



ISLAND CENTER SUBAREA PLANNING
STEERING COMMITTEE
WEDNESDAY, SEPTEMBER 18, 2019
6:30-8:30 PM
COUNCIL CHAMBER
280 MADISON AVE N
BAINBRIDGE ISLAND, WA 98110

AGENDA

- 6:30 PM Call to Order, Agenda Review, Conflict Disclosure
- 6:35 PM Review and Approve Minutes – September 4, 2019
- 6:45 PM Business Owner & Employee Survey Outreach
- 7:15 PM Continue discussion the following Island Center Issues:
- Density increases and Transfer of Development Rights
 - Public Access to Fletcher Bay (Visual and/or Physical)
- 8:15 PM Upcoming Meeting: October 2, 2019
- 8:20 PM Public Comment
- 8:30 PM Adjourn

*****TIMES ARE ESTIMATES****

Public comment time at meeting may be limited to allow time for Steering Committee deliberation. 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 206-780-3750 or at pcd@bainbridgewa.gov**

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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.

FUTURE OF BAINBRIDGE GARDENS ZONING

CHANGE FROM 'CONTRACT' ZONING TO REGULAR OR 'ISLAND CENTER ZONING'*

DATE CONSENSUS REACHED: 07/17/2019

*ISLAND CENTER ZONING TO BE DISCUSSED AS A SEPARATE TOPIC

EXISTING CONDITIONS

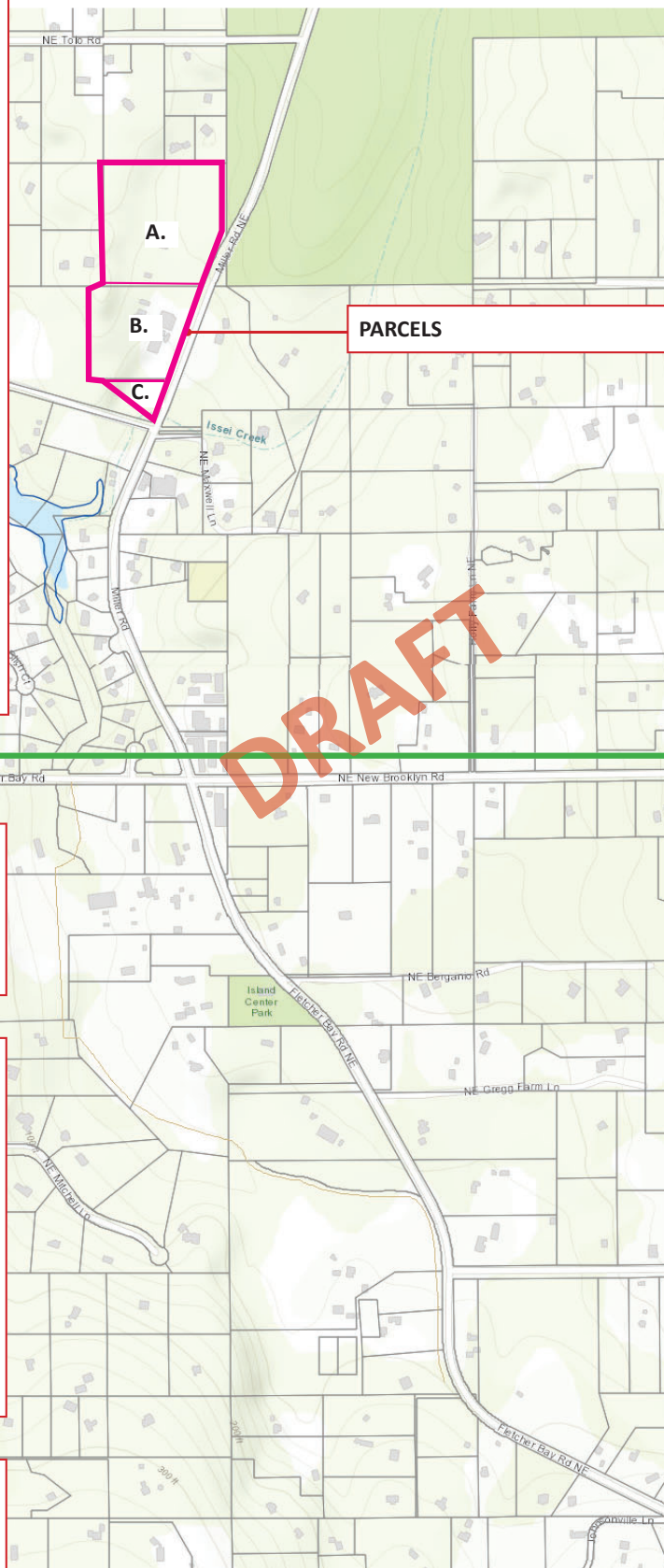
Parcel A. size: 9.6 acres
Current zoning: R-0.4
Current use: Undeveloped

Parcel B. size: 5.92 acres
Current zoning: R-1
Current use: Nursery/retail

Parcel C. size: .95 acres
Current zoning: R-1
Current use: Undeveloped

Total size: 16.7 acres

Policy LU 9.6 The 16.7-acre site on Miller Road is designated a contract zone to recognize the activities currently occurring on-site under the provisions of an Unclassified Use Permit and to consider some expansion of those activities.



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 a portion of the property.

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

DATE CONSENSUS REACHED: 07/17/2019

EXISTING CONDITIONS

Size: 4 acres
Current zoning: R-1
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

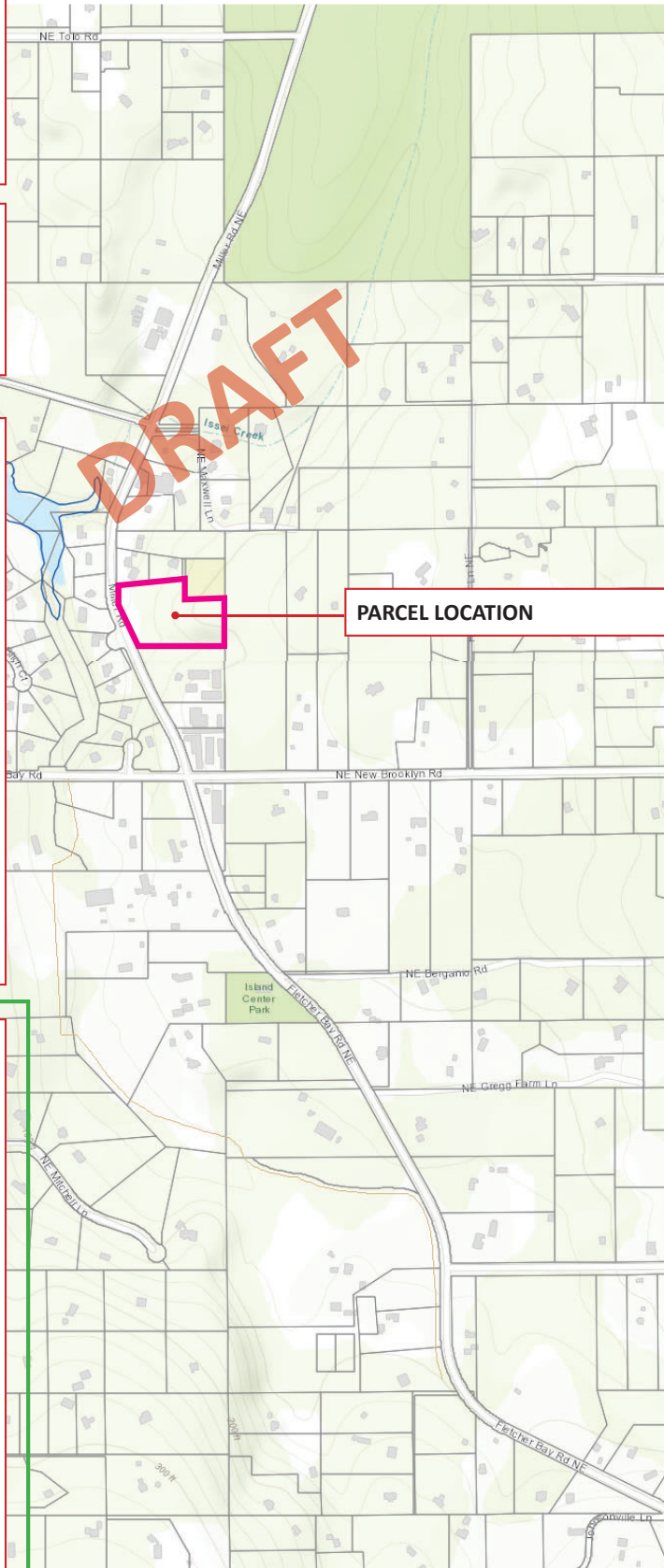
Parking area is used as a staging area for large trucks and materials. We recognize the importance of this to Public Works but if this use conflicts with the committee's vision for the future use we ask that staging area is relocated.

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 and that it is enhanced and improved beyond its current use.
Ideas discussed:
Park
Community space
Bike barn
Parking
Playground
Food truck/Farmers Market
Possible use of upland portion for kids use, away from road and more protected.
Expandability of use, meaning that it could be used for different things at different times of the day or year.
Any future paving to be low impact and environmentally sound, possibly pervious etc.



NEW BROOKLYN AND MILLER ROAD INTERSECTION

CREATING A BETTER INTERSECTION THROUGH ZONING

DATE CONSENSUS REACHED: 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.

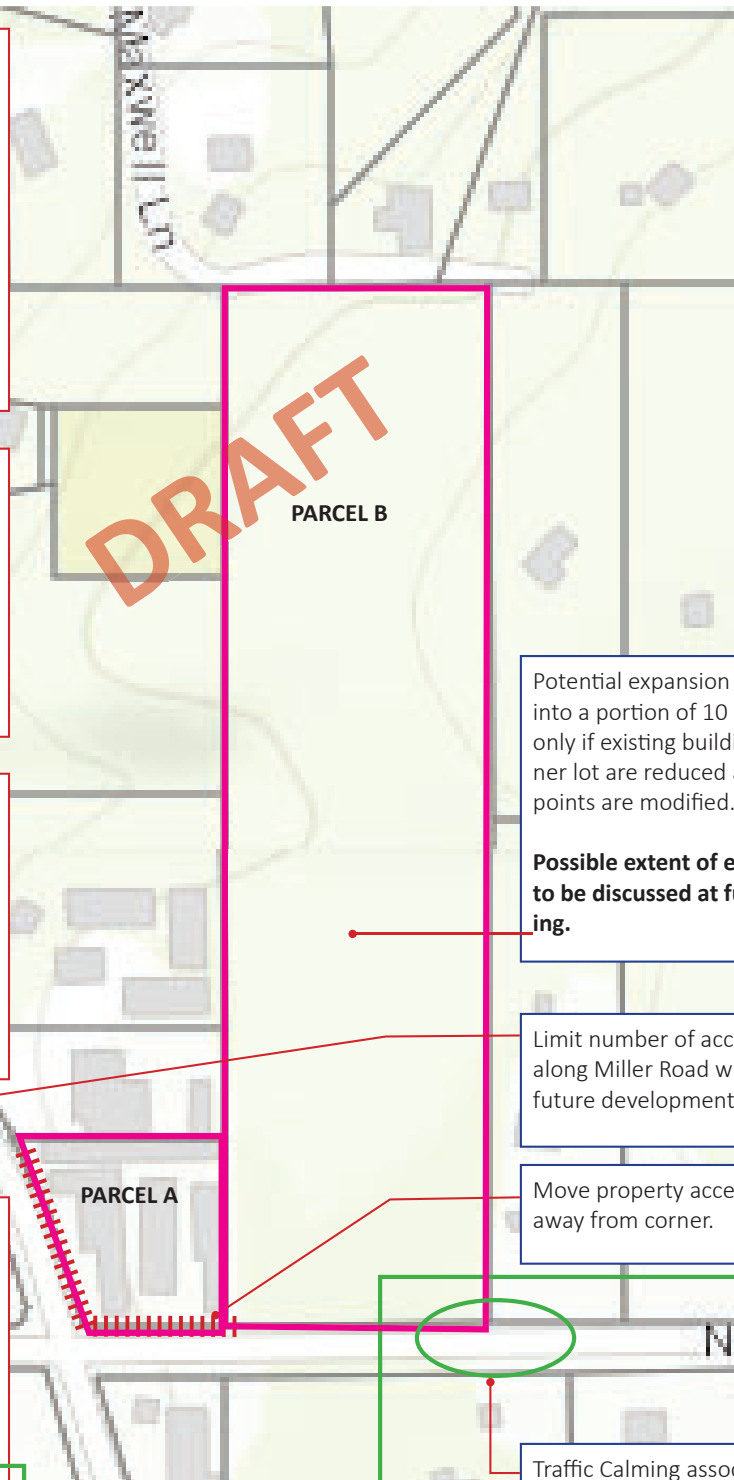
SPECIAL CONSIDERATION

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.

Consolidate multiple driveway access points and move away from intersection.
Consider alternate access points.
If development occurs provide traffic calming along New Brooklyn.



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.

Traffic Calming associated with any new development

CORRIDOR IMPROVEMENTS (OVERVIEW)

CREATE A TRANSPORTATION ENVIRONMENT THAT ADDRESSES ALL USERS

DATE CONSENSUS REACHED: 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 bicyclists to get around the island and is the only link between 'The Grand Forest' and 'Gazzam Lake'

All existing businesses are accessed 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.

PEDESTRIAN IMPROVEMENTS

This stretch of Fletcher Bay road has a lot of pedestrians, including many children. Improve walkability.

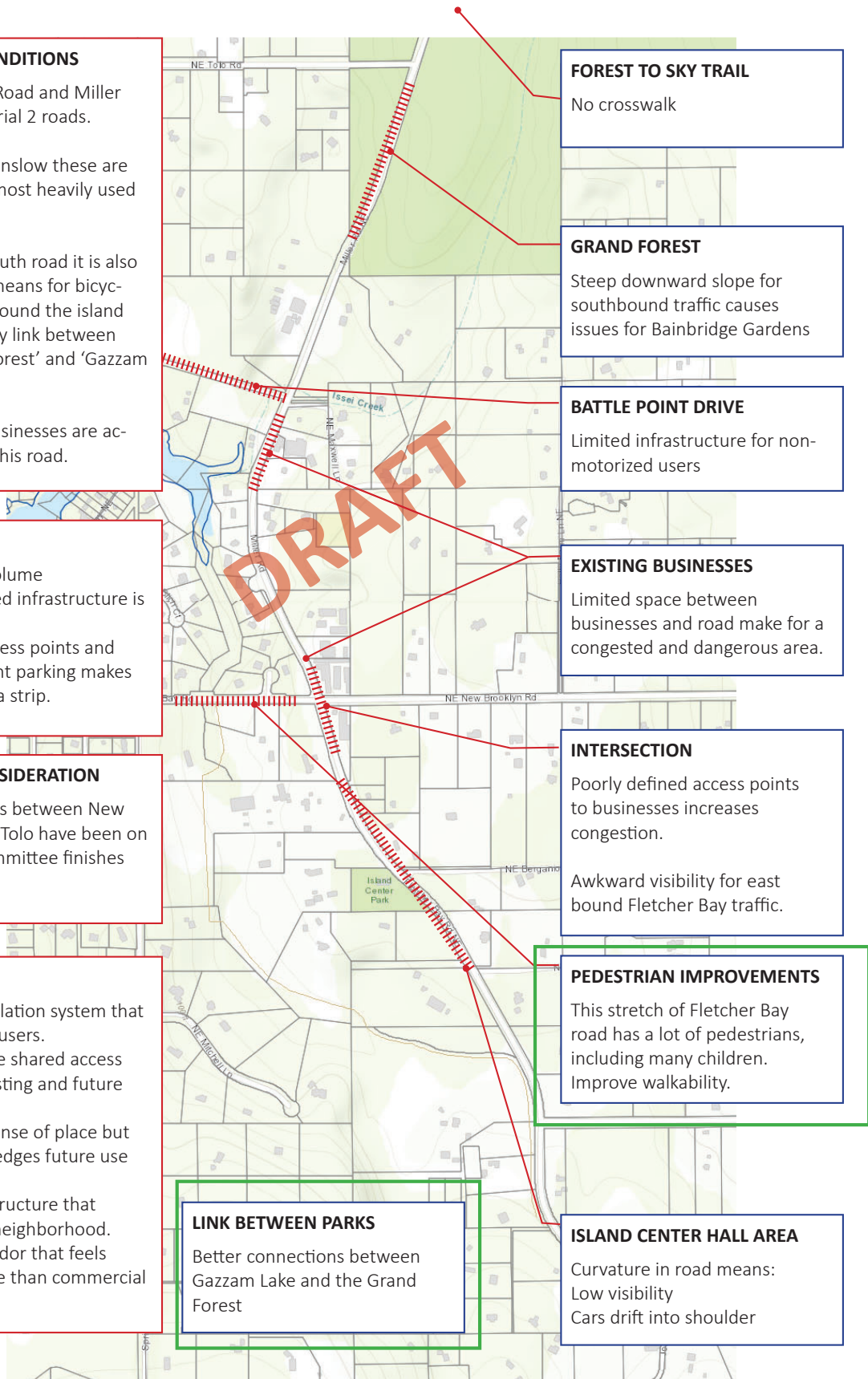
LINK BETWEEN PARKS

Better connections between Gazzam Lake and the Grand Forest

ISLAND CENTER HALL AREA

Curvature in road means:
Low visibility
Cars drift into shoulder

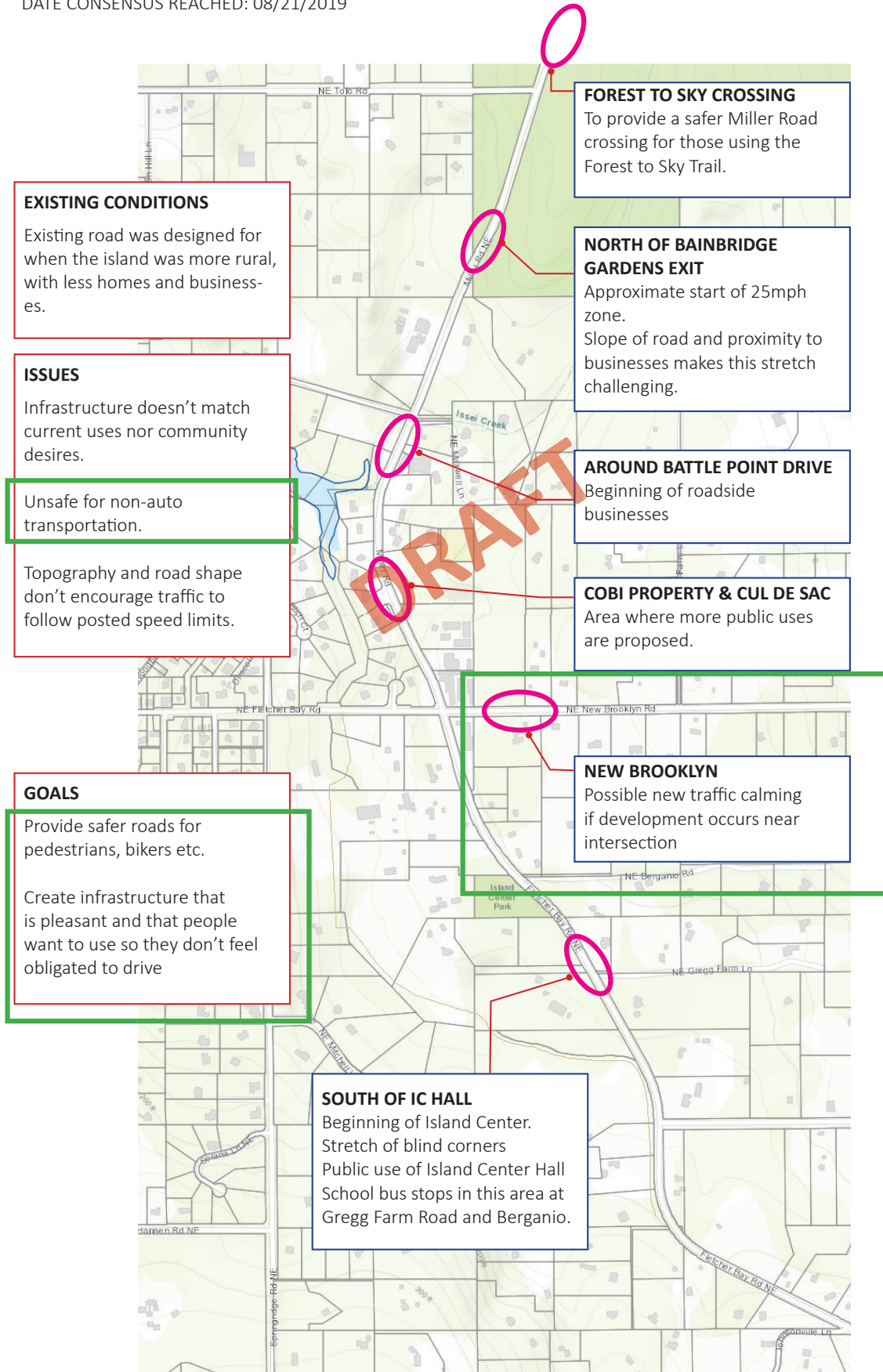
DRAFT



CORRIDOR IMPROVEMENTS (TRAFFIC CALMING)

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

DATE CONSENSUS REACHED: 08/21/2019



CORRIDOR IMPROVEMENTS (TRAFFIC CALMING)

CREATE INFRASTRUCTURE TO SUPPORT DESIRED CIRCULATION

DATE CONSENSUS REACHED: 08/21/2019



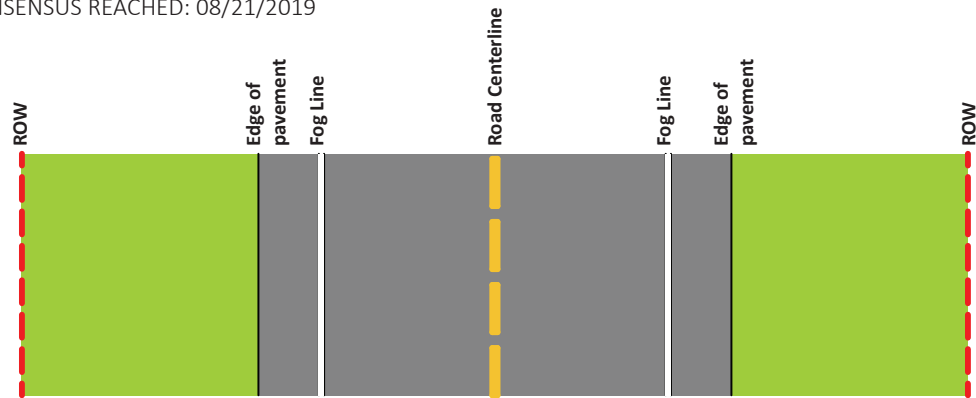
Vegetated median strips or splitter islands

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.

DATE CONSENSUS REACHED: 08/21/2019



Standard road improvements

Standard drive lane with adjacent standard shoulder

SKETCH EXAMPLES OF PREFERRED OPTIONS



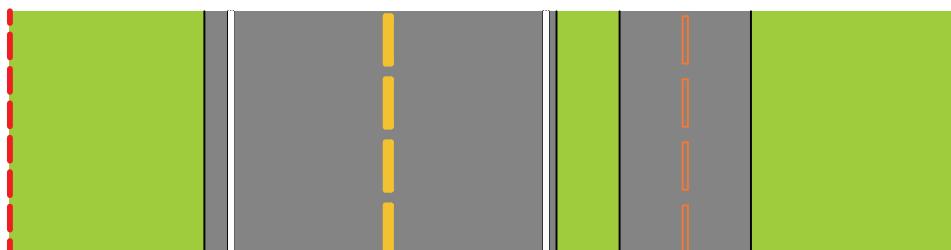
Restripping road to narrow drive lane

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.

