



ISLAND CENTER SUBAREA PLANNING
STEERING COMMITTEE REGULAR MEETING
WEDNESDAY, MARCH 6, 2019
6:30-8:30 PM
CITY HALL
COUNCIL CHAMBER
280 MADISON AVENUE N
BAINBRIDGE ISLAND, WA 98110

AGENDA

- | | |
|---------|---|
| 6:30 PM | Call to Order, Agenda Review, Conflict Disclosure |
| 6:35 PM | Review and Approve Minutes
February 6, 2019 (Special Meeting)
February 6, 2019 (Regular Meeting)
February 27, 2019 |
| 6:40 PM | Refine DRAFT Island Center Design Alternatives |
| 8:15 PM | Next Steps for Island Center Subarea Planning |
| 8:25 PM | Public Comment |
| 8:30 PM | Adjourn |

*****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

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MEET AT CITY OWNED GRAVEL LOT NEXT TO CONGREGATION KOL SHALOM
ADJOURN

MEET AT CITY OWNED GRAVEL LOT NEXT TO CONGREGATION KOL SHALOM

Chair Maradel Gale commenced the walking tour at 3:00 PM. Steering Committee members in attendance were Vice-Chair Micah Strom, Scott Anderson, Donna Harui, Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). Michael Loverich, Sam Marshall, Asaph Glosser, John Decker and Mark Tiernan were absent and excused. City Consultants John Owen (Makers Architecture and Urban Design) and Charlie Wenzlau (Wenzlau Architects) were present. City Staff present were Planning Director Gary Christensen, Engineering Manager Mike Michael and Long Range Senior Planner Jennifer Sutton. Administrative Specialist Jane Rasely prepared minutes from Jennifer Sutton's handwritten notes.

A quorum of Steering Committee members was not present.

A walking tour of the Island Center area was taken with the guidance of maps and information provided by Steering Committee member Michael Loverich (See attached).

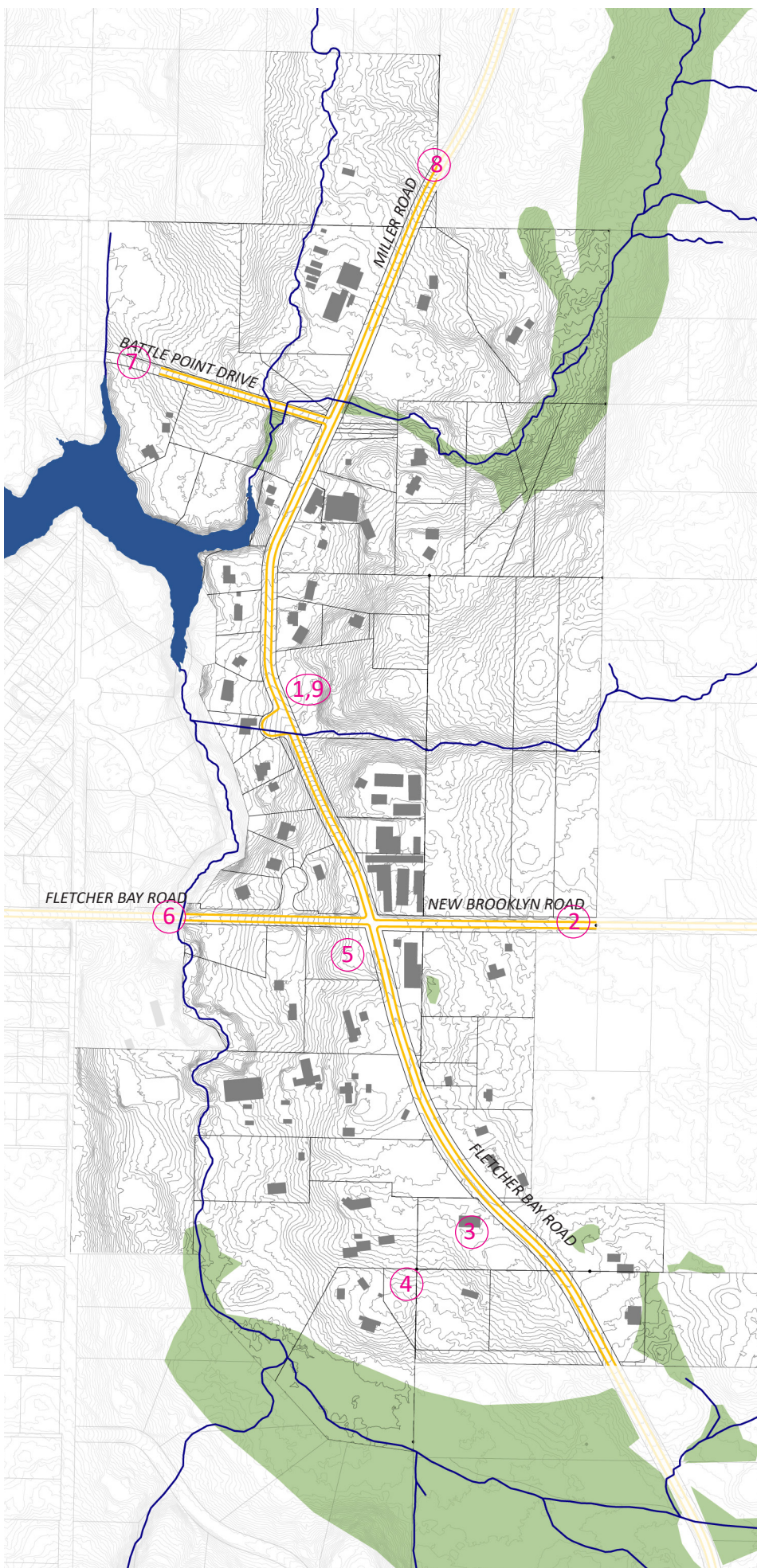
ADJOURN

The walking tour ended at approximately 4:45 PM.

TOUR MAP

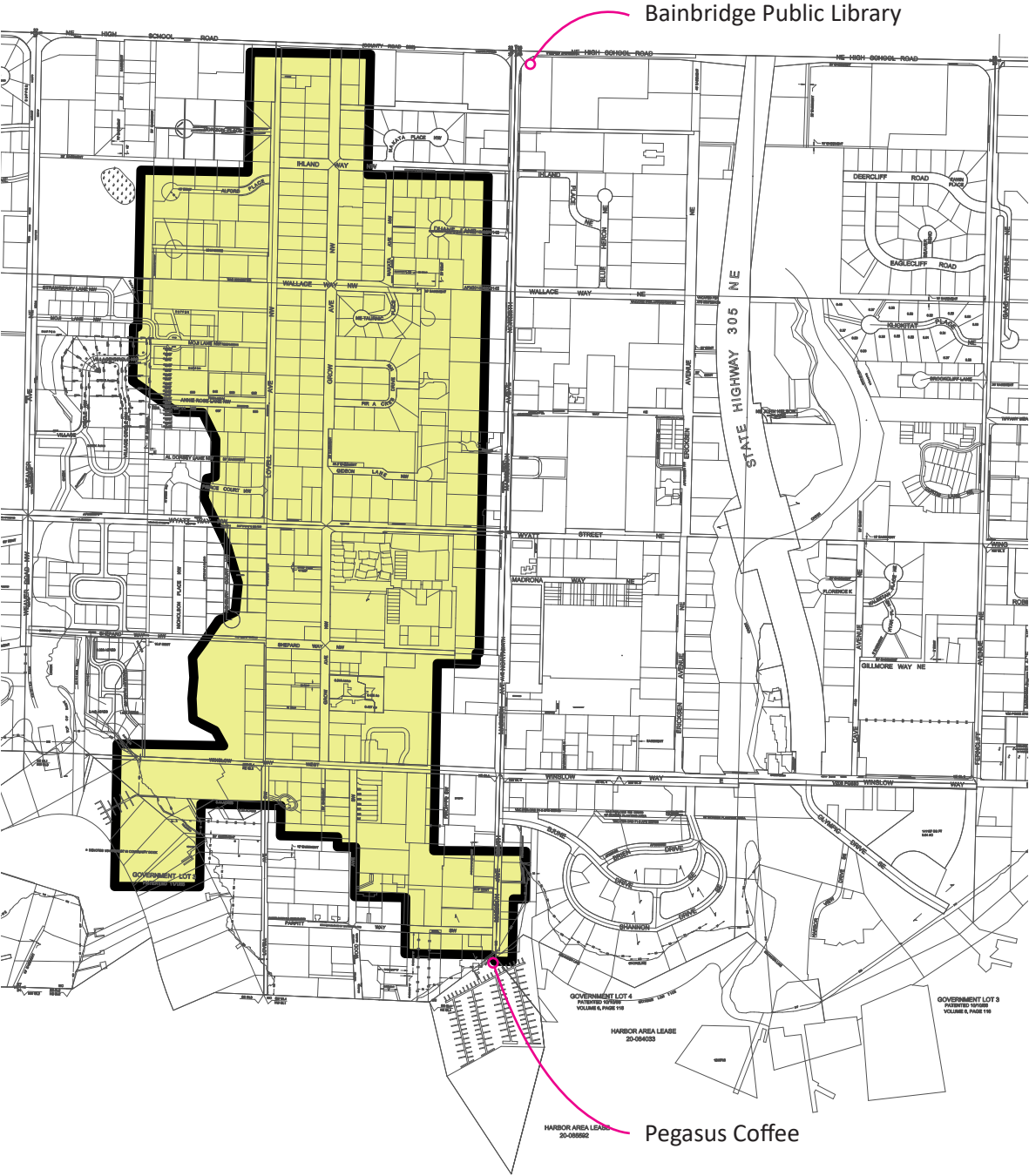
Path is 3+ miles.

1. Meet at Kol Shalom.
Walk south toward Island Center Hall.
2. East on New Brooklyn to boundary.
3. South to Island Center Hall.
4. If there is time and owners are available quick tour of the old Clayton Dairy.
5. Return toward Fletcher Bay.
6. Proceed down Fletcher Bay Road until Springbrook Creek.
Backtrack up to the intersection.
Proceed to Battle Point Drive
7. Walk down Battle Point til edge of our boundary.
8. Continue up to the Grand Forest
9. Return to Kol Shalom and walk through the cemetery.

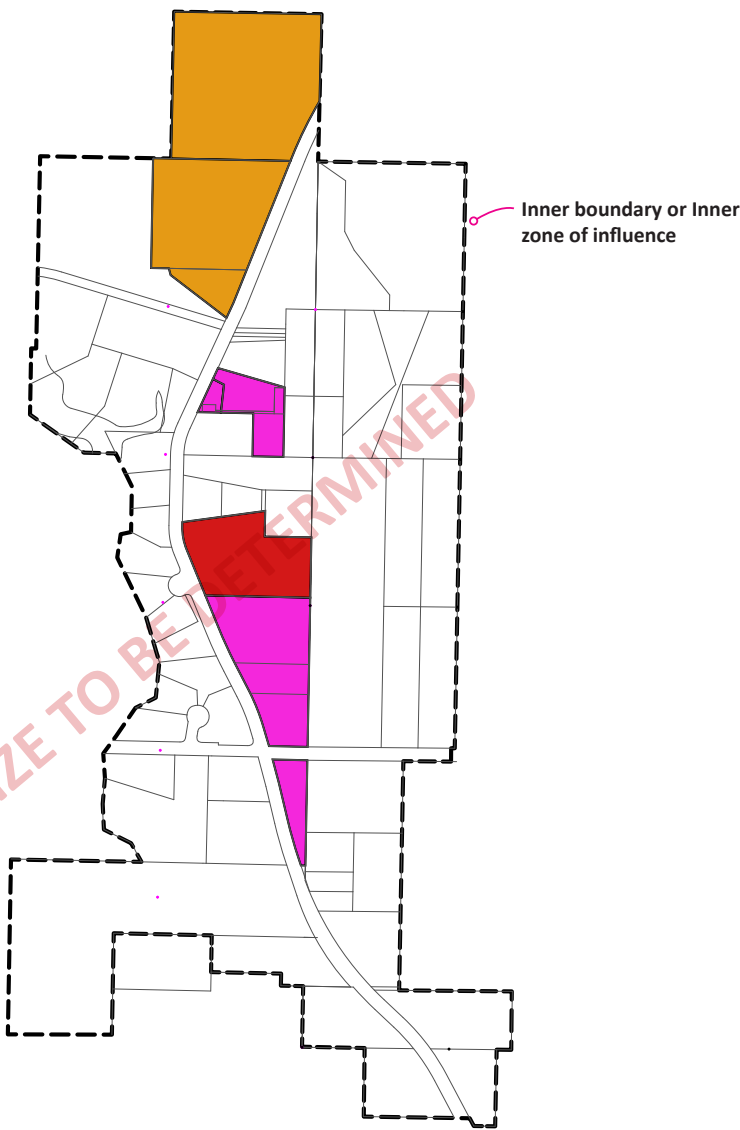


SCALE OF INNER BOUNDARY

For comparison I placed the Island Center Boundary over a map of Winslow. The length of our boundary is equal to the distance from the Library to Pegasus.



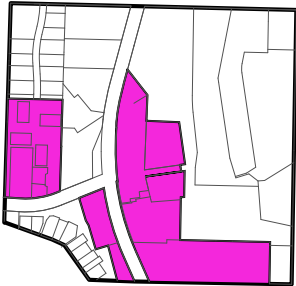
COMPARISON OF NEIGHBORHOOD CENTERS



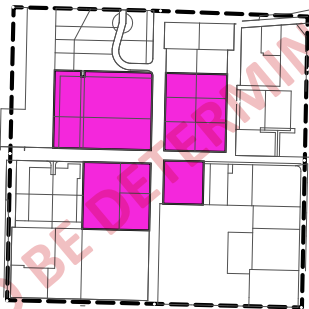
Island Center Subplanning Area of focus
Exact neighborhood area to be determined
Acres: ~159
Current NC Zoning
Acres: ~7.7

Bainbridge Gardens
Acres: ~16
about 7 is in use as a nursery

City lot
Acres: ~4



Current NC Zoning
Acres: ~9.7
Lynwood Center
Acres: ~35



Current NC Zoning
Acres: ~8.56
Rollingbay TBD
Acres: size shown ~40

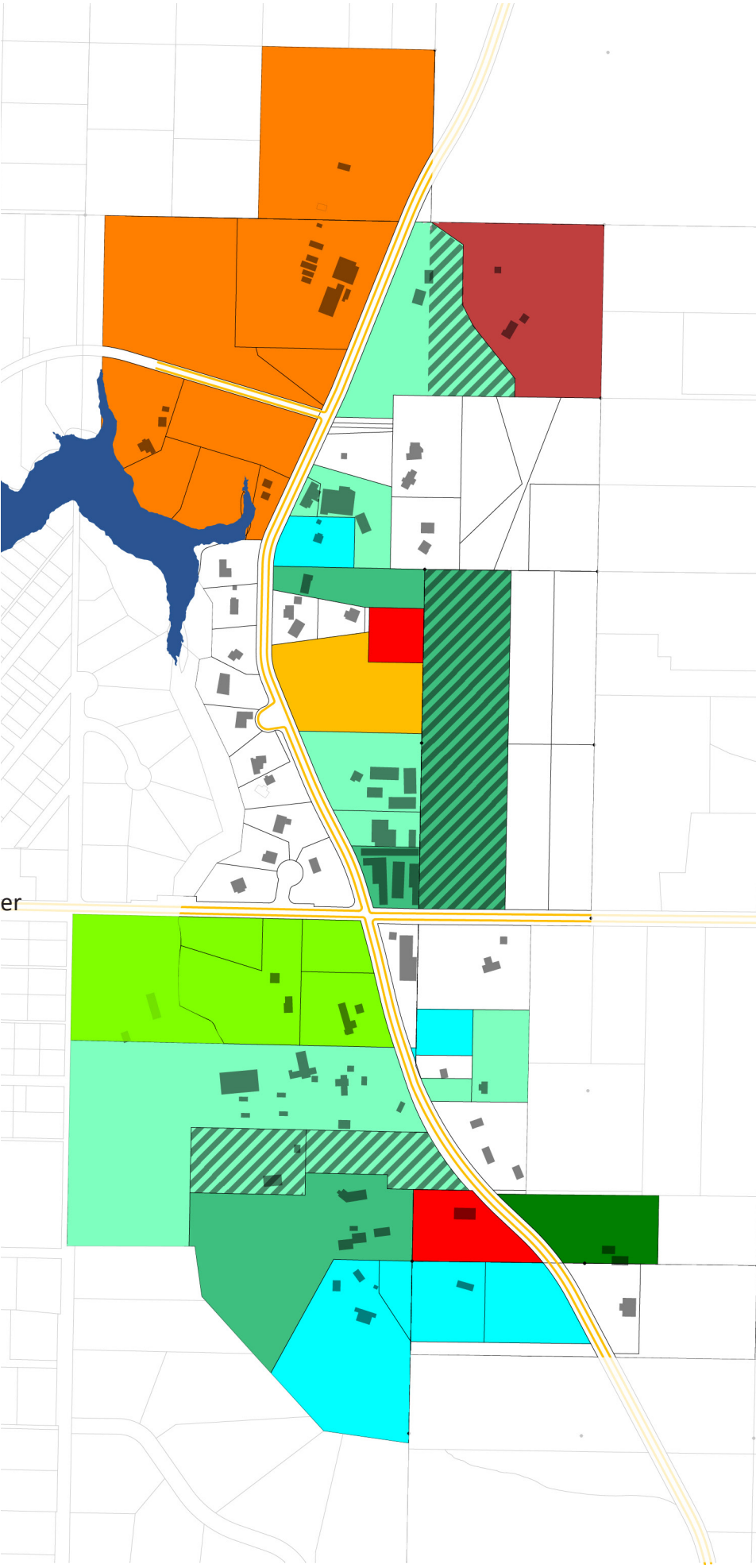
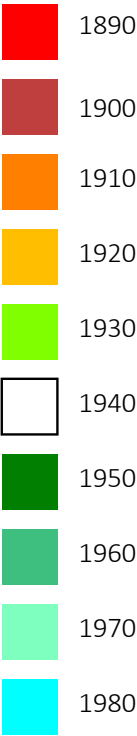
ISLAND CENTER LIVING HISTORY

A large portion of current owners within our inner boundary have owned the land for 50+ years with some families stretching back much further. Decendents of the Miller, namesake of Miller Road family still live on within our boundaries.

This map shows approximately what decade the current owner’s or their families ‘aquired’ the property. History isn’t always so generous and clearcut on property ownership and so this is my best guess at when this occurred. Striped properties are properties when the adjacent landowner purchased a neighboring property at a more recent date then when the first established themselves in the neighborhood.

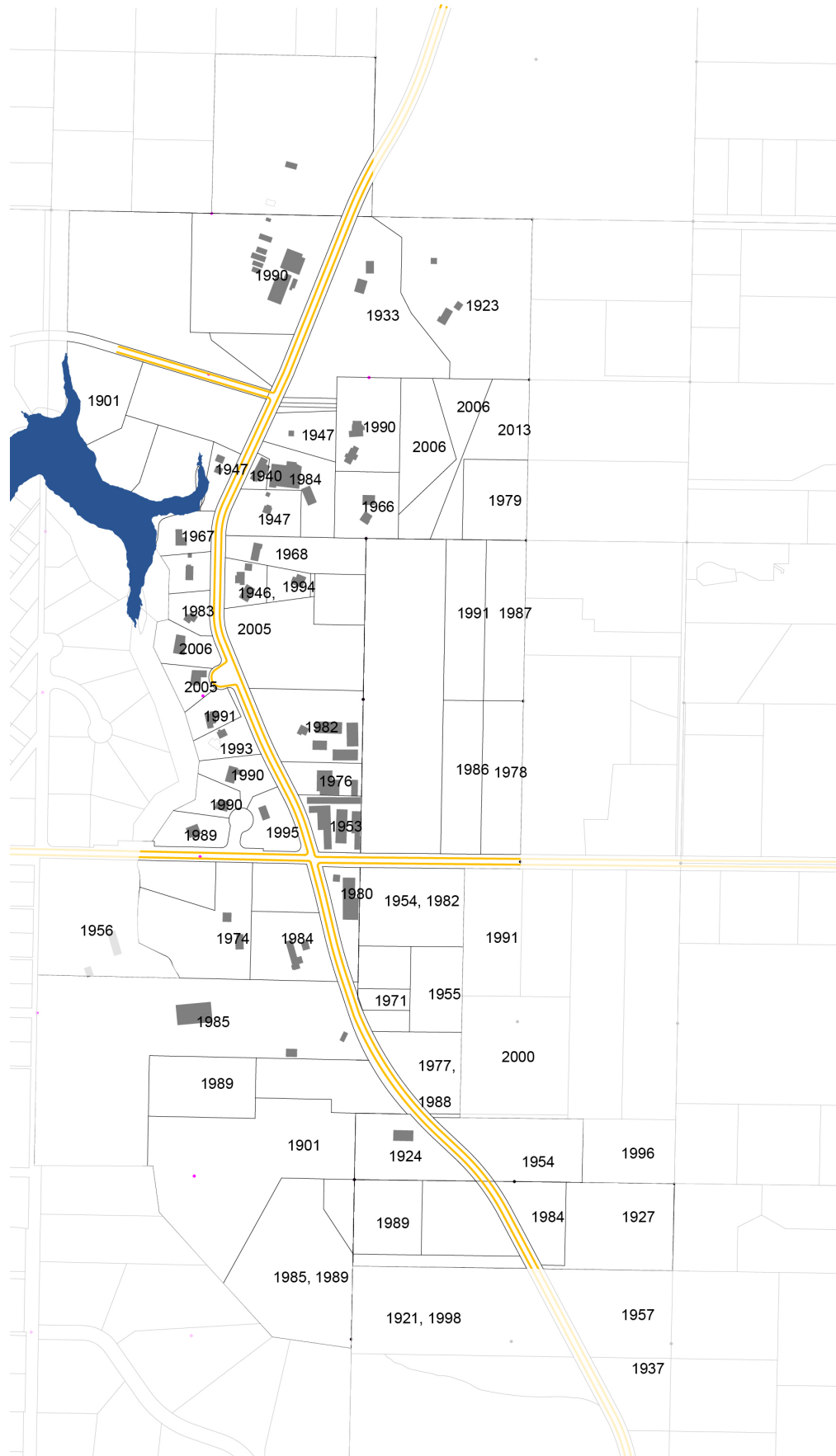
Many of these owner’s families had been on the island for many decades before.

Decade that current owner came to island center.



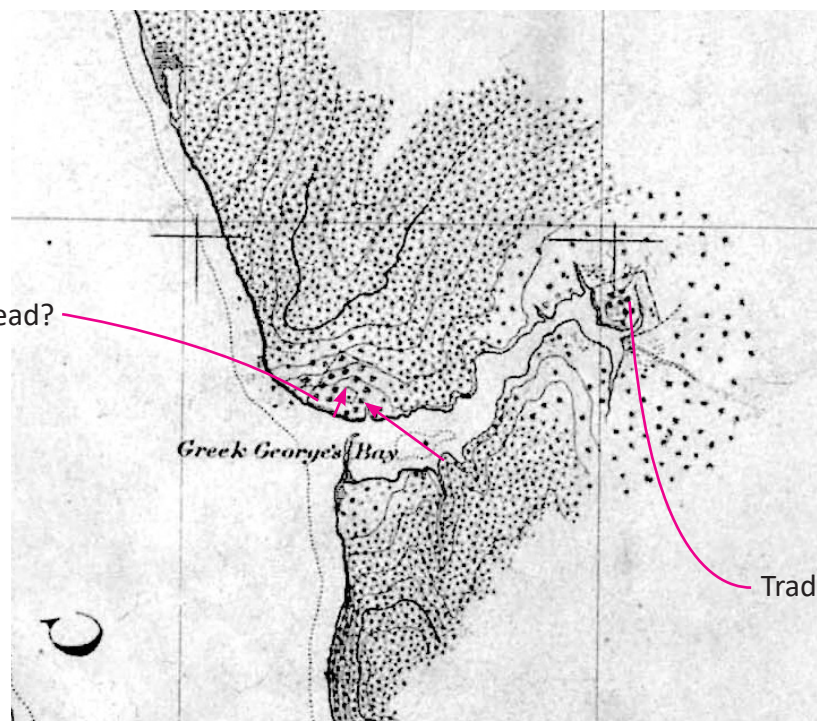
The year that the existing buildings in the neighborhood were originally built.

Most buildings in the neighborhood are from the 1980's and 19990's.



HISTORICAL MAPS

Nils Anderson Homestead?



Trading Post?

Shoreline map from 1881 showing Fletcher's Bay (Greek George's Bay) and the settlement at the head of the bay.



Nils Anderson House

<http://bainbridgehistory.org/virtual-exhibit/vex4/images/2DCA3812-06C9-4EC7-A26E-972328842628.jpg>



Fletcher Bay

<http://bainbridgehistory.org/virtual-exhibit/vex4/images/1E26260D-D320-4FBA-8BD6-435571024300.jpg>

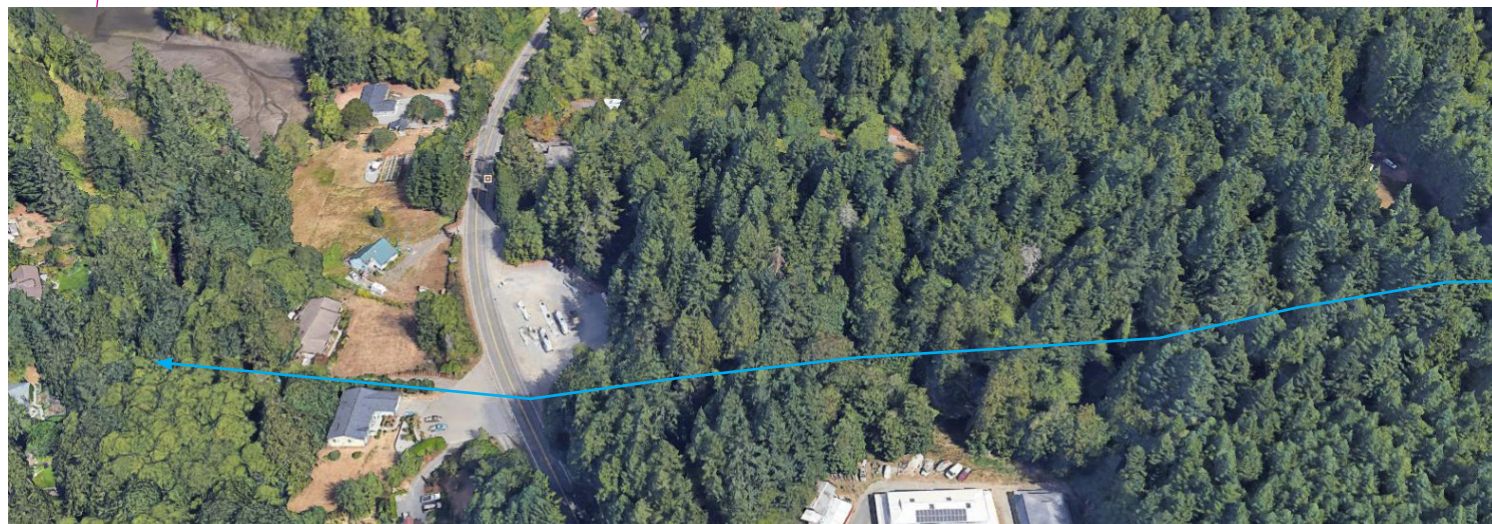
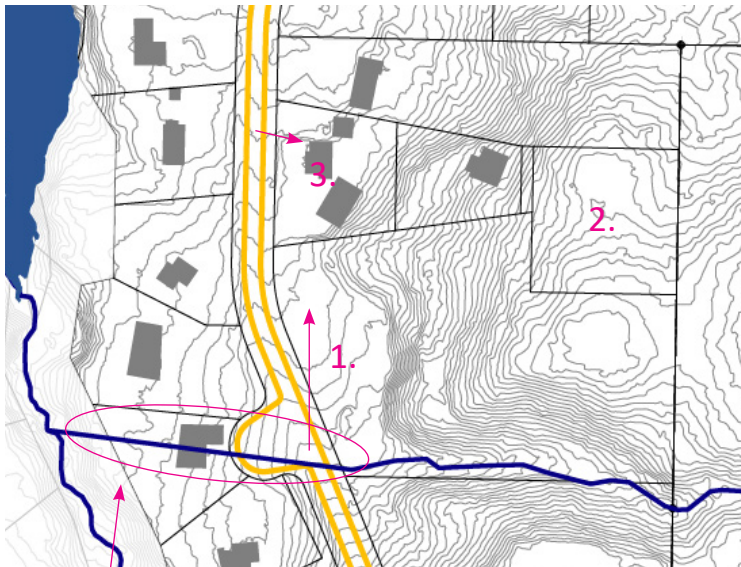


Historical Aerial view from 1951

All black and white aerial photography to follow based off of this image.

Prior to 1951 most properties visible here as cleared lands were used for farming, including dairies, chicken farms, fruits, nurseries and botanical gardens.

ISLAND CENTER CEMETERY/CITY LOT/KOL SHALOM



ISLAND CENTER CEMETERY

Notes on the History of Island Center Cemetery
Bill Carlson, Treasurer, Island Center Cemetery

The land comprising the cemetery belonged to Ed Olsen who filed a homestead in 1871 (Marriott 1941 Bainbridge through Bifocals). In about 1889 a logger was killed in his logging operation and he buried him on the hill at what is now the cemetery (Berg 1977 in Kitsap County a History). A year later his daughter died and she too was buried there. In the next few years the site became a place where local people were buried

In those days Bainbridge Island had few roads and those were on the South end. People mostly traveled via boat, but there were also trails. Logging was done with oxen, as steam driven yarders did not become common until the mid-1890s (Ficken 1987 The Forested Land). Ox team logging was usually done within a mile or two of the salt water, thus skid roads were oriented from the forest to the beach. Road systems developed slowly and much later (Marriott 1941 Bainbridge through Bifocals). Island cemeteries served local communities. Port Madison (Kane) and Port Blakeley cemeteries served the two manufacturing centers on the Island while Seabold and Island Center Cemeteries served local logging/farming communities.

In 1921, after Ed Olson's death, the cemetery land (1 acre) was deeded by his nephew George Olson to Ralph Anderson, George Hansen and Anna Primrose as trustees of the cemetery. They were also associated with the Island Center Community Club. Although the Deed was signed in April 1921, it was not filed with Kitsap County until Anna Primrose facilitated that in April of 1923. Anna Primrose's husband Walter died in 1922 at age 44, and Anna later married George Hansen.

In 1947 Kitsap County deeded an additional piece of land to Ralph Anderson, George Hansen and Anna Hansen as trustees of Island Center Cemetery. It is interesting how frequently names are spelled wrong. George Hansen's name was spelled Hanson on both deeds even when on the second deed his wife's name is spelled correctly. My thought is that the Kitsap County Treasurer, Arthur Lund, was making sure that it was recognized that (1) the same people were involved in both deeds and (2) that they were receiving the property as trustees of Island Center Cemetery not as individuals. The addition in 1947 was about a half-acre although it was not spelled out in the deed. This means that the cemetery is about 1.5 acres not the 1.0 acres noted in current Kitsap County tax parcel files.

As time went on and both Ralph Anderson and George Hansen died, Anna Hansen became the sole trustee. At some point (in the 60s) she asked Ada Flodin to become treasurer, and Lyle Flodin, a trustee of the Island Center Community Club, to take over her duties managing the cemetery. In 1998, the Flodins moved off the Island. Just prior to that Lyle asked Eddie Graham to take over managing the cemetery. Prior to that time Ada asked Rachael Croker to take over as treasurer. In 2008, Rachael asked Bill Carlson to take over as treasurer.

The Island Center Cemetery has been managed in trust for the community of pioneer families in the local area. We are in the process of incorporating this pioneer cemetery for use by the pioneer families who have family already buried there.

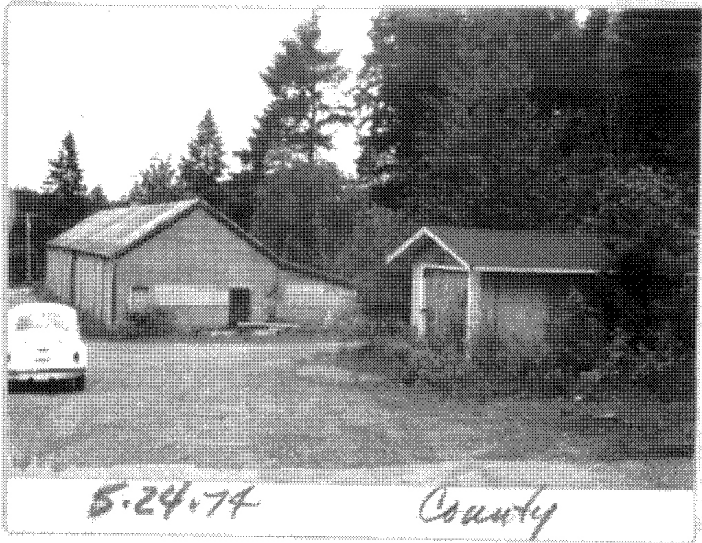
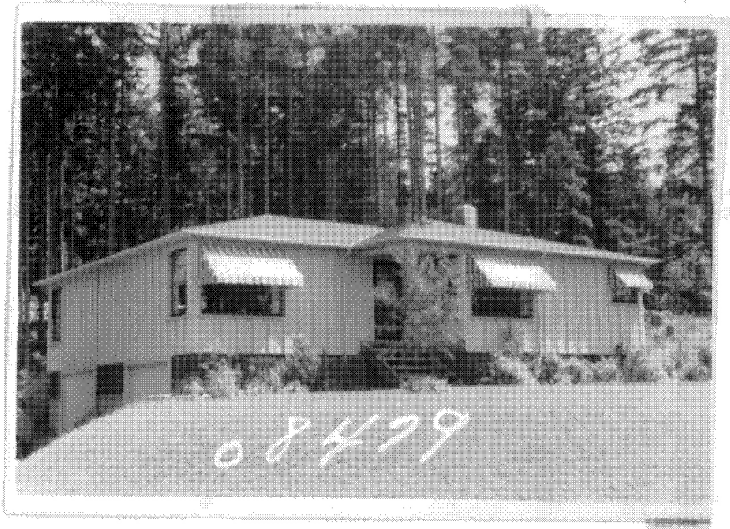


Ed and Marie Olsen's gravesite

1. Owned by the county since the 1890's and used as a storage facility. Around 1990, perhaps when it changed ownership to COBI the structures the larger structure was demolished and the smaller one was at a later date.
Built: ?? TBD

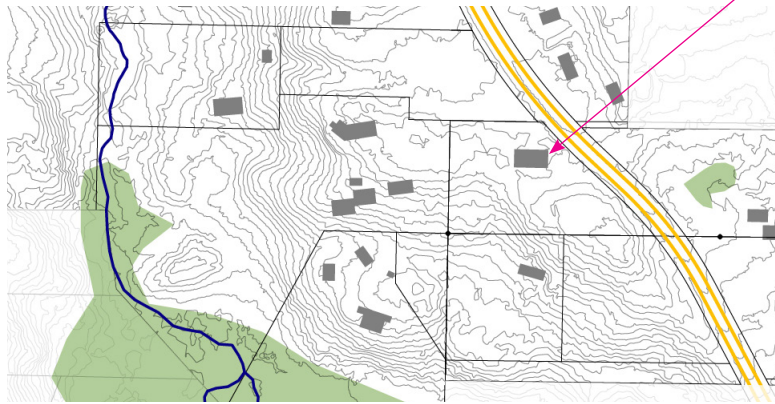
KOL SHALOM

CITY LOT



3. Original owner TBD
Built in 1946
Currently part of Kol Shalom

THE CLAYTON DAIRY AND SPRINGBROOK CREEK



I am still gathering information on the Clayton Dairy.

Behind Island Center Hall (I assume Rick Chandler will be providing much more history about the history of the hall) lies the old Clayton Dairy. It used to ~60 acres of dairy farm and chicken farms. The original farmhouse still exists but has been remodeled a couple times. As recently as the 1980's cattle were still on the property.

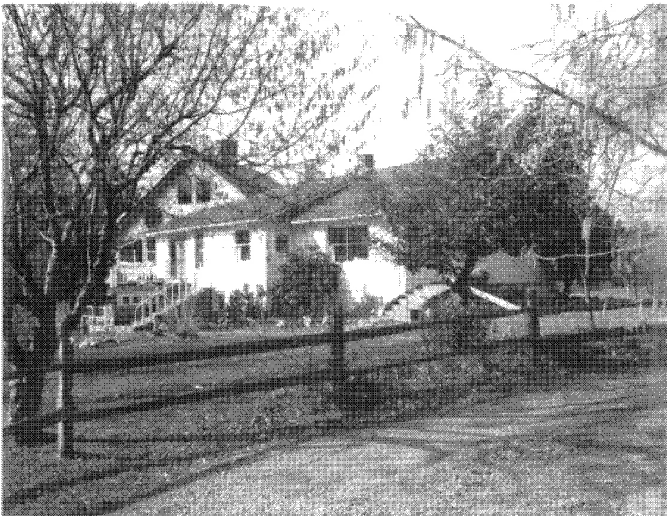
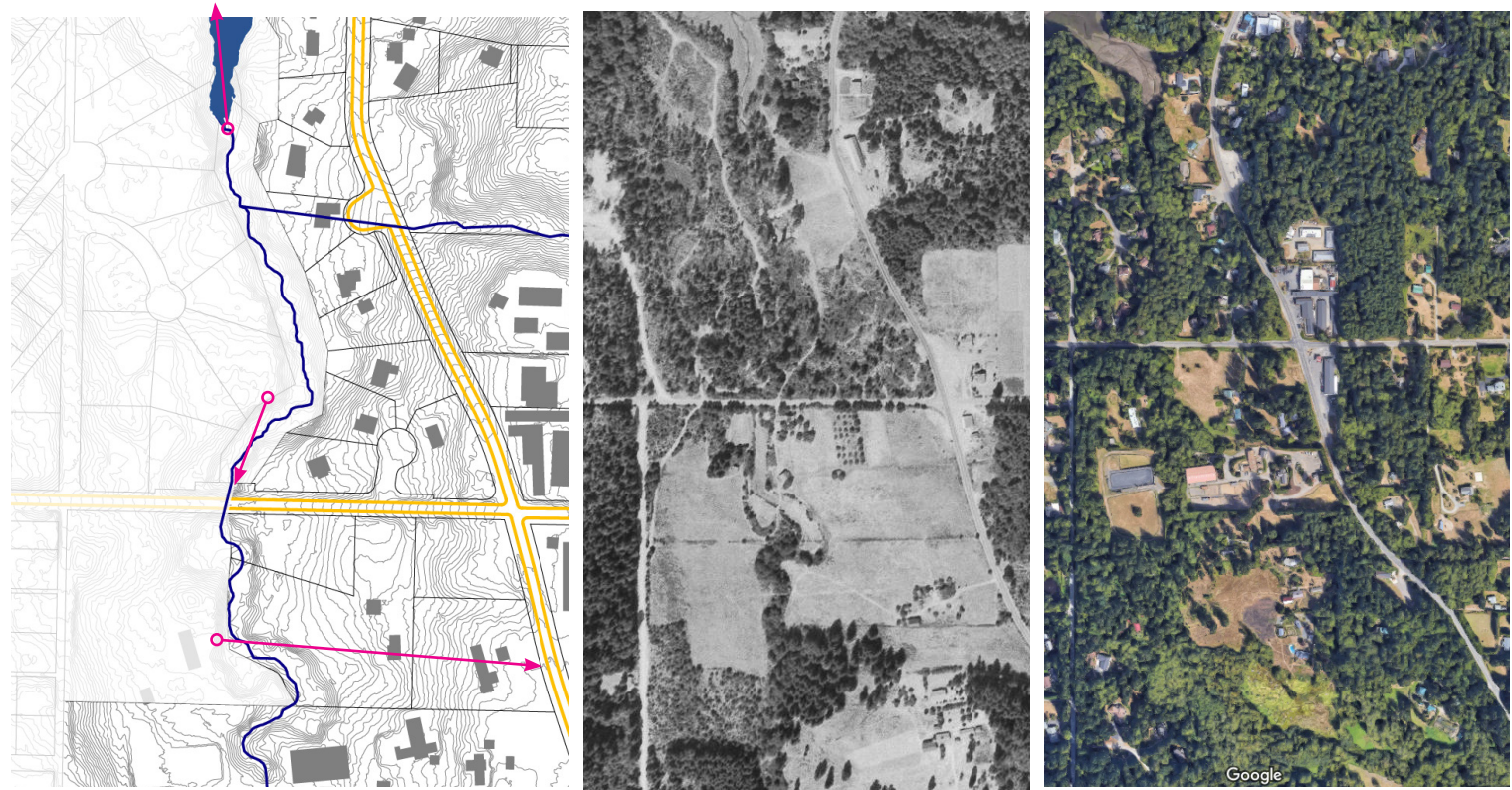


Photo of Clayton House from Historical Assessor's information, c. 1960's

LOWER SPRINGBROOK CREEK



Lower Springbrook Creek:
The Landtrust gave us a presentation on a grant they are applying for that would replace Fletcher Bay Road over the creek with a bridge. The current culvert and fish weirs were built in the mid 90's and replaced a much smaller culvert. Currently the weirs on the North side need replacing.
To the North of the road was timber land that in the 50's was forested. In the mid-80's the land was subdivided and 'Fletcher Bay Estates' was created with houses beginning construction in 1988 and continuing to ~2005.

To the South lies land that since at least the turn of the century was farmland. Historical parcel records show it was owned by the Lauters 1909, then the Matsushita's 1926 but sometime in the late 20's or early 30's was owned by the Loverichs. Trees from the original orchard are still growing and if you look closely you can still see the original strawberry mounds in the field. The property used to have greenhouses, barns and outhouses that had decayed by the 60's.



1. View of fields from Springbrook Creek up toward Fletcher Bay Mart in 1957.



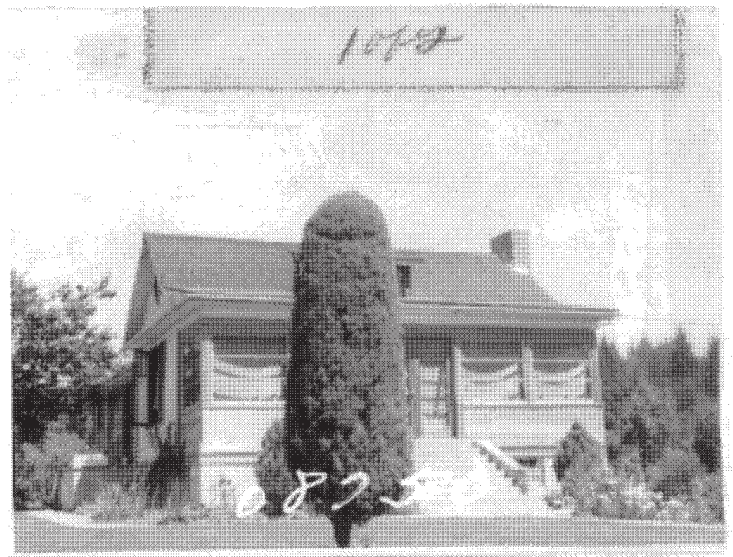
2. 3. 4.
Contemporary views of Springbrook Creek

HEAD OF FLETCHER BAY

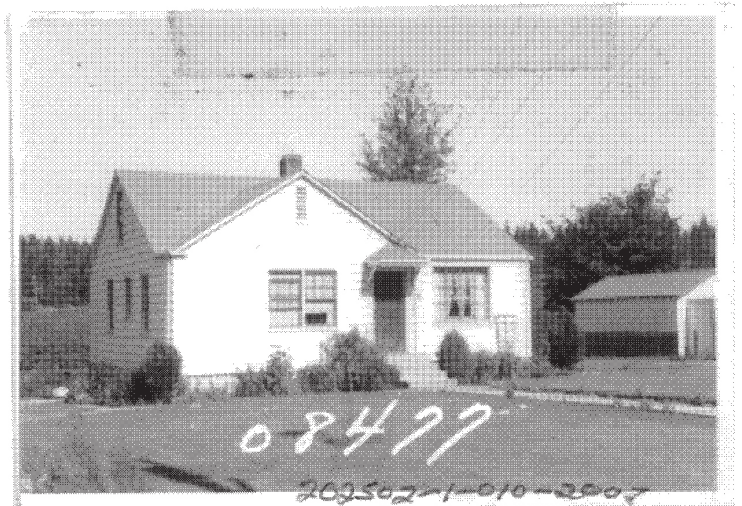


Of note:

- Site of settlement at Greek George's Bay
- Existing house in county documents was built in 1890 or 1901
- Around 1900 was farmland, location of first raspberry farm on the island. In 1980's trees were planted for a Christmas tree farm.
- As late as the 40's a log dump was located on the North side of the bay
- As late as the 40's Native Americans would still perform ceremonies at this location.



1. NISHINAKA/KITAMOTO/KODAMA HOUSE
Built 1890 or 1901



2. NARTE HOUSE

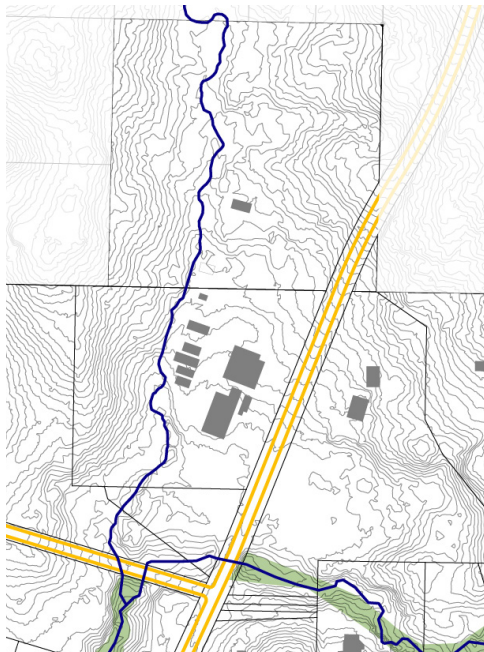
More info can be found:

<http://bainbridgehistory.org/virtual-exhibit/vex29/63CB747A-6B1C-4A23-BBBD-137348630260.htm>

<https://www.bijac.org/>

<http://ddr.densho.org/narrators/259/>

BAINBRIDGE GARDENS



More info can be found:

<http://bainbridgehistory.org/virtual-exhibit/vex29/63CB747A-6B1C-4A23-BBBD-137348630260.htm>

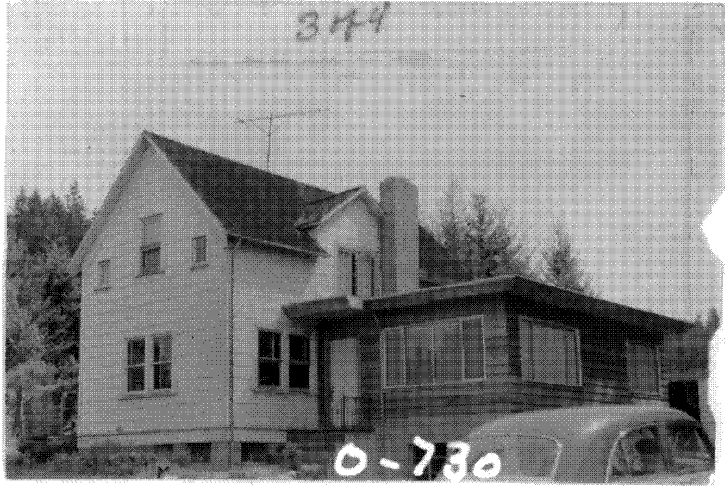
<https://www.bijac.org/>

<http://bainbridgehistory.org/virtual-exhibit/vex29/87C56D76-430E-4BEE-985C-026691756389.htm>

<http://bainbridgehistory.org/virtual-exhibit/vex29/694D2E1D-90D8-41A0-AA7F-065044229210.htm>

SHIBAYAMA HOUSE

<http://bainbridgehistory.org/virtual-exhibit/vex29/5906DADD-78FD-4725-A7A3-813029952103.htm>



More info can be found:

<http://bainbridgehistory.org/virtual-exhibit/vex29/5906DADD-78FD-4725-A7A3-813029952103.htm>
<https://www.bijac.org/>

IF HORATIO ALGER were still writing those "rags-to-riches" stories so popular a few generations ago, he could have composed a remarkable tale based on the life of Kamekichi Shibayama, long-time Bainbridge Island resident.

Born in Japan, Shibayama came to the United States in October, 1911, at the age of 18 as an apprentice cook on a freighter. The ship unloaded in Portland and then went to Port Blakeley on Bainbridge Island to take on lumber.

Shibayama jumped ship.

With only 5 yen (about \$2.50) in his pocket and unable to speak English, he set off on foot, following a road and telephone poles toward the north. He had no idea where he was going.

After spending a night in the woods, he reached the water at Port Madison, and tried to drink from the bay, mistakenly thinking it was fresh water.

Later in the day, near Fletcher Bay on the west side of the island, the thirsty, tired young man found a Japanese farmer, I. Matsushita, who agreed to let him stay and work.

"At first he gave me 20 yen (\$10) a month," Shibayama said. "The next summer he raised it to 30 yen."

Now, 63 years later, Shibayama still likes to tell his 12 grandchildren or visitors at his pleasant Fletcher Bay house about those first difficult days on Bainbridge Island, as he traces his walking route on a map.

Shibayama, who had his 82nd birthday November 24, is no longer poor. As a young man he worked hard, saved his money, invested well and was successful in a series of real-estate deals.

His holdings now include five major apartment buildings in Seattle and three shopping centers—at Burien, Richmond Beach and Winslow. The apartments are the Decatur, 1105 Spring St., the largest; Laurelon Terrace, Lincoln, Dover and Terry-Stewart Apartments.

Although his sons and son-in-law now assist in managing the properties, Shibayama is still the "supreme commander," his son-in-law Hatsumi Tsukada, says. The Tsukada family lives with Shibayama.

For years Shibayama commuted by ferry daily from his home on Bainbridge to his office in downtown Seattle, becoming well known to other island commuters.

"He'd come home in the late afternoon, change his clothes and then go out and work in the garden," Tsukada says.

Shibayama hasn't been commuting or gardening this year, since becoming ill on a trip to Southeast Asia last spring. He spent some time in the hospital after his return, and has been staying at home since then, regaining his strength.

AS A YOUNG man, after Shibayama had earned and saved \$300 on his first job on the Bainbridge Island farm, he moved to Seattle and worked as a dishwasher for about three years in a bakery. In 1915 he went to San Francisco, washing dishes in the daytime and attending the World's Fair at night.

Returning to Washington, he got a job as a cook in Tacoma at \$40 a month. Although his English was improving, he remembers having trouble understanding orders when waitresses spoke fast and used restaurant slang.

In 1916 he and two others bought a restaurant on Occidental Avenue in Seattle. His share of the purchase price was \$300. He made \$100 in profit in a month, besides wages. Business was good and the partners made money.

After three years, Shibayama sold his interest for \$1,250. It was fortunate timing because within a year most of the restaurants in that area had gone broke.

ALL DURING this time Shibayama lived frugally, saving most of his earnings. He also profited from loans made to fellow workers through an informal credit system.

With \$5,000 in cash, he bought a quarter interest in the Right Hotel, First Avenue and Columbia Street. In 1930 he became its sole owner. He sold the property in 1957 to the Bank of California, and the old building was torn down.

In the meantime, he bought the Stewart Hotel and OK Hotel, on Alaskan Way. In 1926 he was able to lease the Bush Hotel, then an active hostelry, for \$35,000, and \$65,000 was spent reconditioning it.

Business declined and in 1931, during the De-



Kamekichi Shibayama

He 'jumped ship' to financial success

pression, he had to give up the Bush. Some years later he got control of it again.

Other property purchases here before World War II included the Terry-Stewart Apartments, O'Donnell Apartments, Roslyn Hotel and Dover Apartments.

Shibayama was married in 1921 to Kimiye Seko, whose father farmed up the road a piece from the Matsushita farm, where Shibayama had first worked on Bainbridge.

In the 1930s, the Shibayamas built a house on the Seko property. Members of the family did the carpentry work, and the cost of materials was only about \$200, Shibayama recalls. The Shibayamas had four sons (three are living) and two daughters. Mrs. Shibayama died in 1966.

Earlier in 1921 Shibayama had returned to Japan to visit his father, a small farmer; and his four brothers and three sisters after his mother died. He didn't go to Japan again until 50 years later, in 1971, when he again saw his brothers and his one surviving sister. By then his father had died.

Just before the difficult days of World War II, when most Japanese-American families were sent to inland "relocation centers," Shibayama bought a 255-acre farm at Moses Lake and moved his family there. They raised onions and other vegetables from 1942 to 1945, returning to Bainbridge Island after the war.

Meanwhile, the John Davis Co. managed Shibayama's Seattle hotel properties.

Until the laws were changed after the war, it was impossible for Shibayama (and other foreign-born Orientals) to gain United States citizenship. This complicated his real-estate deal-

ings, requiring that ownership title be placed in the names of citizen friends. His naturalization removed this problem.

When Shibayama first "jumped ship" to land on Bainbridge, he had no passport or visa. In fact, it wasn't until he returned from the 1921 visit to Japan that he had his legal papers in order.

SHIBAYAMA achieved his remarkable financial success without the benefit of much formal education. His formal schooling, he says, consisted of four years in Japan and five nights in Seattle.

Happiest when he was working, Shibayama never liked to waste time, his son-in-law says. As a young man he drove himself so hard he weighed only 80 pounds at the time of his marriage—but his wife's cooking put some extra pounds on his slight frame.

His family recalls many examples of Shibayama's boundless energy.

On his recent world travels—to Russia and South America, as well as Asia—Shibayama carried and used two cameras (one for movies) and still was able to help other tourists with their luggage.

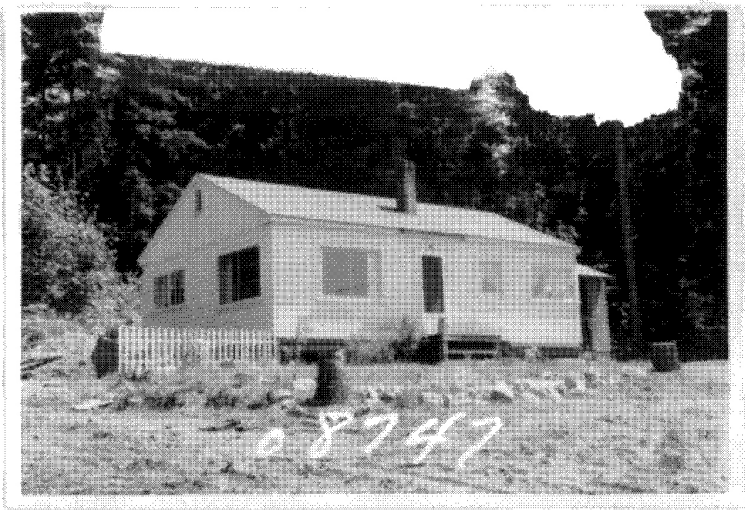
Shibayama has been feeling stronger again the past few months, and his family isn't sure how much longer he'll be content to take things easy.

What sort of a life would Shibayama have had if he had been less adventurous as a boy and had remained in Japan?

"I would have been a small farmer like my father and brothers," he says.



BERGANIO HOUSE



CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE Minutes – January 16, 2019
HISTORY OF ISLAND CENTER AREA
OVERVIEW OF ALTERNATIVES CHARETTE: 2/20/19 AND 2/27/19
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Chair Maradel Gale began the meeting at 6:40 PM recognizing that a quorum was not present.

Steering Committee Members in attendance were Vice-chair Micah Strom, Scott Anderson, Mark Tiernan. Michael Loverich, Sam Marshall, Asaph Glosser and John Decker were absent and excused. Sarah Blossom (City Council), Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board) were also in attendance. City Staff present were Planning Director Gary Christensen, Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes. City Consultants John Owen (Makers Architecture and Urban Design) and Charlie Wenzlau (Wenzlau Architects) were also present.

HISTORY OF ISLAND CENTER AREA

Bainbridge Island Historical Museum Curator Rick Chandler presented a history of the Island Center area. He provided copies of a September 2013 BIHM Museum News (see attached).

Steering Committee Member Donna Harui arrived at 6:43 PM creating a quorum.

Meeting formally called to order at 7:03 PM. The agenda was reviewed. There were not any conflicts disclosed.

REVIEW AND APPROVE Minutes – January 16, 2019

Motion: Motion to approve minutes as presented.

Anderson/Strom: Passed Unanimously

Planning Director Gary Christensen thanked Steering Committee Member Michael Loverich for the walking guide he provided for the Island Center walking tour that occurred earlier in the day.

OVERVIEW OF ALTERNATIVES CHARETTE

City Consultants John Owen and Charlie Wenzlau led the discussion of how the alternatives charette scheduled for February 27, 2019 would be organized.

PUBLIC COMMENT

Scott Hamilton, Citizen – Thought timeline was unrealistic.

Senior Planner Jennifer Sutton invited Steering Committee and the public to the Springbrook Creek meeting at Island Center Hall on February 28, 2019.

Kip Bankert, Citizen – Asked if the subarea being discussed was the same as the currently designated Island Center subarea.

ADJOURN

Meeting was adjourned at 8:07 PM.

DINNER
ALTERNATIVES CHARETTE
ADJOURN

DINNER

Chair Maradel Gale opened the meeting at 5:05 PM. Steering Committee members in attendance were Vice-chair Micah Strom, Scott Anderson, Donna Harui, Sam Marshall, John Decker, Asaph Glosser, Mark Tiernan, Sarah Blossom (City Council), Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). City Consultants John Owen (Makers Architecture and Urban Design) and Charlie Wenzlau (Wenzlau Architects) were present. City Staff present were Planning Director Gary Christensen, Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

ALTERNATIVES CHARETTE

John Owen and Charlie Wenzlau led the Steering Committee in an exercise to design three draft alternatives for the Island Center area.

ADJOURN

Meeting adjourned at 8:26 PM.