

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE MINUTES – August 7, 11, 21 and 25, 2019
DISCUSSION WITH ISLAND CENTER AREA BUSINESS COMMUNITY
CONITNUE DISCUSSION ON ISLAND CENTER ISSUES
NEXT STEPS, DISCUSS AGENDA - September 18, 2019
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Chair Maradel Gale called the meeting to order at 6:32 PM. Steering Committee Members in attendance were Vice-chair Micah Strom, Michael Loverich, Scott Anderson, Donna Harui, John Decker, Sam Marshall, Mark Tiernan, Sarah Blossom (City Council), Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). Asaph Glosser was absent and excused. City Staff present were Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. No conflicts or changes in status were disclosed.

REVIEW AND APPROVE Minutes – August 7, 11, 21 and 25, 2019

Motion: I'll move to approve. (August 7, 2019)

Loverich/Decker: Passed Unanimously

Motion: I'll move to approve. (August 11, 2019)

Loverich/Decker: Passed Unanimously

Motion: I'll move to approve. (August 21, 2019)

Loverich/Harui: Passed Unanimously

Motion: Move to approve. (August 25, 2019)

Marshall/Loverich: Passed Unanimously

DISCUSSION WITH ISLAND CENTER AREA BUSINESS COMMUNITY

The survey sent out to the Island Center business owners was discussed. Approaching business owners personally was suggested as a way to promote more response. Survey questions for employees of Island Center businesses were also discussed.

CONTINUE DISCUSSION ON ISLAND CENTER ISSUES

The following were discussed:

- Future transportation related improvements along area arterial roads.
- Graphics produced by Michael Loverich outlining consensus issues.
- Current contract zoning at Bainbridge Gardens.
- Future of City owned property.
- Congestion at New Brooklyn and Miller Roads intersection.
- Future transportation related improvements.

NEXT STEPS, DISCUSS AGENDA – September 18, 2019

Ms. Sutton agreed to modify the business owner's survey for employees and e-mail it to the Steering Committee.

PUBLIC COMMENT

None.

ADJOURN

The meeting adjourned at 8:22 PM.



**Island Center Subarea Planning
Steering Committee Meeting
September 4, 2019**

[illegible]

FUTURE OF BAINBRIDGE GARDENS ZONING

CHANGE FROM ‘R-2 CONTRACT’ ZONING TO ‘ISLAND CENTER ZONING’*

COMMITTEE APPROVAL: 07/17/2019
*ISLAND CENTER ZONING TO BE DISCUSSED AS A SEPARATE TOPIC

EXISTING CONDITIONS

Size: 5.92 acres
Current zoning: R-1
Current use: Nursery/retail

ISSUES

Current zoning only allows greenhouse or temporary structures to be built on the property.

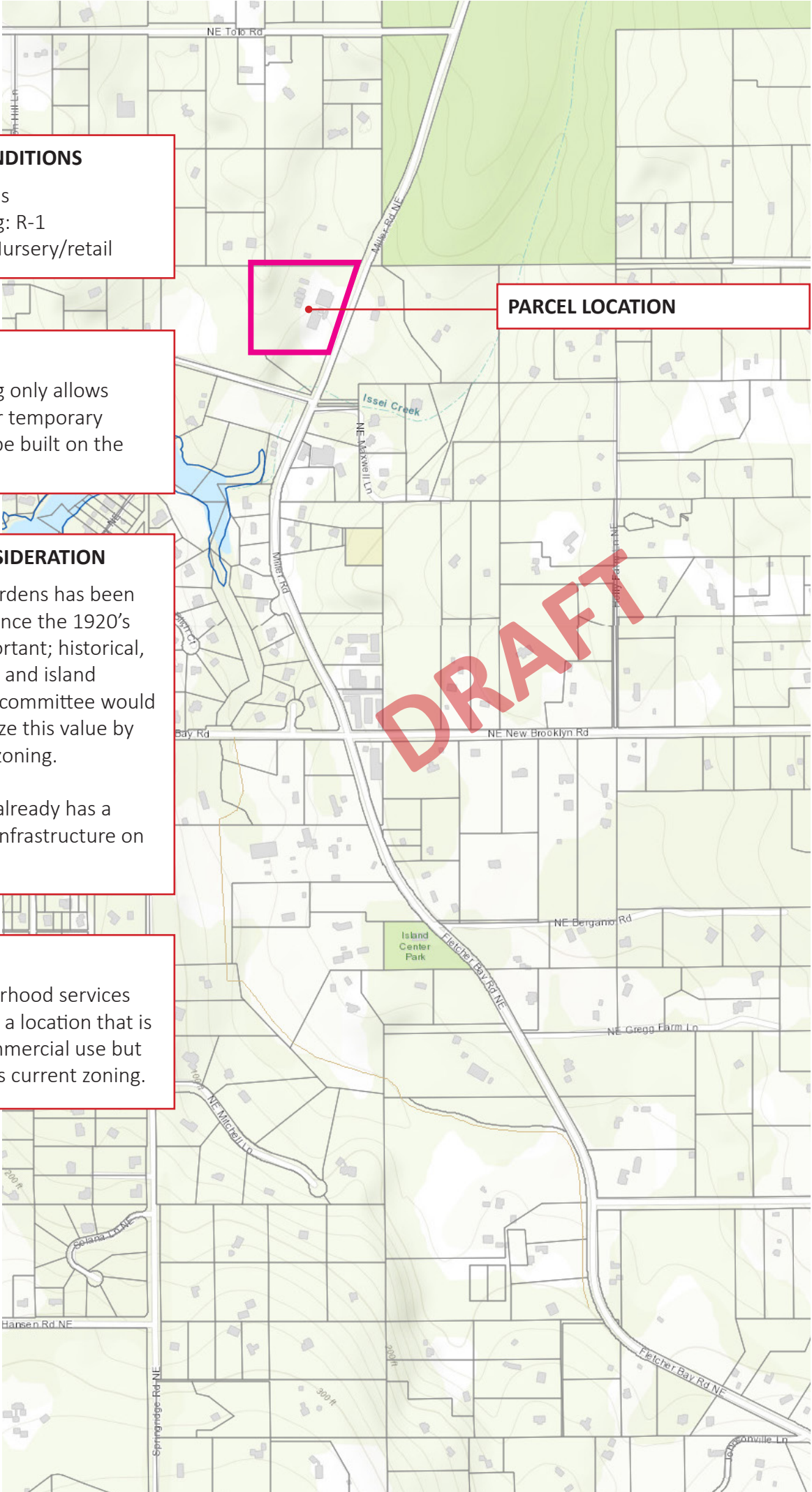
SPECIAL CONSIDERATION

Bainbridge Gardens has been in operation since the 1920’s and is an important; historical, neighborhood and island business. The committee would like to recognize this value by changing the zoning.

The property already has a business and infrastructure on site.

GOALS

More neighborhood services could occur at a location that is already in commercial use but is limited by its current zoning.



COBI OWNED PROPERTY

PRESERVE FOR PUBLIC USE

COMMITTEE APPROVAL: 08/08/2019

EXISTING CONDITIONS

Size: 4 acres
Current zoning: R-2
Current use: Portion used for public and COBI parking

ISSUES

Access is poorly defined
Steep slopes and stream buffers cover a large portion of the property.

SPECIAL CONSIDERATION

Parking area is used as a staging area for large trucks and materials.

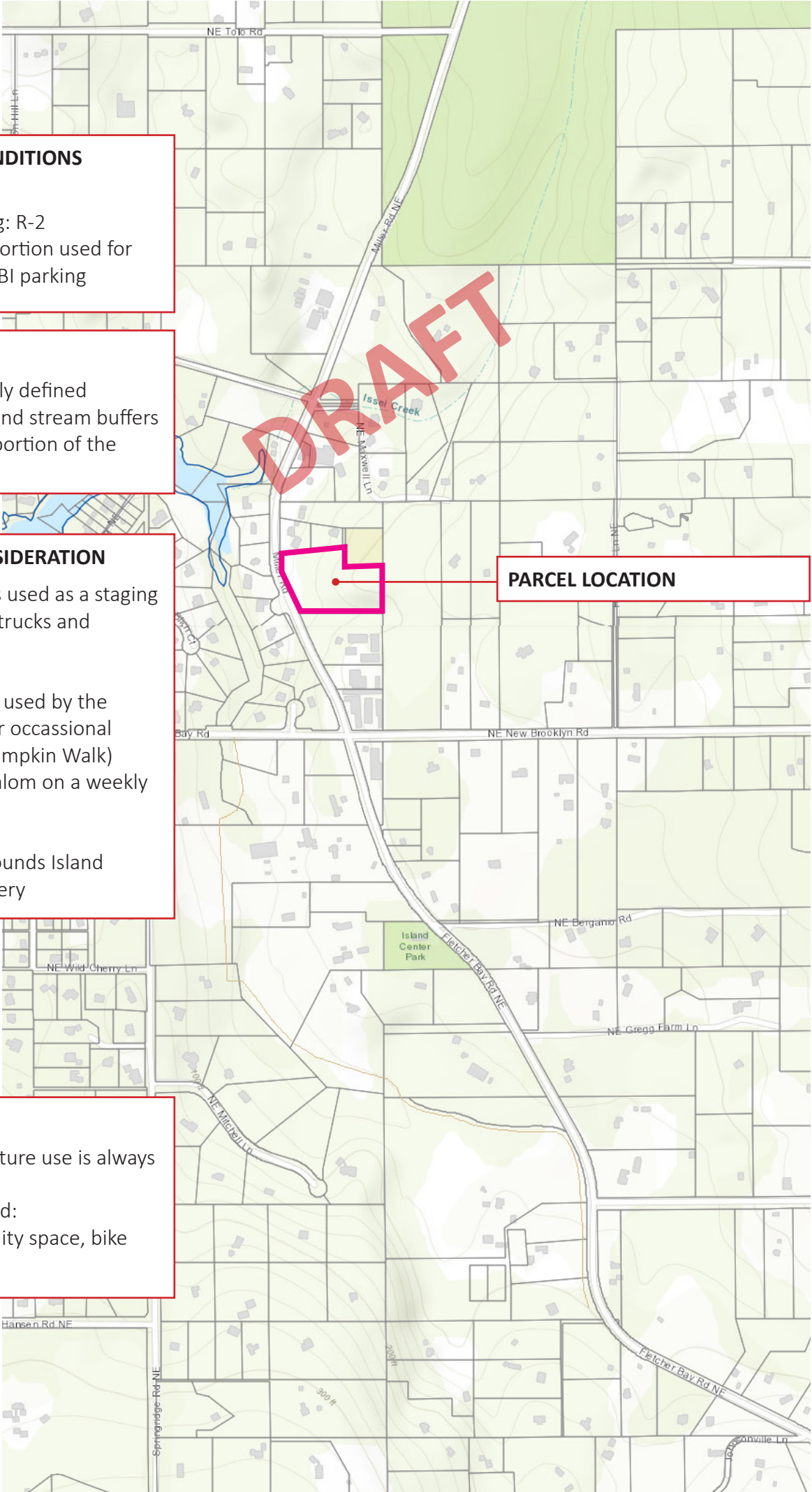
Parking is also used by the community for occasional events (the Pumpkin Walk) and by Kol Shalom on a weekly basis.

Property surrounds Island Center Cemetery

GOALS

Ensure that future use is always for the public.

Ideas discussed:
Park, community space, bike barn, parking.



PARCEL LOCATION

NEW BROOKLYN AND MILLER ROAD INTERSECTION

CREATING A BETTER INTERSECTION THROUGH ZONING

COMMITTEE APPROVAL: 08/07/2019

EXISTING CONDITIONS

Parcel A
Size: 1.15 acres
Current zoning: NC
Current use: Commercial/Rental/Storage

Parcel B
Size: 9.85 acres
Current zoning: R-0.4
Current use: vacant

ISSUES

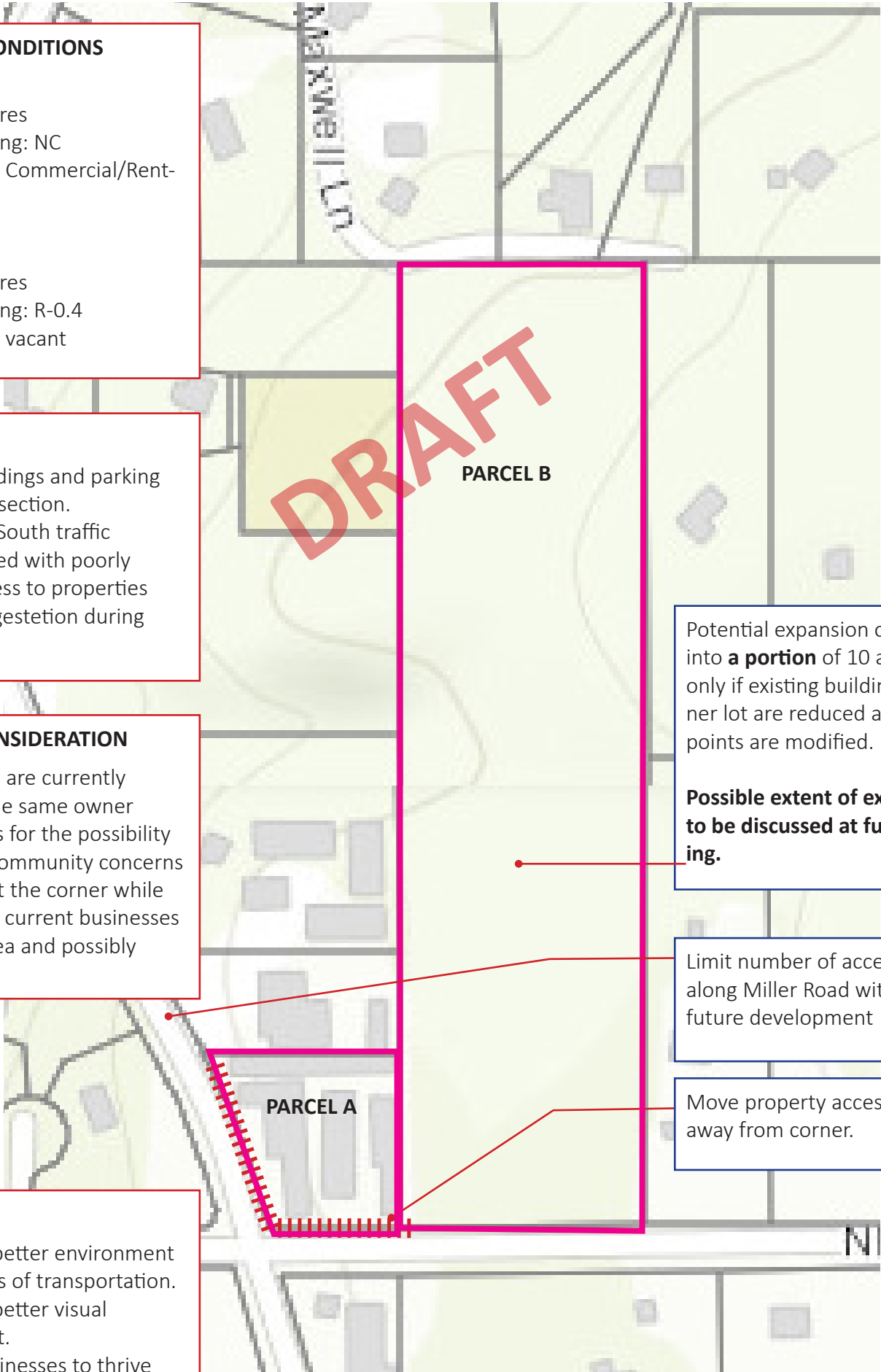
Existing buildings and parking impact intersection.
High North/South traffic volume paired with poorly defined egress to properties creates congestion during rush hours.

SPECIAL CONSIDERATION

Both parcels are currently owned by the same owner which allows for the possibility to address community concerns and issues at the corner while still allowing current businesses to stay in area and possibly expand.

GOALS

To create a better environment for all modes of transportation.
To create a better visual environment.
To allow businesses to thrive and have adequate space to operate.



Potential expansion of IC zoning into **a portion** of 10 acre parcel only if existing buildings on corner lot are reduced and access points are modified.

Possible extent of expansion to be discussed at future meeting.

Limit number of access points along Miller Road with any future development

Move property access points away from corner.

CORRIDOR IMPROVEMENTS (OVERVIEW)

CREATE A TRANSPORTATION ENVIRONMENT THAT ADDRESSES ALL USERS

COMMITTEE APPROVAL: 08/21/2019

EXISTING CONDITIONS

Fletcher Bay Road and Miller road are Arterial 2 roads.

Outside of Winslow these are some of the most heavily used roads.

As a North South road it is also the primary means for bicyc-
lests to get around the island
and is the only link between
'The Grand Forest' and 'Gazzam
Lake'

All existing businesses are ac-
cessed from this road.

ISSUES

High traffic volume
Non-motorized infrastructure is
poor.
Individual access points and
street adjacent parking makes
area feel like a strip.

SPECIAL CONSIDERATION

Improvements between New
Brooklyn and Tolo have been on
hold until committee finishes
plan.

GOALS

Create a circulation system that
addresses all users.
Provides more shared access
points for existing and future
businesses.
Produces a sense of place but
also acknowledges future use
of the road.
Create infrastructure that
benefits the neighborhood.
Create a corridor that feels
more park-like than commercial
strip.

FOREST TO SKY TRAIL

No crosswalk

GRAND FOREST

Steep downward slope for
southbound traffic causes
issues for Bainbridge Gardens

BATTLE POINT DRIVE

Limited infrastructure for non-
motorized users

EXISTING BUSINESSES

Limited space between
businesses and road make for a
congested and dangerous area.

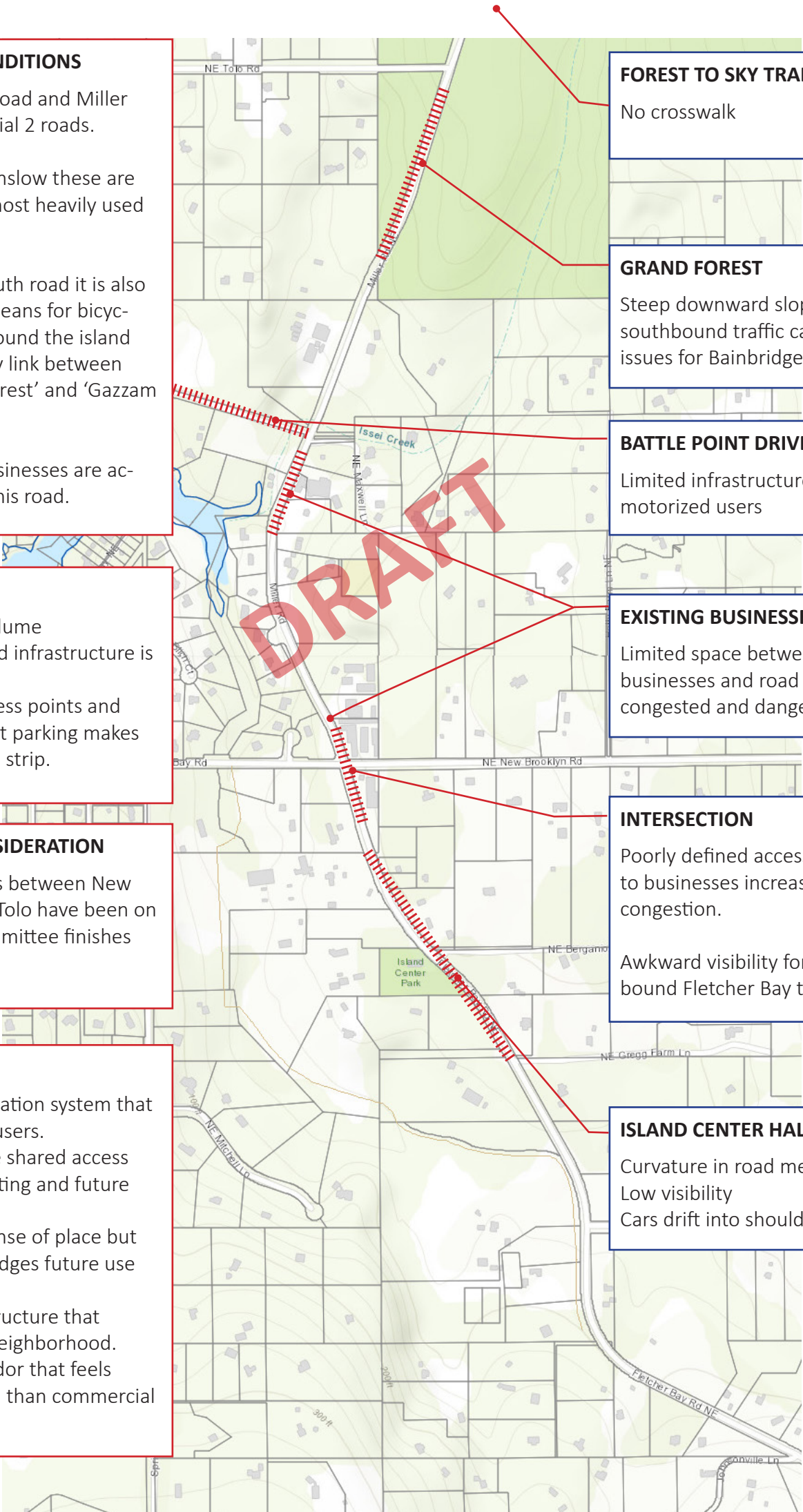
INTERSECTION

Poorly defined access points
to businesses increases
congestion.

Awkward visibility for east
bound Fletcher Bay traffic.

ISLAND CENTER HALL AREA

Curvature in road means:
Low visibility
Cars drift into shoulder



CORRIDOR IMPROVEMENTS (TRAFFIC CALMING)

CREATE INFRASTRUCTURE (EX. TRAFFIC ISLANDS) TO MAINTAIN POSTED SPEED LIMITS AND PROVIDE SAFE ACCESS FOR ALL USERS TO PROPERTIES

COMMITTEE APPROVAL: 08/21/2019

EXISTING CONDITIONS

Existing road was designed for when the island was more rural, with less homes and businesses.

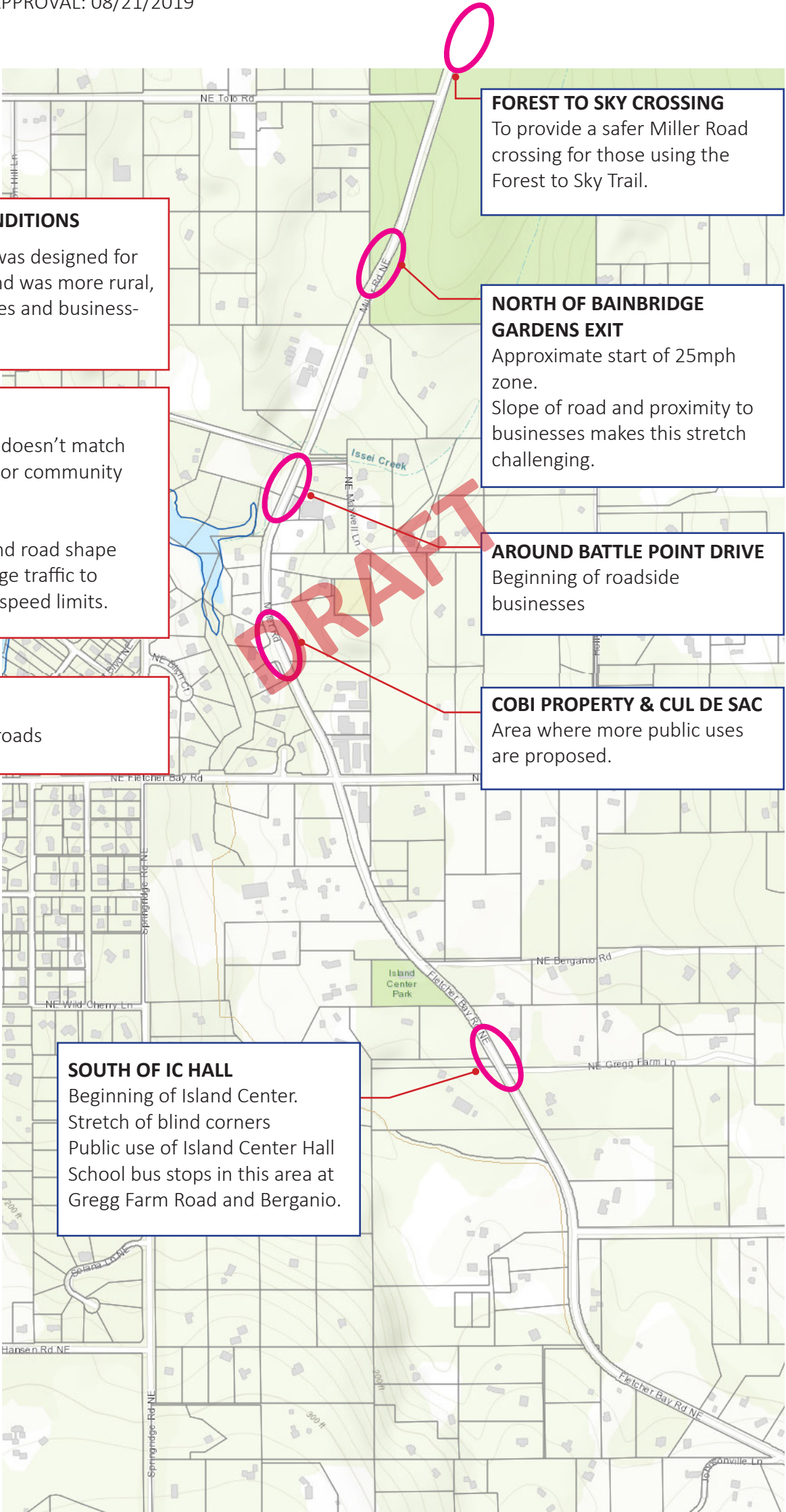
ISSUES

Infrastructure doesn't match current uses nor community desires.

Topography and road shape don't encourage traffic to follow posted speed limits.

GOALS

Provide safer roads



CORRIDOR IMPROVEMENTS (TRAFFIC CALMING)
CREATE INFRASTRUCTURE TO SUPPORT DESIRED CIRCULATION

COMMITTEE APPROVAL: 08/21/2019



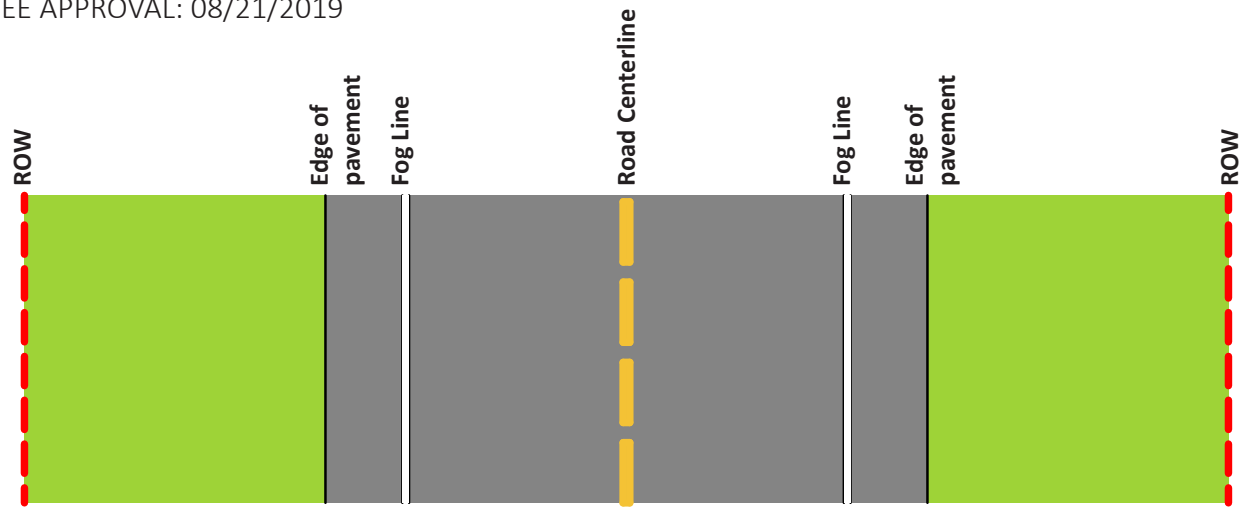
Vegetated median strips or splitter islands

DRAFT

CORRIDOR IMPROVEMENTS (MULTI-MODAL USE)

POSSIBLE ENHANCED ROAD SECTIONS TO BENEFIT ALL USERS, PREFERENCE IS TO PROVIDE SECTIONS THAT ARE ABOVE THE STANDARD SHOULDER WIDENING.

COMMITTEE APPROVAL: 08/21/2019



Standard road improvements
Standard drive lane with adjacent standard shoulder

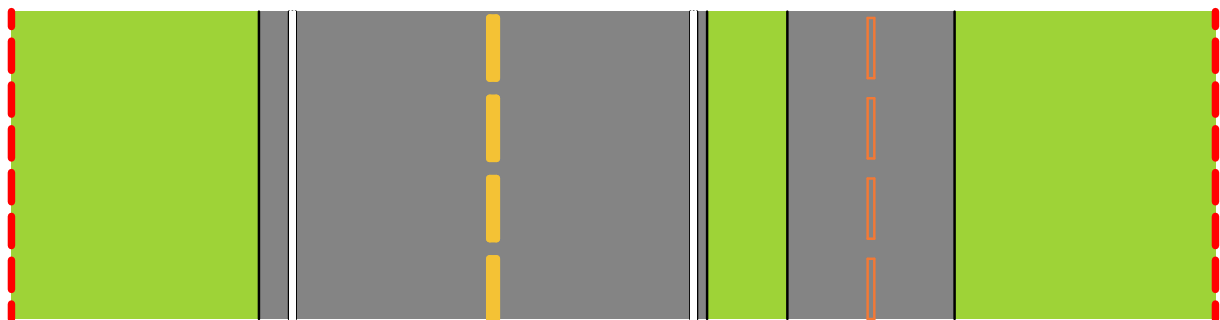
SKETCH EXAMPLES OF PREFERRED OPTIONS



Restripping road to narrow drive lane
Low cost, no additional engineering or expansion required
Slows traffic and creates a wider shoulder
Visual impact on neighborhood would be minimal



Separated paths
Separates cars from other uses
Requires engineering and expansion into ROW's



Separated path on one side of road
Separates cars from other uses
Requires engineering and expansion into ROW's
Might require changing the centerline of the road

CORRIDOR IMPROVEMENTS

ADDITIONAL INFRASTRUCTURE IMPROVEMENTS

COMMITTEE APPROVAL: Not approved yet

EXISTING CONDITIONS

Island Center has many important water features in close proximity to existing and future infrastructure and commercial projects

ISSUES

Failing culverts require infrastructure improvements.

All culverts by law are required to be upgraded to current standards.

SPRINGBROOK CREEK

Fix broken weir system, replace failing culvert.

If feasible include public vantage points.

GOALS

To ensure that the community benefits from all infrastructure changes and can incorporate additional needs into those improvements where it makes sense.

HIGH SCHOOL ROAD INTERSECTION

Stream crosses under intersection at many locations causing it to be highly exposed to roadway runoff.

Explore solutions for limiting stream exposure.

ISSEI CREEK

Any culvert and road improvements should include public access or vantage points if feasible.

FLETCHER BAY

Proximity of road and commercial activities to Fletcher Bay requires special attention to stormwater runoff and impervious surfaces above and beyond the status quo.

Alternative road surfaces should be explored.

Incorporation of rain garden or other stormwater management ideas into infrastructure improvements to limit particulate and oil from roads entering waterways.

Portions of this road are slightly higher than sea level. Address this and Climate Change scenarios in any infrastructure planning.

Issue/Topic	Date(s) Discussed	Committee Consensus/Resolution	Date Consensus Reached
Future Land Use/Zoning for Bainbridge Gardens Properties	7/17/19	Through this subarea planning process, the current contract zoning for the Bainbridge Gardens properties should be changed to regular zoning. Future zoning may be commercial, or mixed use (residential & commercial), and will be different than the existing “Neighborhood Center” Zoning. New zone(s) likely created through this subarea planning effort- e.g. Island Center 1 or 2.	7/17/19
Future of the City Property	7/17/19	The property should remain publicly owned, but could be enhanced/improved from it’s current use as a gravel lot/parking area/City construction storage area. Examples- bike barn, improved parking/public plaza or event area such as farmers market.	7/17/19
Congestion at New Brooklyn/Miller Roads Intersection	8/7/19	Consolidate multiple driveway access points to development near the intersection. Move access points as far from intersection as possible. Consider new access road on north side of New Brooklyn, east of intersection, that accesses multiple properties.	8/7/19
Future Transportation Related Improvements along area arterials	8/21/19	Traffic calming (TC, specifics TBD)are needed: • On FB Rd., N of HS Rd. related to curves in road • On Miller Rd. just south of City property, north of Bainbridge Gardens & north of Forest-to-Sky trail crossing area.	8/21/19 (TC)
Improving Public Access to Fletcher Bay	8/21/19	Consider pedestrian access to the head of the bay near Issei Creek (from area near Battle Pt. Drive/Miller Rd. intersection)	
Density Increases and TDRs			