

PUBLIC PARTICIPATION MEETING – Bainbridge Hildebrand Apartments
CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure
PUBLIC COMMENT – Accept public comment on off agenda items
HOUSEKEEPING AND CLARIFICATION OF LAND USE CODE
AFFORDABLE HOUSING
NEW/OLD BUSINESS
ADJOURN

PUBLIC PARTICIPATION MEETING – Bainbridge Hildebrand Apartments

Chair William Chester provided introductory remarks and Senior Planner Kelly Tayara facilitated. Wenzlau Architects presented the proposed project and fielded questions from the public.

CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure

Chair William Chester called the meeting to order at 7:02 PM. Commissioners in attendance were J. Mack Pearl, Jon Quitslund, Lisa Macchio, Kimberly McCormick Osmond, Don Doman and Joe Paar. City Staff present were Planning Director Gary Christensen, Long Range Senior Planner Jennifer Sutton, Senior Planner Kelly Tayara and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. There were not any conflicts noted.

PUBLIC COMMENT – Accept public comment on off agenda items

None.

HOUSEKEEPING AND CLARIFICATION OF LAND USE CODE

Senior Planner Jennifer Sutton reviewed proposed changes.

Motion: I would move to accept the language that Jennifer has proposed in Section 2.16.070.D.3.

McCormick Osmond/Macchio: Motion failed - Yes-3; No-4 (Chester, Pearl, Doman, Paar)

Motion: I move we would change this language to say that the division or re-division of land into four or fewer lots shall not require public participation meeting.

Pearl/Paar: Passed - Yes-4; No-3 (McCormick, Macchio, Quitslund)

AFFORDABLE HOUSING

Ms. Sutton provided an update on code changes to promote Affordable Housing.

Public Comment

Ed Kushner, Affordable Housing Task Force Member – Spoke about the applicability of the Task Force Report and that the City needed more available land with the infrastructure to make affordable housing happen.

Amy Aspell, Citizen - Wanted to support the recommendations of the Affordable Housing Task Force. She also spoke about trying to downsize, but stated that if you sold your house, it would be impossible to continue to live on Bainbridge Island.

Kat Gjovik, Citizen – Was on the Mayor's 2004 Community Housing Coalition and said the options provided in the new Affordable Housing Task Force were very similar to what were recommended in 2004 and that this was not a "crisis" but had been going on for years.

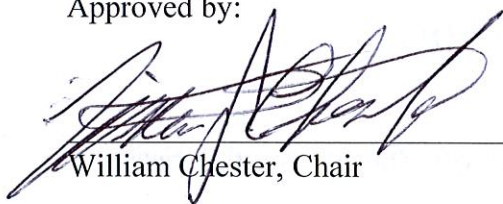
NEW/OLD BUSINESS

Commissioner Macchio asked for a presentation from WSDOT on the Highway 305 proposed roundabouts.

ADJOURN

The meeting was adjourned at 9:19 PM.

Approved by:


William Chester, Chair


Jane Rasely, Administrative Specialist

CITY OF
BRIDGE ISLAND

**Planning Commission Public Participation Meeting
and Special Meeting
Thursday, April 25, 2019
6:00 pm – 9:00 pm**

PLEASE PRINT

[illegible]

Table 18.12.020-3 Dimensional Standards for Mixed Use Town Center and “Other” Zone Districts

ZONING DISTRICT DIMENSIONAL STANDARD	Winslow Mixed Use Town Center					HSR I and II	NC	B/I	WD-I
	Central Core Overlay	Madison Avenue Overlay	Ericksen Avenue Overlay	Gateway Overlay	Ferry Terminal Overlay [See BIMC 18.12.030.C]				
MAXIMUM FAR (Floor Area Ratio) [1]									
Basic Maximum									
Commercial and Other Nonresidential Uses	0.6	0.4	0.3	0.15	0.1	0.3	No max.; limited by other standards		
Residential	0.4	0.4	0.3	0.5	0.4	0.3	No FAR limit: R-2 standards apply		
Mixed Use [2]	1.0	0.5	0.5	0.5	0.5	0.3	No max.; limited by other standards		
Maximum with Bonus									
Commercial and Other Nonresidential Uses	1.0	0.6	0.6	0.3	0.2	0.6	Must comply with BIMC 18.12.030.D	N/A	N/A
	Bonus densities require compliance with BIMC 18.12.030.E								
Residential	1.0	0.6	0.6	1.0	1.1	0.6		N/A	N/A

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	Bonus densities require compliance with BIMC 18.12.030.E								
Mixed Use [2]	1.5	1.0	1.0	1.0	1.3 (1.5 pursuant to note [3])	1.0		N/A	N/A
	Bonus densities require compliance with BIMC 18.12.030.E								
MAXIMUM BUILDING HEIGHT [5]									
Note: Bonus may not be available in the shoreline jurisdiction									
Base	35 ft.; 25 ft. max. south of Parfitt	25 ft.; 35 ft. north of High School Road	25 ft.	35 ft.	BIMC 18.12.030.C standard height north of Winslow Way; 35 ft. south of Winslow Way	35 ft.	35 ft.	35 ft.	35 ft. except that Chapter 16.12 BIMC applies within shoreline jurisdiction
Bonus 1 if parking under building [6]	45 ft.; 35 ft. south of Parfitt	35 ft.; 45 ft. north of High School Road	35 ft.	45 ft.	BIMC 18.12.030.C optional height north of Winslow Way; 45 ft. south of Winslow Way	45 ft.			

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Bonus 2 for Nonresidential Uses with Major Conditional Use Permit							45 ft.	45 ft.	45 ft.
Bonus 3 Structure Height	Alternative height limits may apply if the conditional use permit provisions of BIMC Title 2 are met. Some encroachments through height limits are permitted under BIMC 18.12.040 .								

[1] If the existing FAR for a developed property as of May 21, 1998, is higher than the base FAR for that district, then the existing FAR will be considered the base FAR for that developed property. Total FAR may not be exceeded.

[2] In mixed use development, the established FAR in of the residential and or commercial components shall be at least 10% of total FAR not be exceeded. For the residential FAR bonus provisions for qualifying housing design demonstration project, refer to the bonus density provisions in BIMC [2.16.020.S.8](#).

[3] In mixed use development in the ferry terminal district, an additional 0.2 FAR is permitted in accordance with BIMC [18.12.030.E.7](#). The additional FAR may be applied to either the residential or commercial component of the mixed use development.

[4] When property adjoins a single-family residential zone, building setback shall be in accordance with the landscape ordinance perimeter landscaping requirements.

[5] When property adjoins a lower density residential zone, except in the ferry terminal district, north of Winslow Way, for the first 30 feet of the building from the property line of an adjoining lower density residential zone, the building height shall be the building height of the adjoining lower density residential zone. Optional building

height allowed in the adjoining lower density residential district through a conditional use permit may be requested for projects within the Mixed Use Town Center and High School Road zones through the site plan review process. For building height requirements in the ferry terminal district, north of Winslow Way, reference BIMC [18.12.030.C](#).

[6] The bonus height is only available for the entire building if parking is located under more than 50 percent of the building footprint. If parking is located under 50 percent or less of the building footprint, the bonus may only be used for a portion of the building footprint twice as large as the area with parking located beneath.