



ISLAND CENTER SUBAREA PLANNING
STEERING COMMITTEE
WEDNESDAY, OCTOBER 3, 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
September 19, 2018 |
| 6:40 PM | Review and Approve Interim Report to the Planning Commission
(BIMC Section 2.16.210.F.3) |
| 7:00 PM | Review Existing Conditions Materials |
| 7:45 PM | Discussion: Developing Goals and Alternatives |
| 8:20 PM | Discuss Agenda for Next 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

Call to Order (Attendance, Agenda, Ethics)
Review & Approve Minutes – September 5, 2018
Bainbridge Island Parks Foundation
Interim Report to the Planning Commission
Update on Steering Committee membership
Discuss Agenda for October 3, 2018
Public Comment
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Maradel Gale called the meeting to order at 6:37 PM. Members in attendance were Micah Strom, Michael Loverich, Scott Anderson and Donna Harui, Sarah Blossom (City Council) and Jane Rein (Design Review Board). Tracy Collier and Michael Killion (Planning Commission) were absent and excused. City Staff present were Planning Director Gary Christensen, Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Carla Lundgren who monitored recording and prepared minutes.

The agenda was reviewed. There were not any changes in status.

Six members of the public were present.

Review & Approve Minutes – September 5, 2018

Motion: I move to approve the minutes as amended.

Loverich/Harui: Passed 6-0

Bainbridge Island Parks Foundation- (Presentation Only)

Barb Trafton, Executive Director

Interim Report to Planning Commission_- (Discussion Only)

Jennifer Sutton, Senior Planner and John Owen, Makers Architecture

Jennifer to update the report with recommended changes and distribute to committee within a week or review for approval at next meeting. Update to be presented to Planning Commission at their October 11, 2018 meeting.

Update on Steering Committee Membership

Sarah Blossom, City Council

The City received ten applications. Interviews will be scheduled with Council Member Blossom and Chair Maradel Gale. An open invitation to other committee members to attend was extended.

Review Traffic Study Results – *(Discussion Only)*

Mike Michael, Engineering Manager

Discuss Agenda Items for 10/03/18 Meeting

- Approve Report to Planning Commission
- Review Existing Conditions Report

Public Comment

Lisa Neal, Citizen – Spoke about the need to read the Comprehensive Plan and how it applies to neighborhood service centers (NSC) saying the Comprehensive Plan applied to the NSCs as they are now, not as they might be expanded. She also mentioned the 2014 Buildable Lands Report stated that Bainbridge Island had 120% of the area needed under current zoning to accommodate all the growth projected to 2035.

Adjourn

The meeting adjourned at 8:08 PM.



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

Date: October 11, 2018

To: Planning Commission

From: [Island Center Subarea Planning Steering Committee](#)
Jennifer Sutton, AICP Senior City Planner

Subject: Island Center Subarea Planning:
Progress Report and Results from June 18 Public Meeting

BACKGROUND

The Island Center Neighborhood Center is classified as a designated center in the [City of Bainbridge Island Comprehensive Plan](#), and there are specific goals and policies related to designated centers in the Plan, primarily in the *Introduction and Land Use, Economic, Housing & Transportation Elements*. The designated centers have land uses and conditions that are unique to the area and would benefit from a subarea planning process to address issues such as current land uses, future mix and location of uses and densities, transportation, utilities, public facilities, amenities and natural resources. The result of a subarea planning process is a subarea (or neighborhood) plan which will be incorporated in the Comprehensive Plan and implemented by the City in many ways- code changes, capital projects, interagency coordination, to name a few . The Subarea Planning Process is outlined in [Bainbridge Island Municipal Code \(BIMC\) Section 2.16.210](#).

A previous Island Center subarea planning process took place between 2000 and 2002. The draft Island Subarea Plan that was developed, but not adopted by the City Council, and other supporting documents can be found on the City's [NextRequest portal](#).

The City Council embarked upon the subarea planning process first with solicitations for a steering committee. The City advertised this opportunity using the City Facebook page, City Managers report, planning related City listservs, a press release, and a letter mailed to business, residents and property owners in the Island Center Neighborhood Center and within 500 feet of Neighborhood Center zoning district.

The City Council appointed a [Steering Committee](#) in November 2017 as described in [BIMC Section 2.16.210.E](#) composed mostly of residents and business owners in or nearby Island Center to guide and oversee the subarea planning process. Liaisons from the City Council, Planning Commission, and Design Review Board have also been participating in the subarea planning process and steering committee meetings. Information about the [Steering Committee](#) and the [Island Center Subarea Planning Process](#)

itself is available on the City's [website](#). The City has hired MAKERS, an architecture, planning and urban design firm as the lead consulting team to assist with the [Island Center Subarea Planning Process](#).

The Steering Committee began meeting consistently in 2018, on the first and third Wednesdays of the month at 6:30 PM. Congregation Kol Shalom, a synagogue in the Island Center neighborhood, is hosting the meetings. The Steering Committee developed a DRAFT *Vision Statement* and DRAFT *List of Island Center Issues*, with origins in the DRAFT 2001 Island Center Plan.

Through this process, it has become clear that **transportation** is the issue of most concern for the greater Island Center Community. That is how the Steering Committee concluded that there should be two planning boundaries utilized during this process. An inner boundary, called the **Island Center Special Planning Area** is the same boundary used during the 2001 Island Center Subarea Planning effort. An outer boundary, called the Island Center Study Area, includes all properties whose residents likely utilize the Fletcher Bay Road/High School Road or Miller Bay Road/New Brooklyn Road intersections as part of their daily routing.

JUNE 18 ENVISION ISLAND CENTER COMMUNITY KICKOFF

The Steering Committee conducted the first public engagement workshop on June 18- *Envision Island Center Community Kickoff*. The City widely advertised the *Community Kickoff*, outreach efforts included:

- Postcard Mailing to all residences/property owners within outer boundary
- Signs along Miller Road
- Kiosks/ Table at Grand Forest & Island Center Hall
- Small & Large flyers Posted and Passed out by Steering Committee members
- City Managers Report
- Bainbridge Community Broadcast (BCB) *Community Conversation* Podcast
- Kitsap Transit Rider Alerts Email Flyer Route 95, 93 & 106
- *Community Kickoff* Info & Survey link sent to 19 relevant City Listservs
- City Facebook, Twitter

Over 150 people attended the *Community Kickoff*. The public workshop served as a forum for participants to voice concerns, ask questions, and share ideas about the Island Center Subarea Planning effort. The public meeting began with an open house with different maps spread about with staffers standing by to answer questions. The workshop then went on to include:

1. Presentation of this project's background, process, and schedule
2. Full group discussion of potential goals and objectives
3. Full group discussion of aspects of Island Center that participants want to maintain or improve
4. Small group discussions of the following topics:
 - Residential community
 - Business and collective activities
 - Parks, open space, amenities and trails
 - Character of the natural and build environment
 - Transportation and streets
 - Utilities and infrastructure
 - Environmental quality

Input received from the workshop is used to understand participant priorities and preferences but does not produce quantitative conclusions. In general terms, the list of issues agreed with those identified by the committee in earlier work sessions. A Summary of goals and objectives statements informed by input received during the public workshop is included in this report.

SURVEY 1 – PROJECT ORIENTATION

The public meeting coincided with the release of a Survey Monkey “Island Center Survey” community engagement survey that was published on June 12, 2018 and closed on July 15, 2018. The City advertised this opportunity using the City Facebook page, City Managers report, a press release, sent to planning related City listservs, including the Island Center listserv and discussed on the BCB *Community Conversation* podcast.

The survey was an important element of a broad community outreach effort to increase public awareness of this project. It served to introduce the general study area, and four major themes and their related issues as identified by the steering committee. Respondents were introduced to a variety of objectives and strategies grouped by theme and asked to rate their importance. One question asked survey takers to rank the relative importance of each theme compared to the rest.

The survey was open for 34 days and received 666 total responses. The majority of responses (558) were received in the first week.

Most respondents were between the ages of 45 and 64 and over 40% do not live in the Island Center Area, indicating that people outside the study area are interested in this effort.

In each of the four thematic categories, the objectives identified as “very important” and the number of responses are listed below:

1. IDENTITY & SENSE OF PLACE:
Enhance the sense of community at Island Center (262)
2. BUSINESS & ECONOMY:
Recognize the importance of the existing business community and help it thrive (287)
3. TRANSPORTATION & CIRCULATION:
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 (354)
4. ENVIRONMENT:
Preserve, protect, and restore natural features – forest, vegetation, streams, and the bay (409)

Approximately 42% of respondents identified the Island Center Environment as the most important theme to explore. Complete survey results are attached to this report.

EXPLORING EXISTING CONDITIONS IN ISLAND CENTER

During some of their meetings, the Steering Committee has heard from a variety of agencies, City departments and non-profits to achieve a full picture of existing conditions at Island Center (see table below:

Topic and Speaker	Island Center Meeting Date
Chris Hammer, COBI Engineering Manager/Transportation Lead	February 7, 2018
Cami Apfelbeck, COBI Water Resources	February 21, 2018
Kitsap Transit (Transportation Planner Ed Coviello)	June 20, 2018
BI Land Trust Springbrook Creek Watershed Assessment Project (Brenda Padgham & Gina King)	June 20, 2018
Housing Resources Bainbridge (ED Phedra Elliott)	September 5, 2018
BI Parks Foundation (ED Barb Trafton)	September 19, 2018
Kitsap Public Health District (Sr. Environmental Health Specialist Steve Brown)	August 1, 2018
COBI, Multi-modal Transportation Committee (Chair, Lief Horowitz)	September 5, 2018

REPORT TO THE PLANNING COMMISSION

[BIMC Section 2.16.210.F.3](#) directs City staff and the Steering Committee to prepare a report to the Planning Commission with the results of the “*Initial Public Meeting*”- the June 18 *Community Kickoff*. The following documents are included in this report to the Planning Commission to describe and support the work-to-date of the Steering Committee and the results of both the June 18 *Community Kickoff* meeting and the Island Center survey.

- [BIMC Section 2.16.210 Subarea Planning Process](#)
- DRAFT *Vision Statement*
- DRAFT List of Island Center Issues
- DRAFT Island Center Subarea Planning Boundaries
- DRAFT Island Center Special Planning Area Boundary (Close Up of Inner Boundary)
- Summary of June 18 *Envision Island Center Community Kickoff*
- Results of *Community Kickoff* and Island Center Survey (survey open June 13-July 15, 2018)

NEXT STEPS

Next steps for the Steering Committee working towards developing an Island Center Subarea Plan:

- Review a consolidated *Island Center: Existing Conditions* chapter for the future subarea plan
- Develop goals for the subarea plan
- Develop alternatives for consideration during the Subarea Planning Process

2.16.210 Subarea planning process.

A. Purpose. The purpose of this section is to provide a subarea planning process that enhances the livability of the city by recognizing the unique characteristics of the city's designated centers and neighborhoods and by providing opportunities to accomplish the goals of the city's comprehensive plan in a way unique to each designated center or neighborhood.

B. Applicability. This chapter applies to:

1. A designated center that has been identified in the adopted comprehensive plan; and
2. Discrete neighborhoods outside of designated centers.

C. Beginning the Process. The subarea planning process may be started in two different ways:

1. The city council may begin the process through the annual development of department work programs or biennial budget process; or
2. Upon the written request of at least one owner of property located within a designated center or neighborhood, the city council by resolution may approve the commencement of the subarea planning process. Neighborhoods outside of designated centers must demonstrate to the city council that subarea planning is generally desired by the neighborhood.

D. Interdepartmental Staff Team.

1. Upon the city council's approval to commence the subarea planning process, the director of planning and community development shall establish an interdepartmental staff team.
2. At the director of planning and community development's request, the director of each city department shall assign a representative to the interdepartmental staff team. The Bainbridge Island fire district, the Bainbridge Island school district, the Bainbridge Island metropolitan park and recreation district, and the Kitsap public health district shall each be invited to participate on the interdepartmental staff team.



3. The interdepartmental staff team shall:

- a. Compile the city's existing data and materials relating to the designated center or neighborhood (including comprehensive plan text and map); and
- b. Identify in writing issues raised by the public during the comprehensive planning process and issues identified by staff relating to the designated center or neighborhood; and
- c. Identify interested persons and groups, including all property owners within the designated center or neighborhood according to the Kitsap County auditor's records, and notify the interested persons and groups in writing by regular mail of the commencement of the subarea planning process; and
- d. Provide expertise and guidance to the subarea planning steering committee.

E. Subarea Planning Steering Committee.

1. Upon the city council's approval to commence the subarea planning process for a designated center or neighborhood, the mayor, with confirmation by the city council, shall appoint a subarea planning steering committee for that designated center or neighborhood. The steering committee shall be comprised of an odd number of members, totaling no more than nine, with the total number of members to be determined by the city council. The majority of the committee shall be comprised of representatives from categories in subsections E.2.a and E.2.b of this section. The term of the steering committee members shall be until the completion of the subarea planning process under this chapter.

2. The steering committee shall represent a wide spectrum of interests and expertise and shall include at least one representative from each of the following groups:

- a. Residents living within and/or owners of property or businesses within the designated center or neighborhood; and
- b. Residents and owners of property located adjacent to the designated center or neighborhood; and
- c. Residents of and/or business owners in the city, not residing within or adjacent to the designated center or neighborhood.

3. The steering committee shall:

- a. Establish a planning process consistent with this chapter for developing the subarea plan, which shall include a work plan, timeline, and budget, and which shall be submitted to the city council for approval;

- b. With the advice and assistance of the interdepartmental staff team, develop a subarea plan consisting of a report and a proposed comprehensive plan amendment, if appropriate, for the designated center or neighborhood;
- c. As a part of the work plan, establish a public participation process that includes public meetings in addition to the initial public meeting conducted under subsection F of this section, and work with city staff to ensure outreach to the community during the subarea planning process; and
- d. Ensure that the subarea planning process provides adequate opportunity for participation by property owners and residents who live in or near the designated center or neighborhood.

F. Initial Public Meeting.

- 1. After approval of the subarea planning process by the city council, the steering committee shall conduct an initial public meeting.
- 2. At the initial public meeting, the following shall occur:
 - a. The interdepartmental staff team shall provide an overview of the comprehensive plan and review citywide goals and policies that must be addressed in the subarea planning process.
 - b. The steering committee, with input from the interdepartmental staff team, shall discuss the purpose of the subarea planning process for the designated center or neighborhood and the city's existing data and materials for the area.
 - c. The steering committee shall provide opportunity for the public to comment on the vision and goals for the subarea plan, the boundaries of the designated center or neighborhood that may be included within a subarea plan, and issues relevant to the designated center or neighborhood, including mix and type of land uses, density of development, surface water, greenways, open space, fish and wildlife habitat, drinking water, sewage disposal, and nonmotorized transportation.
- 3. The interdepartmental staff team shall prepare a report setting forth the results of the meeting. Upon the steering committee's approval of the report, the interdepartmental staff team shall transmit the report to the planning commission for review and comment.

G. Plan Development. Upon receiving the planning commission's comments on the report prepared under subsection F.3 of this section, the steering committee shall develop the subarea plan in accordance with the steering committee's work plan. In developing the subarea plan, the steering committee shall:

- 1. Develop a profile of characteristics or attributes of the designated center or neighborhood (including boundaries) and of issues to be addressed during the subarea planning process; and

2. Develop goals for the subarea plan; and
3. Consider and utilize the following criteria, and any other criteria developed by the steering committee, in preparing and selecting alternatives for the designated center or neighborhood:
 - a. The citywide goals and policies of the city's comprehensive plan; and
 - b. The goals and policies for the subarea plan developed by the steering committee; and
 - c. Relevant criteria specified in the Washington State Environmental Policy Act, Chapter 43.21C RCW, and the applicable Washington Administrative Code, Chapter 197-11 WAC; and
4. Prepare a report setting forth the profiles, goals, and criteria developed by the steering committee pursuant to subsections G.3.a through c of this section, and transmit the report to the planning commission for review and comment; and
5. After receiving the planning commission's comments on the report prepared under subsection G.4 of this section, develop alternatives for the designated center or neighborhood that include policies, strategies and programs to implement the vision and goals for the subarea plan; and
6. Review the alternatives for the designated center or neighborhood against the criteria developed for the area, and select an alternative for the designated center or neighborhood to be incorporated into a subarea plan.

H. Incorporation of SEPA Review. An owner of property in a designated center or neighborhood may elect, at the owner's expense, to have a SEPA review sufficient in scope and depth of inquiry to be legally adequate for a specific project incorporated into the city's SEPA process for the subarea plan. The SEPA official for the city shall establish the scope, depth and method of the SEPA review pursuant to Chapter 16.04 BIMC.

I. Final Plan. The steering committee shall prepare a final report containing the subarea plan for the designated center or neighborhood. The subarea plan shall include the profile and characteristics of the designated center or neighborhood, the goals of the subarea plan, the policies, strategies, or programs recommended by the steering committee, and proposed comprehensive plan amendments or changes to the municipal code for the designated center or neighborhood, if appropriate. The steering committee shall forward its final report and proposed subarea plan to the planning commission for action. The planning commission will review the subarea plan and proposed comprehensive plan and municipal code amendments and make recommendations to the city council, as required by BIMC 2.16.180 and 2.16.190. (Ord. 2017-02 § 8 (Exh. A), 2017: Ord. 2011-02 § 2 (Exh. A), 2011)

DRAFT Vision Statement: Island Center Subarea Planning May 2, 2018 Steering Committee Meeting

Island Center is an area rich in natural resources that we strive to maintain, enhance and restore. It provides residents and others with an abundance of diverse outdoor activities to enjoy and a small variety of parks, open space and other places to gather as a community. Its ability to provide residents with a sense of community has served its residents well. 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.

A network of local trails and paths gives its residents and others a safe way to move about without fear of vehicle traffic. Traffic calming measures and improved intersections make roads in Island Center safer and provides pedestrians, cyclists and those using alternative modes of transportation a safe option.

Local commerce provides the area with a small diverse option of appropriately scaled businesses that serve the community well and blend into the area.

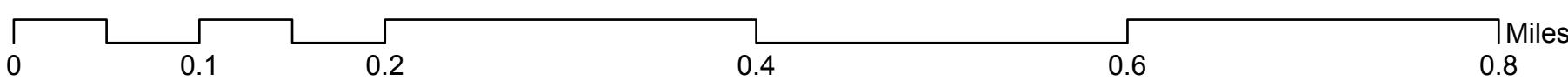
Diverse new housing has been incremental in-fill through the years. Limited zoning changes provide better use of the natural topography and promote safety while keeping the original feel of the small tight knit community of Island Center now and for years to come.

Business and residential developments and zoning preserve, enhance and strive to improve and restore the existing beauty of the land and water: Issei and Springbrook Creeks and Fletcher Bay.

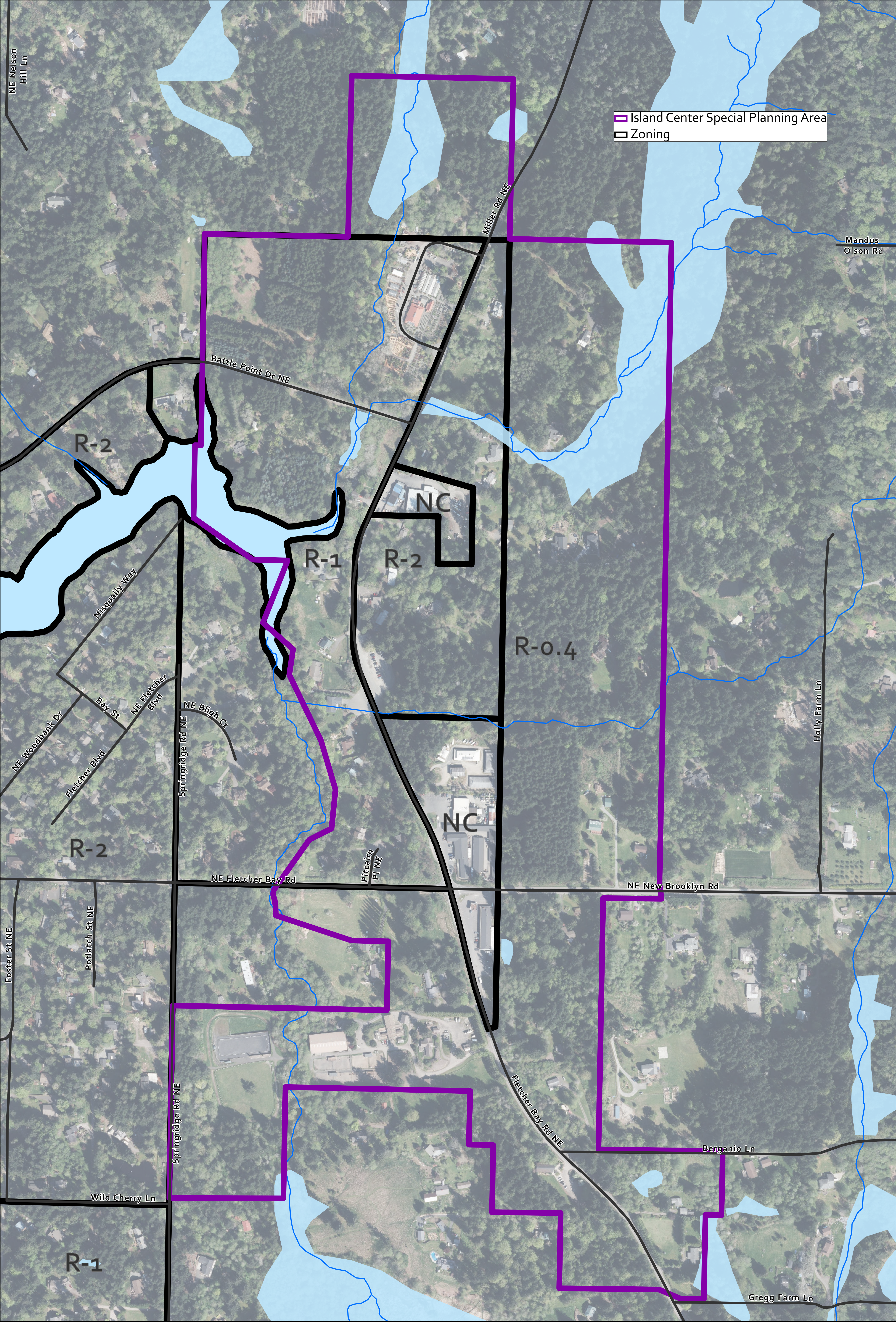
May 2, 2018 Steering Committee Comments: DRAFT List of Issues
(Amendments to 2002 DRAFT Island Center Plan *Vision and Goals for Island Center*)

- 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 appropriately-scaled 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 adding traffic-calming features and intersection improvements.
- Add sidewalks, trails and pedestrian-scaled amenities to make the area a safer, enjoyable place for pedestrians, equestrians, cyclists, public transit and alternative modes.
- Improve parking and enhance accessibility and access for businesses in Island Center, the Grand Forest and Island Center Hall.
- Preserve, protect, and restore natural features—forests, vegetation, streams and the bay.
- Protect surface and ground water, including aquifer recharge.
- Recognize and protect wildlife.
- Recognize and encourage continued agricultural and horticultural uses.
- Provide better visual and public access to Fletcher Bay and the Grand Forest.
- 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.
- Demand creative and resourceful solutions that embrace the land and that are oriented to those living/working in the neighborhood.
- Provide a community gathering place with a covered area, picnic tables, playground, basketball court & open space with plenty of parking for the area.
- 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.

This map illustrates the zoning and planning boundaries for Bainbridge Island. The Island Center Study Area is outlined in red, the Island Center Special Planning Area in purple, and the Fletcher Bay Watershed in blue. Zoning layers are color-coded: NC (pink), R-0.4 (yellow), R-1 (green), and R-2 (light pink). The map shows a network of streets and various geographical features, including the coastline and water bodies. A north arrow and the City of Bainbridge Island logo are located in the bottom left corner.



Island Center Special Planning Area



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.

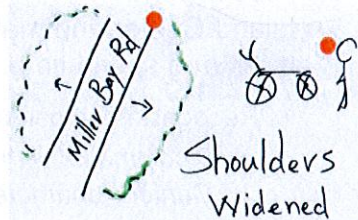
5. Improve parking and enhance accessibility and access for businesses in Island Center, the Grand Forest and Island Center Hall.
6. Encourage the creation of new, sustainable businesses that benefit the community and are appropriate in scope and size and tasteful in design.



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

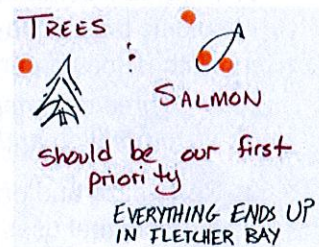
7. Improve safety for vehicles entering and exiting Miller Road. Consider adding traffic-calming features and intersection improvements.
 - 5 comments with 4 priority dots and one question related to heavy traffic, particularly on Miller Bay Rd. but also New Brooklyn Rd. 2 comments suggested transportation 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

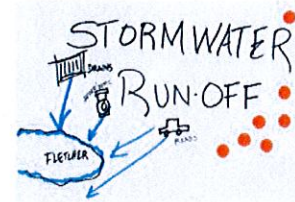


D. Landscape/Environmental Health: Demand creative and resourceful solutions that embrace the land and are oriented to those who live and work in the neighborhood.

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.*



ENVISION ISLAND CENTER WORKSHOP THEMES

Table Discussion

June 18, 2018

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

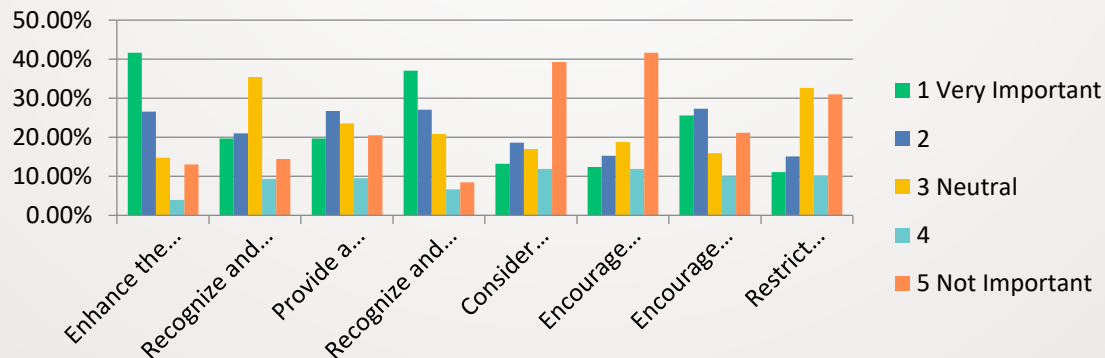
45% 45 to 64 years old

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

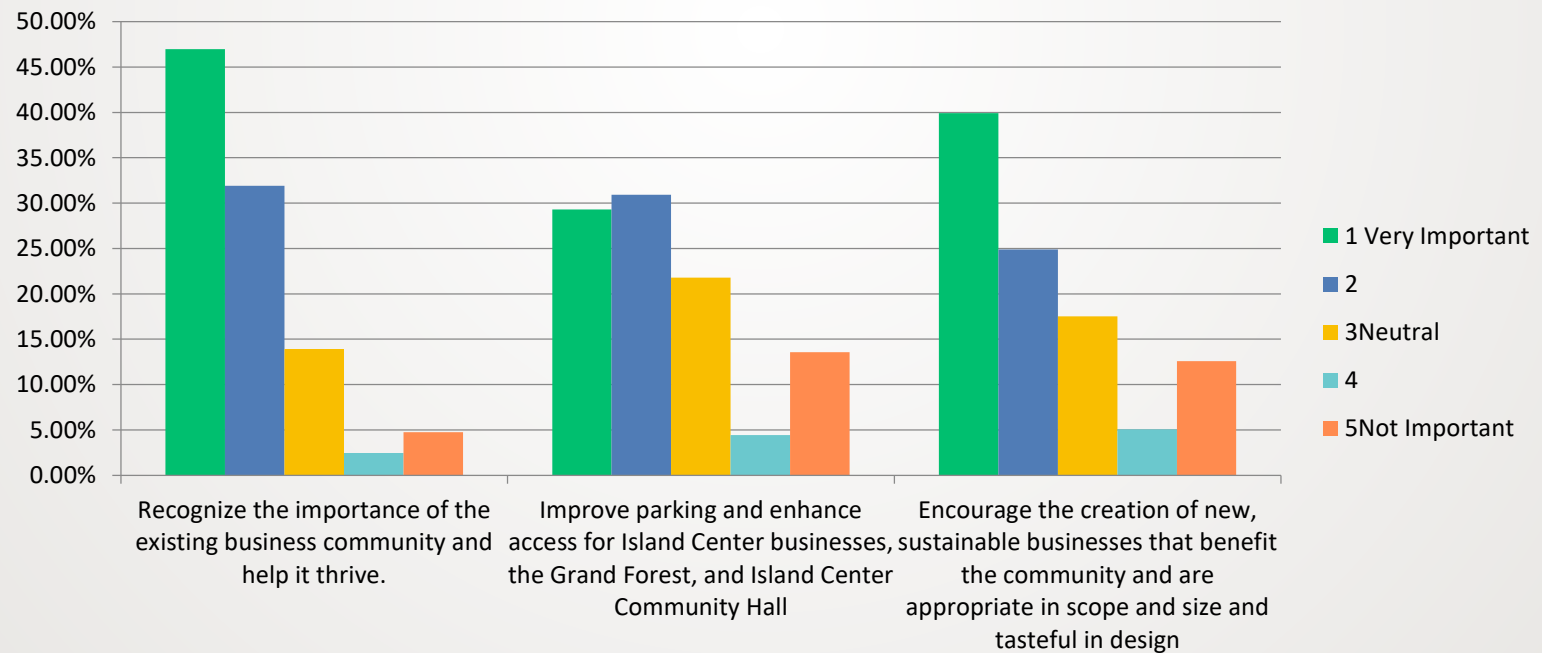
- Recognize and celebrate the history of Island Center
- Provide a community gathering place such as covered public area, picnic tables, playground, basketball court & open space with adequate parking
- Recognize and encourage continued agricultural and horticultural uses
- Consider creating new housing 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



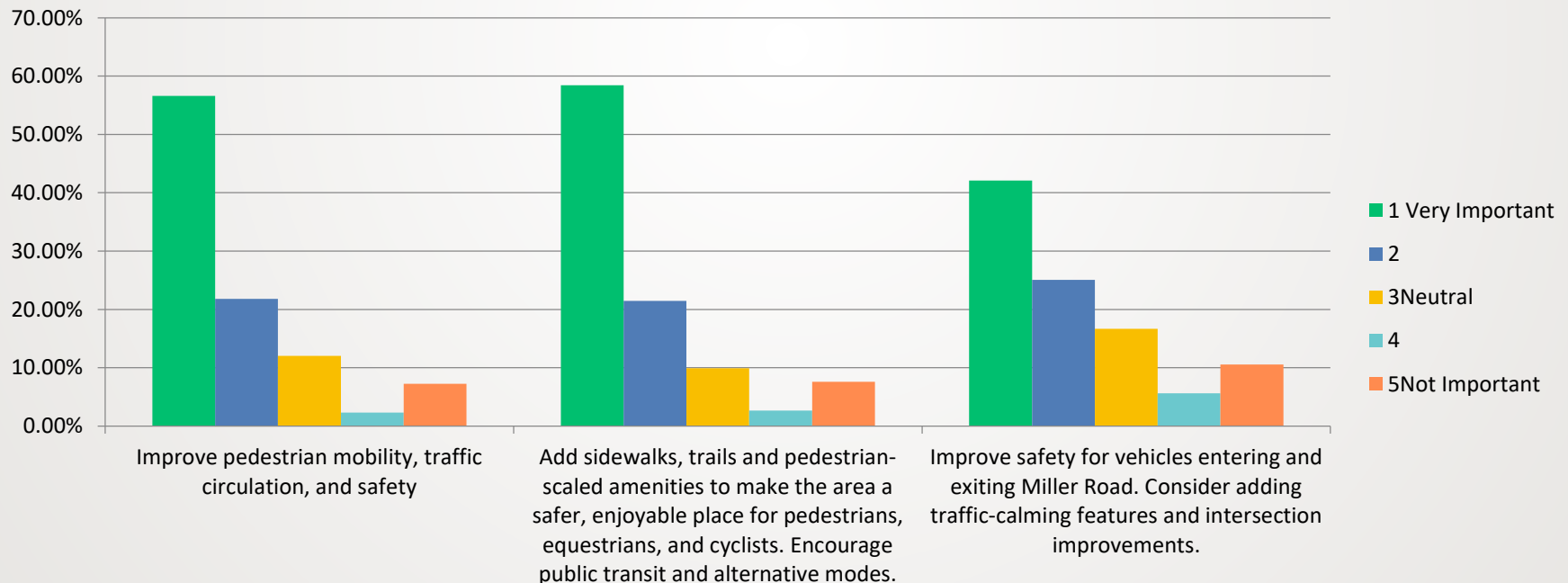
Q3:TRANSPORTATION & CIRCULATION

- 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.



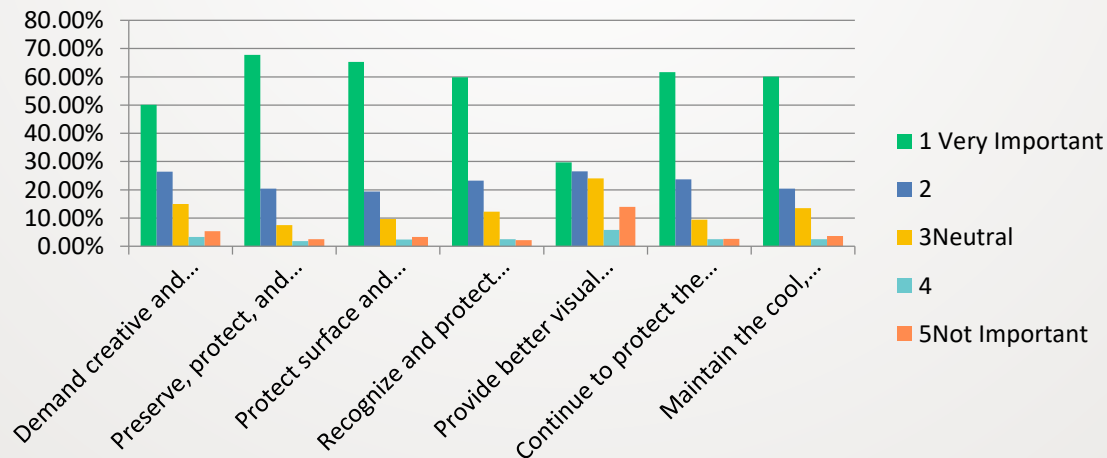
Q4: ENVIRONMENT

- 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:



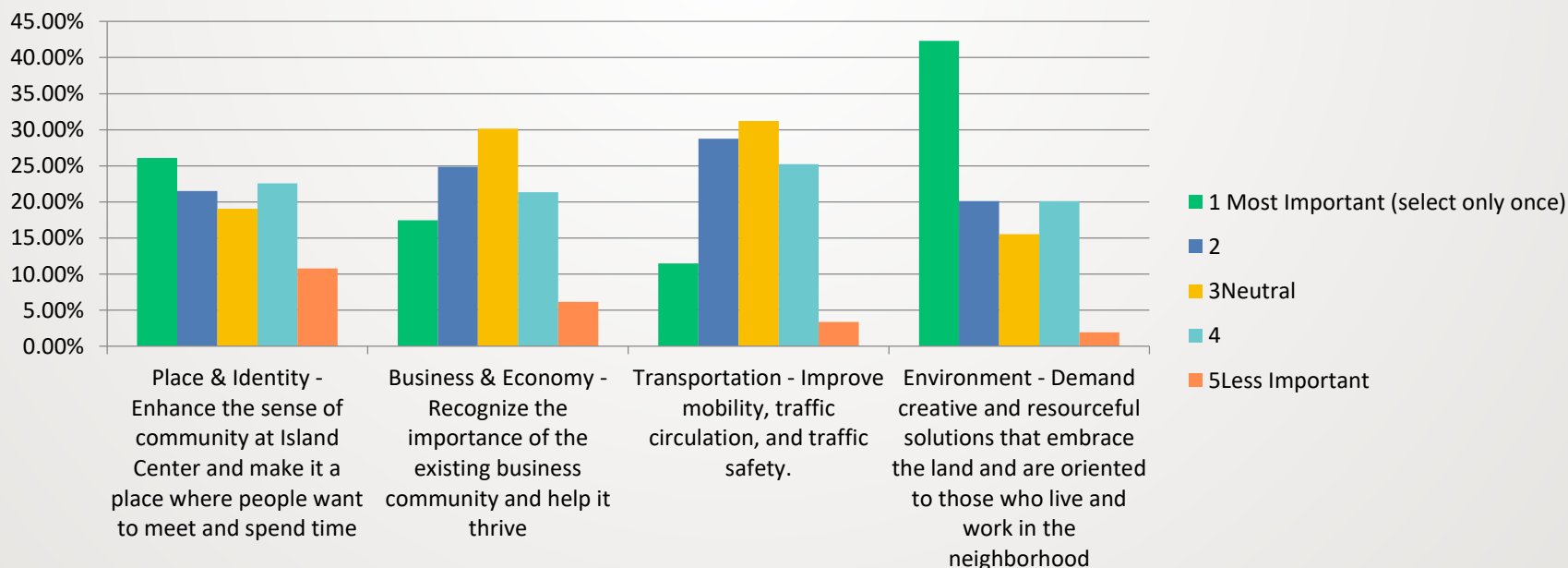
Q5: RANK CATEGORIES

- 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.