

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE MINUTES – October 16, 2019
CONSULTANT/COMMITTEE INTRODUCTIONS
REVIEW PROJECT SCHEDULE
ISLAND CENTER VISION/GOALS AND CITY COMPREHENSIVE PLAN OVERVIEW
COMPOSITE MAP OF PLAN ELEMENTS AND GRAPHICS LIST
DISCUSS AGENDA FOR NOVEMBER 20, 2019 MEETING
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Chair Maradel Gale called the meeting to order at 6:31 PM. Steering Committee members in attendance were Mark Tiernan, John Decker, Sam Marshall, Scott Anderson, Micah Strom, Michael Loverich, Jane Rein (Design Review Board) and Jon Quitslund (Planning Commission). Donna Harui, Asaph Glosser and Sarah Blossom were absent and excused. City Staff present were Engineering Manager Mike Michael, Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

Senior Planner Jennifer Sutton asked to add a recap of the night's meeting discussion points to be captured in the minutes before the next meeting's agenda is discussed.

The conflict disclosure was read by Chair Gale and each committee member disclosed their interest in the Island Center area.

REVIEW AND APPROVE MINUTES – October 16, 2019

Motion: Move to approve minutes as distributed.

Mark Tiernan asked that the minutes be amended to reflect the need to record any decisions that were made during the course of the meeting and that it was the responsibility of each committee member to bring themselves up to date on the committee's work if they miss a meeting.

Strom/Loverich: Passed Unanimously

CONSULTANT/COMMITTEE INTRODUCTIONS

Jeff Arango from Framework was introduced as the newly hired City consultant.

REVIEW PROJECT SCHEDULE

Timeline was discussed as well as extending meeting times to 2 ½ hours (until 9:00 PM) in the future to have the time to cover necessary material.

ISLAND CENTER VISION/GOALS AND CITY COMPREHENSIVE PLAN OVERVIEW

Reviewed and discussed previously stated vision and goals.

COMPOSITE MAP OF PLAN ELEMENTS AND GRAPHICS LIST

Reviewed and discussed composite maps provided by Framework (see attached).

RECAP OF DECISIONS AND CONSENSUS.

Recap was not felt to be necessary, but it was reiterated that on street parking in smaller, shorter sections with landscape intermittently could be under consideration as a possibility.

DISCUSS AGENDA FOR NOVEMBER 20, 2019 MEETING

Street concepts, integrated trail map and possible plans for the public property were discussed as subjects for the next meeting. Meeting was planned for 6:30 – 9:00 PM.

PUBLIC COMMENT

Bob Russell – Wanted to know how the committee would come to a consensus on the other sites that were not called out on the map presented that night.

Heide Madden – Requested there be a pathway from Holly Farm Lane. She also felt that if development rights were going to be taken from farmers that those landowners with trees should also have their development rights taken away. Ms. Madden also did not understand how the committee interpreted her survey answers the way they were.

Lisa Neal – Asked if they were going to see the information Michael Loverich developed on the maps the next time the consultants came back specifically calling out the trail, access point and several corridor improvements. She was also concerned about hearing that it was all about growth.

ADJOURN

Meeting was adjourned at 8:33 PM.



CITY OF

Island Center Subarea Planning Steering Committee Meeting

November 6, 2019

[illegible]

PLAN TIMELINE

11.06.2019
Meeting 1

11.22.2019
Meeting 2

MID DEC
Meeting 3

12.31.2019
Plan Alternatives

MID JAN
Meeting 4

LATE JAN
Draft Plan

MID FEB
Meeting 5

LATE FEB
Planning Commission
& Council Briefings

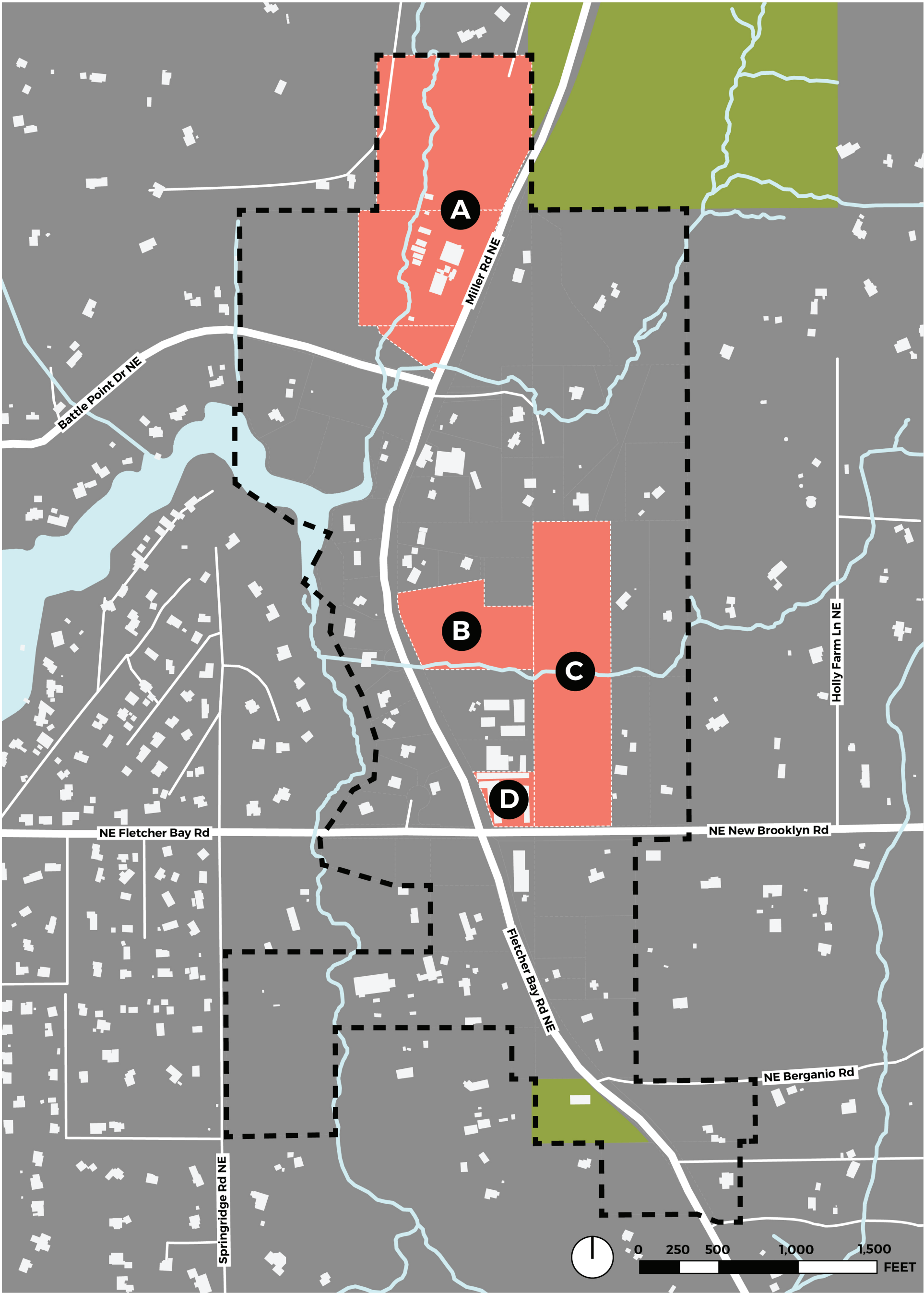
MARCH
**FINAL DRAFT PLAN &
LEGISLATIVE REVIEW**





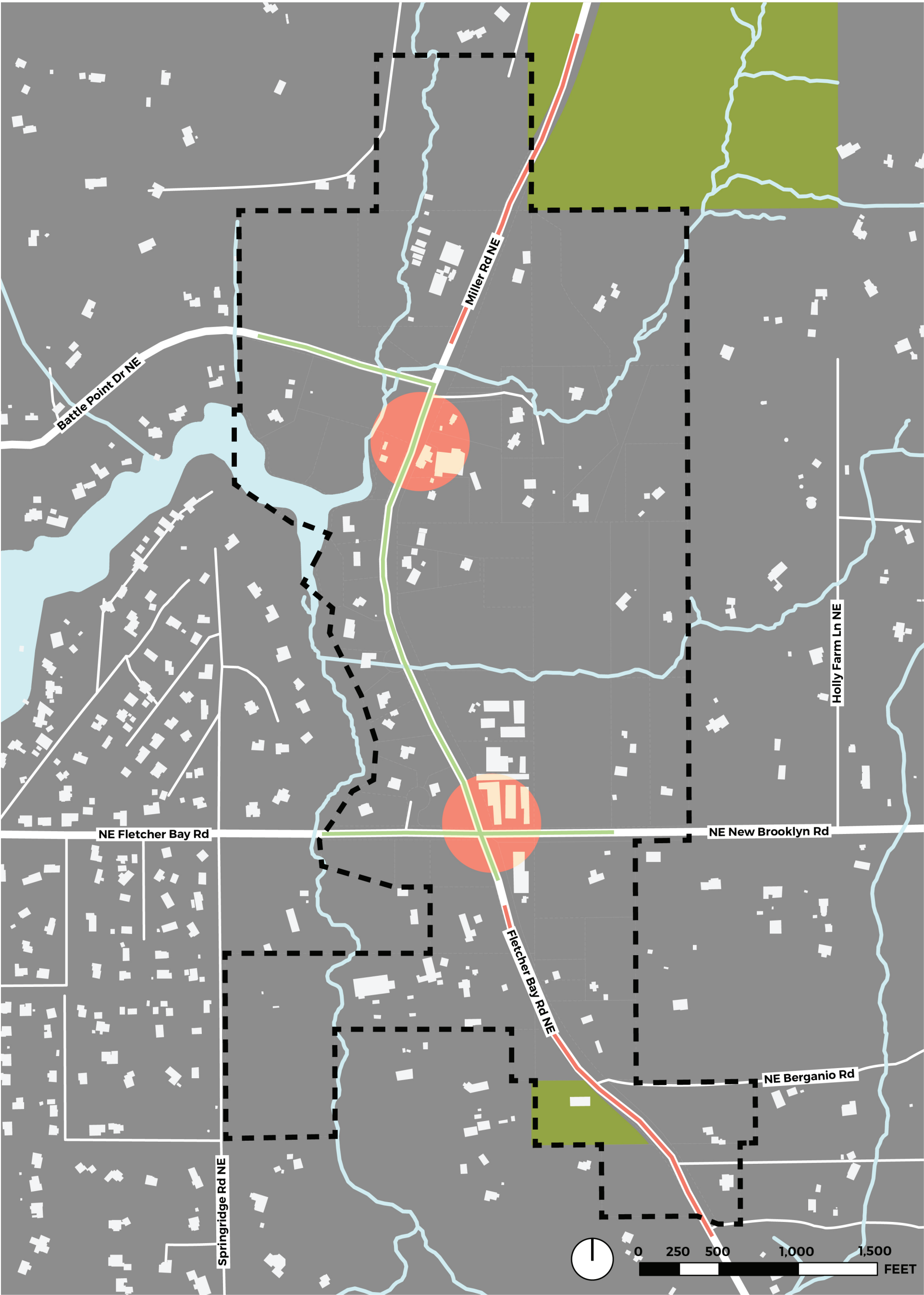
ISLAND CENTER

- STUDY AREA
- PARKS
- CRITICAL AREAS
- STREAMS
- WETLANDS



CONSENSUS SITES

-  STUDY AREA
-  CONSENSUS PARCELS
-  **A** Zoning changes to permit existing non-conforming use
-  **B** City-owned property to be preserved for public use
-  **C** Currently vacant property is an opportunity for new development
-  **D** Consolidate access to commercial property away from the corner



STREET IMPROVEMENTS

-  STUDY AREA
-  PARKING + ACCESS SAFETY ISSUES
-  LACK OF SAFE ROUTES FOR PEOPLE WALKING AND BIKING
-  ROADWAY SAFETY & VISIBILITY CONCERNS

GOAL LU-4

As part of a long-term Island-wide Conservation and Development Strategy, focus residential and commercial development in *designated centers*, increase a network of conservation lands, maximize public access while protecting the shoreline, minimize impacts from the SR 305 corridor and conserve the Island's ecosystems and the green and open character of its landscape.

Policy LU 4.2

Adopt a multi-year work program to undertake the subarea planning for the *designated centers* of Island Center, Rolling Bay, Sportsman Triangle and Day Road. The product will be *Subarea Plans* for each of the *designated centers* that will be adopted as part of the *Comprehensive Plan*

Policy LU 4.4

Subarea planning for each *designated center* shall be informed by surface water and aquifer data in the respective watershed and appropriate provision made to limit permitted uses or require specific measures to protect the water resource.

Note: unclear how this has been addressed.

Policy LU 4.5

Subarea planning for each designated center shall engage residents, landowners, businesses and other stakeholders in envisioning the appropriate extent, scale, use mix and the desired and required services and *infrastructure* to serve the selected use mix and intensity

GOAL LU-5

Focus Urban Development in *Designated Centers*

The Plan focuses residential, commercial, and industrial growth in Winslow and other *designated centers* with urban services such as the Neighborhood Centers, and the industrial centers at Day Road, and Sportsman Triangle. Collectively, Winslow, the Neighborhood Centers, and the two industrial centers constitute Bainbridge Island's *designated centers*.

Note: Island center does not have urban services.

Policy LU 5.1

Winslow is the urban core of the Island while the Neighborhood Centers are smaller-scale mixed-use centers. In order to achieve the *goals* of the *GMA* this Plan:

- ☐ Encourages development in areas where *public facilities* and services exist or can be provided in an efficient and effective manner.
- ☐ Provides a vibrant, pedestrian-oriented core.
- ☐ Reduces sprawl.
- ☐ Provides choice of housing location and lifestyle.
- ☐ Maintains and protects environmentally sensitive and resource lands.
- ☐ Encourages the retention of open space.
- ☐ Maintains and enhances fish and wildlife habitat.

Policy LU 5.2

Increased density over and above the existing zoning in the Neighborhood Centers *should* only occur through a shift in *density* from areas identified in the Island-wide Conservation Strategy through *PDRs*, *TDRs* or other mechanisms and through the use of *density bonuses* for *affordable housing*

Note: this limits density increase to TDR or affordable housing.

Policy LU 5.3

Encourage *residential uses* in a variety of forms and *densities* as part of the use mix in Winslow and neighborhood centers

Note: mixed use, cottages, live-work would fulfill this.

Policy LU 5.8

Adopt *development standards* and program public improvements to encourage walkability within each *designated center* and to the surrounding areas

Policy LU 5.11

Commercial and residential *density* within *designated centers* may be increased through the use of:

- Affordable housing.
- TDRs (transferable development rights).
- Contributions to public *infrastructure* and public amenities in excess of what is required to mitigate the impacts of development.
- Transfer of residential *density* within the MUTC and the High School Road Districts or within neighborhood centers.
- Preservation of on-site of historic structures eligible for inclusion on a local, state or federal register of historic places.
- Locating ferry-related parking under building

Note: This supports concept of local transfer of TDRs

GOAL LU-6

Ensure a development pattern that is true to the *Vision* for Bainbridge Island by reducing the conversion of undeveloped land into sprawling development. Encourage improvement of aging or underutilized developments over development of previously undeveloped property.

Policy LU 6.3

Island Center, Rolling Bay, and Lynwood Center offer housing and small-scale, commercial and service activity outside of Winslow. These Neighborhood Centers are allowed to develop at higher *densities* to reinforce their roles as centers

Note: This implies setting density higher than surrounding zoning.

NEIGHBORHOOD CENTERS

The Neighborhood Centers provide Island-wide commercial and service activity outside Winslow. These areas are to be developed at higher *densities* to reinforce their roles as community centers. The neighborhood centers will help reduce traffic congestion by providing an alternative to shopping in Winslow.

GOAL LU-9

Encourage the development of the Neighborhood Centers at Rolling Bay, Lynwood Center, and Island Center as areas with small-scale commercial, mixed use and residential development outside Winslow

Policy LU 9.1

The Neighborhood Centers provide Island-wide small-scale commercial and service activity and *mixed-use development* outside Winslow.

Policy LU 9.2

Orient development toward the pedestrian. Retail uses are encouraged on the ground-floor to prevent blank walls with little visual interest for the pedestrian. Offices and/or residential uses are encouraged above ground floor retail.

Policy LU 9.3

Allow development of Neighborhood Centers in areas designated on the Future Land Use Map.

Island Center

Policy LU 9.5

The boundaries for Island Center are as shown on Fig. LU-5, the Future Land Use Map. Any changes to the boundaries may be considered during the subarea planning process.

- Building height, bulk, massing and articulation to promote a pedestrian scale.
- ☐ Parking requirements including location of parking to the rear or side yards unless otherwise provided for in a *Subarea Plan*.
- ☐ Landscaping including parking lots and buffer areas between higher and lower intensity uses and consideration of trees that allow solar access.
- ☐ Lighting standards that prevent unnecessary glare and light trespass on neighboring residential properties.
- ☐ Noise level limits appropriate for *mixed use development*.
- ☐ Location and screening of service areas such as dumpsters.
- ☐ Open space.
- ☐ Pedestrian linkages.

Standards for all Neighborhood Centers

The following standards ensure that development will be designed to fit into the scale and character of the existing centers and the adjacent residential *neighborhoods*. The City developed design prototypes or illustrated design guidelines for each of the three Neighborhood Centers to serve as a visual reference for the future development of the community. These design guidelines can be crafted to recognize the distinct qualities of each *designated center*.

Policy LU 9.81.6

The Neighborhood Centers achieve a mix of neighborhood-scale businesses, public uses and housing which are compatible with the scale and intensity of the surrounding residential *neighborhood* and which minimize the impact of noise, odor, lighting, fire safety and transportation on the *neighborhood*.

Policy LU 9.9

Mixed use development is encouraged.

Policy LU 9.10

Proposed uses must consider the impact on water quality, stormwater *runoff* and *environmentally sensitive areas* such as *wetlands*, *streams* and *aquifer recharge areas*.

Policy LU 9.11

The *development regulations* should include design standards for:

- Building height, bulk, massing and articulation to promote a pedestrian scale.
- Parking requirements including location of parking to the rear or side yards unless otherwise provided for in a *Subarea Plan*.
- Landscaping including parking lots and buffer areas between higher and lower intensity uses and consideration of trees that allow solar access.
- Lighting standards that prevent unnecessary glare and light trespass on neighboring residential properties.
- Noise level limits appropriate for *mixed use development*.
- Location and screening of service areas such as dumpsters.
- Open space.
- Pedestrian linkages

Policy LU 9.12

Encourage *neighborhood* participation in defining the design standards for each Neighborhood Center.

Policy LU 9.13

Establish and implement a street tree plan and planting program for major roadways at the Neighborhood Centers.

Policy LU 9.14

Develop a parking plan for each Neighborhood Center if appropriate

GOAL HO-3

Promote and maintain a variety of *housing types* to meet the needs of present and future Bainbridge Island residents at all economic segments in a way that is compatible with the character of the Island and encourages more socio-economic diversity. Partner with community non-profit organizations and local and regional private and public entities in carrying out the following policies.

Policy HO 3.7

Expand opportunities for infill in the residential neighborhoods of the Winslow Master Plan study area and the Neighborhood Centers. Allow the creation of small lots (e.g., in the 3,000 square foot range) as well as smaller footprint homes (e.g., under 1,200 square feet)

Note: this supports cottage housing overlay

GOAL HO-6

Facilitate the provision of a diverse *affordable housing* stock in all geographic areas of the community.

Policy HO 6.2

In order to provide for permanently *affordable housing* pursue effective strategies to reduce the land cost component of *affordable housing* which may include alternative land use zoning, *density bonuses* and other incentives

Policy HO 6.3

Maintain an innovative housing program and clarify or adopt new flexible permit processes in all *designated centers* to promote an increase in the supply, diversity and access to housing including *affordable housing*

Note: Cottage housing is considered an innovative housing program

HO Action #2 Amend the City's development code to facilitate an increase in the diversity of housing types and supply of affordable housing.

Policy HO 3.6

Develop standards to encourage development of small to mid-size single-family housing units. These provisions may include a framework to permit small-unit housing development such as *tiny houses, micro units and cottage housing*

Community Survey Q1:Identity & Sense of Place

- Encourage additional housing options (not important)
- Encourage additional retail opportunities (neutral)
- Restrict development to current zoning allowances while allowing undeveloped parcel owners to purchase development rights from owners in the immediate Island Center area to increase density (neutral-not important)