT

Citizens were happy to see progress.

ADJOURN

Meeting was adjourned at 8:27 PM.

Jennifer Sutton

From: Michael Loverich
Sent: Wednesday, May 2, 2018 9:03 AM
To: Joseph Dunstan; Gary Christensen; Sarah Blossom; Adam Matschek; Donna Harui; Jennifer Sutton; Lisa Neal; Maradel Gale; Micah Strom; Michael Killion; Michael Loverich; Scott Anderson; Sherri Eckert; Tracy Collier
Subject: Qualities, statistics and boundaries
Attachments: Residential Capacity Island Center.pdf; IC Trails_Loverich.pdf

Morning all,

I won't be able to attend this evening's meeting. I've attached one document that is about current residential stats in the neighborhood as well as what is currently allowable under existing zoning. Part of constructing that document meant I had to define a small boundary. The document outlines how I created that. I endorse the idea of having multiple boundaries or spheres of influence. So the one I included could be one version. Additionally, I like the watershed boundary.

Another boundary I was thinking of could be based off of visual or auditory impacts. I live approximately 1000 feet from the Gas station which I can see and hear, and which is quite loud when dump trucks are idling in the parking lots in the morning or when there are parties at Island Center Hall. Not that I mind this (however, hearing a river of cars gets old sometimes), but it is a different way of understanding the boundaries of the neighborhood and which directly impacts those who live here. If you are at the back side of the cemetery ~550' but elevated the road sounds are still particularly loud. Micah, it looks like you are about 700' from Miller not sure what you can hear. Tracy, I'm not sure if your fence helps? This boundary could be established with an offset from the centerline of Miller/Fletcher that is somewhere around 1500' or greater that determines the auditory impact of the Miller/Fletcher corridor on the neighborhood.

Finally I've attached a document that is related to vision but much more specific and detailed. It focuses on establishing connections and passive amenities in the neighborhood to set the tone for the neighborhood. I don't think we need to put up signs to describe the neighborhood when we can make spaces and an environment that conveys our values. *You shouldn't have to read what Island Center is about, you should be able to experience it.* This draft proposal doesn't exclude development but rethinks how development typically occurs by defining at a broad scale the public spaces and the connections and how those could be an asset. I think this is really important. What is attached is a proposal for what future trails/connectivity in IC (in addition to shoulder widening, which I didn't include in this pdf as that is a more complex topic) could look like and how that could influence the feel and direction of the neighborhood. Fundamentally I think by focusing on the land and its natural features we can produce a strategy to get people out of their cars, to see the area in a new light, to take pride in the neighborhood and preserve natural resources but also hopefully to produce something exciting, community oriented, resourceful, different and forward thinking.

m

Calculations of existing conditions for residences and potential max build-out under existing zoning laws.

A note on the boundary. I wanted to keep the boundary simple for this exercise this is how I drew it: All properties that touch Fletcher Bay or Miller Roads are included between the Grand Forest and Island Center Hall. After those properties were selected, any property that touched those properties were also included since they might be affected by any changes. Then I simplified the form. I think I only removed one property that should have been included (it made a really weird appendage) and then added in 2 or 3 properties to flush out the rectangle.

This is just an analysis of existing conditions. Bainbridge Gardens does not have any residential units on it however it is in an R-1 zone so for consistency I added it to that count. I did highlight it as a unique parcel in the neighborhood.

Currently within the boundary I drew there are four types of zoning:

R-0.4 Residential 0.4 – One unit per 2.5 acres (100,000 sq. ft.)

R-1 Residential 1 – One unit per acre (40,000 sq. ft.)

R-2 Residential 2 – Two units per acre (20,000 sq. ft.)

NC: Neighborhood Center could be redeveloped at R-2 or at R-3 with mixed use.

I calculated that there are currently

R-0.4 = 26 parcels

R-1 = 32 parcels

R-2 = 7 parcels

NC = 6 parcels

The number of current residences in this boundary is: **47 residences**

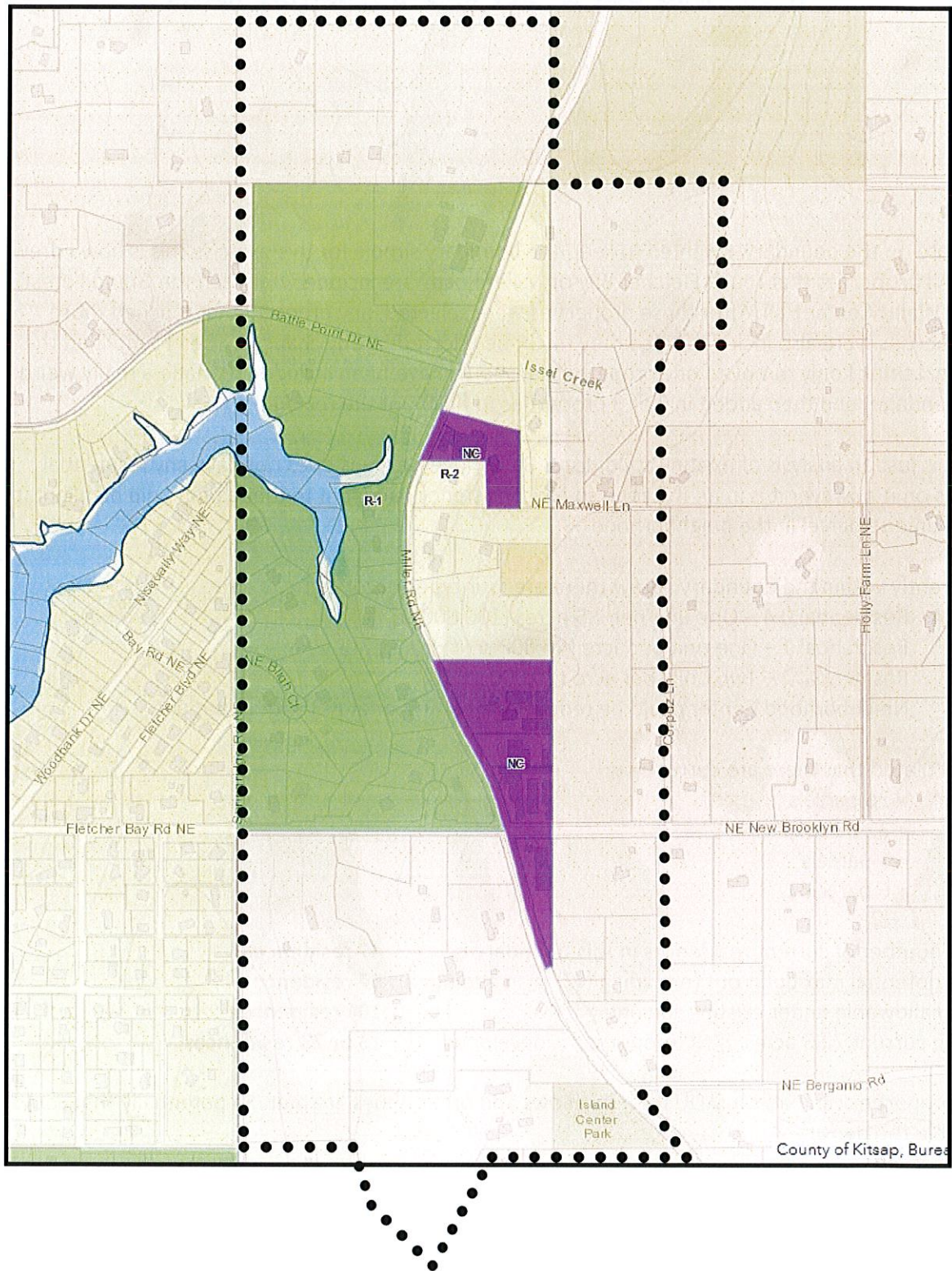
The potential max build-out (excluding NC) is an additional **57 residences**

Total allowable under existing zoning: **104 residences**

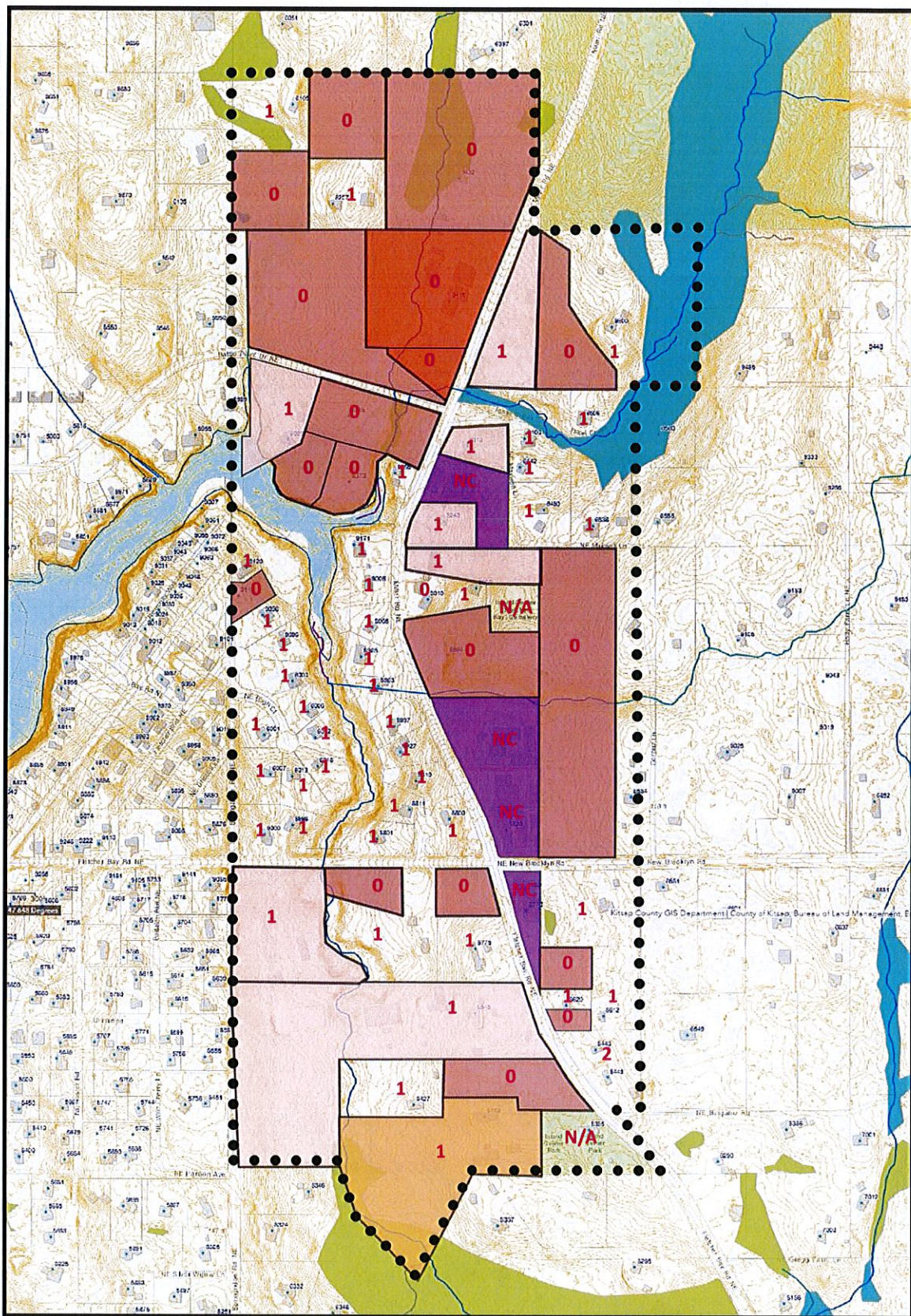
If the current 7.85 acres of NC properties redeveloped: **15 or 23 residences**

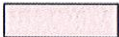
All properties can have an ADU if septic allows and other issues are met. So potentially that could double the density.

Current Zoning and my boundary



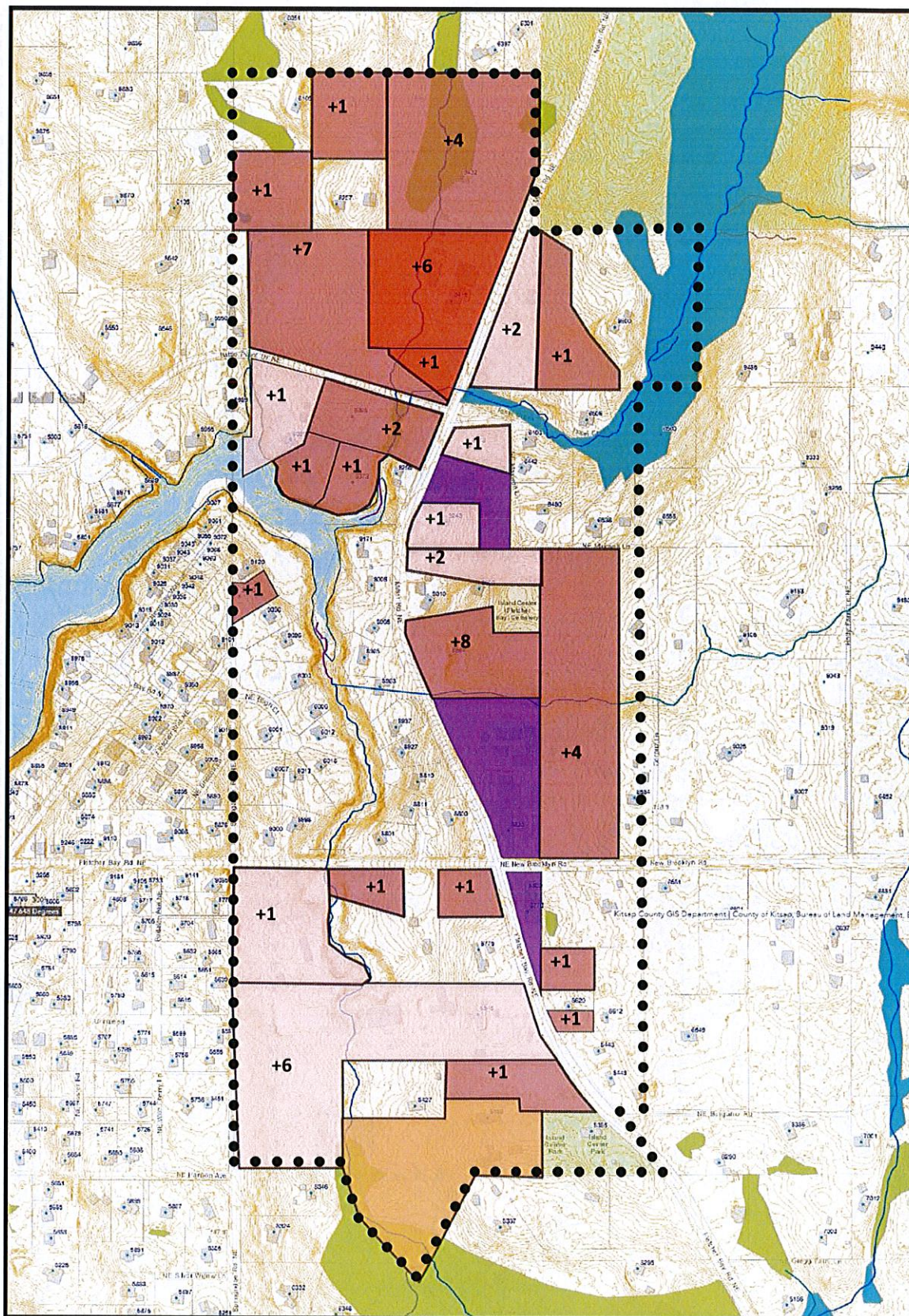
Existing parcels with or without residences



- | | | | |
|---|--|--|-----------------------|
|  | Properties with existing house able to subdivide |  | Bainbridge Gardens |
|  | Undeveloped properties |  | NC Zoned |
| | |  | Conservation Easement |

Currently there are 47 residences in this boundary

Potential new Residential units using current zoning



57 new single family residences

Island Center
'A village in the woods'

A neighborhood driven by access to public space.

We can build paths when we can't build roads.
Paths will link the neighborhood and stimulate local businesses.

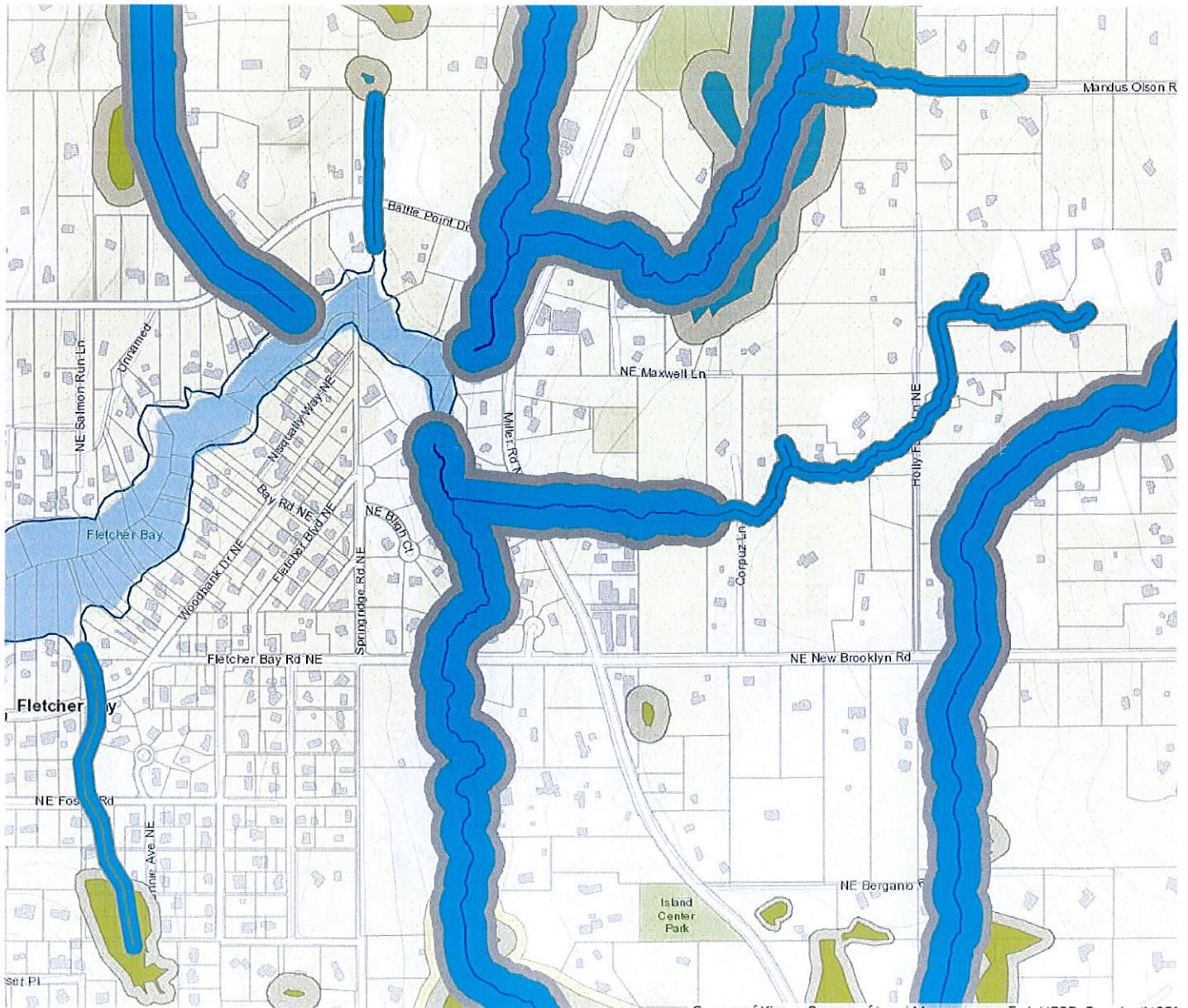
Paths will get people out of their cars.

They will increase neighborly interactions.

They will provide a public amenity.

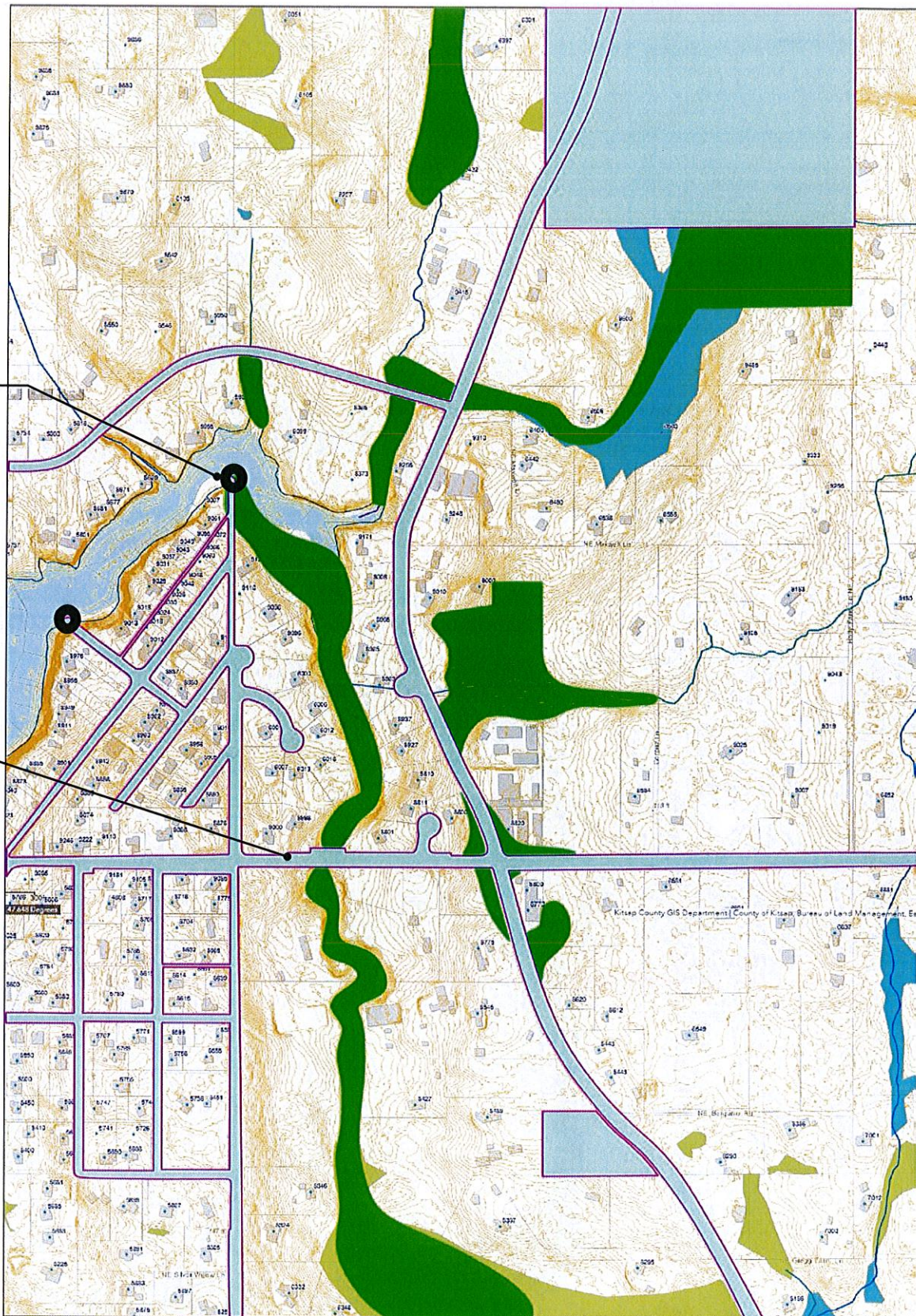
They will allow us to experience and appreciate the neighborhood and the island in new ways

Stream, wetland and all associated buffers mean that a lot of Island Center land can't be developed. Perhaps there is an incentive to give these spaces back to the public where it makes sense to do so. There are a lot of steep slopes in the area which could also be used as well.



Road ends

Public space:
Roads and
parks



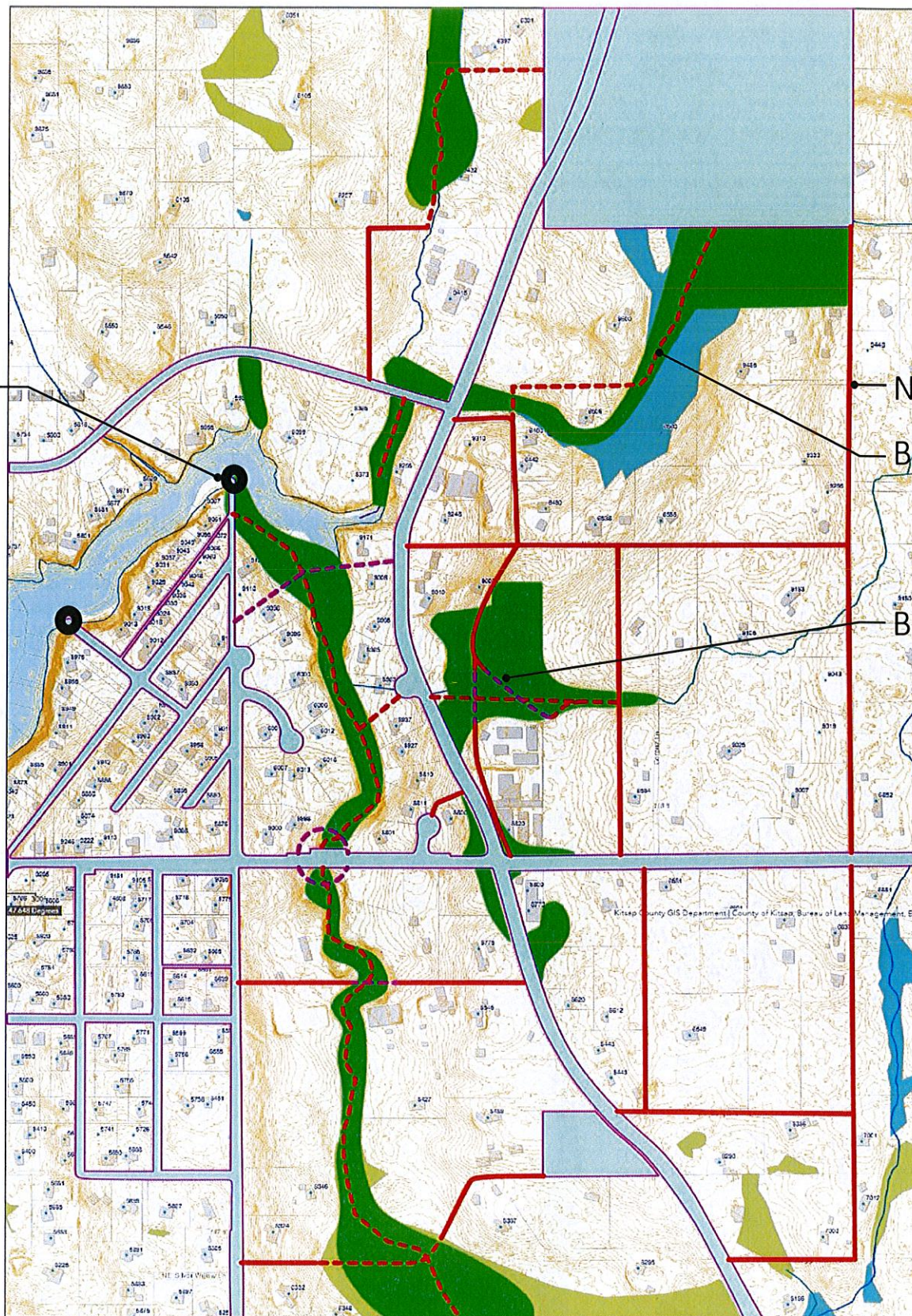
A new public amenity map could look something like this, just based off of the thoughtful donation and incentivization. Uses would primarily be passive and minimal to not disturb the environment or residents.

Road ends

New trails

Boardwalks

Bridges



A new trail system could begin to weave its way through the neighborhood. Most could be very small and follow property lines. Some are in sensitive areas and might need to be boardwalks or other.



TYPE	Asphalt Path	Boardwalk	Puncheon Boardwalk	Re-Adapted Roadways	Crushed Gravel Trail	Natural Surface Trail	Concrete Sidewalk
SURFACE	10-foot asphalt path	Wood or Concrete Boards	3-5-foot elevated board path	16-20" crushed gravel road	5-12-foot crushed limestone	3-4-foot natural surface	5-10 foot concrete path
COST AVERAGE	\$200/linear foot	\$100/ square foot	\$40/ square foot	Typically none	\$50/ square foot	\$5/ square foot	\$35/ square foot
NOTES	Most durable option	Boardwalks come pre-fabricated or custom designed	Used in short sections, where foot traffic is low and environmental wetlands or sensitive areas occur	Do not re-adapt if road grades exceed 10% for larger stretches, use caution when considering using logging roads as many were not built sustainably or grades are excessive	Crushed stone paths can be built to meet ADA accessibility guidelines	Refer to sustainable trail guidelines or use a professional trail builder that is familiar with these guidelines	
WHEN TO USE	High traffic, high use trails. Trails part of a multi-modal transportation network	Environmentally or otherwise sensitive areas	Small environmentally sensitive areas where quick spans across the area are needed	Parks or natural areas where already constructed roads are converted to trails	Rail-to-trails, urban to rural trails, long-distance trails with lower grades	Natural areas, or open space patchwork in urban areas, used as part of a "stack-looped" system	Internal circulation, heavy use, areas prone to flooding, and greenway connectors

These trail types might make the most sense to use, most paths would be primarily pedestrian oriented with bike paths close to roads.



A KEY TRAIL LINK

Trails would connect not just Island Center but connect it into an already vibrant network of island trails and parks, which have been growing rapidly in the last couple years.

With an enhanced trail system running through Island Center we could create a vital link between the Grand Forest and Gazzam Lake

A network of trails could inform the growth of the neighborhood.

Some trails would:

- Link into the commercial areas
- Some trails would bypass commercial
- Some trails would be about making larger connections and linkages.
- Some trails would be about exposing natural features of the area.
- And most would hopefully, do it all.

There could be a mix of trail types:

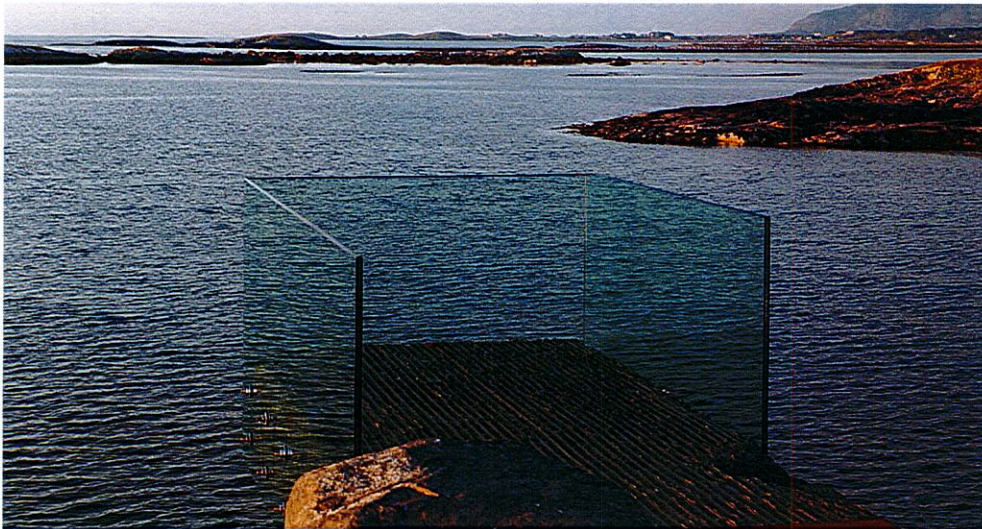
- Next to roads
- Separated but parallel to roads
- Completely away from roads
- Bike paths
- Walking paths
- Hard or soft paths
- etc.

These connections don't have to be just paths
but can expand and contract to be spaces to
stop and talk, or eat lunch in.

They can also link up to vantage points in the
neighborhood.

Norway recently constructed a series of outlooks along what they call the National Tourist Route. They all give people new perspectives of the landscape. Clearly their views are much more stunning than at Island Center but some of the ideas and ways of moving through and over complex sites could be utilized in our neighborhood. These could be thought of as informal gathering spaces where you'll run into neighbors, friends and strangers.

<https://www.nasjonalturistveger.no/en>



Vantage points



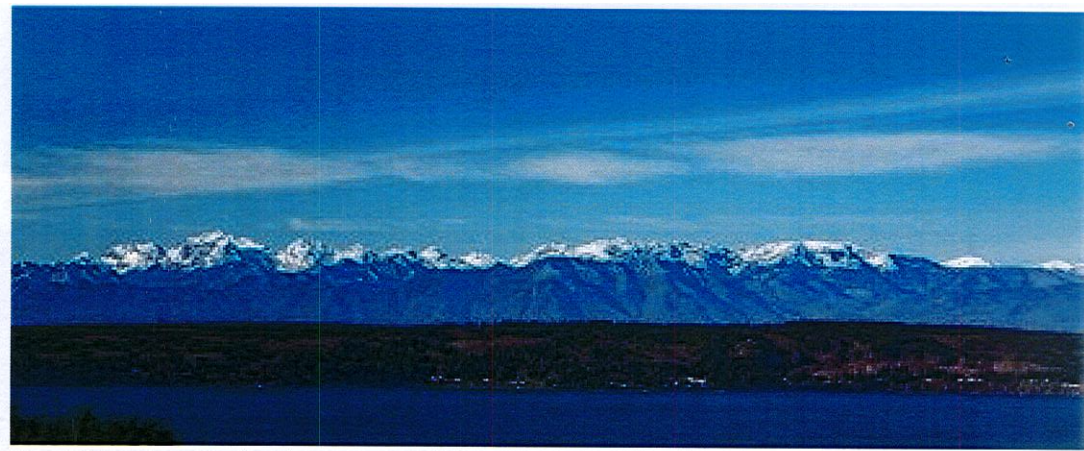
'Art', natural, constructed or found could be part of more major paths

Active and passive spaces can be created.
Island Center has a lot of topography which
can be used to create exciting gathering spaces
or paths, including bridges, towers, treeforts.

Different perspectives

For those who have been on the island for a long time one change has been the decrease in visibility of the water, territorial views and the mountains as our forests reestablish themselves and grow taller.

There are a few places in Island Center where long views still exist and due to the topography of Island Center we also have the unique opportunity to create vantage points unlike anywhere else on the island. Vantage points that are in and above the tree canopy.



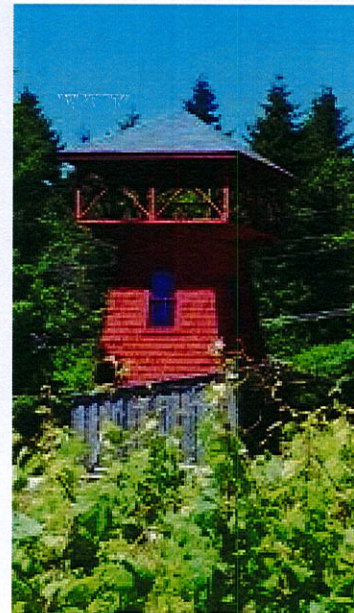
The Olympics used to be more visible across the island

Increased connectivity could be created with various types of paths, some following streets others not. Sidewalks, boardwalks and bridges could be some of those paths.



Pedestrian path not at grade, where appropriate, minimal land disturbance

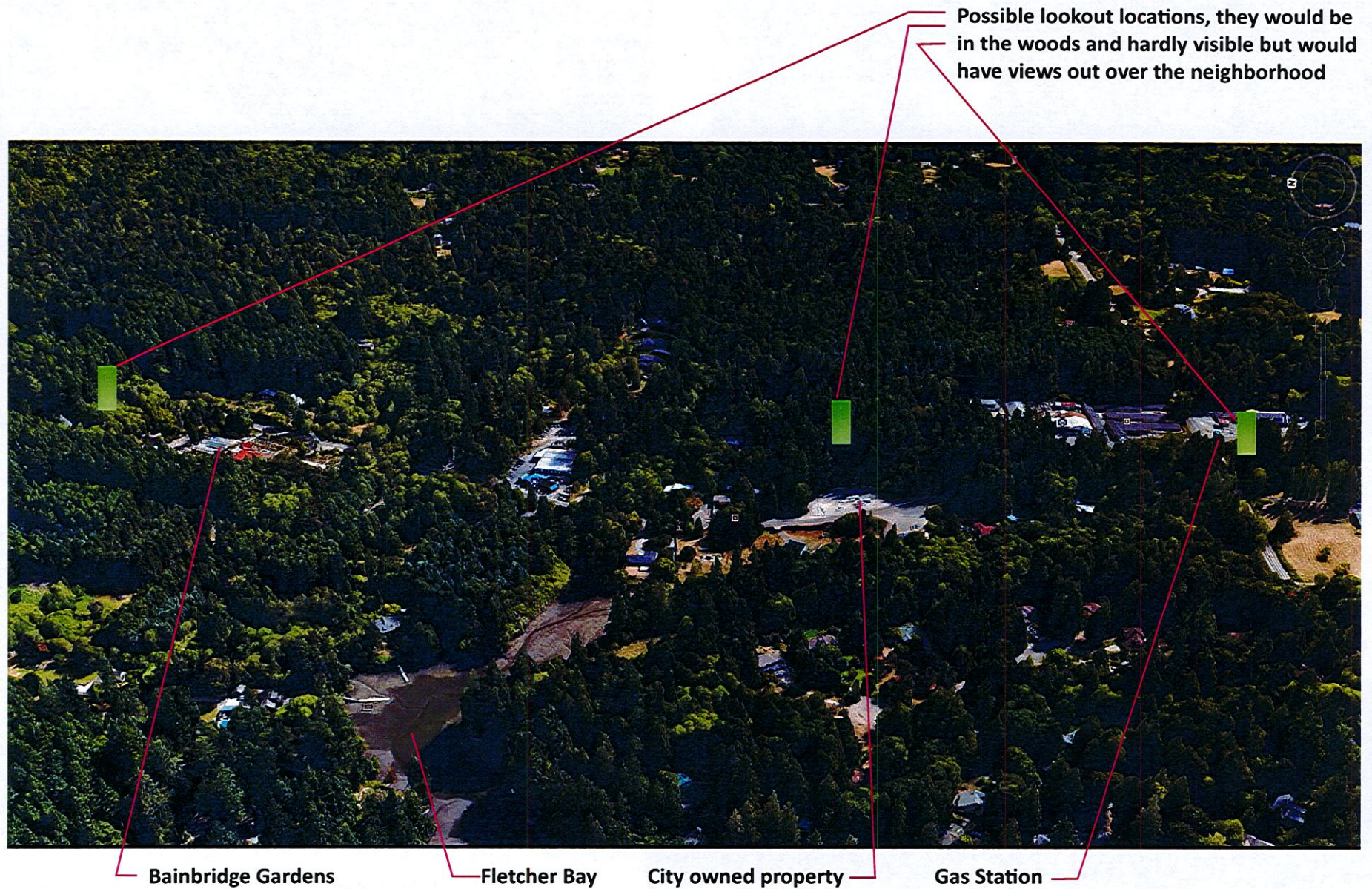
Bainbridge used to have a lot more 'towers', for agriculture and water storage. A lot have fallen into disrepair or have disappeared. We could build new ones, but make them publicly accessible, places to view the landscape, the Olympics, Fletcher Bay, as well as to get up in the tree canopy. Could be a great spot for locals to gather, or people to bring their lunches.



Viewing platform over Fletcher Bay and maybe views of Olympics.



Passive recreation



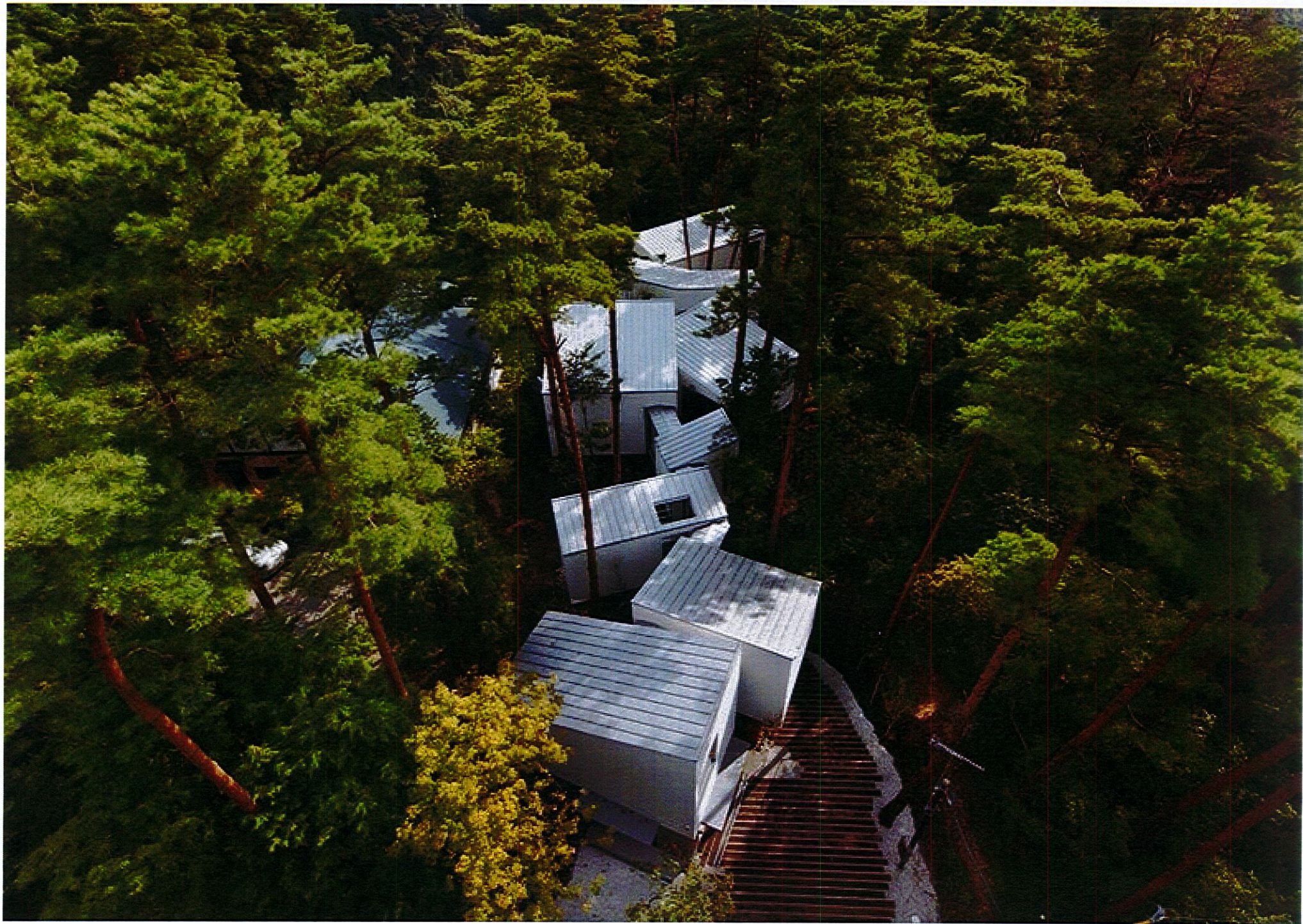
Looking East



The trail and amenity system could be tied into any future development to enhance and allow businesses to flourish, be connected and reduce traffic and preserve and protect that neighborhood's natural beauty.

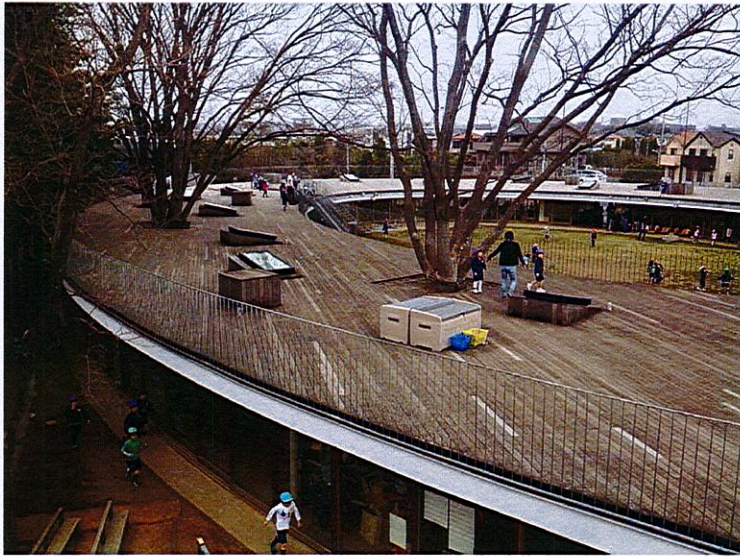
Development that meshes with the landscape rather than excluding the landscape.

Resourcefulness and Creativity encouraged.

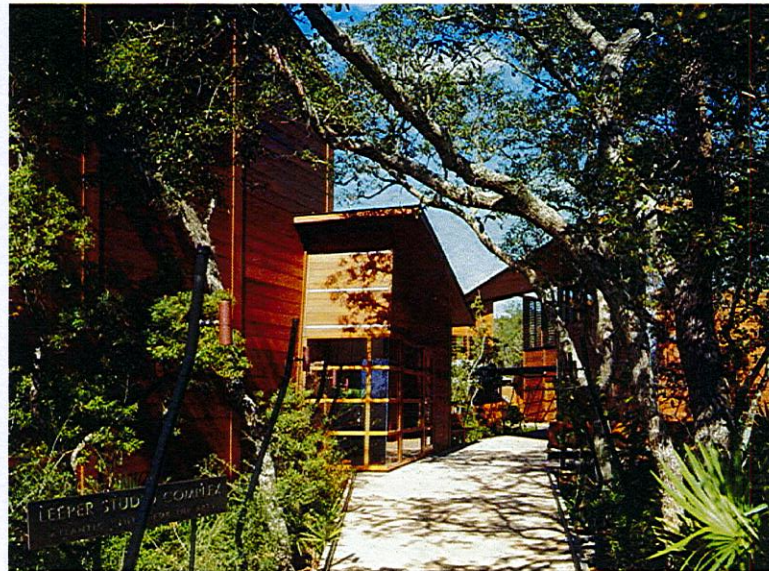


Let the trails influence the way things are developed.

When trails interact with commercial activities, they could either move over the roofs of structures, becoming playgrounds, gathering spaces, vantage points or they could move under buildings. They could also become part of more traditional street frontage. Below are two examples of when a trail turns into public spaces on or around buildings.



This kindergarden uses its roof as a playground, it also preserves the existing trees on site by building the structure around them.



Atlantic Center for the Arts. It is an art complex but could easily be a model for commercial activities.



A series of buildings linked together by boardwalks, porches, outdoor spaces and nestled into the landscape

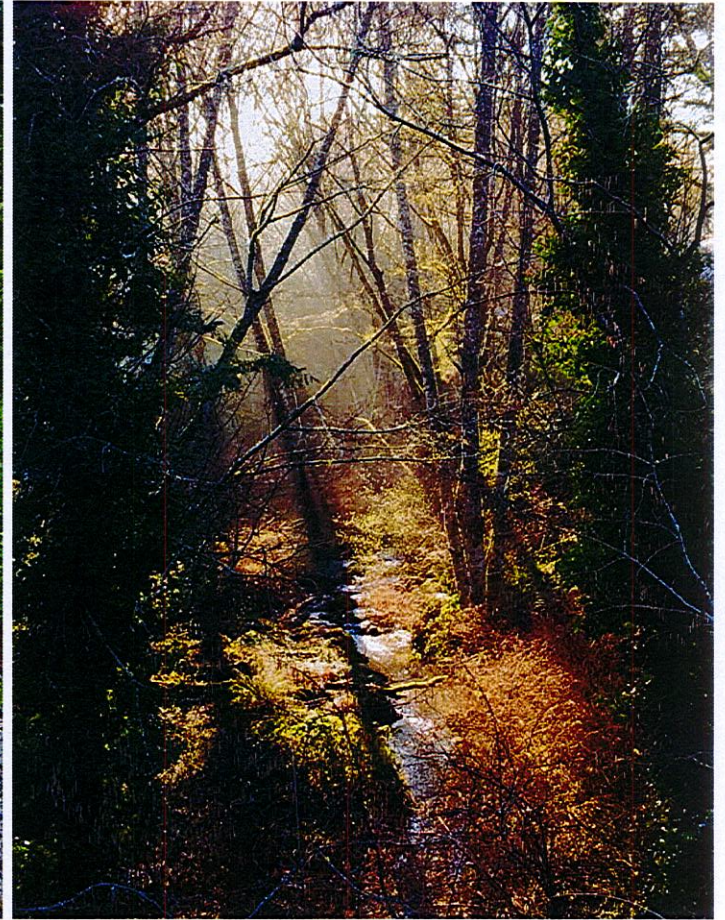


Small scale structures linked by trails sensitive to the environment

The Future: We probably will need clean air and clean water and most likely would like to live in a clean and non-toxic environment so let's plan for that. By creating a place where people see their environment and their neighborhood in a new light and not through their car's windshield will allow people to take pride in Island Center.



The future might be unpredictable, but one thing we do know is that our trees will continue to grow, nowhere on the island do we have a climax forest nor trees representative of their full scale.



We live in a naturally beautiful place, let's make sure whatever we do makes it better. (Picture of Springbrook Creek)