

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE Minutes – September 18, 2019
BUSINESS OWNER & EMPLOYEE SURVEY: Discuss Results
CONTINUE DISCUSSION OF ISLAND CENTER ISSUES
UPCOMING MEETINGS: October 16 and November 6
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Vice-chair Micah Strom called the meeting to order at 6:35 PM. Steering Committee Members in attendance were Scott Anderson, Michael Loverich, John Decker, Mark Tiernan, Sam Marshall, Sarah Blossom (City Council), Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). Asaph Glosser was absent and excused. Maradel Gale and Donna Harui were absent. 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. Long Range Senior Planner Jennifer Sutton asked to push the discussion of the Business Owner/Employee Survey to the next meeting as data from the survey was still being compiled into a succinct, readable and meaningful manner.

Conflict of interest statements were disclosed after the reading of the conflict disclosure statement. Commissioner Quitslund stated he felt instead of conflict of interest statements on the agenda, the wording should be “disclosure of interest” as more applicable to the kind of work the committee was performing.

REVIEW AND APPROVE Minutes – October 2, 2019

Motion: I’ll make the motion to approve.
Loverich/Marshall: Passed Unanimously

BUSINESS OWNER & EMPLOYEE SURVEY: Discuss Results
Pushed to October 16, 2019 meeting.

CONTINUE DISCUSSION OF ISLAND CENTER ISSUES

Ms. Sutton facilitated discussion on Island Center area agricultural lands, density increases and transfer of development rights.

UPCOMING MEETINGS: October 16 and November 6

PUBLIC COMMENT

Bob Russell, Citizen – Asked about what a neighborhood center that was developed would look like. Asked for information about exactly what the committee was supposed to be doing.

Ross Boundy, Citizen 8:30 PM – Was anxious to preserve the agricultural land they had been preserving and wanted the Steering Committee to think of it as a valuable community asset.

ADJOURN

Meeting adjourned at 8:36 PM.

CITY OF
BRIDGE ISLAND

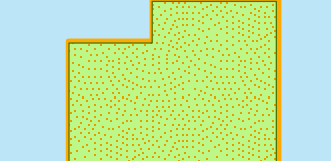
**Island Center Subarea Planning
Steering Committee Meeting
October 2, 2019**

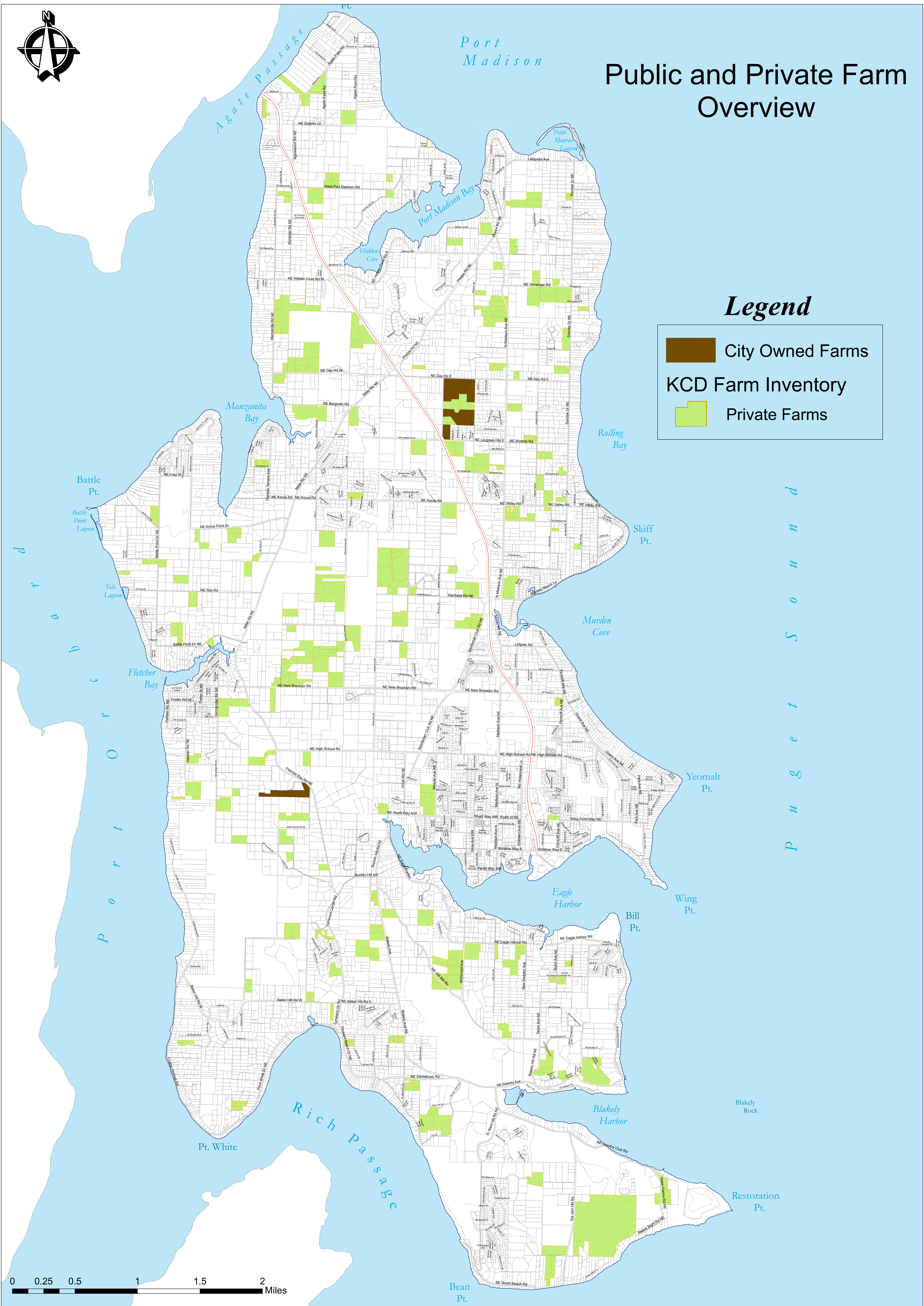
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Public and Private Farm Overview

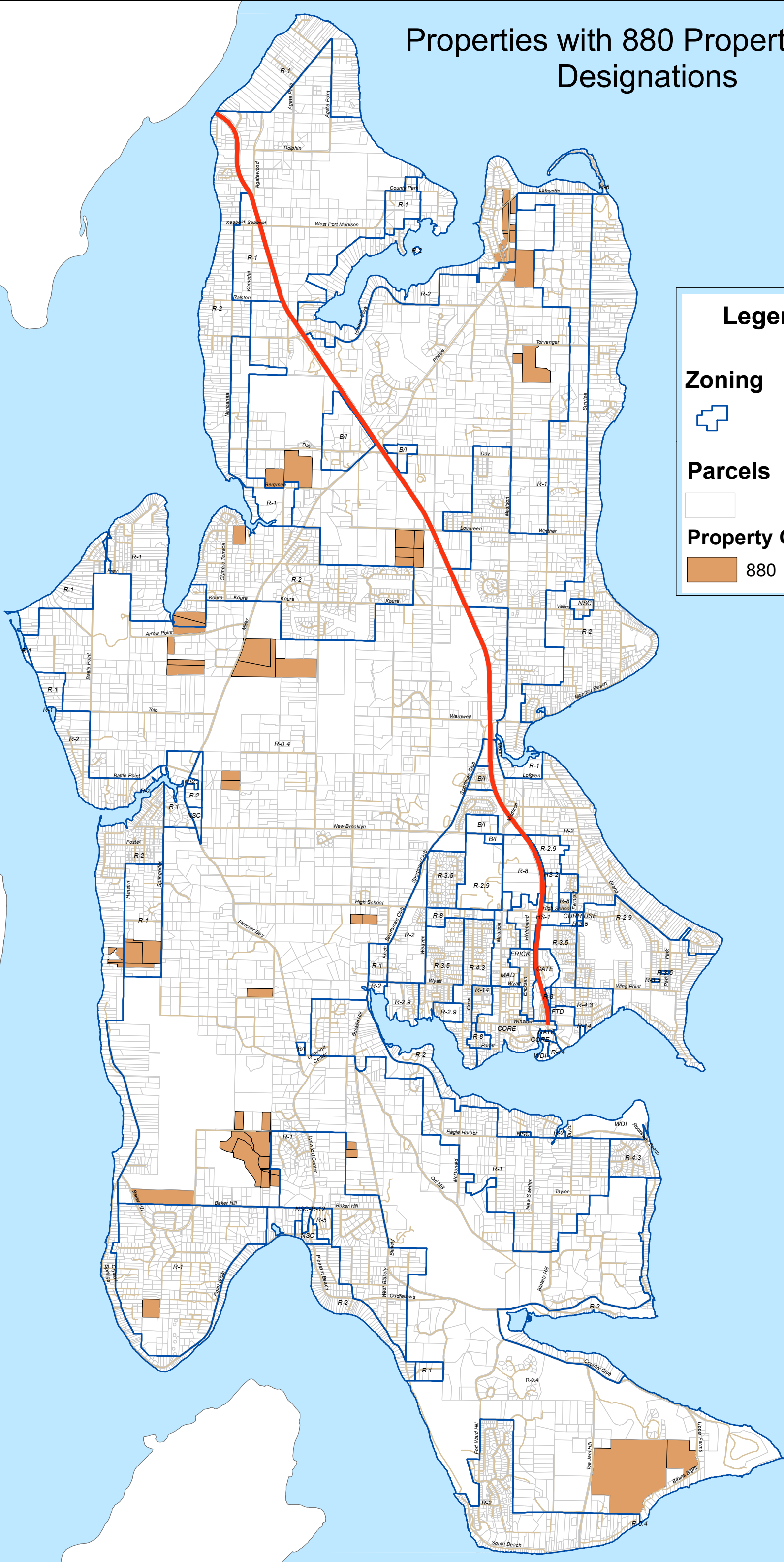
Legend

-  City Owned Farms
 -  Private Farms
- KCD Farm Inventory





Properties with 880 Property Class Designations



Legend

Zoning

Zoning District

Parcels

Parcel

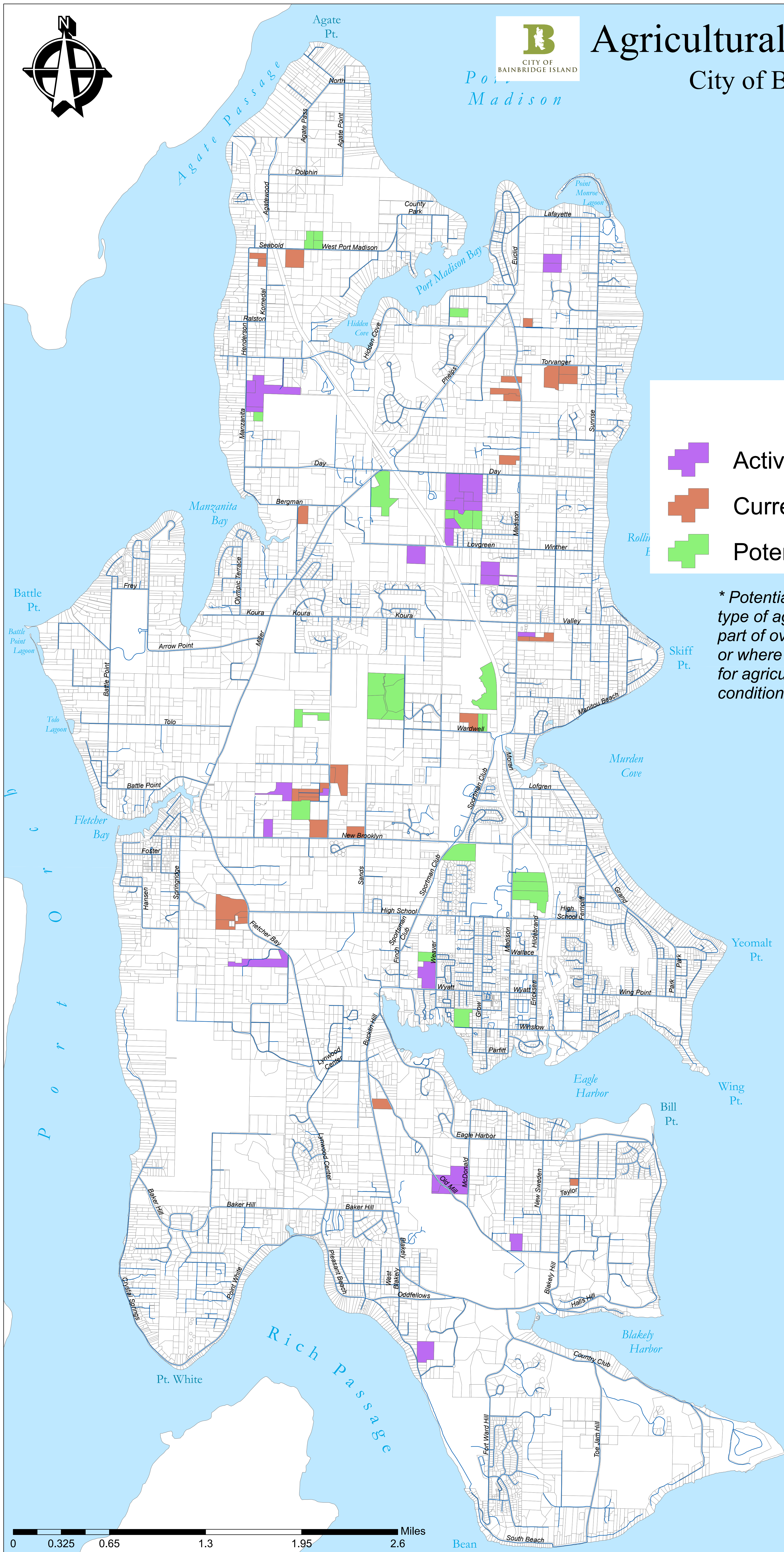
Property Class

880

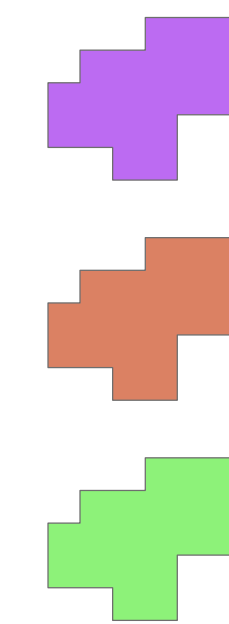


Agricultural Lands Inventory

City of Bainbridge Island



Legend



Active Commercial Agriculture

Current Agriculture Activity

Potential Farmland *

** Potential farmland is where some type of agriculture may occur as part of overall future site development or where a parcel appears suitable for agriculture based on general site conditions.*



Island Center Planning District & BILT conservation easements

Island Center Special Planning District

Island Center Study Area

BILT Fee Owned Properties

Cons_Type

BILT Conservation Easement

BILT Fee Owned

<all other values>

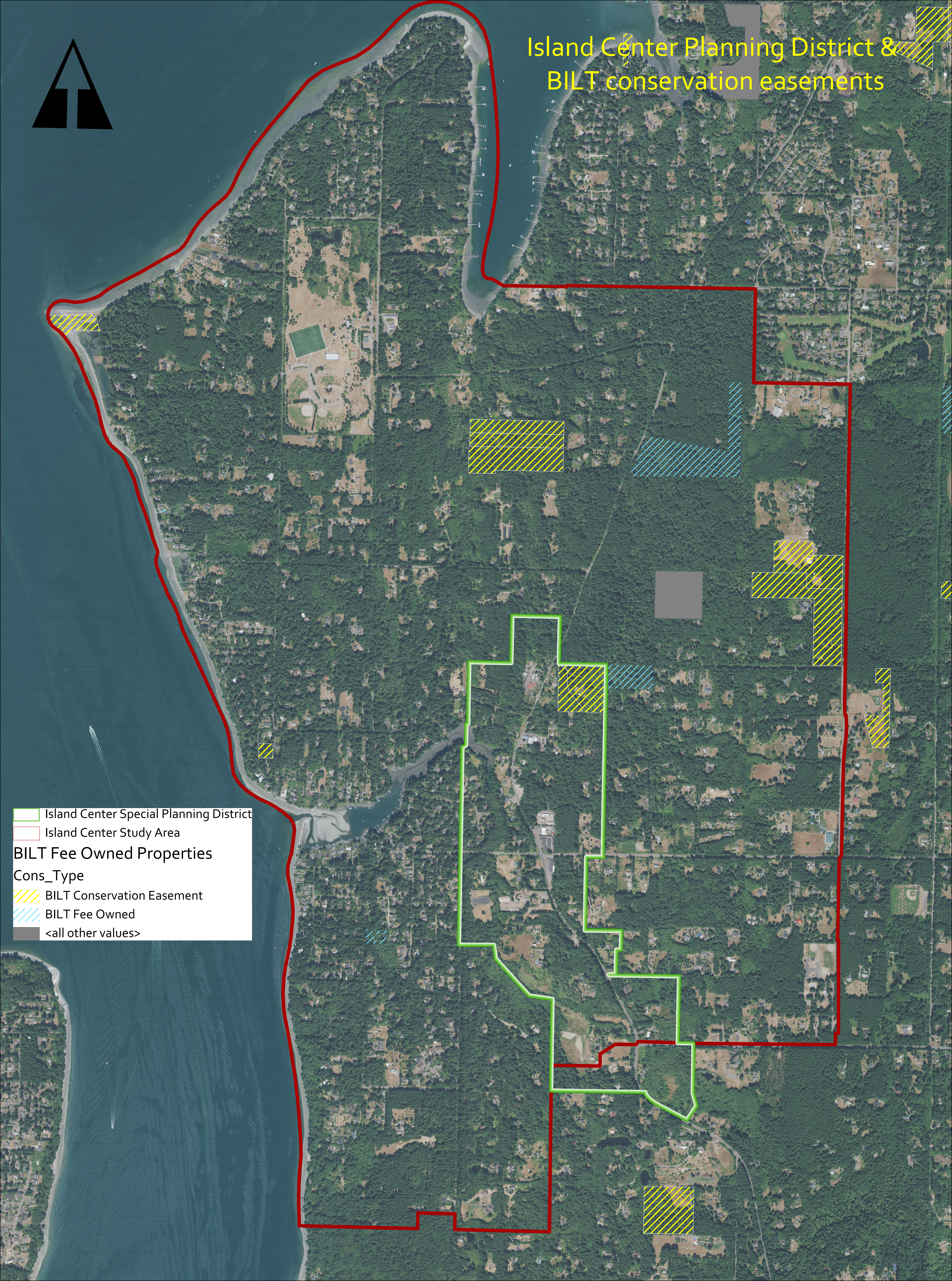


Table 18.09.020 Use Table

“P” = Permitted Use		“A” = Accessory Use										Additional use restrictions for Chapters 16.12 and 16.20 BIMC may apply to shoreline or critical area properties									
“C” = Conditional Use		“CA” = Conditional Accessory Use																			
Blank = Prohibited Use		“T” = Temporary Use																			
ZONING DISTRICT USE CATEGORY/TYPE	R- 0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	R-14	Winslow Mixed Use Town Center					HSR I and II	NC	B/I	WD-I	Use-Specific Standards BIMC 18.09.030	
											CC	MA	EA	Gate	Ferry [1]						
PRINCIPAL USES																					
AGRICULTURAL																					
Note: Agricultural uses may be subject to additional requirements in BIMC 16.12.040.E, Forest Practices.																					
All agricultural uses are subject to the critical area regulations in Chapter 16.20 BIMC.																					
Agricultural uses are not allowed within the shoreline jurisdiction pursuant to Chapter 16.12 BIMC.																					
Agriculture, Animal	P	P	P	C	C	C	C										P			A-1	
Agriculture, Crop	P	P	P	P	P	P	P	P	P	P							P			A-2	
Agriculture Research Facility	C	C	C																	A-3	
Agricultural Processing																P		P/C		A-4	
RESIDENTIAL																					
Note: Residential uses may be subject to additional requirements in BIMC 16.12.040.I, Residential Development.																					
Household Living																					
Single-Family Dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			B-1	
Single-Family Dwelling existing on April 15, 1996											P	P	P							B-1	
Multifamily Dwellings	C	C	C	C	C	C	P	C	P	P	P	P	P	P	P	P	P			B-2	
Commercial/Residential Mixed Use									P	P	P	P	P	P	P	P	P			B-3	

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											CC	MA	EA	Gate	Ferry [1]					
Developments																				
Live/Work Units																	P		B-4	
Group Living																				
Foster Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P			
Small Group Living Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Group Care Facility	C	C	C	C	C	C	C	C	C	P	P	P	P	P	C	P	P		C	
PUBLIC AND INSTITUTIONAL																				
Community and Educational Facilities																				
Educational Facility	C	C	C	C	C	C	C	C	C	P	P	P	P	C	C	P	C		C	C-1
Vocational/Trade Instruction Facilities	C																	P		
Governmental Facility	C	C	C	C	C	C	C	C	C	P	P	P	P	C	C	P	C		C	C-2
Religious Facility	C	C	C	C	C	C	C	C	C	P	P	P	P	C	C	P	C		C	C-3
Parks and Park-Related																				
Note: Parks and park-related uses may be subject to additional requirements in BIMC 16.12.040.H, Recreational Development.																				
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			C-4
Park, Active Recreation	P	P	P	C	C	C	C	C	C	C	P	P	P	P	P	P	P		P	
Park, Passive Recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	

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											CC	MA	EA	Gate	Ferry [1]					
Recreation Activity, Indoor	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	
Recreation Activity, Outdoor	P	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		P	
Other Public and Institutional																				
Cemetery	C	C	C																	
Day Care Center	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P			C-5
Family Day Care Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			C-6
Health Care Facility	C	C	C	C	C	C	C	C	C	P	P	P	P	P	C	P	P			C-7
CULTURAL AND ENTERTAINMENT																				
Artist Studio											P	P	P	P	P	P	P	P		
Club	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P			
Commercial Amusement											P	P	P	P	P	P	C			
Cultural Facility	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	C		C	
Entertainment Facility											P					P	C			
COMMERCIAL SALES AND SERVICE																				
Note: Commercial Sales and Service uses may be subject to additional requirements in BIMC 16.12.040.D, Commercial Development.																				
Accommodation																				
Bed and Breakfast (3+ bedrooms)	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P			

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											CC	MA	EA	Gate	Ferry [1]					
Inn											P	P	P	P	P	P	P			
Hotel											C			C	C	P			D-1	
Animal Sales and Service																				
Equestrian Facility	C																	P		
Kennel, Indoor	C										P	P	P	P	P	P	P	P		
Kennel, Outdoor	C																	C		
Veterinarian Clinic or Office	C	C	C	C	C	C	C	C	C	P	P	P	P	P	C	P	C	P		
Food and Beverage																				
Formula Take-Out Restaurant																P				D-2
Restaurant											P	P	P	P	P	P	P			
Food Service Establishment																		P		D-3
Mobile Retail Food Establishment											P	P	P	P	P	P	P	P	P	D-5
Craft Food and Beverage											P	P	P	P	P	P	P	P		D-4
Offices and Services																				
Personal Service											P	P	P	P	P	P	P			D-6
Professional Service											P	P	P	P	P	P	P	P		D-7
Retail																				

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											CC	MA	EA	Gate	Ferry [1]					
Commuter-Oriented Retail Sales															P					D-8
Open-Air Sales for Garden Supply	C	C	C														P			
Retail Sales											P	P	P	P		P	P	A		D-9
PRIVATE MOTOR VEHICLE-RELATED																				
Note: Private motor vehicle-related uses may be subject to additional requirements in BIMC 16.12.030.C.6, Transportation Facilities.																				
Auto Repair Services																C	C	P/C		E-1
Car Wash Facility, Manual or Automatic																C	C	C		
Commercial Parking Structure											C									
Commercial Parking, Surface											P			P						E-2
Ferry Commuter Parking											P			P	P					E-3
Gasoline Service Station																C	C			
Motor Vehicle Sales																C				E-4
Noncommuter Ferry Parking														C						E-5
Park and Ride Facility/Lot	C	C	C													C	C		C	E-6
Park and Ride Lot, Shared Use	C	C	C	C	C	C	C	C	C	C						C	C		C	E-7

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											CC	MA	EA	Gate	Ferry [1]					
Small Engine Repair																C	C	P		
Transport and Delivery Service																P	C	P		E-8
Motor Vehicle-Related Services, Not Including Retail and Not Otherwise Listed																C				
UTILITY AND TELECOMMUNICATIONS																				
Note: Utility and telecommunications uses may be subject to additional requirements in BIMC 16.12.030.C.7.																				
Monopole or Lattice Tower	P																	P		
Small Wind Energy Generator	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P/C	P/C	P/C	F-1
Utility, Primary	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	F-2
Public Communications Tower	P	P	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	P	A	F-3
Wireless Communication Facilities, Facility I	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Wireless Communication Facilities, Facility II	P										P	P	P	P	P	P	P	P	P	
Wireless Communication Facilities, Facility III	P																	P	P	
INDUSTRIAL USES																				
Note: Industrial uses may be subject to additional requirements in BIMC 16.12.040.F, Industrial Development.																				

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											CC	MA	EA	Gate	Ferry [1]					
Manufacturing and Production																				
Manufacturing, Small-Scale																	C	P		
Manufacturing, Light																		P		
Manufacturing, General																		C		
Mining and Quarrying	C	C	C																	G-1
Research and Development																	P	P		
Waste and Salvage																				
Recycling Center	C	C									C				C		C	C		G-2
Waste Transfer Facility	C																			G-3
Warehouse and Freight Movement																				
Commercial Moving and Freight Terminal																		C		
Self-Service Storage Facility																	C	P		G-4
Warehouse																		P		
Ferry- and Waterfront-Related																				
Note: Ferry- and waterfront-related uses may be subject to additional requirements in BIMC 16.12.040.C, Boating Facilities; and 16.12.050.C, Overwater Structures.																				
Barge Moorage and Off-Load Ships																			C	H-1
Boat Building																		P/C	C	H-2

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											CC	MA	EA	Gate	Ferry [1]					
Boat Repair Facility																		P/C	P	H-3
Cross Harbor Passenger-Only Ferry Terminal and Associated Parking																			C	
Dry Storage for Boats and Marine Equipment																			P	
Ferry Terminal and Associated Docks, Ramps, Walkways, Trails, Waiting Rooms, and Holding Areas														P						
Ferry Slips and Repair Facility																			P	H-4
Marine Rental and Sales																			P	
Marine Way																			C	
Pleasure and Commercial Vessel Moorage																			P	
Small Boat Haul-Out Facility																			P	
Water-Related Supply and Retail Sale																			P	
ACCESSORY USES																				
Accessory Agricultural Education	A	A	A	A	A	A	A										A			I-1
Accessory Agricultural	A	A	A	A	A	A	A										A			I-2

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											CC	MA	EA	Gate	Ferry [1]					
Retail, Minor																				
Accessory Agricultural Retail, Major	CA	CA	CA	CA	CA	CA	CA										CA		I-3	
Accessory Agricultural Special Event	A	A	A	A	A	A	A										A		I-4	
Accessory Agricultural Tourism	A	A	A	A	A	A	A										A			
Accessory Composting Bin	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Accessory Dwelling Unit (outside shoreline jurisdiction)	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A	A		I-5	
Accessory Dwelling Unit (within shoreline jurisdiction)	CA	CA	CA	CA	CA	CA	CA		CA	CA							CA		I-5	
Accessory Agricultural Processing and Livestock and Poultry Slaughtering	A	A	A	A	A	A	A										A		I-6	
Accessory On-Site Treatment and Storage Facilities for Hazardous Wastes																	A	A	I-7	
Accessory Outdoor Storage																	A	A	I-8	
Accessory Rain Garden/Swale	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Accessory Rainwater Harvesting Barrel	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	I-9	

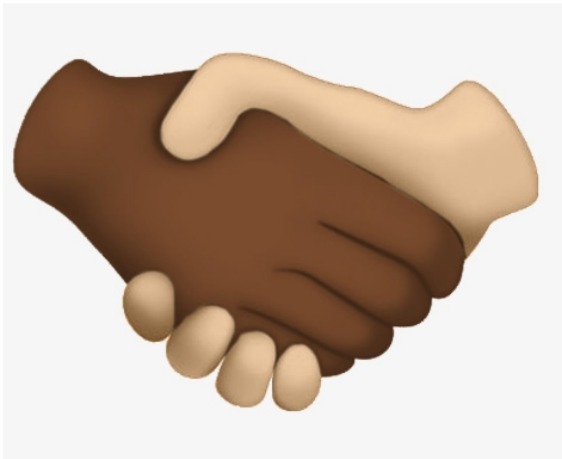
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											CC	MA	EA	Gate	Ferry [1]					
Accessory Security Residence																		P		I-10
Accessory Small Wind Energy Generator	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	I-10
Accessory Solar Panel	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Accessory Uses to Agriculture (not otherwise listed)	A	A	A	A	A	A	A										A			
Accessory Utilities	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	I-11
Bed and Breakfast (1 – 2 bedrooms)	A	A	A	A	A	A	A	A	A	A							A			
Minor Home Occupations	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			I-12
Major Home Occupations	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA			I-13
Nonagricultural Accessory Uses and Structures (not otherwise listed)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	I-14
TEMPORARY USES																				
Temporary Construction Building	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	J-1
Temporary Container Storage	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	J-2
Temporary Commercial Parking											T	T	T	T	T	T				J-3
Temporary Public Events or Gatherings	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		J-4

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Temporary Ferry Commuter Parking											T				T	T				J-5
Temporary Noncommuter Parking															T					J-6
Temporary Seasonal Sales	T	T	T								T				T	T	T	T		J-7
Temporary Homeless Encampment	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	J-8
MARIJUANA-RELATED USES																				
Marijuana Retailer																		P		K
Marijuana Processor																		P		K
Marijuana Producer																		P		K
Collective Garden																				
[1] In the ferry terminal district, all development shall include at least 10 percent of landscaped or naturally vegetated open space. Parking may be located under the open space. Development south of Winslow Way shall include pedestrian walkways that connect to Winslow Way East and Olympic Drive Southeast, and/or that align with Cave Avenue and Ferncliff Avenue.																				

(Ord. 2018-13 § 3 (Exh. A), 2018; Ord. 2017-14 § 2 (Exh. A), 2017; Ord. 2017-02 § 1, 2017; Ord. 2015-10 § 1 (Exh. A), 2015; Ord. 2014-14 § 1 (Exh. A), 2014; Ord. 2014-26 § 1 (Exh. A), 2014; Ord. 2013-25 § 4 (Exh. A), 2013; Ord. 2012-12 § 1, 2012; Ord. 2011-17 § 1, 2011; Ord. 2011-02 § 2 (Exh. A), 2011)

What is allowable vs. what is existing??

Many factors will effect what eventually is built.



Property owners, business interest,
investors, COBI



Finances



Community



Parking, transportation



Environment and site constraints



Access to utilities

What is allowable vs. what is existing?

What exactly does zoning currently allow and encourage?

Do any properties currently zoned NC meet or exceed what is allowable?

Does NC zoning match what is currently there?

What are the implications of this?

Is this what we want?

What are the impacts on other systems, such as transportation, environment, quality of life, existing business types, future quality of life, etc.

Scale

To understand the scale of these numbers, this presentation will break these numbers down into understandable increments. Using a typical 3,000 s.f house as a scale reference.



= 3,000 s.f.

Could be any allowable use type, residential, office, retail, church, theater, etc.

These are the COBI standards

Dimensional standards

ZONING DISTRICT	Winslow Mixed Use Town Center						HSR I and II	NC	BI	WD-I
	Central Core Overlay	Madison Avenue Overlay	Erickson Avenue Overlay	Gateway Overlay	Ferry Terminal Overlay [See BIMC 18.12.030.C]					
DIMENSIONAL STANDARD										
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	0.1	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	Bonus densities require compliance 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	
	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									
MINIMUM LOT DIMENSIONS										
Area	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20,000 sq. ft.	20,000 sq. ft.	
Depth	N/A	N/A	N/A	N/A	N/A	N/A	80	N/A	N/A	
Width	N/A	N/A	N/A	N/A	N/A	N/A	80	N/A	N/A	

Setbacks

[illegible]

Building Height

[illegible]

Lot Coverage

ZONING DISTRICT	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]				
DIMENSIONAL STANDARD									
MAXIMUM LOT COVERAGE									
	100%, excluding setbacks	35%	35% 2,500 sq. ft. max. building footprint south of Wyatt, excluding parking structures located below predevelopment and finished grade	35%	75%	50%	35%	35%	50%

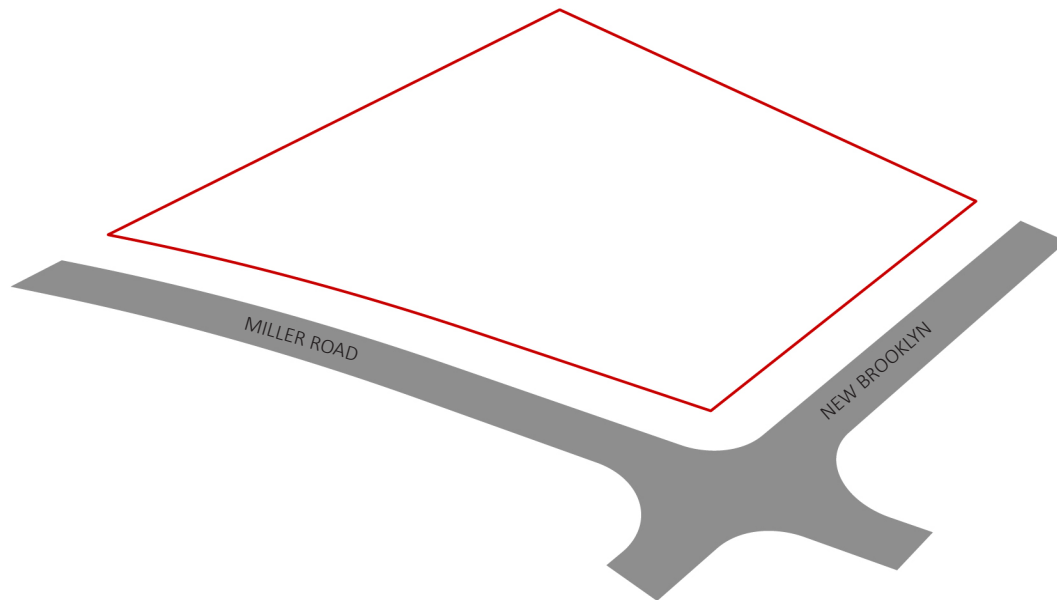
NC Zoning

Zoning allows for bonuses, this is going to be ignored in the following calculations

D. Bonus Density in NC District. Bonus density shall be available in the NC district as follows:

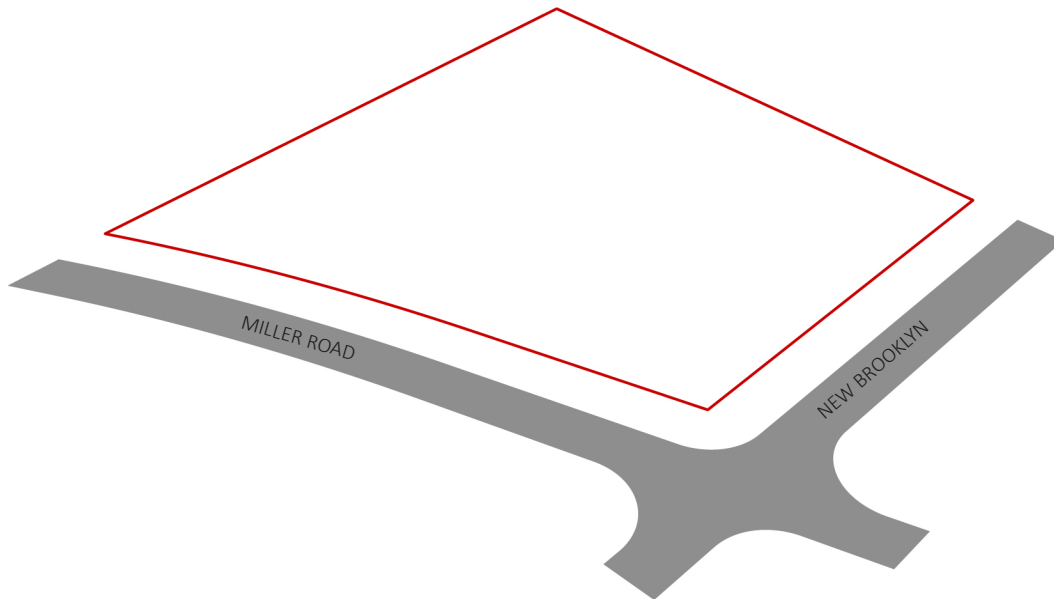
1. Three units per acre with the provision of transfer of development rights (TDRs), in accordance with Chapter 18.27 BIMC; or
2. Three units per acre with the provision of affordable housing, in accordance with the provisions of Chapter 18.21 BIMC; or
3. Three units per acre if the development is commercial/residential mixed use and public sewer and public water are not provided, or five units per acre if the mixed use development is on public water and sewer. The residential units must be located above the ground floor if the building is located on a collector or secondary arterial or higher road classification; however, for mixed use projects, if the building fronts on a local or private street, residential units can be located on the ground floor.
 - a. In instances where a project contains both mixed use and residential-only buildings, the bonus density shall only be calculated based on the mixed use buildings. The residential-only buildings shall not be used to calculate the bonus density; or
4. Five units per acre with the provisions of TDRs and public sewer and water; or
5. Five units per acre with public water and sewer and the provision of affordable housing in accordance with Chapter 18.21 BIMC; or
6. Up to 12 units per acre for those specific parcels located in Lynwood Center and so designated on the land use map as NC/R-12 for the Lynwood Center special planning area; provided, that all requirements of this title applicable to the NC are met, and that:
 - a. The development is commercial/residential mixed use with the residential units located above the ground floor if the building is located on a collector or secondary arterial or higher road classification; however, for mixed use projects, if the building fronts on a local or private street, residential units can be located on the ground floor; and
 - b. Public sewer and water are provided; and
 - c. The requirements of Chapters 18.18 and 18.21 BIMC are met; and
 - d. A community center is constructed that is of similar style and quality to the entire development, is no less than 2,000 square feet, provides kitchen facilities, public rest rooms and outside access. The community center is to be used primarily for community functions.

Using the standards for NC we can look at a single lot



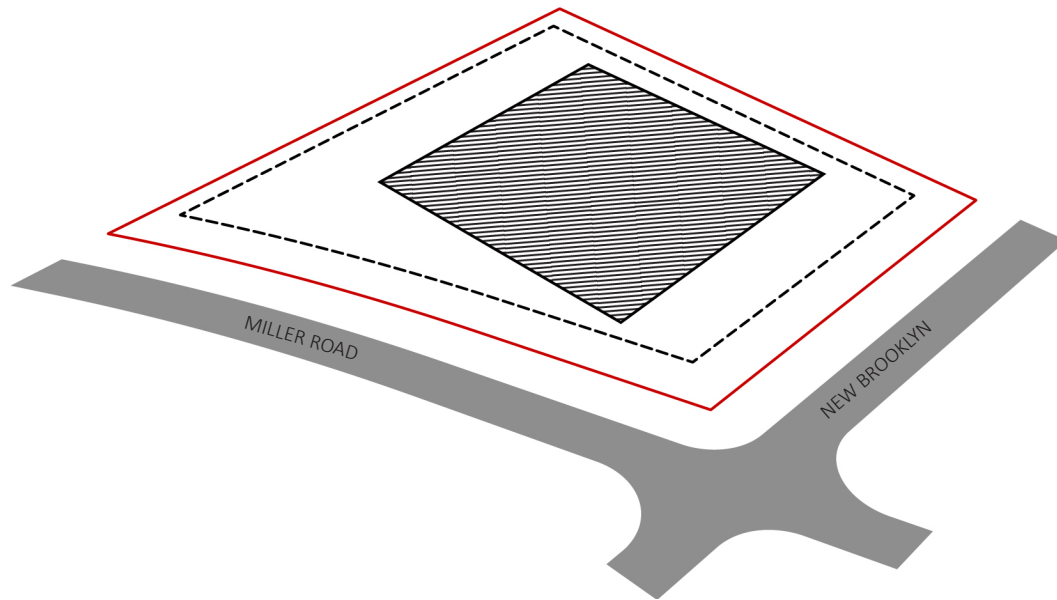
Parcel square feet (s.f.)

**1.12 acres or
50,133 square foot parcel**



35% lot coverage = building footprint
35% lot coverage = 17,546 s.f.

50,133 square foot parcel

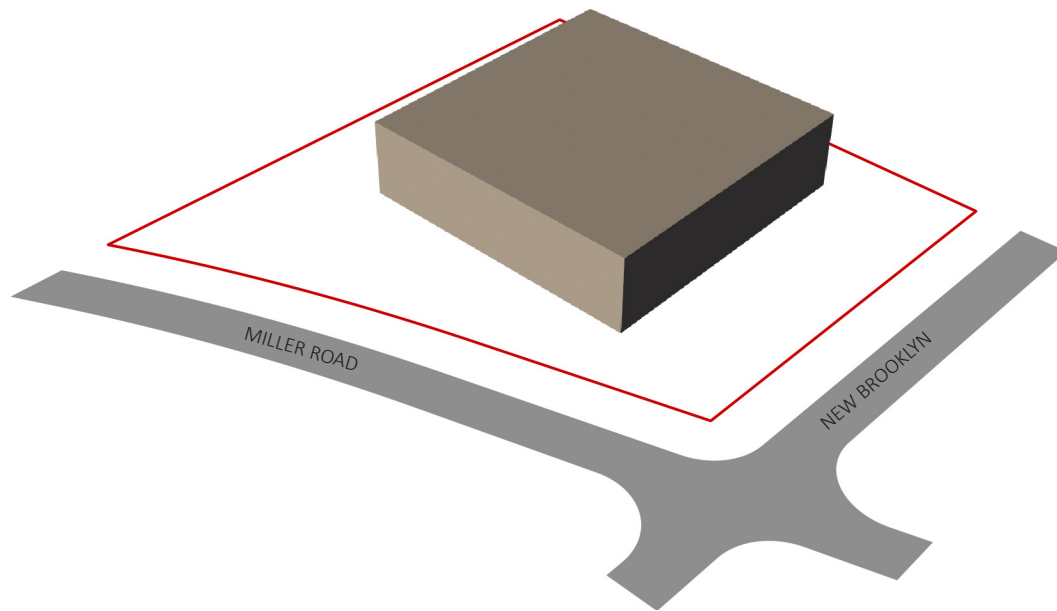


max building height = 35'

bonuses allow this height to be increased

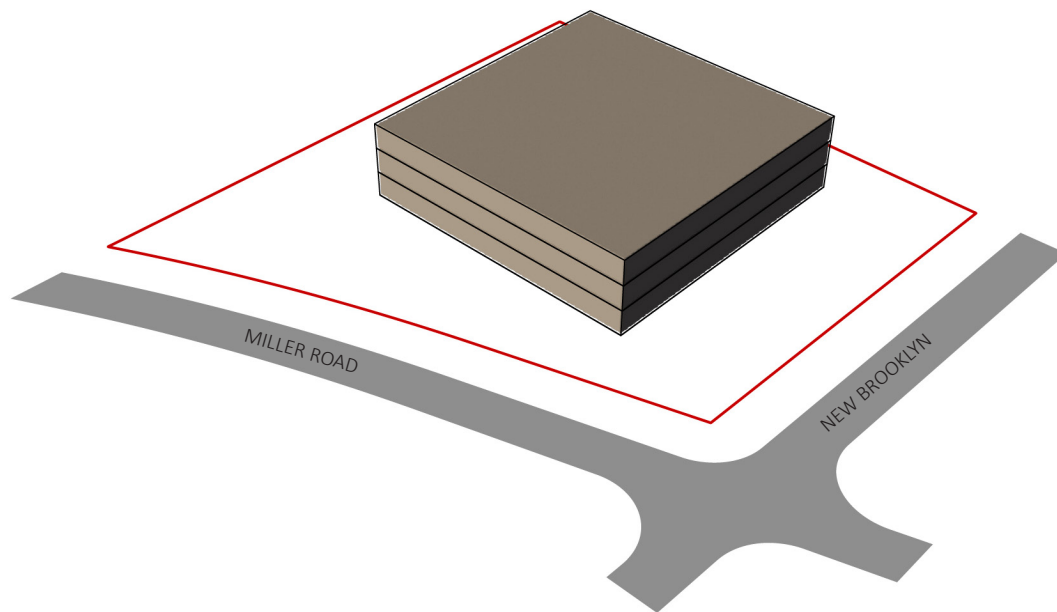
50,133 s.f. parcel

17,546 s.f. building footprint



assuming 3 stories = 52,639 s.f.

**50,133 s.f. parcel
17,546 s.f. building footprint
max building height = 35'**



**How much volume is that?
52,639 s.f. = 17 3,000 s.f. homes**

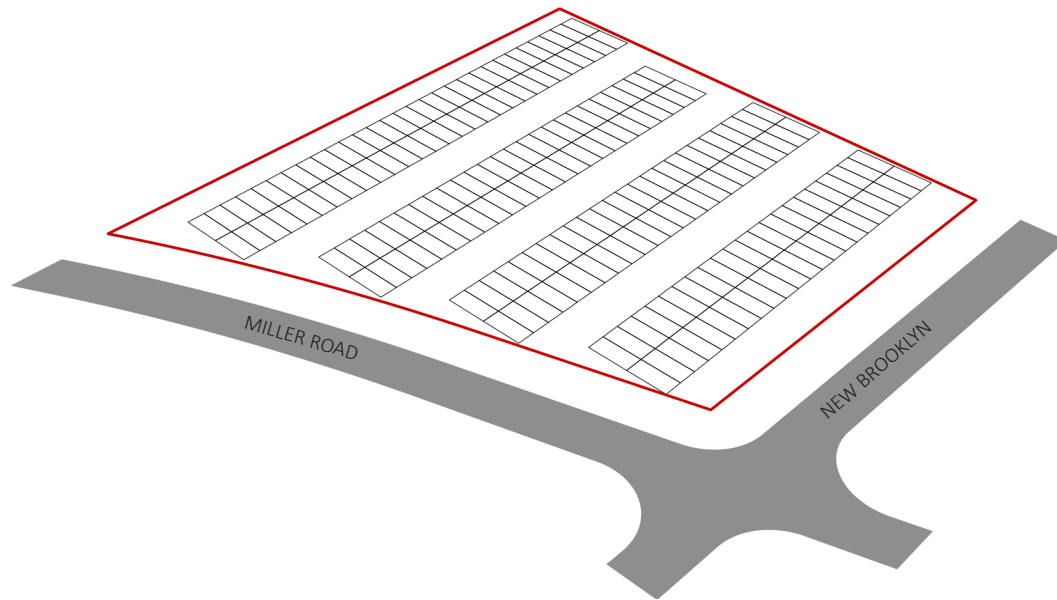


Parking = 1 per 250 s.f. of building

assuming commercial use

Parking = 208 stalls

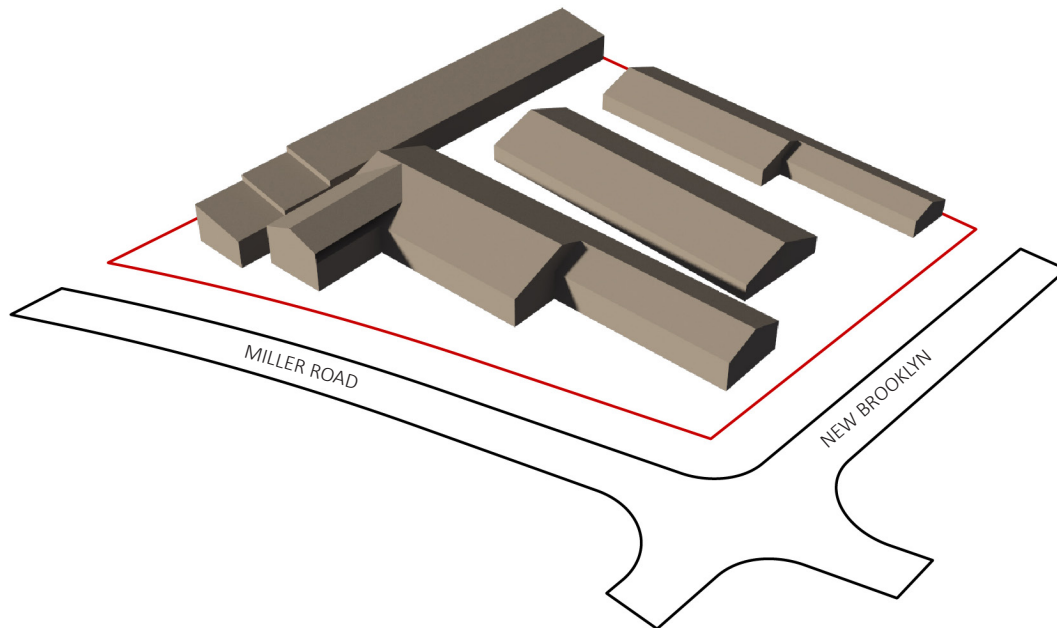
50,133 s.f. parcel
17,546 s.f. building footprint
52,639 s.f. gross s.f.
max building height = 35'



What exists there currently?

Building footprint = 22,727 s.f.

50,133 s.f. parcel



How much volume is that?

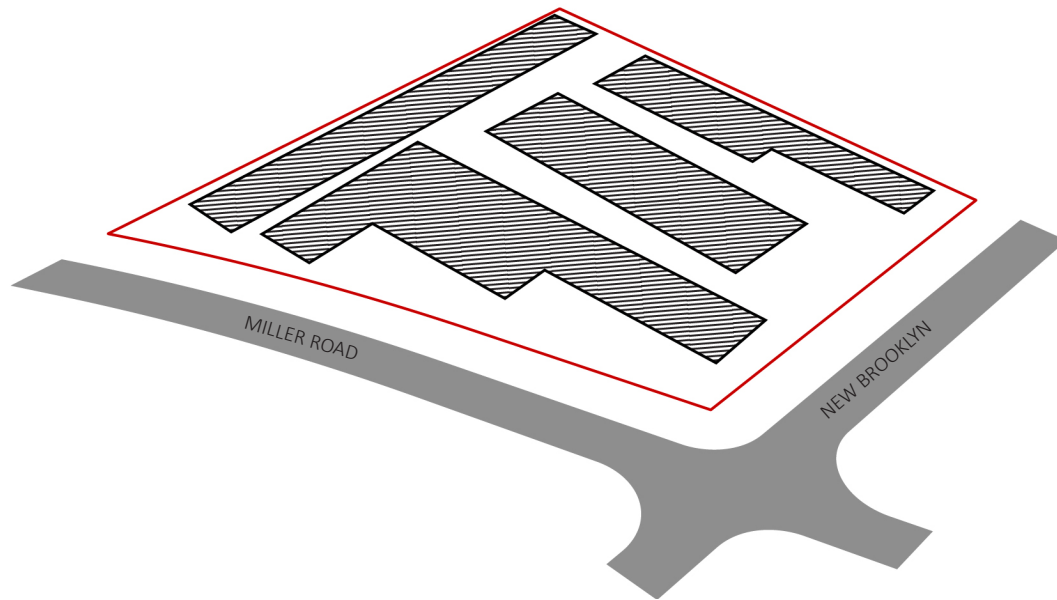
22,727 s.f. = 8 3,000 s.f. homes



Existing

Lot Coverage = 45%

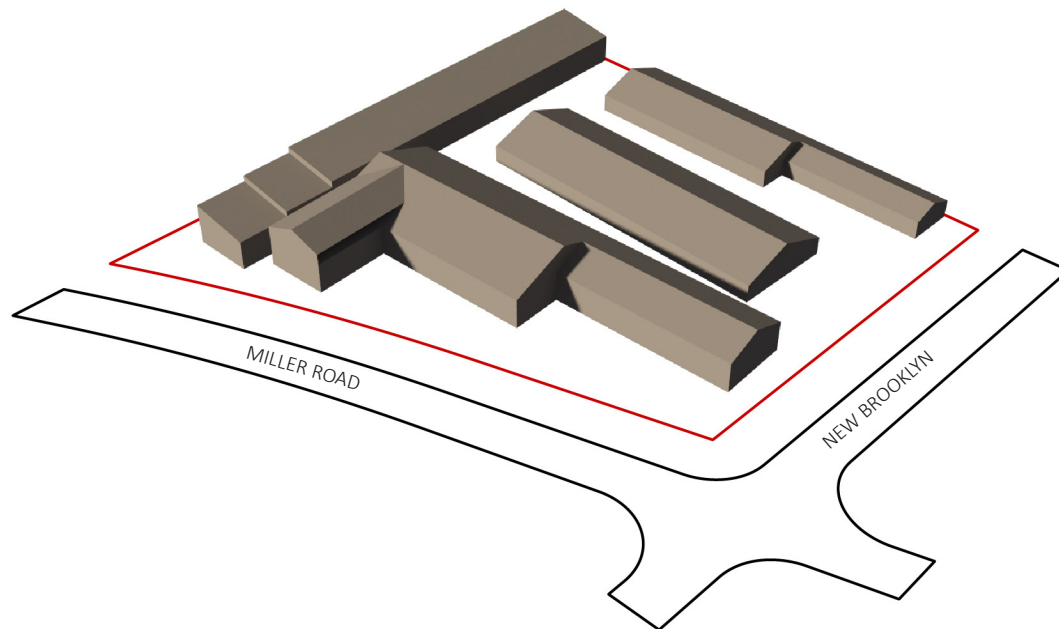
50,133 s.f. parcel
22,727 s.f. building footprint
22,727 s.f. gross s.f.



Existing

Building height = ~18'

estimate, to peak of highest roof

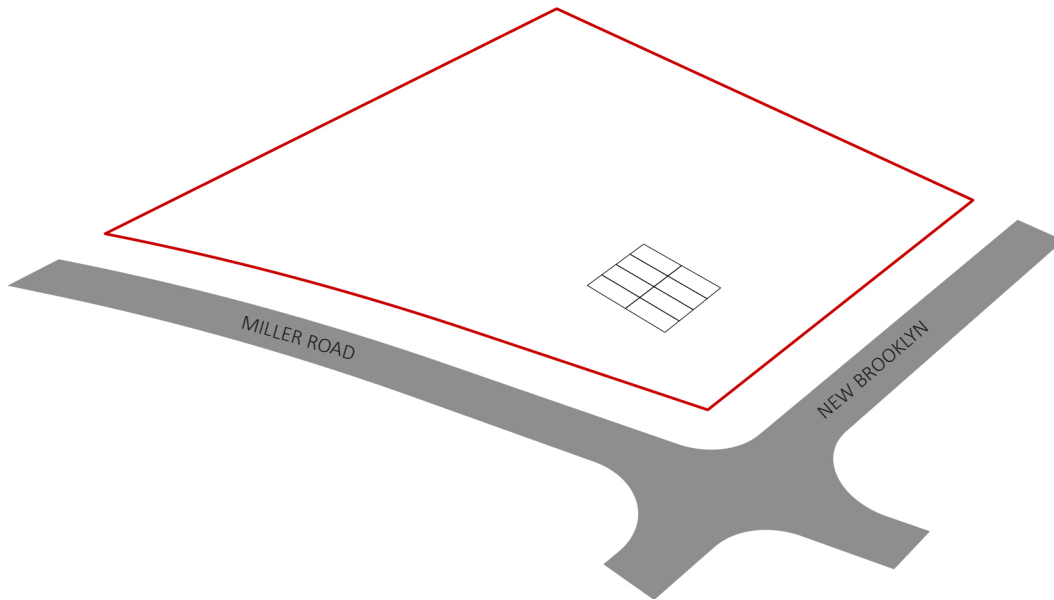


50,133 s.f. parcel
22,727 s.f. building footprint
22,727 s.f. gross s.f.
45% lot coverage

Existing

Parking = 8 spaces
1 space per 2,840 s.f.

50,133 s.f. parcel
22,727 s.f. building footprint
22,727 s.f. gross s.f.
45% lot coverage
18' building height



Existing

vs.

Allowable

50,133 s.f. parcel
22,727 s.f. building footprint
22,727 s.f. gross s.f.
45% lot coverage
18' building height
1 parking stall per 2,800 s.f. of building

50,133 s.f. parcel
17,546 s.f. building footprint
52,639 s.f. gross s.f.
35% lot coverage
35' building height
1 parking stall per 250 s.f.

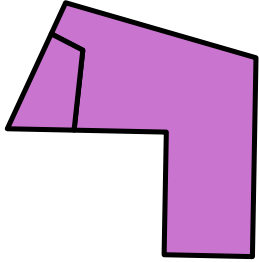
How much volume is that?
22,727 s.f. = 8 3,000 s.f. homes



How much volume is that?
52,639 s.f. = 17 3,000 s.f. homes



BATTLE POINT DRIVE

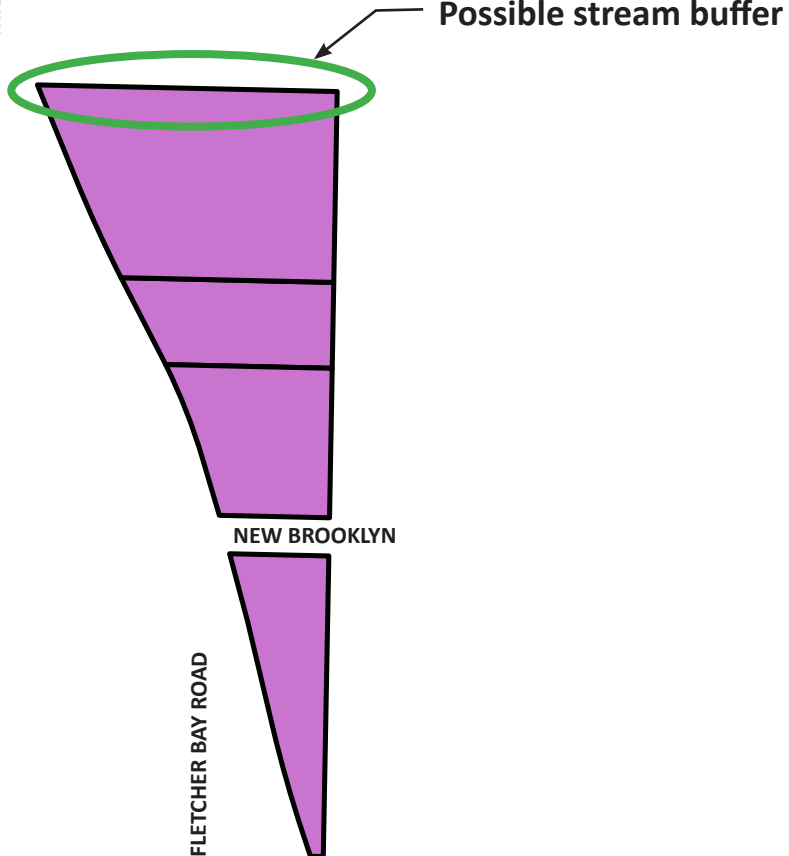


Current NC properties

All parcels are currently built on.

Only one parcel has a stream setback, however a driveway is adjacent to that stream potentially reducing the buffer significantly.

MILLER ROAD

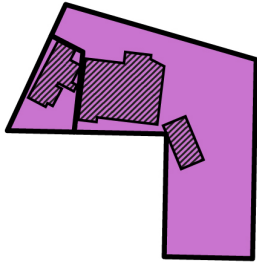


Possible stream buffer

NEW BROOKLYN

FLETCHER BAY ROAD

BATTLE POINT DRIVE



Current build out of existing NC zones

338,569 Current NC s.f. or 7.77 acres

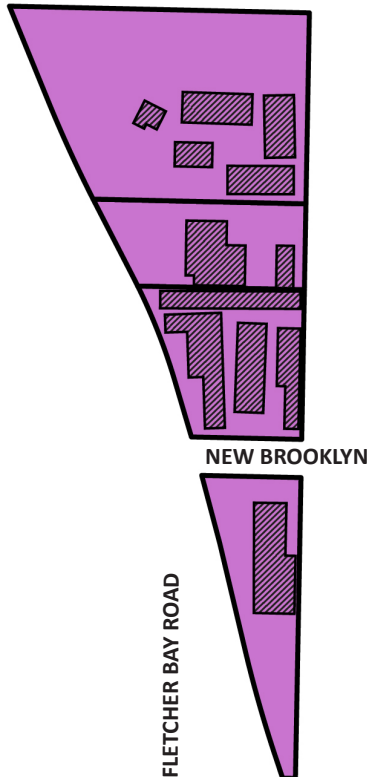
83,179 s.f. building footprint (25% lot coverage)

99,980 s.f. gross s.f.

How much volume is that?

99,980 s.f. = 33 3,000 s.f. homes

MILLER ROAD

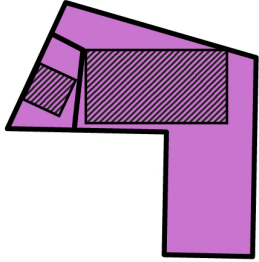


NEW BROOKLYN

FLETCHER BAY ROAD



BATTLE POINT DRIVE



Allowable build out of NC zones

338,569 Current NC s.f. or 7.77 acres

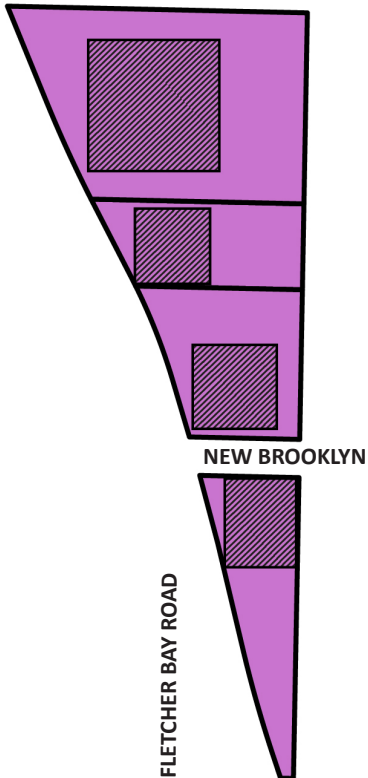
118, 499 s.f. building footprint (35% lot coverage)

355,497 s.f. gross s.f. (assuming 3 floors)

How much volume is that?

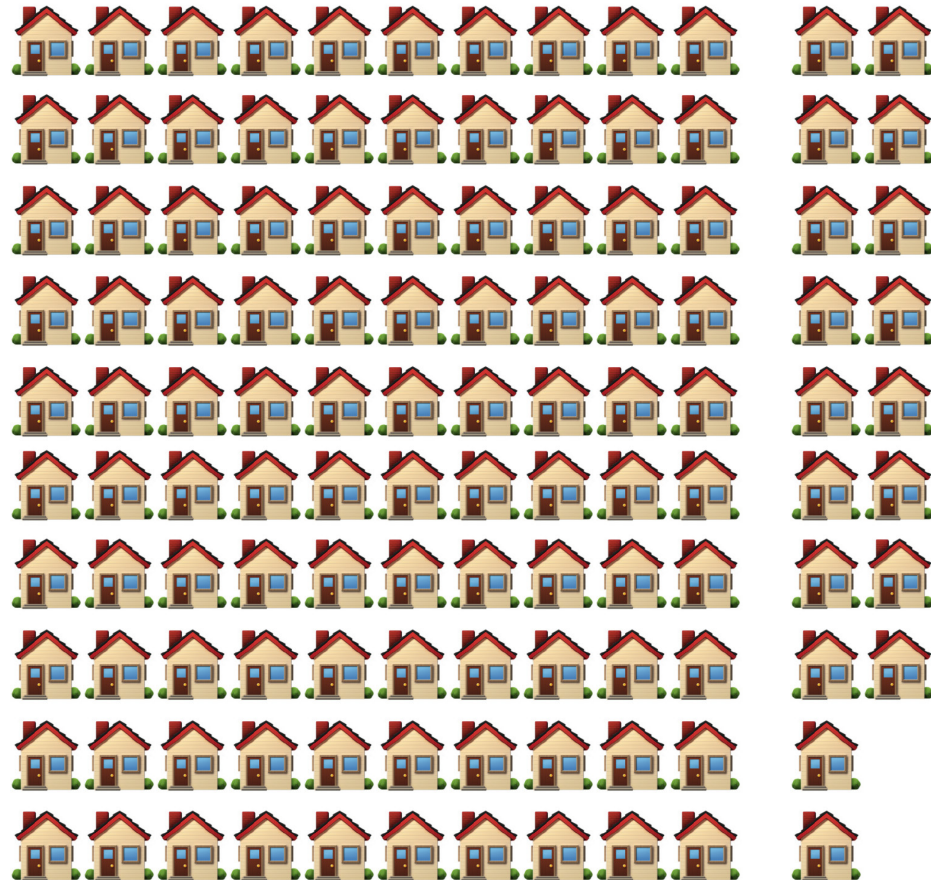
355,497 s.f. = 118 3,000 s.f. homes

MILLER ROAD



NEW BROOKLYN

FLETCHER BAY ROAD



Existing

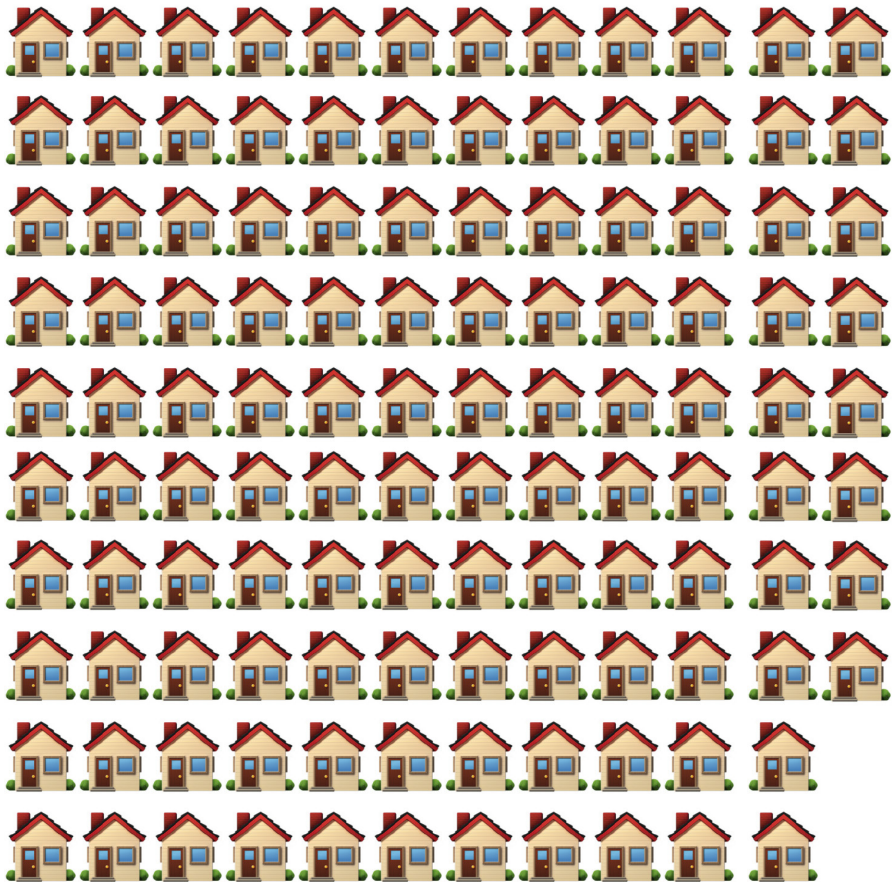
99,980 s.f.



vs.

Allowable

355,497 s.f.



Possible reasons why what exists hasn't built out more.

All buildings in Island Center were built before Bainbridge became a City.

Zoning was applied on the properties after they were built. They therefore conformed to different zoning or permitting issues, which might have been more restrictive or more lenient than what is currently allowed.

People built for what they needed and could afford.

They were single business oriented enterprises, constructing buildings geared toward serving their specific needs.

Finances and market demand were different at the time of construction.

If a business is thriving relocation during redevelopment doesn't make sense.

Limited by water and sewer at time of construction.

The island was a less populated place.

DRAFT

LAST PLAN DISCUSSED

*Looking only at NC zone, not R1 or R2 changes

Existing NC = 7.7 acres

Proposed NC = 28.91 acres

Total = 36.61 acres

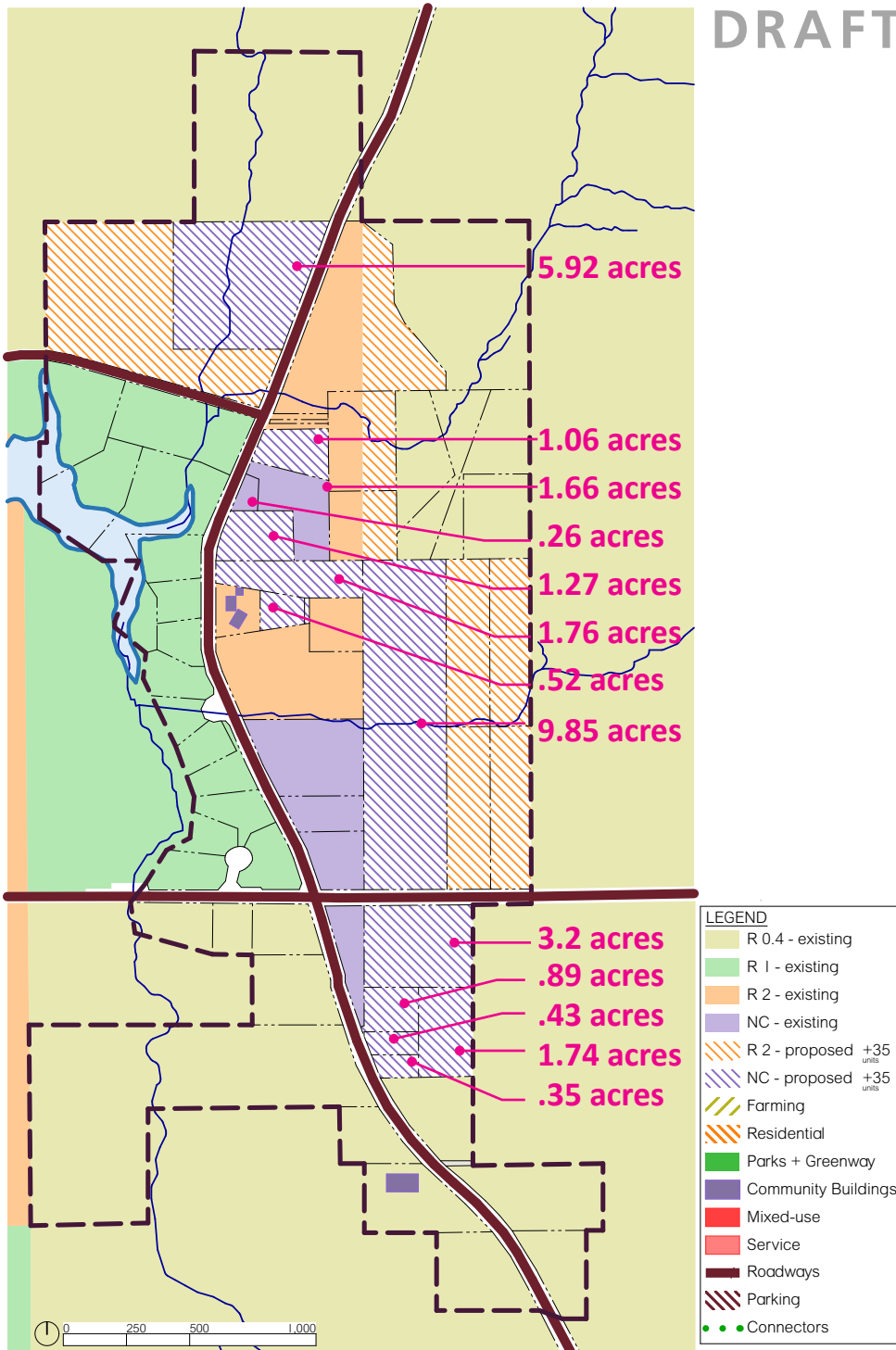
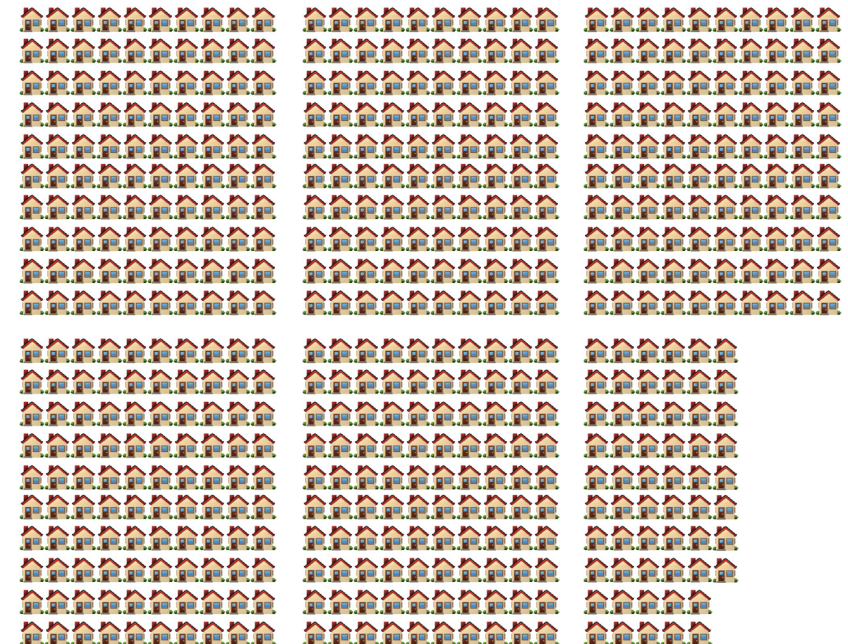
NC s.f. = 1,594,731 s.f.

558,156 s.f. building footprint (35% lot coverage)

1,674,468 s.f. gross (assuming 3 floors)

How much volume is that?

1,674,468 s.f. = 558 3,000 s.f. homes

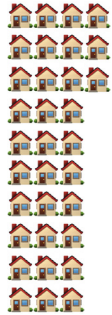


Island Center - proposed - new zoning

June 19, 2019

Existing

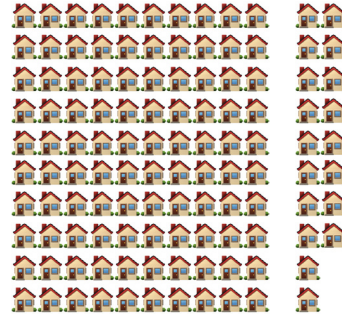
99,980 s.f.



Allowable

355,497 s.f.

3.5 times more than
existing



Last plan discussed

1,674,468 s.f.

17 times more than
existing



A quick calculation for NC zoning:

1 acre of NC zoning x 1.05 = total allowable buildable square footage

1 acre = 1.05 acres of building or 15.2 3,000 s.f. homes
2 acres = 2.1 acres of building or 30.4 3,000 s.f. homes
3 acres = 3.15 acres of building or 45.6 3,000 s.f. homes
4 acres = 4.2 acres of building or 60.8 3,000 s.f. homes
5 acres = 5.25 acres of building or 76 3,000 s.f. homes
6 acres = 6.3 acres of building or 91.2 3,000 s.f. homes
7 acres = 7.35 acres of building or 106.4 3,000 s.f. homes

Another quick calculation for NC zoning:

The underlying zoning in Island Center NC is R-2
This means that every acre can have 2 residential units on it.

However:

Bonuses allow up to 3 additional units if affordable or through TDR's
5 additional units per acre if sewer is available
NC zoning at Island Center could therefore have up to 7 units per acre
Assuming we don't switch to a form-based code

1 acre = 7 units (5 units without sewer)

7.7 acres = 54 units (39 units without sewer)

36.61 acres = 256 units (183 units without sewer)

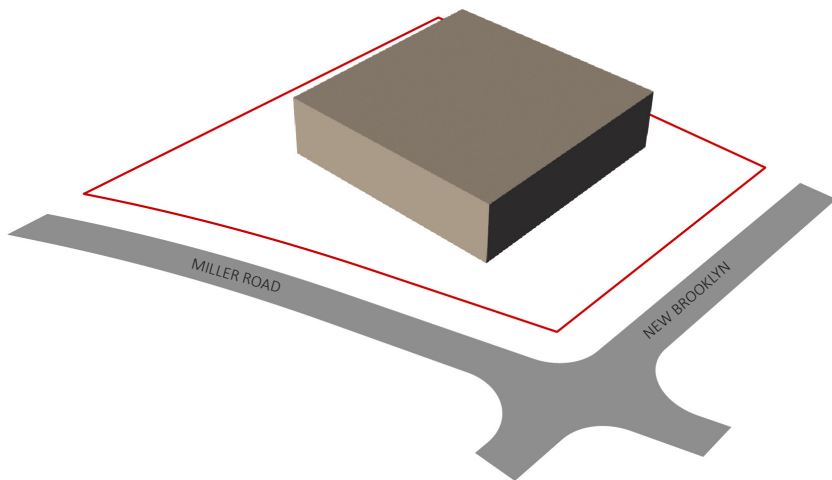
Lynwood's plan had assumed **77 units** for their NC parcels.

Analysis: Framework Policy 1.3 of the Comprehensive Plan allocates up to 5% of the 2012 population growth to the Neighborhood Service Centers. This represents approximately 375 persons. Under current land use designations additional population at build-out for the Lynwood Center NSC would be approximately 115 persons (50 units of mixed single family and multi-family). Under the recommended land use changes this figure rises to 174 persons (77 units). This does not include the additional 150+ persons (approximately 65 units) that may inhabit the R-5 area adjacent to, but not included within, the NSC. If considering strictly the NSC boundaries this population increase (174 persons) is still well within what is reasonable for the NSC's, especially considering the limited potential for additional population at both Island Center and Rolling Bay.

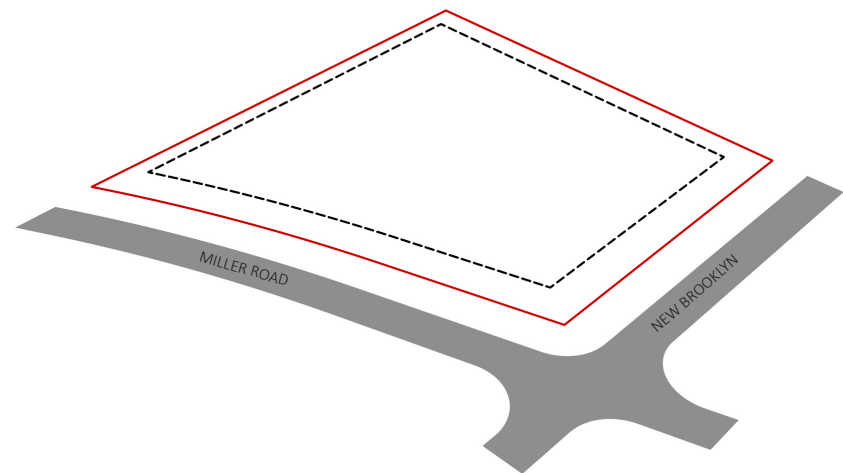
There are many variables that alter how much gets built, when and where it gets built.

What does current zoning encourage in terms of what is visible from the street?
Building height and setbacks will set the baseline for the visual presence of new developments.

max building height = 35'



**NC Zoning street frontage setbacks
0'-20 max'**



What does NC zoning look like elsewhere on the Island?

This project is a good example of what NC zoning encourages.

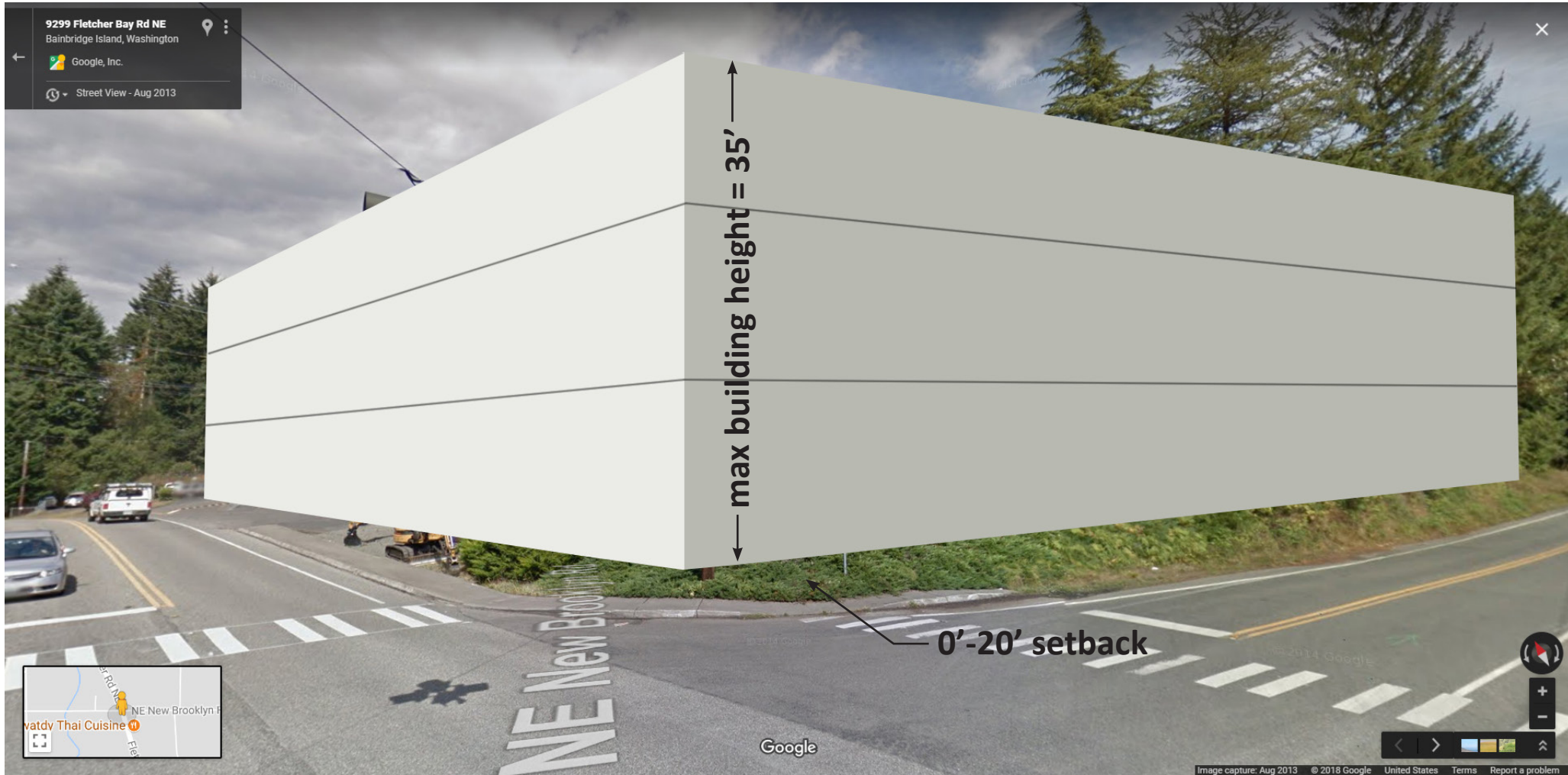


What could it look like in Island Center?

Existing



What zoning allows



Allowable after other conditions are met

Design review board, community input, finances etc. will transform what is allowable into something that is buildable.



What do we want?

