



ISLAND CENTER SUBAREA PLANNING
STEERING COMMITTEE
WEDNESDAY, AUGUST 1, 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
July 18, 2018 |
| 6:40 PM | Review Schedule and Work Plan |
| 7:00 PM | Current Development Capacity in Island Center Area |
| 7:15 PM | Kitsap Public Health District: On-site Septic & Drinking Water Conditions
Steve Brown, On-Site Sewage & Drinking Water Program |
| 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

Call to Order (Attendance, Agenda, Ethics)
Review & Approve Minutes
Update from Council Liaison
Debrief/Feedback from June 18 Community Kickoff
Survey Results
Next Meeting Agenda Items: August 1, 2018
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Maradel Gale called the meeting to order at 6:30 pm. Island Center Subarea Planning Steering Committee members in attendance were Michael Loverich, Donna Harui, Micah Strom, Scott Anderson, Tracy Collier and Sarah Blossom (City Council). Lisa Neal, Michael Killion (Planning Commission), and Joe Dunstan (Design Review Board) were absent and excused. John Owen Makers Architect and Urban Design was in attendance. City Staff in attendance were Gary Christensen Planning Director, Mike Michael Engineering Manager, Jennifer Sutton Senior Planner and Administrative Specialist Carla Lundgren who recorded the meeting and prepared minutes.

Review & Approve Minutes

Motion: I move to approve the meeting minutes from June 6, 2018.

Strom/Collier: Passed Unanimously

Motion: I move to approve the meeting minutes from June 20, 2018.

Loverich/Anderson: Passed Unanimously

Update from Council Liaison: Sarah Blossom

Ms. Blossom discussed the following topics – Workplan/timeline provided to committee, process of agenda preparation for committee meetings, process and authority levels of hiring a consultant and purpose/intention of committee (to develop a recommendation to present to the City Council). Gary Christensen shared a tentative August 28 meeting date with Council regarding the committee's progress (*Discussion Only*).

Public Comment: (Citizen) How are you keeping in touch with what the community wants?

Maradel Gale: Explained all the various methods of community outreach (i.e., mailers, City website, listserv, signs throughout the community, etc.)

Public Comment: (Chris Neal) Asked Sarah Blossom if she spoke with Lisa Neal about their discussion regarding conflict of interest and if Ms. Blossom was going to bring it up at the meeting.

Sarah Blossom: Stated she opted to discuss more of what she and Lisa spoke about when Lisa was present at the next meeting, so Lisa could speak to the discussion. Ms. Blossom also mentioned that any committee member who did not complete Conflict of Interest forms when joining the committee, should do so before the next meeting. Jennifer Sutton agreed to ask the City's Executive Admin to send each member of the committee a Conflict of Interest form to complete.

Debrief/Feedback from June 18 Community Kickoff

John Owen Makers Architecture and Urban Design - *(See handout)*

Survey Results

John Owen Makers Architecture and Urban Design - *(See presentation material)*

Public Comment: (Aaron Levine) Mr. Levine suggested the committee apply critical thinking to the ranking categories and look at the transportation category as most important to the majority of the survey takers. He also asked the committee if any house of faith was brought up in the branding and building of the community and offered up that it is and should continue to be part of the "flavor of the community."

"Next Steps" from John Owen and Jennifer Sutton

- Continued guest speakers
- Brief City Council on progress of committee and results of survey/open house on August 28, 2018
- Hear from committee members about "alternatives" (septic, etc.)

Discuss Agenda for Next Meeting on August 1, 2018

- Kitsap Health – High priority
- Check in with workload schedule/timeline
- Scott Anderson – committee working together cooperatively
- Developability with current zoning within Island Center
- Traffic count data
- Parks Department (Trails) & Multi-Modal – at same meeting (August 15, 2018)
- Affordable Housing (August 15, 2018)

Public Comment: (Chris Neal) Asked Jennifer Sutton to clarify her comment about extended septic systems.

Jennifer Sutton: Stated the committee was still in the information gathering process only. She clarified that her comment was made in regards to records the Health District has to determine age and potential failure of septic systems and whether there are ways to improve the aging systems.

New/Old Business

Scott Anderson asked for clarification of use of City e-mail.

Micah Strom asked if there were two new committee members to fill the current vacancies.

Sarah Blossom stated the vacancies will be re-opened to the public (specifically former applicants and workshop attendees).

Adjourn

The meeting adjourned at 8:18pm.

Approved by:

Maradel Gale, Chair

Carla Lundgren, Administrative Specialist

ENVISION ISLAND CENTER

DRAFT GOALS AND OBJECTIVES WITH NOTES FROM WORKSHOP 1

DRAFT 2018-07-11

The DRAFT goals and objectives statements below are adapted from the Steering Committee's List of Issues developed May 2, 2018 with public comments from the June 18 public workshop added in italics. Note that the input from the workshop is intended to provide a general sense of the participants' input but not any quantitative results.

have

A. Place/Identity: Enhance the sense of community at Island Center and make it a place where people want to meet and spend time.

1. Recognize and celebrate the history of Island Center.
 - *3 comments with 4 priority dots asked: What is Island Center's character?*
 - *5 comments with 18 dots mentioned a blue collar, practical local amenities, funky character. Island Center Hall, local businesses, and Bainbridge Gardens mentioned as community building assets.*
2. Provide a community gathering place with a covered area, picnic tables, playground, basketball court & open space with plenty of parking.
 - *Three comments with 2 mentioned the importance protecting and connecting neighborhoods.*
3. Recognize and encourage continued agricultural and horticultural uses.
 - *2 comments with 12 priority dots indicated to keep Island Center rural.*
4. Consider some higher density housing aimed at moderate income residents, provided that the increased density is accompanied by a public benefit.

B. Business/Economy: Recognize the importance of the existing business community and help it thrive.

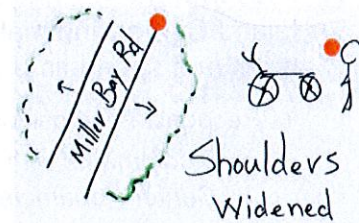
5. Improve parking and enhance accessibility and access for businesses in Island Center, the Grand Forest and Island Center Hall.
6. Encourage the creation of new, sustainable businesses that benefit the community and are appropriate in scope and size and tasteful in design.



C. Transportation: Improve mobility, traffic circulation, and traffic safety.

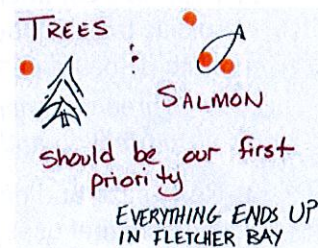
7. Improve safety for vehicles entering and exiting Miller Road. Consider adding traffic-calming features and intersection improvements.
 - 5 comments with 4 priority dots and one question related to heavy traffic, particularly on Miller Bay Rd. but also New Brooklyn Rd. 2 comments suggested transportation solutions outside of Island Center. One comment asked to address parking impacts to residents.
8. Add sidewalks, trails and pedestrian-scaled amenities to make the area a safer, enjoyable place for pedestrians, equestrians, cyclists, public transit and alternative modes.
 - 10 comments related to pedestrian access and safety with 39 priority dots. Strong desire for safer streets, bicycle trails and pathways to parks

MILLER TRAFFIC IS
HEAVY BECAUSE
PEOPLE ARE USING
IT TO AVOID 305

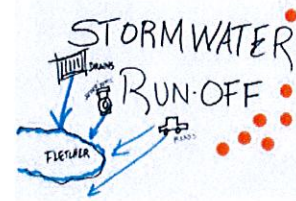


D. Landscape/Environmental Health: Demand creative and resourceful solutions that embrace the land and are oriented to those who live and work in the neighborhood.

1. Preserve, protect, and restore natural features—forests, vegetation, streams and the bay. • Protect surface and ground water, including aquifer recharge.
 - 6 comments with 18 priority dots emphasizing protection of the natural environment, trees, rural character, etc.
 - 4 comments and 11 priority dots expressed the need to address Fletcher Bay shoreline environment, salmon habitat, and salt water intrusion.
2. Recognize and protect wildlife.
3. To maintain the cool, wooded atmosphere enjoyed by the residents of Island Center for over one hundred years, development is restricted to current zoning allowances; undeveloped parcel owners may purchase development rights from owners in the immediate Island Center area in order to increase density, however.
 - 4 comments and 17 priority dots favored no change or keeping density in Winslow.



4. Provide better visual and public access to Fletcher Bay and the Grand Forest.
5. Continue to protect the environment with enhanced storm water runoff measures and improved septic systems.
 - *4 comments and 27 priority dots emphasized water quality, run-off and the need for sewer service.*



WORKSHOP THEMES

Table Discussion

TABLE DISCUSSION

Follow-up Items for City

T1: Can area support increased septic systems? Is city sewer proposed?

T3: What is water capacity of Bainbridge Island and what size of population can be supported with this water?

T3: What development potential/density is supported by existing zoning?

T5: Is the latest traffic study available (newer than 2014)?

T6: How much of the commercial area in Island Center is not developed?

T6: Can you post the Island Center Guidelines on the project page?

General: Is there data on the stormwater/sewer impacts to Fletcher Bay?

TABLE DISCUSSION

Emerging Themes

IDENTITY & HOUSING

- Interest in creating a community identity centered around rural character and access to green space without compromising current lifestyle
“Island Center doesn’t feel like the center of anything...”
- Distrust of density increases and a desire to ensure current capacity is met before considering changes (DOWN OR UP)
- Desire to impact kinds of development and review design guidelines: no McMansions (size), encourage cottage housing (type) and affordable housing that is at a rural scale (cost)

TABLE DISCUSSION

Emerging Themes

BUSINESS & ECONOMY

- Concern that extending city services like water and sewer will increase pace of development
- No desire to become an urban hub with extensive retail or services
- Improve access and condition of existing businesses and add businesses that locals will use.

TABLE DISCUSSION

Emerging Themes

TRANSPORTATION & MOBILITY

- Mitigate impacts of SR 305 traffic and Miller Road congestion
- Expand bike and pedestrian options
- Consider separating trails from roads to allow for safe walking and bicycling
- Create links between existing parks and trails (Battlepoint to Gazzam)

TABLE DISCUSSION

Emerging Themes

ENVIRONMENT

- Limited drinking water resources
- Impacts of stormwater on Fletcher Bay and salmon streams
- Light pollution from urbanization is a concern
- Protection of historic farming enterprises

ISLAND CENTER SURVEY I

Results

RESULTS

- Closed July 15, 2018
- 393 Emails Received
- 652 Completed Online
- 14 Hard Copies

DEMOGRAPHICS

41% I don't live in the Island Center Area

91% Own my home

74% Not a business owner

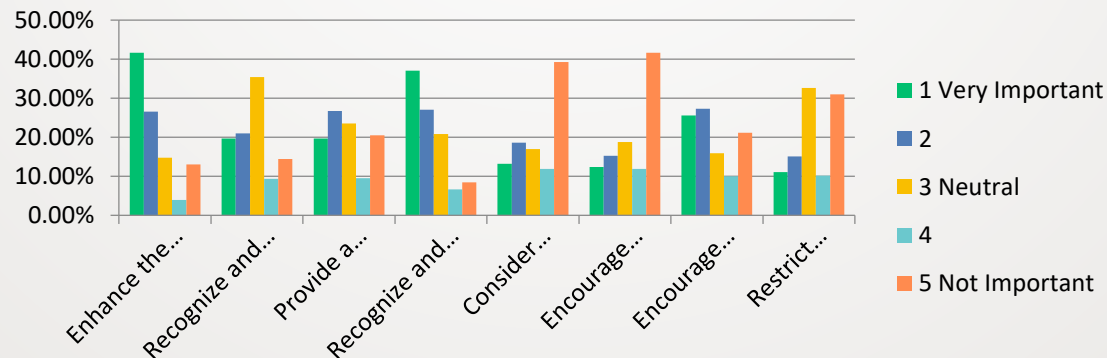
45% 45 to 64 years old

Q1: Identity & Sense of Place

42%

Enhance the sense of community at Island Center and make it a place where people want to meet and spend time

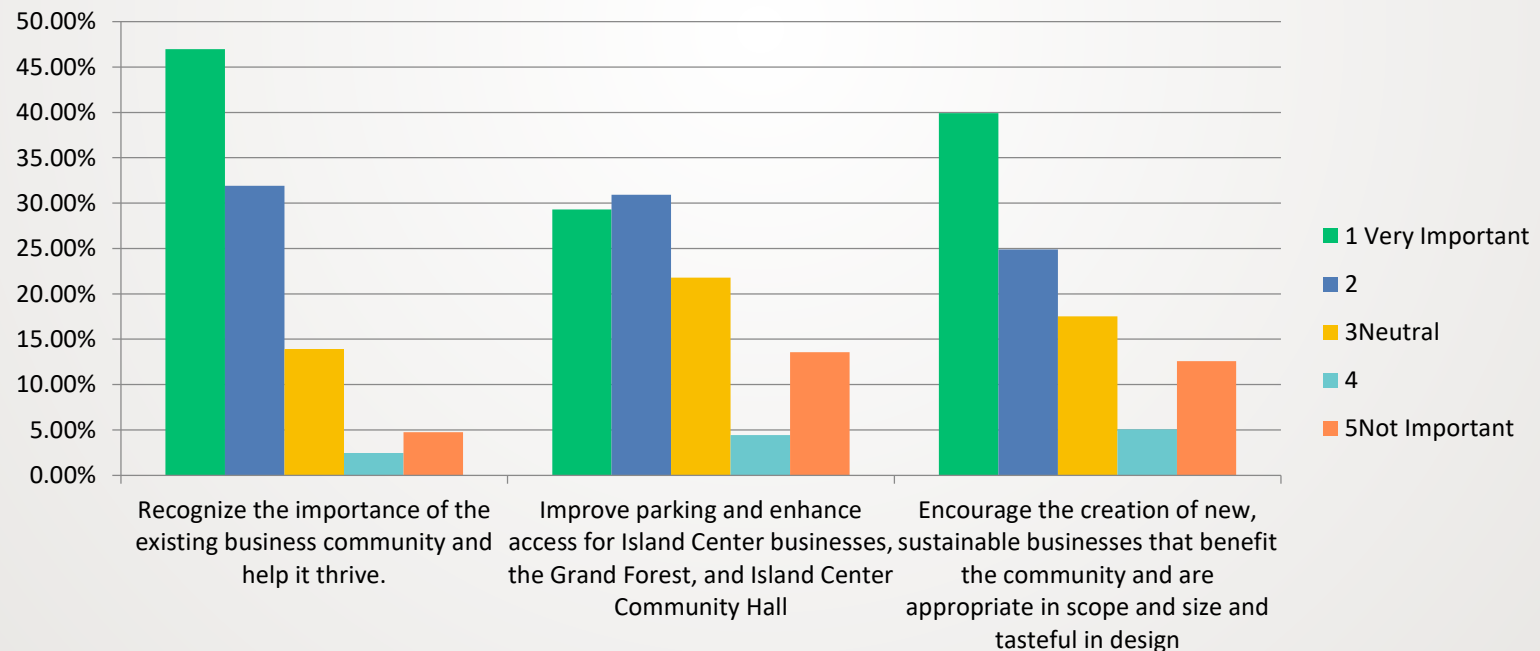
- Recognize and celebrate the history of Island Center
- Provide a community gathering place such as covered public area, picnic tables, playground, basketball court & open space with adequate parking
- Recognize and encourage continued agricultural and horticultural uses
- Consider creating new housing with features such as ground floor retail spaces and additional open space.
- Encourage additional housing options
- Encourage additional retail opportunities
- Restrict development to current zoning allowances while allowing undeveloped parcel owners to purchase development rights from owners in the immediate Island Center area to increase density



Q2: BUSINESS & ECONOMY

47% Recognize the importance of the existing business community and help it thrive.

- Improve parking and enhance access for Island Center businesses, the Grand Forest, and Island Center Community Hall
- Encourage the creation of new, sustainable businesses that benefit the community and are appropriate in scope and size and tasteful in design



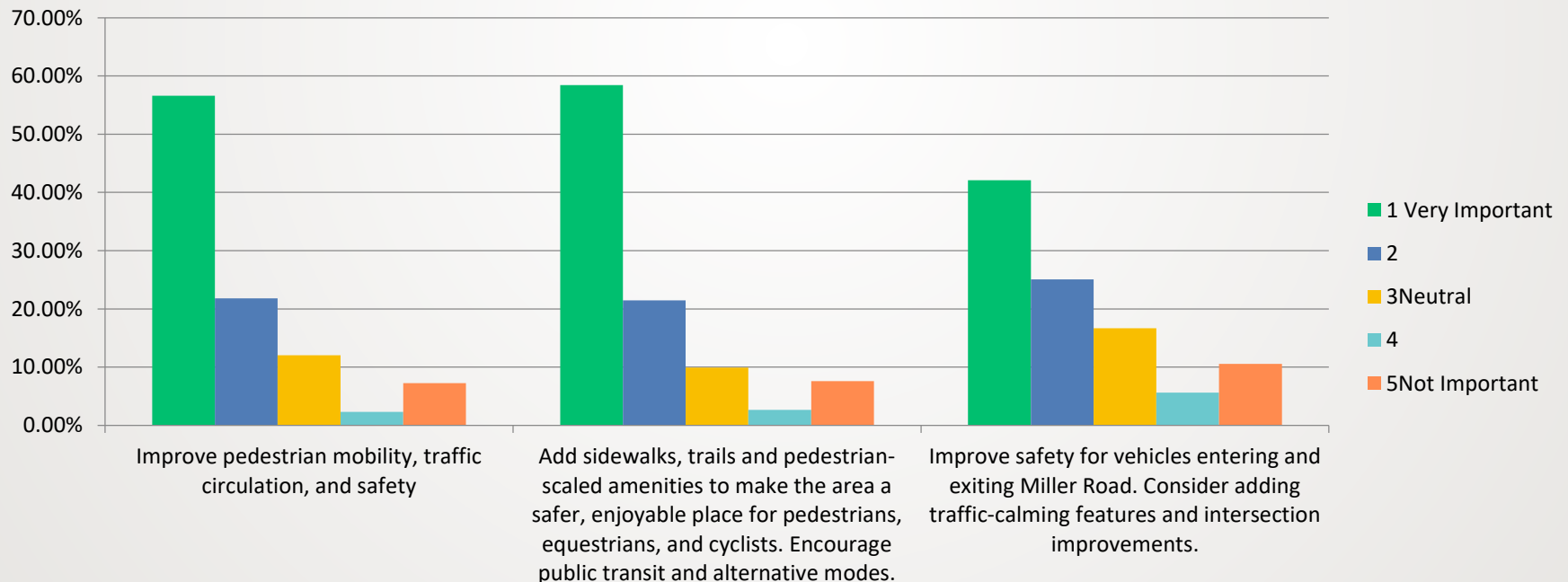
Q3:TRANSPORTATION & CIRCULATION

- Improve pedestrian mobility, traffic circulation, and safety

58%

Add sidewalks, trails and pedestrian-scaled amenities to make the area a safer, enjoyable place for pedestrians, equestrians, and cyclists. Encourage public transit and alternative modes.

- Improve safety for vehicles entering and exiting Miller Road. Consider adding traffic-calming features and intersection improvements.



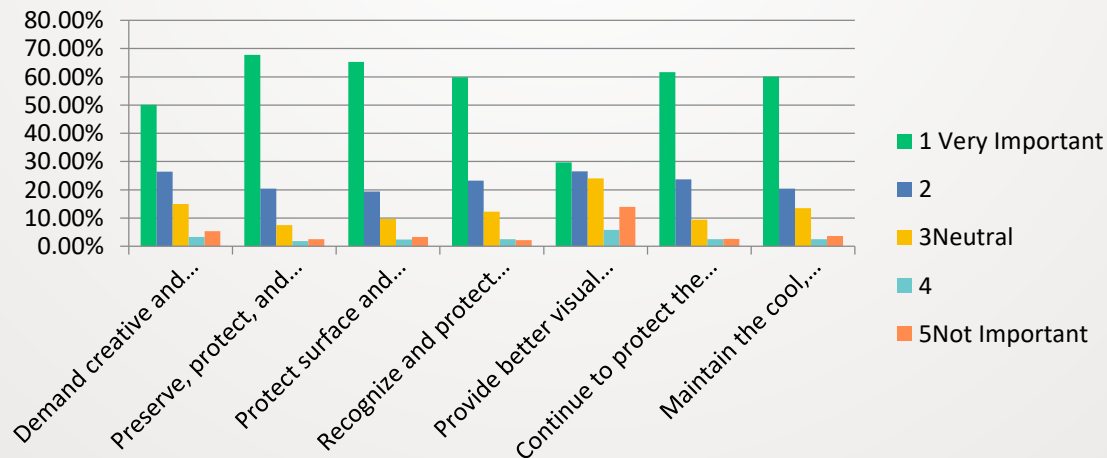
Q4: ENVIRONMENT

- Demand creative and resourceful solutions that embrace the land and are oriented to those who live and work in the neighborhood.

68%

Preserve, protect, and restore natural features—forests, vegetation, streams and the bay.

- Protect surface and ground water, including aquifer recharge.
- Recognize and protect wildlife
- Provide better visual and public access to Fletcher Bay and the Grand Forest
- Continue to protect the environment with enhanced storm water runoff measures and improved septic systems
- Maintain the cool, wooded atmosphere of Island Center
- Did we miss something important to the Island Center Environment? Please share here:



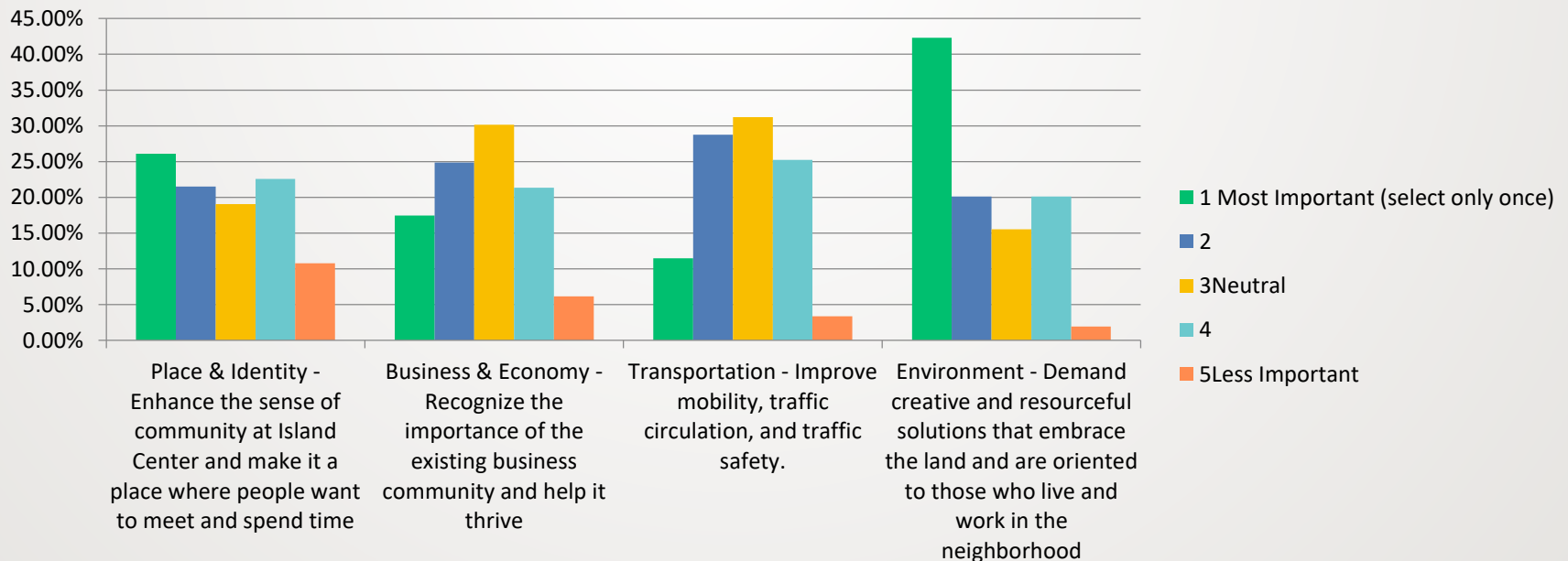
Q5: RANK CATEGORIES

- Place & Identity - Enhance the sense of community at Island Center and make it a place where people want to meet and spend time
- Business & Economy - Recognize the importance of the existing business community and help it thrive
- Transportation - Improve mobility, traffic circulation, and traffic safety.

42%

Environment - Demand creative and resourceful solutions that embrace the land and are oriented to those who live and work in the neighborhood

- Is there another overarching goal we should consider for the Island Center Subarea Plan? Please share it with us:



SUMMARY

BY RANKED CATEGORY & TOP RESPONSE

42.3%

ENVIRONMENT

Top Response:

Preserve, protect, and restore natural features—forests, vegetation, streams and the bay.

26.1%

IDENTITY & SENSE OF PLACE

Top Response:

Enhance the sense of community at Island Center and make it a place where people want to meet and spend time

17.5%

BUSINESS & ECONOMY

Top Response:

Recognize the importance of the existing business community and help it thrive.

11.5%

TRANSPORTATION & CIRCULATION

Top Response:

Add sidewalks, trails and pedestrian-scaled amenities to make the area a safer, enjoyable place for pedestrians, equestrians, and cyclists. Encourage public transit and alternative modes.

ISLAND CENTER SUBAREA PLANNING WORK PLAN

PROJECT DESCRIPTION

The Comprehensive Plan designates the Island Center Neighborhood Center area as a "designated center," and has goals and policies to support subarea planning for all designated centers (see *Land Use Element* Policy LU 4.2). After adoption of the updated Comprehensive Plan on February 28, 2017, the City Council confirmed that Island Center subarea planning is a high priority at their meeting on April 18, 2017. Subarea planning allows for more detailed planning and public engagement at a neighborhood scale.

Island Center subarea planning was previously begun in 2000. A steering committee was convened, and a DRAFT Subarea Plan completed in 2001. That DRAFT plan was ultimately not approved by the City Council at the time.

This project is intended to produce a subarea plan in conformance with the Comprehensive Plan through a public planning process that actively engages local community members. A steering committee has been formed that will assist the City in guiding the process.

The project is divided into three phases. The emphasis of Phase I is to build a local consensus regarding a "vision" based on earlier Steering Committee work and from that a set of objectives and principles that will guide subsequent steps. Phase II will explore community planning and development options and review them with the public to identify a preferred direction or concept. This concept will be refined to complete a subarea plan with policies and sufficient detail to be adopted as part of the Comprehensive Plan and give direction for future City actions. Phase III is intended to provide additional technical support to initiate implementation of key steps as determined by the City. Such support may include, for example, additional infrastructure analysis, environmental study, or regulatory documents as directed by the City and as funding allows. Phase II activities will be identified and initiated only as directed by the City.

The Consultant will utilize four subconsultants to accomplish certain aspects of the scope of work below. These subconsultants are: MIG, Inc., Wenzlau Architects P.S., Fehr and Peers, Inc, and Tree Solutions (if needed).

PHASE I: Community Vision, Goals, Objectives, and Principles

Objective: To initiate the project, meet with the Steering Committee to review vision and prepare for the Community Workshop, facilitate the workshop, tabulate results to draft goals, objectives, and directions for Phase II activities.

Task 1. Startup.

- 1.a Meet with staff to discuss scope, schedule, communication, products, and outreach strategies. Identify project area(s) (e.g.: primary project area and other areas of influence.) If desired, take a field trip to the site. Receive current information and GIS based base map from City and prepare a project base map.
- 1.b Meet with the Steering Committee to discuss work plan, schedule, outreach, Steering Committee work done to date, and general objectives and observations of committee members.
- 1.c Prepare web-based survey to be administered on the City's website. The team will meet with the Planning Commission and/or the City Council to discuss their objectives and guidance for planning process and outcomes.

Task 2. Gather background information.

- 2.a Transportation: Review currently available transportation information as of March 2018.
Prepare a brief memo or map with notes on current and projected conditions of the network in the study area. The review will only examine the Bainbridge Island Comprehensive Plan, the most recent Capital Improvements Program, as well as the City's GIS Mapping and Map Gallery website.
- 2.b. Physical land use and design: Review current land use policies and regulations. Portray current land use, transportation, infrastructure, and community design conditions on a map for use in upcoming steps.
- 2.c Infrastructure (utilities): Review current conditions using Google maps and site photos from field trip (task 1.a) and hand sketch existing utility infrastructure on base map.

Task 3. Conduct community workshop #1 (CWS#1). Prepare materials for and conduct an interactive workshop that includes:

- Introduction by Steering Committee.
- Presentation of project background existing conditions.
- Goals and objectives exercise.
- Visual preference exercise to identify characteristics of "Island Character" that apply to Island Center.
- Discussion of next steps.

City will make space arrangements for and advertise the CWS#1.

Phase I Products:

- *Background information and materials for Steering Committee meetings and Community Workshop.*
- *Documentation of Steering Committee meetings and Community Workshop.*
- *Draft goals and objectives statements*
- *Directions from the Community Workshop for identifying planning alternatives.*

PHASE II: Subarea Plan.

Objective: To produce a draft subarea plan based on a publicly derived vision in sufficient detail that the City can take next steps in the plan's implementation.

Task 4. Develop alternatives with staff and the Steering Committee. Meet with staff and the Steering Committee together to identify land use, community development, and character alternatives. The alternatives should explore different levels of land use intensity, transportation options, and two alternatives for the provision of utility infrastructure for water distribution, sanitary sewer, and storm drainage (assuming on alternative with connections to public sewer and water and without).

Task 5. Refine alternatives and prepare for CWS#2. Note that the level of analysis at this stage will be intended to indicate the differences between the alternatives and be comparative only.

5.a Prepare land use maps and conceptual level site plan illustrations to indicate the size and character of development. Consultant and Wenzlau Architects P.S. will work together on this with Wenzlau doing the conceptual site planning illustrations while Consultant will address land use intensities and likely development regulations that would be needed to implement.

5.b Describe relevant transportation impacts (at a planning level) and schematic roadway improvements.

Fehr & Peers, Inc., will evaluate PM peak hour operations at up to two intersections in the study area. If recent (within the past three years) PM peak hour turning movement counts are unavailable, the City of Bainbridge Island will collect and provide the counts. Traffic analysis and other transportation improvements including transit, pedestrian, bicycle, and additional street grid improvements will be assessed through the lens of an integrated land use and transportation perspective. Additional AM peak traffic counts may be taken if needed.

- 5.c Describe at a very preliminary level, how civil utilities (water distribution, sanitary sewer, and storm drainage) will be provided and what storm water management measures will be appropriate for each alternative to support land use, community development, and character goals. Documentation to include a pros/cons evaluation of each alternative. This step does not include technical analysis or sizing of utilities or cost considerations for the three alternatives.

Task 6. Conduct CWS#2 to identify preferences. The team will present alternatives. Participants will work in small groups to identify the preferred features of the alternatives. At the end of the session, each group will present their findings.

Task 7. Work with the Steering Committee and staff to sketch a preferred concept identifying the transportation, land use, design character, utilities, and environmental elements

Task 8. Refine the sketch concept describing the following elements:

- 8.a Land use and design character: Use, intensity, and bulk of different zones (or overlay districts) in the study area. Also identify the most important objectives or concepts to be addressed in the design guidelines.
- 8.b Transportation and Street design: Conceptual street design recommendations as well as a qualitative assessment of the preferred concept and identification of areas of potential impacts and conflicts.
- 8.c Conceptual civil infrastructure improvements for water distribution, sanitary sewer, and storm drainage.

Task 9. Conduct CWS#3 to review and comment on proposals.

Task 10. Meet with the Steering Committee to review CWS#3 comments and direct production of the pre-final Island Center Subarea Plan draft.

Task 11. Complete draft Island Center Subarea Plan

Task 12. Review with staff, present to Planning Commission and/or City Council, and revise as directed.

Phase II Products:

An Island Center Subarea Plan that includes:

- *Documentation of all public workshops. (Could be in the Appendices)*
- *Description of alternatives considered. (Could be in the Appendices)*
- *Goals and objectives*
- *Generalized concept*

- *Land use recommendation: including recommendations (if any) for land use changes, rezoning, and the preparation of development and design standards.*
- *Transportation recommendations, including recommendations for street improvements (at the concept level), access, and parking based on analysis of future conditions. The analysis of future conditions will consist of a qualitative analysis and identification of potential impacts and conflicts, as well as areas where quantitative analysis should be prepared in Phase II or in a later study.*
- *Civil utility infrastructure recommendations including a qualitative evaluation of water distributions, sanitary sewer, and storm drainage routing as well as identification of preferred, storm water management measures that address project goals and objectives. The evaluation will consist of a pros/cons list for the routing and layout considerations.*
- *Implementation strategy identifying actions, timing, and participants.*

PHASE III: Additional analysis and support for initiating implementation

Objective: to provide additional analysis and/or products to support the concepts developed in phase I. This phase will not be initiated until directed by the City.

Task 13. Phase III kick-off staff meeting

Task 14. Additional utilities and infrastructure analysis (researching jurisdictional requirements and physical limitations of water and sanitary sewer extensions to Island Center)

Task 15. Additional street and streetscape design/standards including complete streets elements, traffic calming, and multimodal use.

Task 16. Complete design and development standards. This may involve two additional meetings with the Steering Committee, an additional public workshop for review, and interactive work with staff to refine the document into a usable review tool.

Task 17. Review with Steering Committee.

Task 18. Conduct an additional Community Workshop.

Task 19. Review with staff and revise.

Phase 3 Products:

- *Additional analysis and products as specifically requested and funded by the City that may include:*
 - *Roadway and infrastructure preliminary designs and budget estimates*
 - *Regulatory documents ready for adoption.*
 - *Environmental studies*
 - *Illustrations and public information documents*

Bainbridge Island Center Proposed Work Schedule

