



CITY OF  
BAINBRIDGE ISLAND

ISLAND CENTER SUBAREA PLANNING  
STEERING COMMITTEE SPECIAL MEETING  
MONDAY, NOVEMBER 23, 2020  
6:30-9:00 PM  
REMOTE ONLINE MEETING

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THE ISLAND CENTER SUBAREA PLANNING STEERING COMMITTEE WILL HOLD THIS MEETING USING A VIRTUAL ZOOM WEBINAR PLATFORM PER GOVERNOR INSLEE'S "STAY HOME, STAY HEALTHY" ORDERS.

Please click the link below to join the webinar:

<https://bainbridgewa.zoom.us/j/93036679638>

Or iPhone one-tap :

US: +12532158782,,93036679638# or +13462487799,,93036679638#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128 or +1 301 715 8592 or

+1 312 626 6799 or +1 646 558 8656

Webinar ID: 930 3667 9638

International numbers available: <https://bainbridgewa.zoom.us/j/93036679638>

## AGENDA

- |         |   |
|---------|---|
| 6:30 PM | Call to Order, Agenda Review, Conflict Disclosure   |
| 6:40 PM | Review and Approve Minutes<br>October 28, 2020  |
| 6:45 PM | Public Comment  |
| 6:50 PM | Future Island Center Zone(s) and Nodes:<br>Complete Review of DRAFT Development Standards |
| 7:30 PM | Discuss Transportation Improvements for DRAFT Plan  |
| 8:20 PM | Confirm Direction on Uses from 9/30 & 10/28 Meetings                                      |
| 8:40 PM | Next Steps in Completing DRAFT Island Center Plan; Review DRAFT<br>Subarea Plan Outline   |
| 8:50 PM | Public Comment  |
| 9:00 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](mailto: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](mailto:pcd@bainbridgewa.gov)**

Call to Order, Agenda Review, Conflict Disclosure  
Review and Approve Minutes – August 26, 2020 and September 30, 2020  
Public Comment  
Future Island Center Zone(s) and Nodes:  
    Complete Uses Discussion - Residential & Education Uses  
    Complete Review of DRAFT Development Standards  
Discuss Transportation Improvements for DRAFT Plan  
Next Steps in Completing DRAFT Island Center Plan:  
    Review DRAFT Subarea Plan Outline  
Public Comment  
Adjourn

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**Call to Order, Agenda Review, Conflict Disclosure**

Vice-chair Micah Strom called the meeting to order by reading the conflict disclosure statement at 6:32 PM. Steering Committee Members in attendance were Michael Loverich, Donna Harui, John Decker, Sam Marshall, Scott Anderson, Asaph Glosser, Mark Tiernan and Jon Quitslund (Planning Commission). Chair Maradel Gale was 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.

Conflict disclosure statements were made.

**Review and Approve Minutes – August 26, 2020 and September 30, 2020**

August 26, 2020

**Motion: I move to accept.**

**Harui/Loverich: Passed Unanimously**

September 30, 2020

**Motion: I'll make a motion to approve.**

**Loverich/Harui: Passed Unanimously**

**Public Comment**

**Lisa Neal** – Thanked the Steering Committee for thought put into Use Tables and reminded them to keep in mind the Vision Statement and what they would want to see in the area. She reminded them that if they wanted affordable housing they would have to say so now because the current code allowed density for mixed-use development without affordable housing.

**Kerry Kriner** – Stated she had submitted a comment letter from PSE about primary utilities and the hope they would not become prohibited uses. She wanted to make sure they would be able to maintain and develop new systems as needed.

**Future Island Center Zone(s) and Nodes:**

**Complete Uses Discussion - Residential & Education Uses**

**Complete Review of DRAFT Development Standards**

Vice-chair Strom asked Planning Commissioner Jon Quitslund to expand upon his statement regarding uses that may be better suited to Winslow proper rather than a neighborhood center during the last meeting.

**Discuss Transportation Improvements for DRAFT Plan**

Discussion postponed until next meeting.

**Next Steps in Completing DRAFT Island Center Plan:**

**Review DRAFT Subarea Plan Outline**

Discussion postponed until next meeting.

**Public Comment**

**Lisa Neal** – Asked them to look at the number of households that need to get out of the area before asking for on-street parking.

**Adjourn**

Meeting adjourned at 8:58 PM.

**Island Center Committee Meeting**  
November 18, 2020

# Island Center Plan – Completion Strategy

- November 18, 2020: Confirm zoning outline, parking requirements, transportation concepts, and plan outline
- Meeting #2: Review Draft Plan
- Meeting #3: Finalize Draft Plan and Recommendation to the Planning Commission

# Vision Statement + Nodes

## VISION STATEMENT

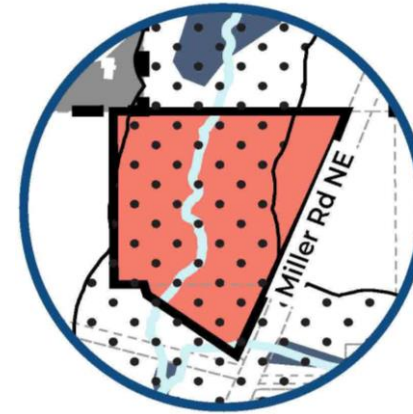
Island Center is an area rich in natural resources that we strive to maintain, enhance and restore. It provides residents and others with an abundance of diverse outdoor activities to enjoy and a small variety of parks, open space and other places to gather as a community. Its ability to provide residents with a sense of community has served its residents well. Proximity to the Grand Forest is a special feature of Island Center and visitors to the Grand Forest often explore the Island Center business community as well.

A network of local trails and paths gives its residents and others a safe way to move about without fear of vehicle traffic. Traffic calming measures and improved intersections make roads in Island Center safer and provides pedestrians, cyclists and those using alternative modes of transportation a safe option.

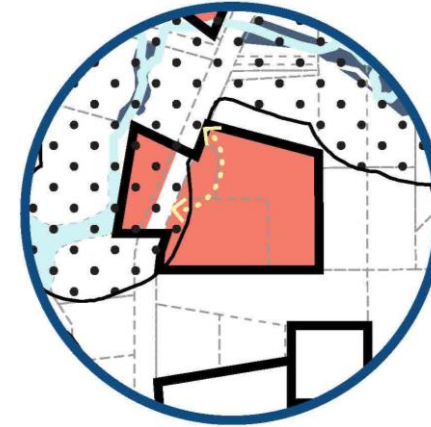
Local commerce provides the area with a small diverse option of appropriately scaled businesses that serve the community well and blend into the area.

Diverse new housing has been incremental in-fill through the years. Limited zoning changes provide better use of the natural topography and promote safety while keeping the original feel of the small tight knit community of Island Center now and for years to come.

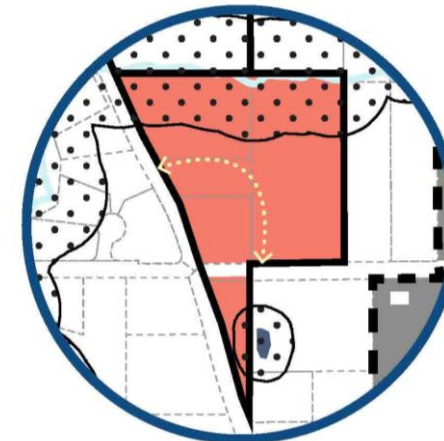
Business and residential developments and zoning preserve, enhance and strive to improve and restore the existing beauty of the land and water: Issei and Springbrook Creeks and Fletcher Bay.



Bainbridge Gardens



Issei Creek



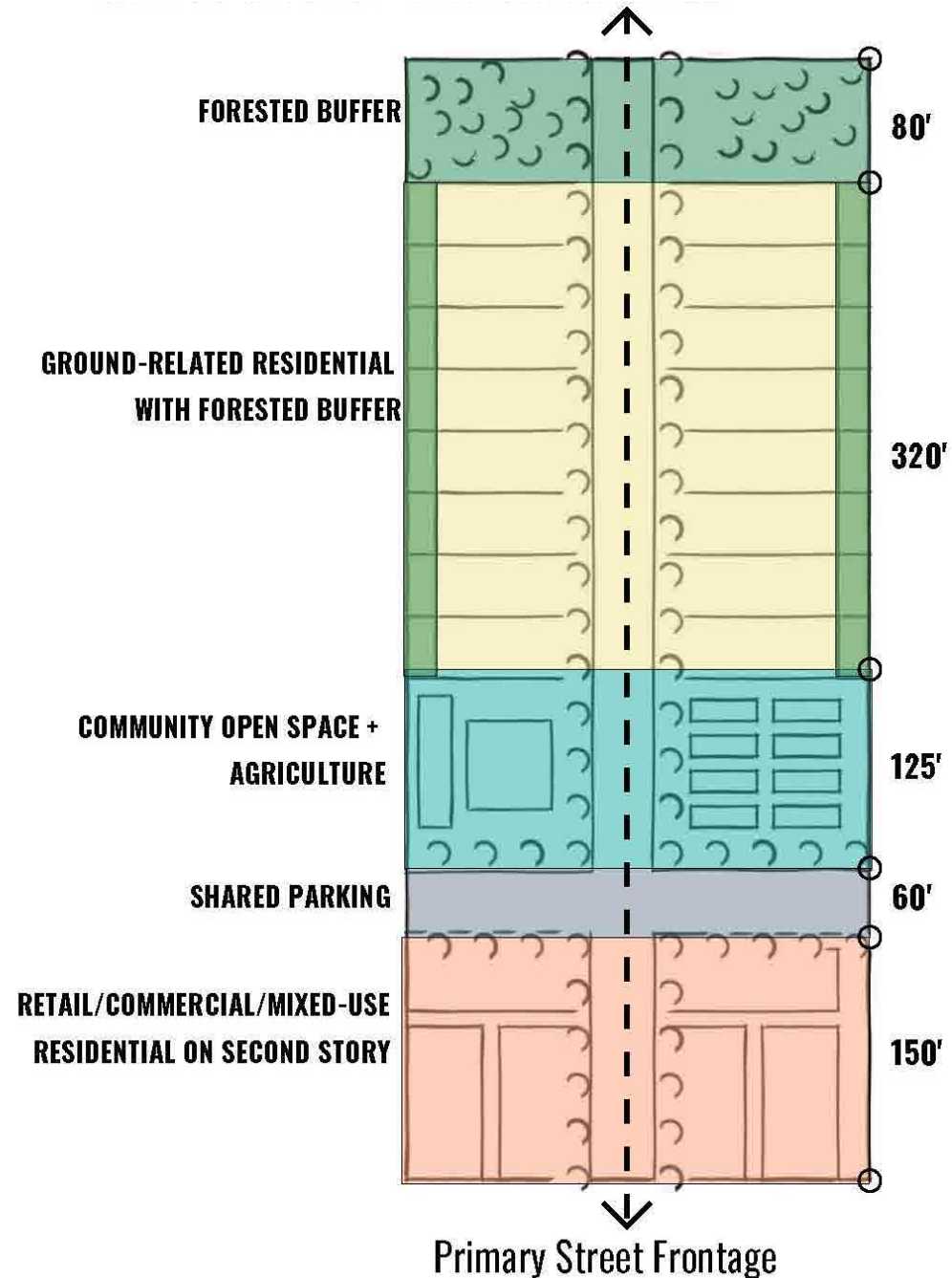
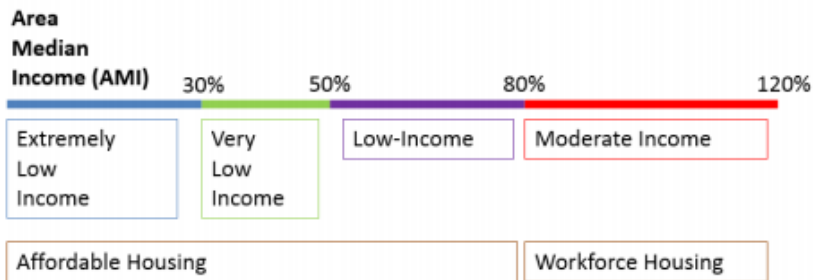
Four Corners

# Island Center Zone – Committee Notes

- Building setback from the street
  - Limit footprint and/or width of buildings at the street edge
  - Limit building height to two stories
  - Address street level uses
  - Landscape between buildings
  - Maintain consistent character based on community preferences
  - Update design guidelines
  - Address larger sites
  - Update land uses
  - Consider on-street parking
  - Reduce off-street parking requirements
- Clarify Bonus Provisions  
Affordable Housing TDR  
Define affordable and workforce housing

# Zoning Diagram

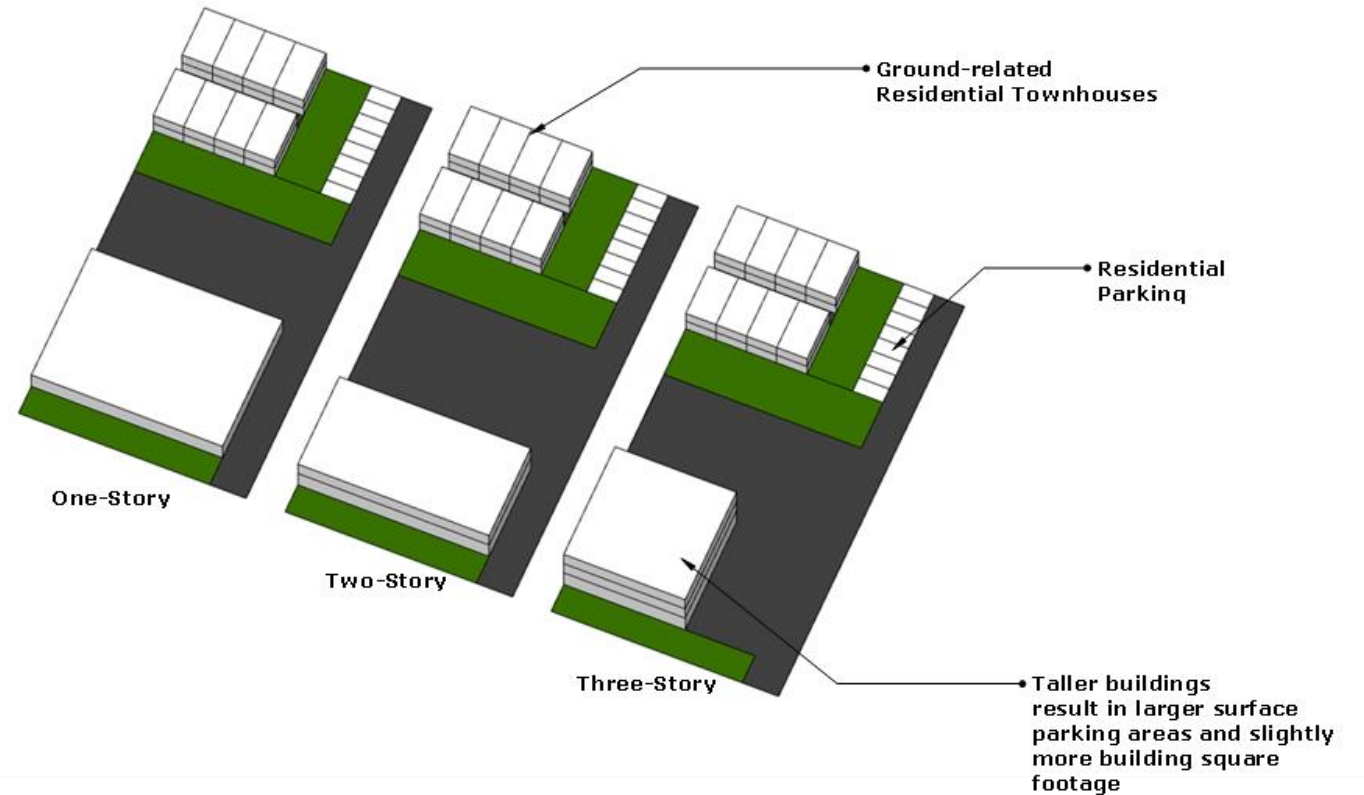
- Establish standards to ensure new buildings are human scale
  - Limit commercial building footprints to 4,000 sq ft
  - Limit commercial buildings width at the street edge to 60'
  - Allow up to 100' for one segment on a corner lot
  - Building height limit of 25'
- Maintain existing residential density limits
  - Existing zoning: R-2 base zoning. 1 bonus unit for affordable housing or TDR. Up to 5 units per acre with sewer.
  - Affordable housing and transfer of development rights conversations are ongoing on at the City-level.
  - Cost recovery for sewer service through connection fees appears financially infeasible based on expected development, uses, and connection requirements.



# Mixed-Use

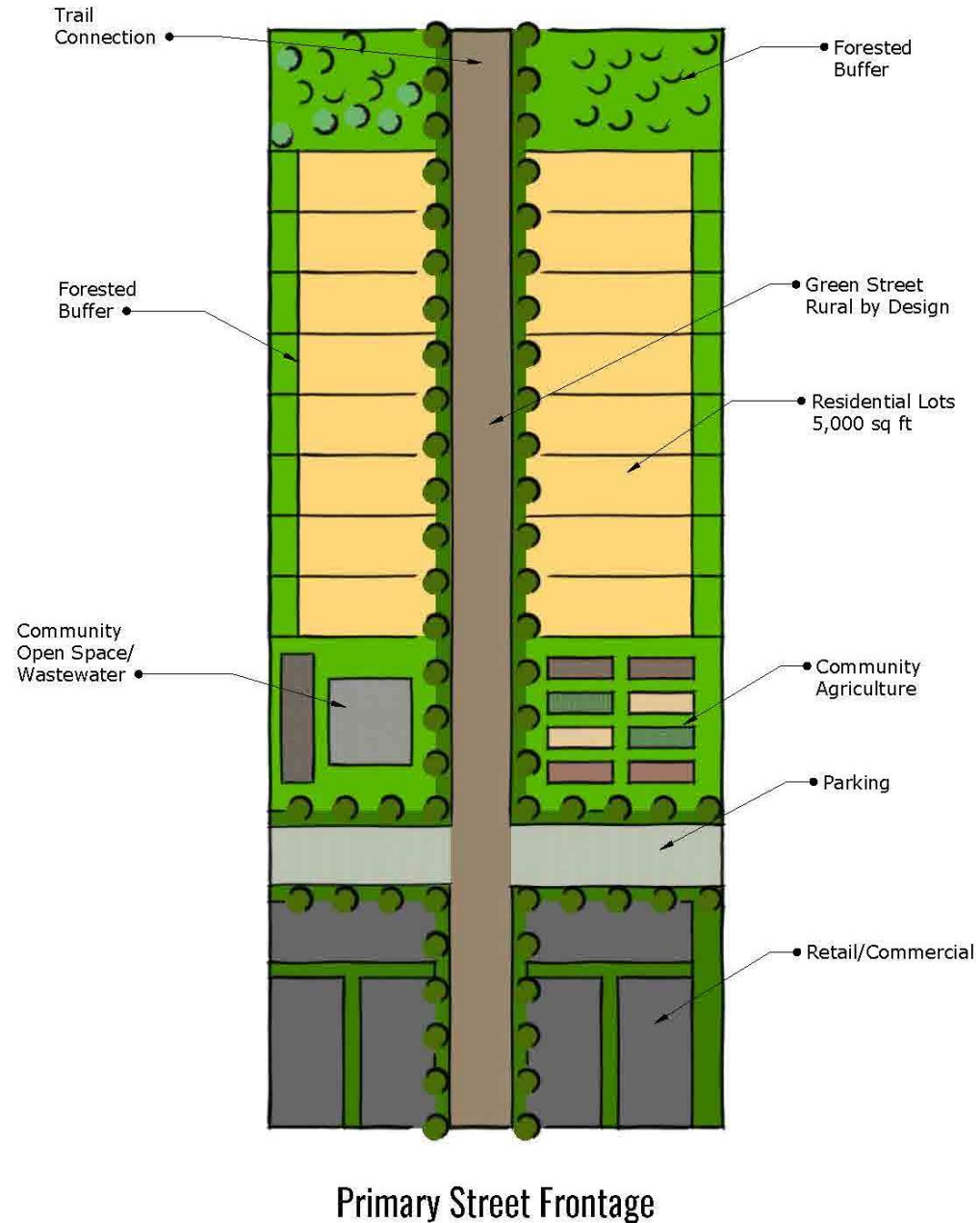
## Questions

- Should commercial be required along the main street frontage
- Should ground-related residential be permitted in the rear of larger sites?



# Zoning Concept

Concept demonstrates major elements of the proposed IC Zone and is intended to further discussion about land use, parking, and design and development standards.



# Development Standards

TBD

Standard	Existing NC Zone	Bainbridge Gardens Node	Issei Creek Node	Four Corners Node
Max. Lot Coverage	35 %			
Max. Building Height	35 ft. (est. 3 stories)			
Max. Height with CUP for Nonresidential Uses	45 ft.			
Base Residential Density	R-2: one unit/20,000 ft <sup>2</sup>			
Residential Density with Bonus	R-3 with affordable housing, TDR or in mixed-use development			
Front Setback	20 ft. max.			
Side & Rear Setbacks	0 ft. between NC properties; 15 ft. to Residential Zones			
Max. Building Footprint	NA			
Max. Bldg Width at Street				
*Floor Area Ratio	NA			

\*Affordable Housing Task Force Report Recommending switching to FAR from units/acre density to promote smaller units and affordable housing

# Affordable Housing Considerations

- Current bonus density for affordable housing has not resulted in significant new affordable housing
- Ongoing city-wide discussions regarding an affordable housing strategy
  - Recent analysis demonstrated that to achieve new affordable housing densities would have to significantly increased
- Include affordable housing policy language in the Island Center Plan
- Defer decisions on affordable housing until the city-wide strategy is confirmed
- Maintain existing density provisions from the Neighborhood Commercial Zone

# Street Concepts

Short-term

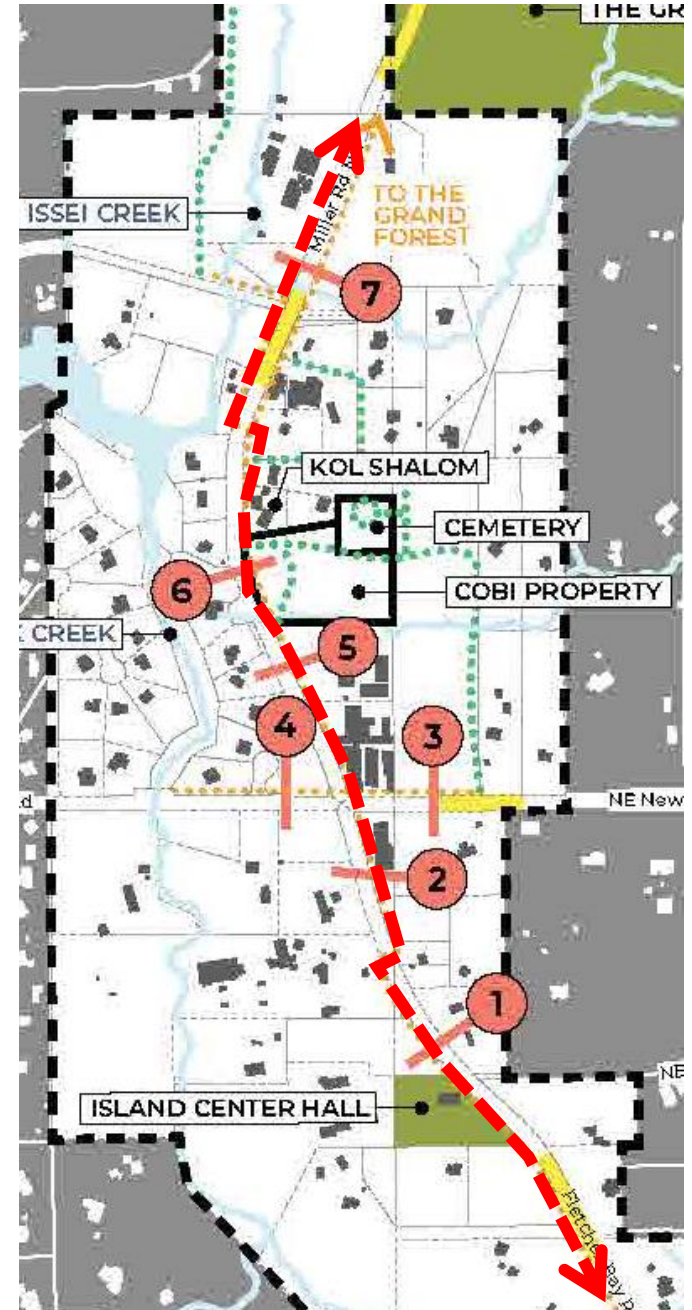


# Street Concepts Long-term



# Network

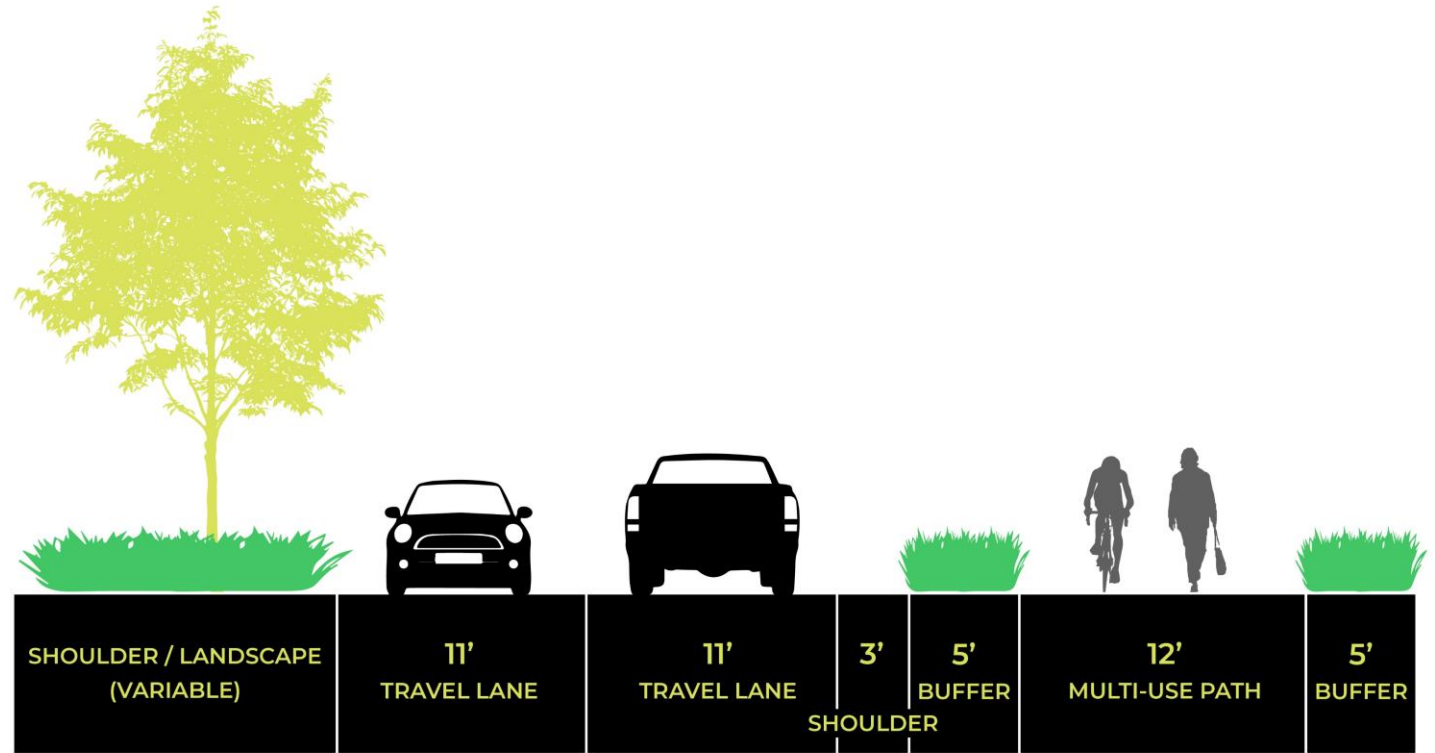
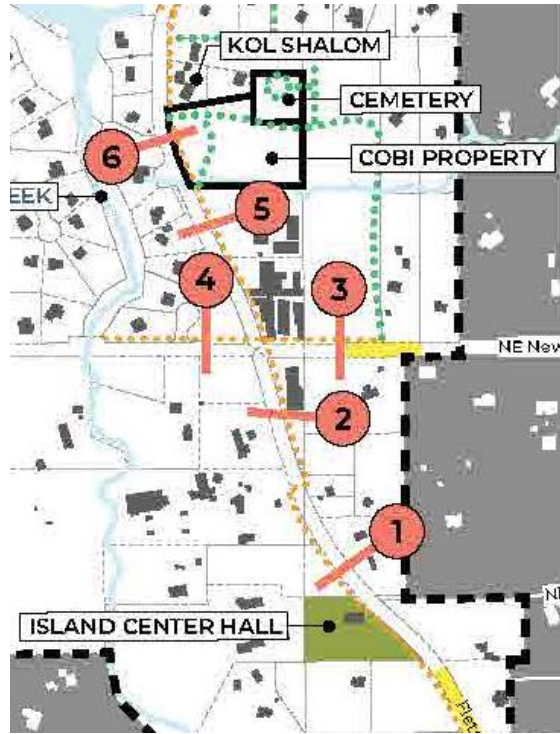
- **Right-of-way constraints in several locations**
  - Impacts the types of facilities that are viable
  - Multi-use path is efficient use of space for walking and biking
- **Facilities vary by node**
  - Different access needs
  - On-street parking options
  - Constraints
- **Maintain flexibility and options**
  - Engineering and survey information will inform design
  - Available funding
  - Timeline
  - Additional outreach



# Street Sections

## #1

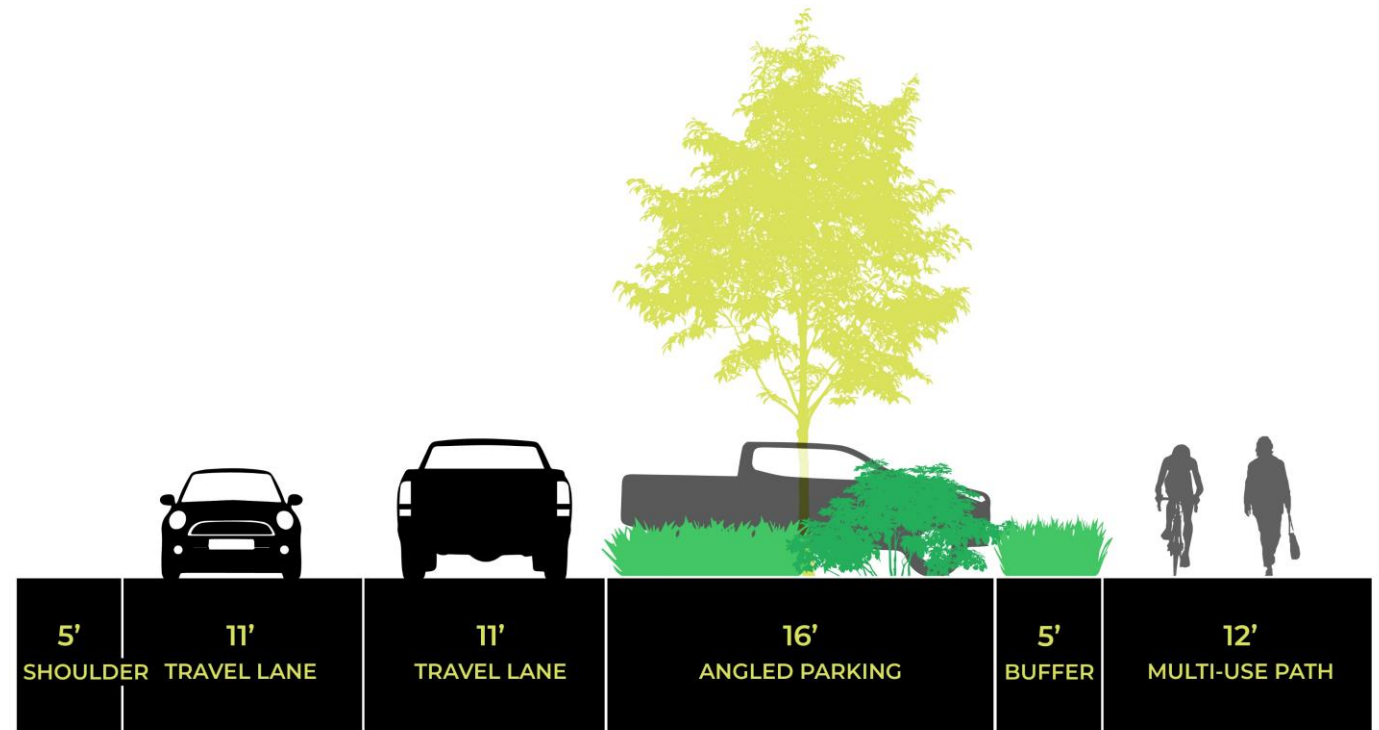
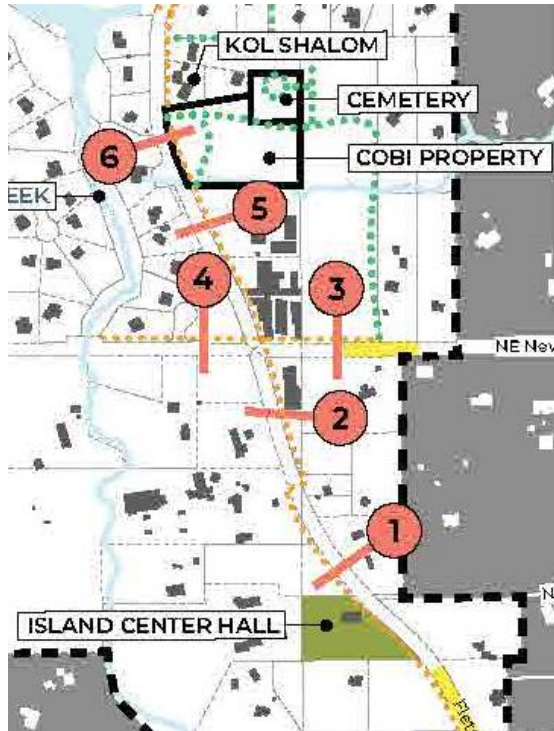
Streetscape Concept - South Fletcher Bay Rd



# Street Sections

## #2

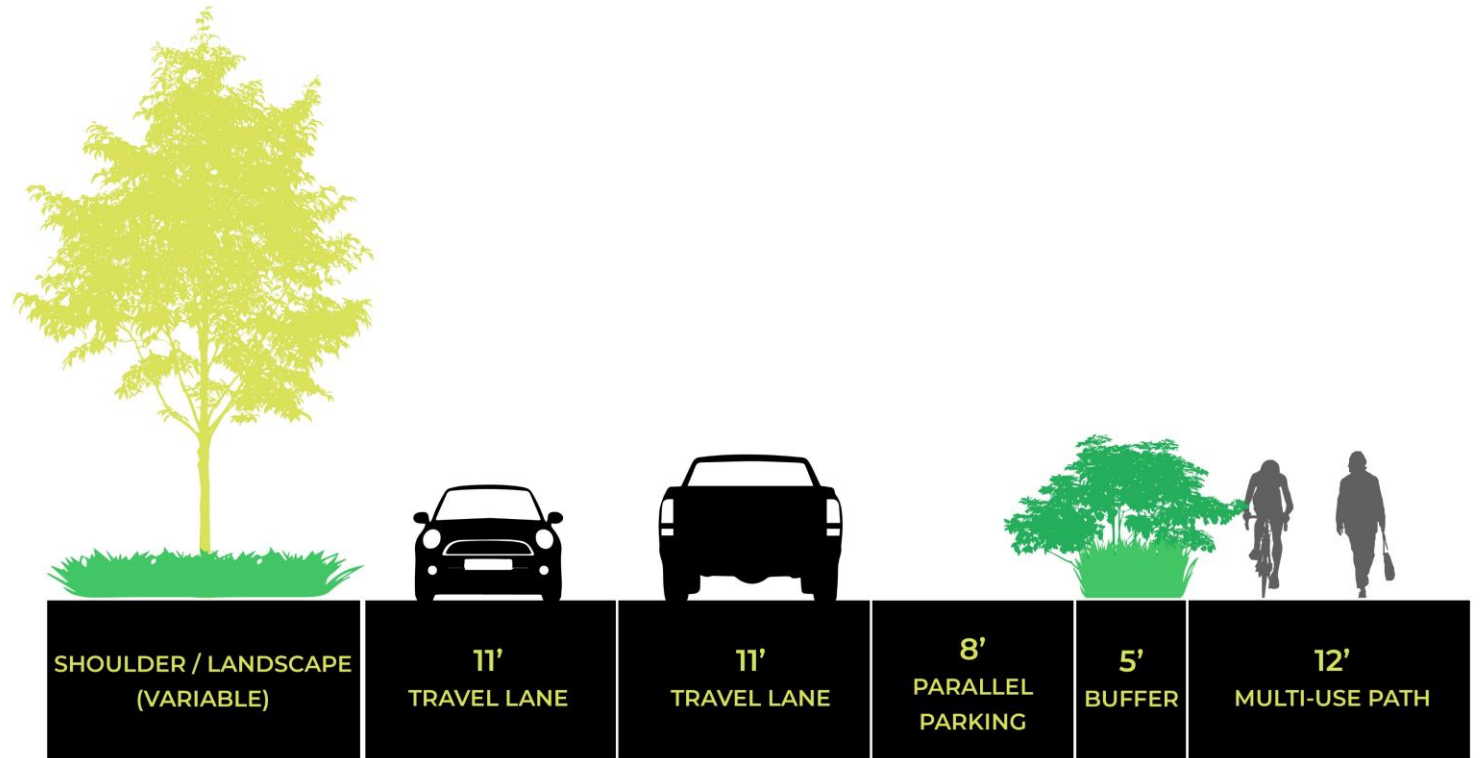
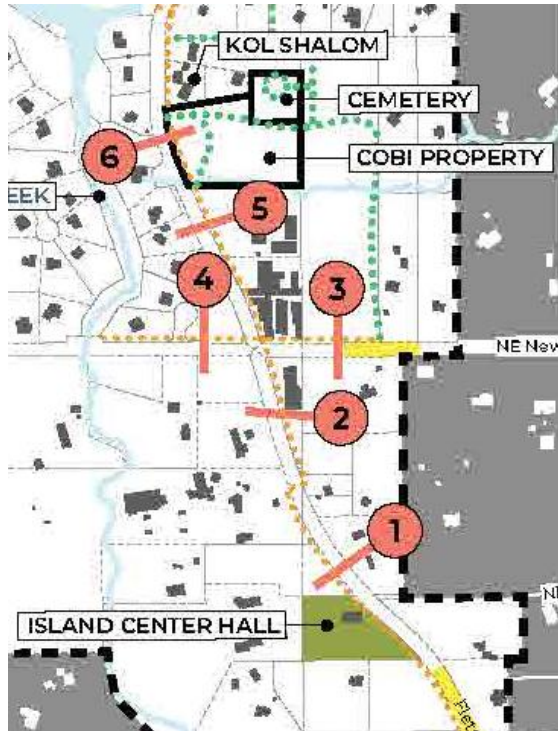
Streetscape Concept with Angled Parking - Miller Rd / Fletcher Bay Rd



# Street Sections

## #2

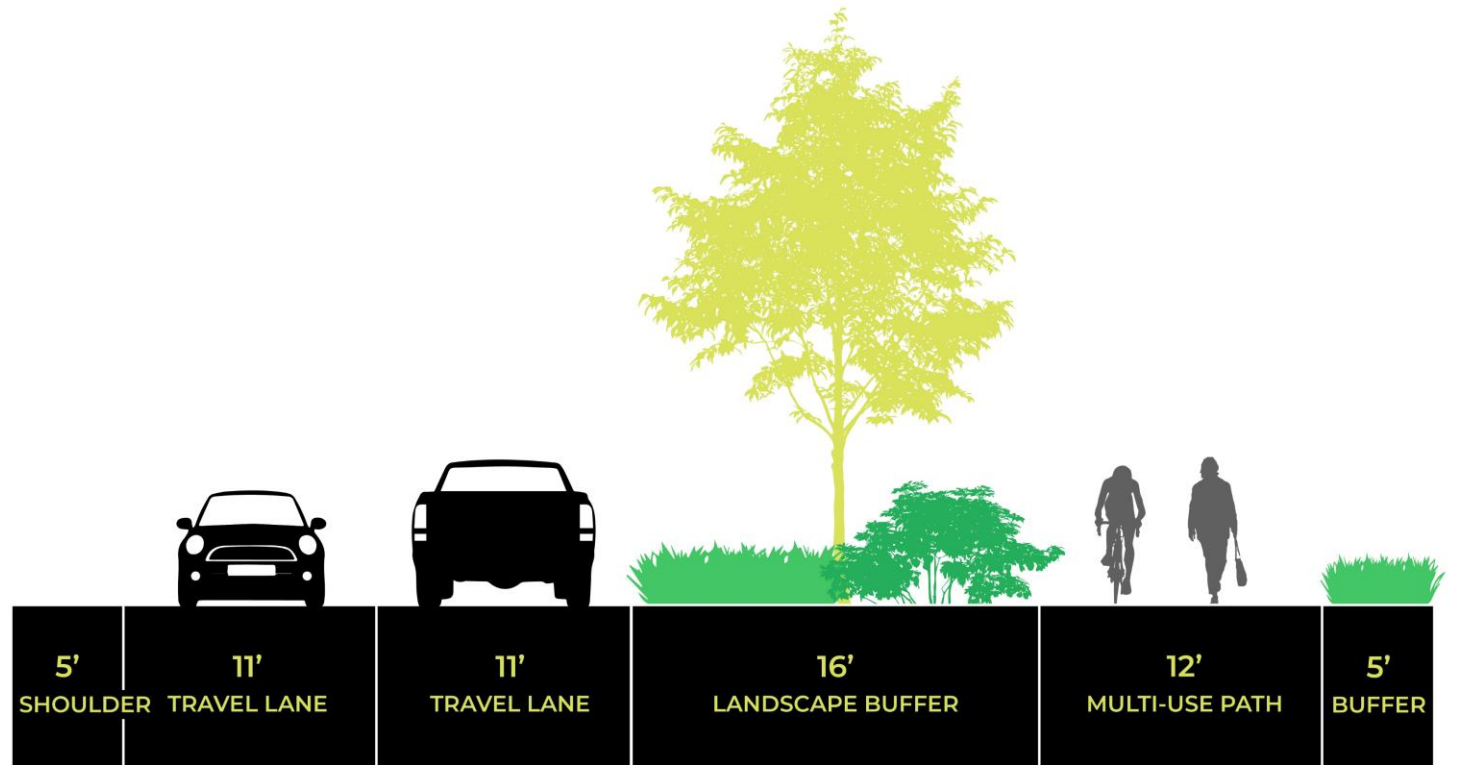
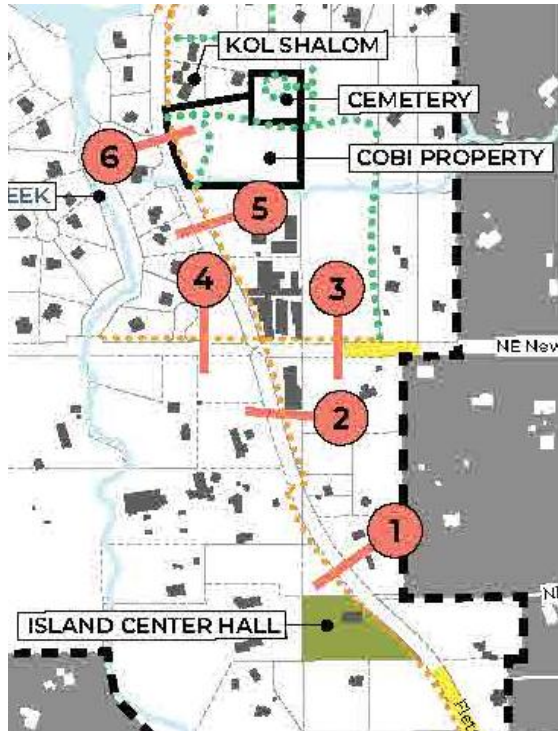
Streetscape Concept with Angled Parking - Miller Rd / Fletcher Bay Rd



# Street Sections

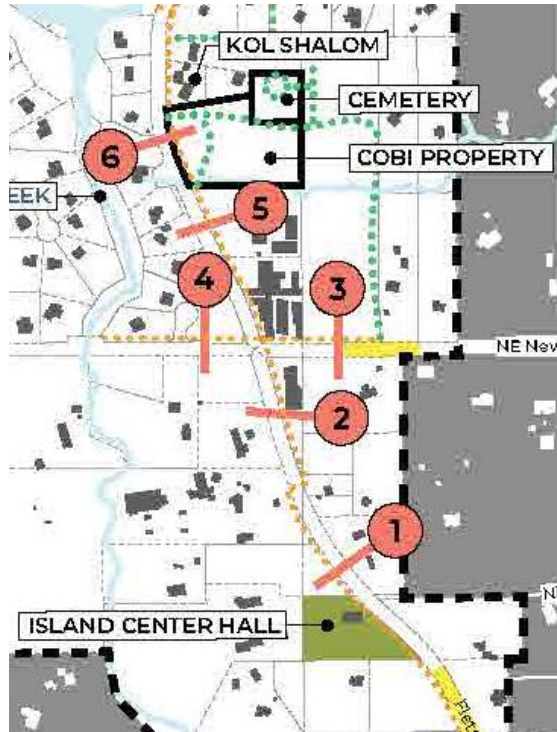
## #2

Streetscape Concept with Landscaped Buffer - Miller Rd / Fletcher Bay Rd

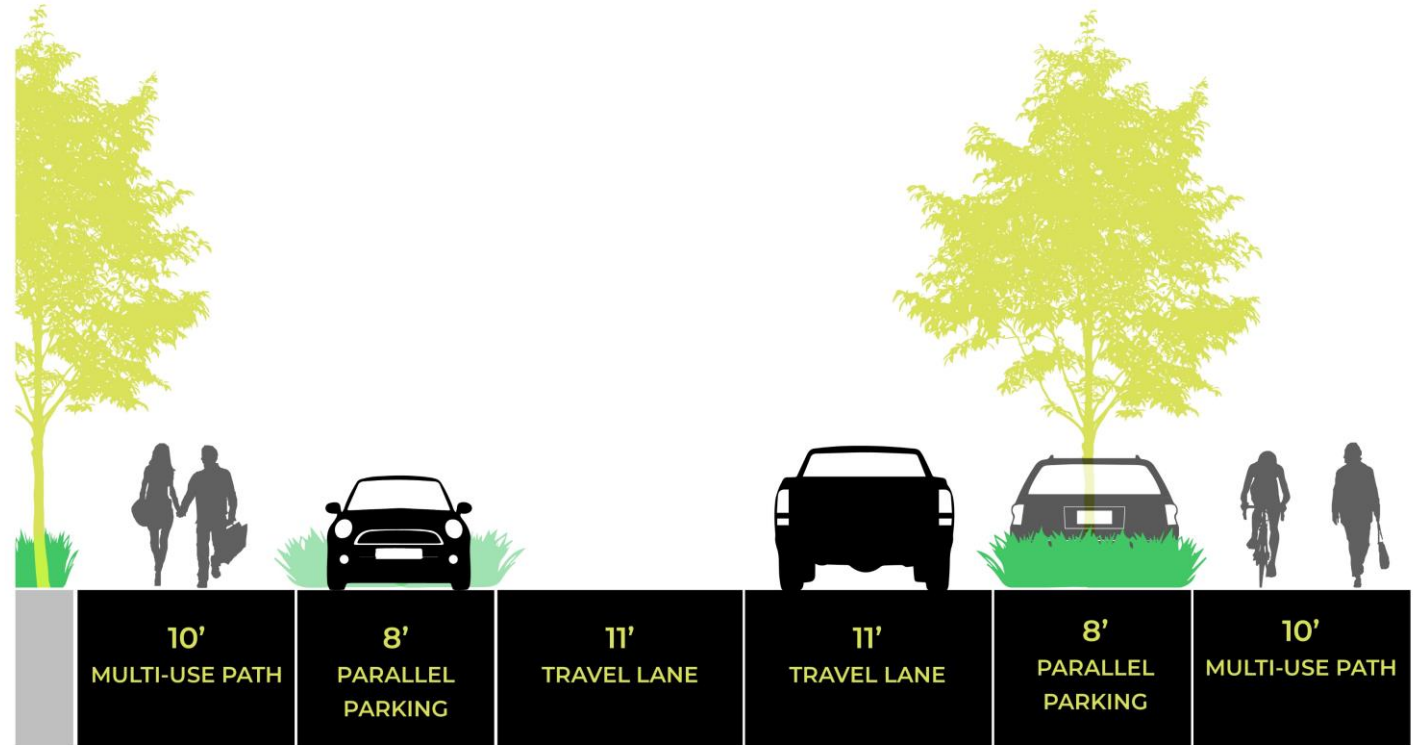


# Street Sections

## #3



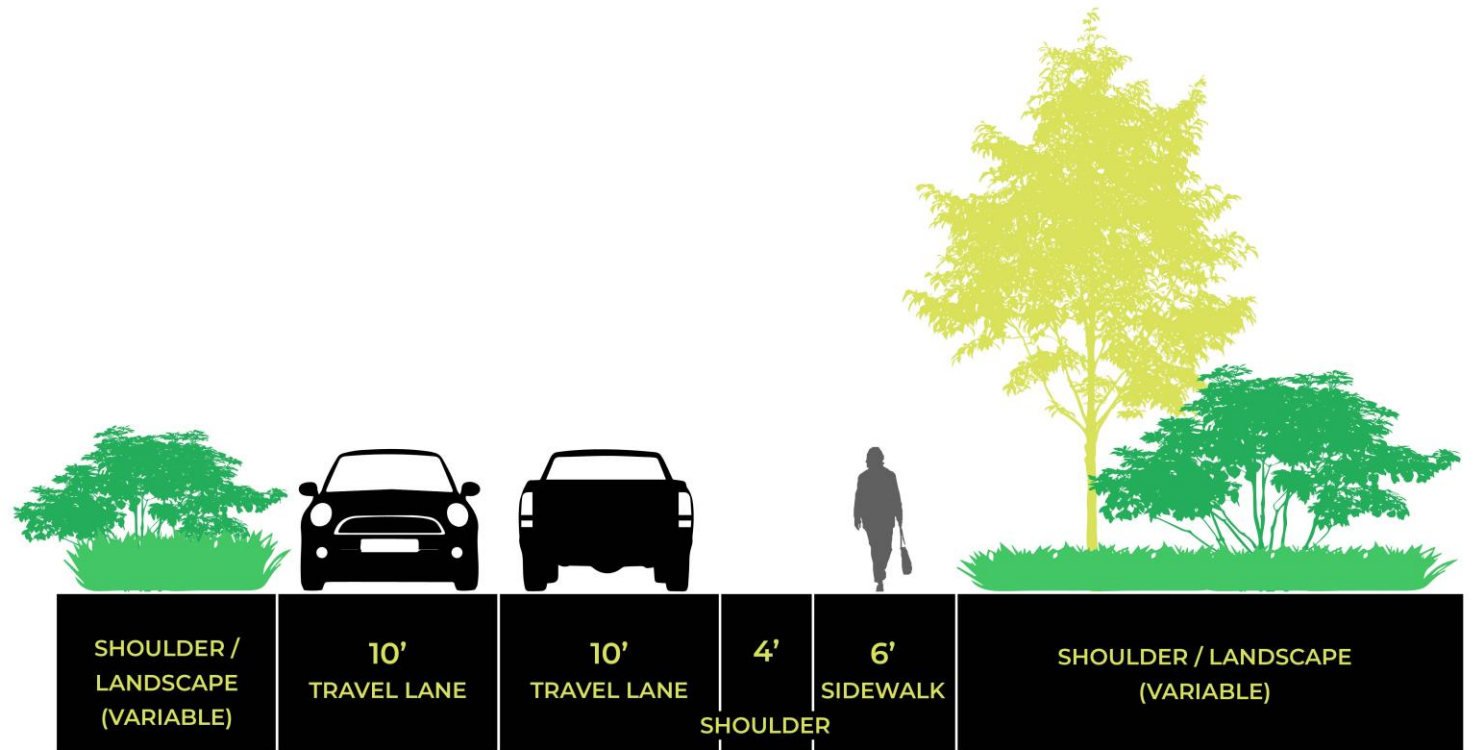
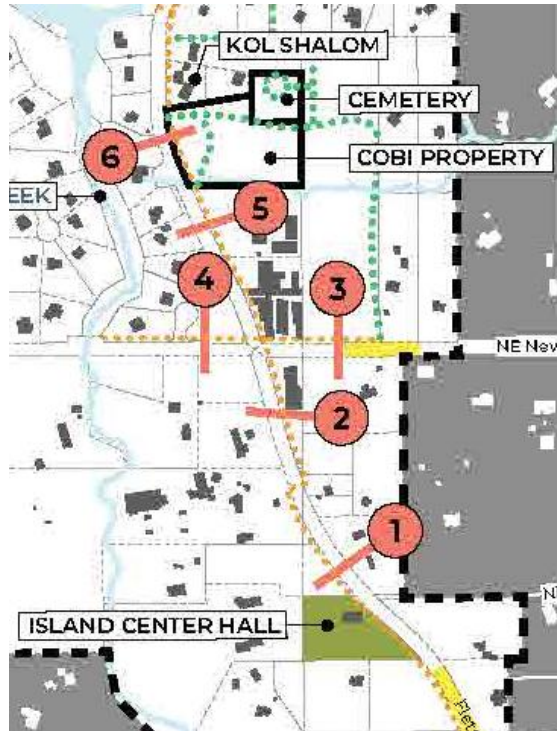
Streetscape Concept - New Brooklyn Rd



# Street Sections

## #4

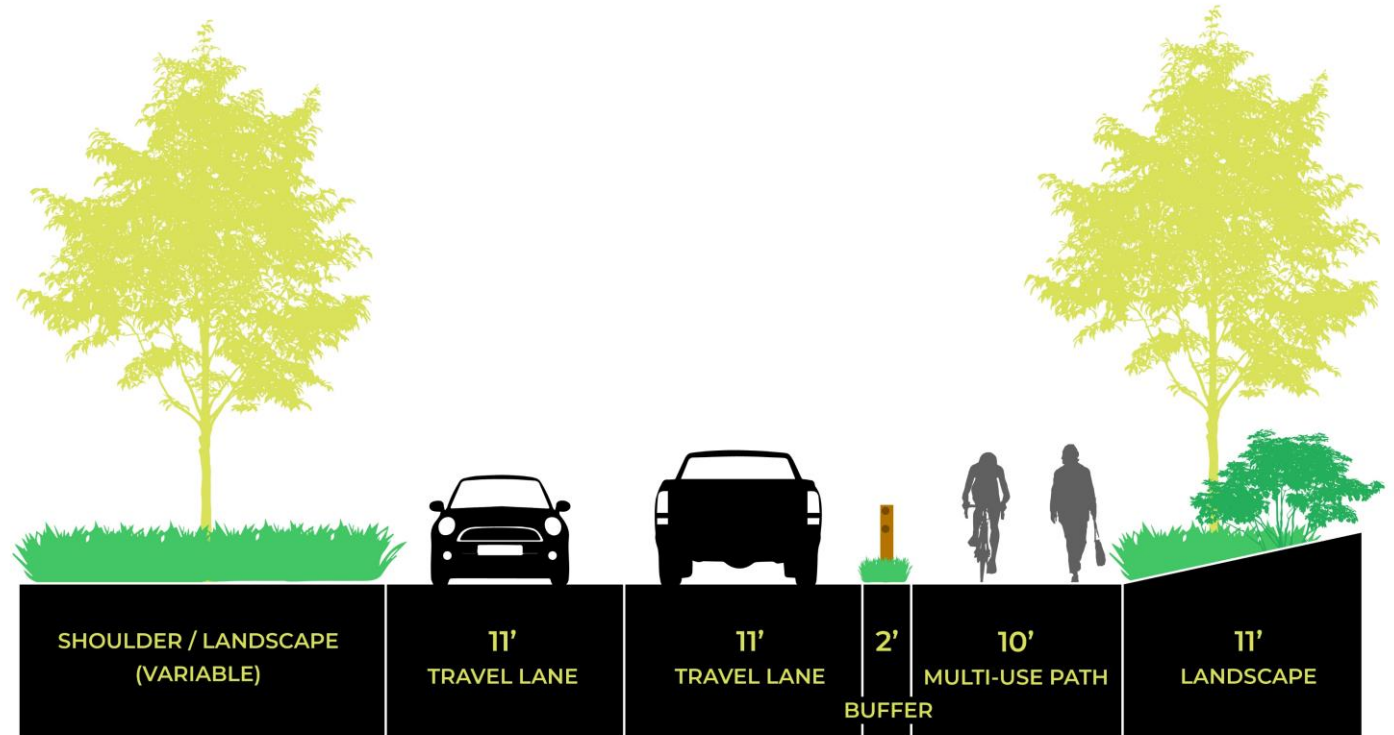
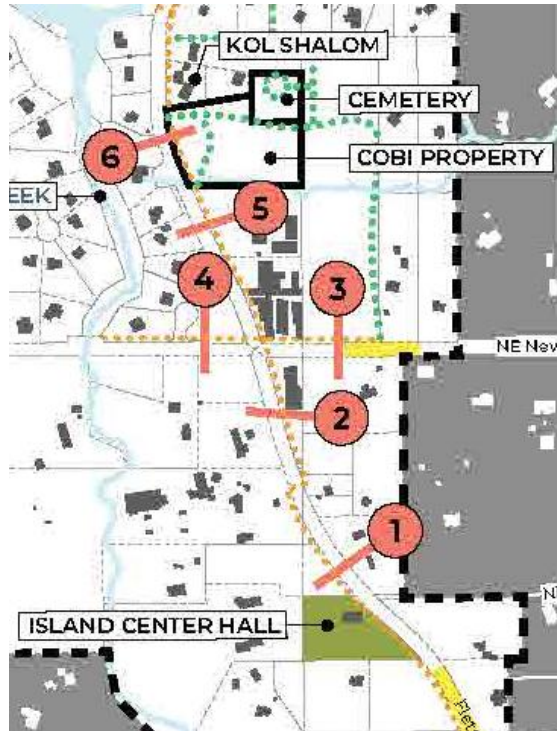
Streetscape Concept - Fletcher Bay Rd Westbound



# Street Sections

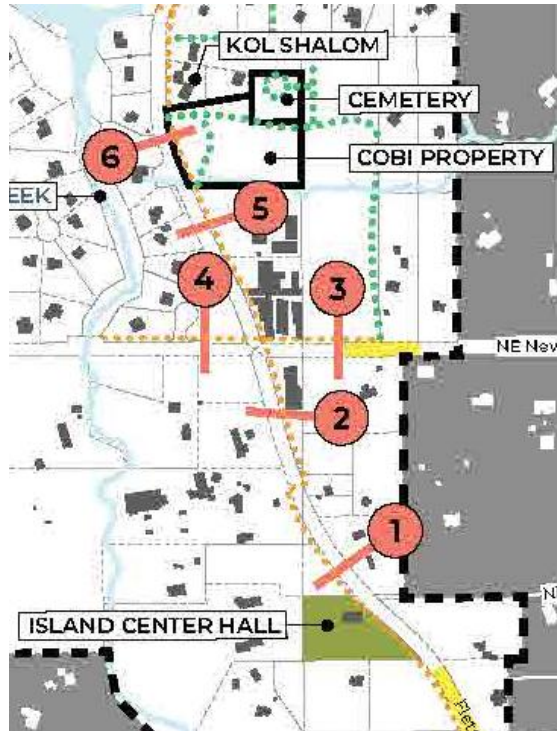
## #5

Streetscape Concept - Miller Rd South of DPW Lot

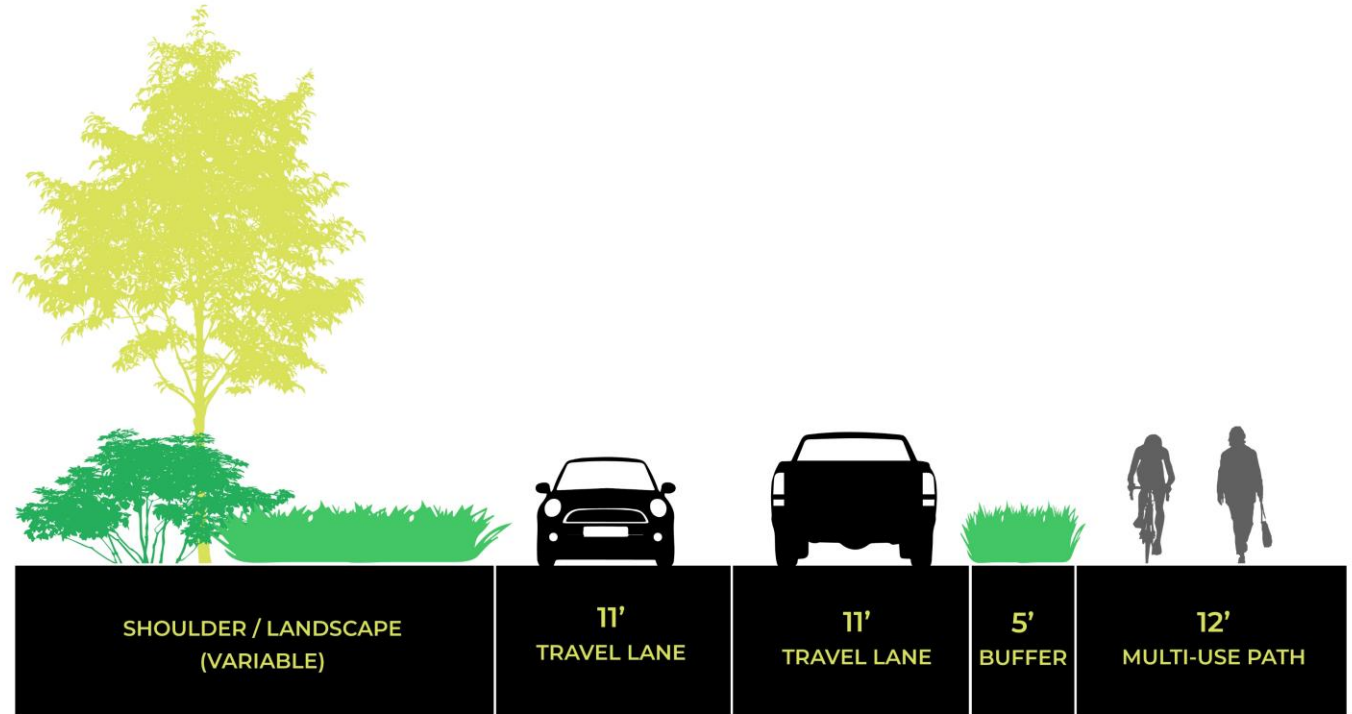


# Street Sections

## #6



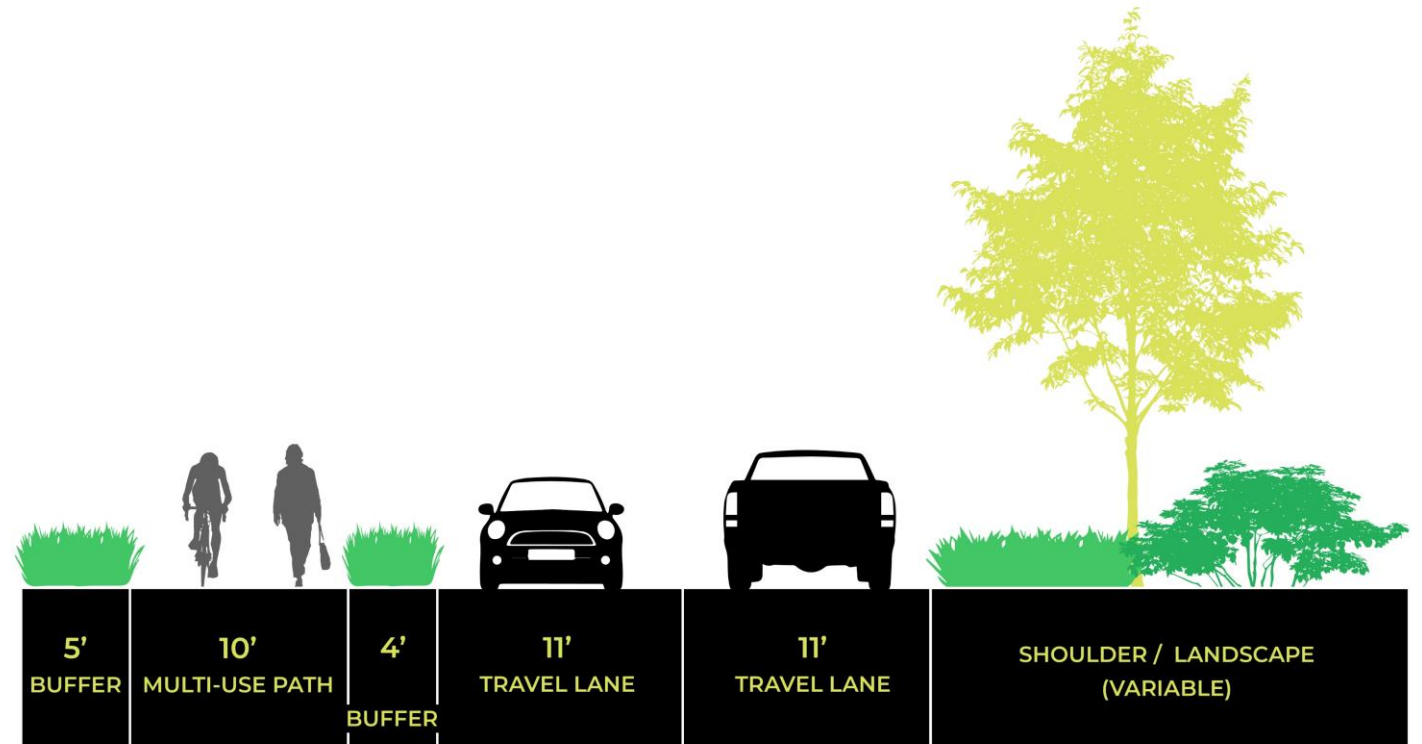
Streetscape Concept - Miller Rd at DPW Lot



# Street Sections

## #7

Streetscape Concept - Miller Rd Near Battle Point Dr



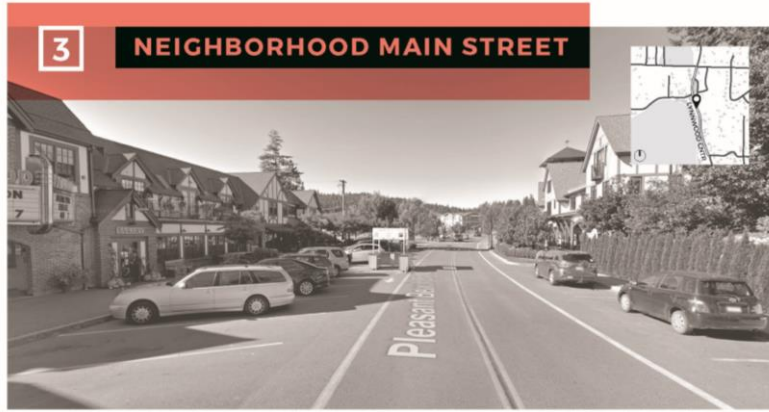
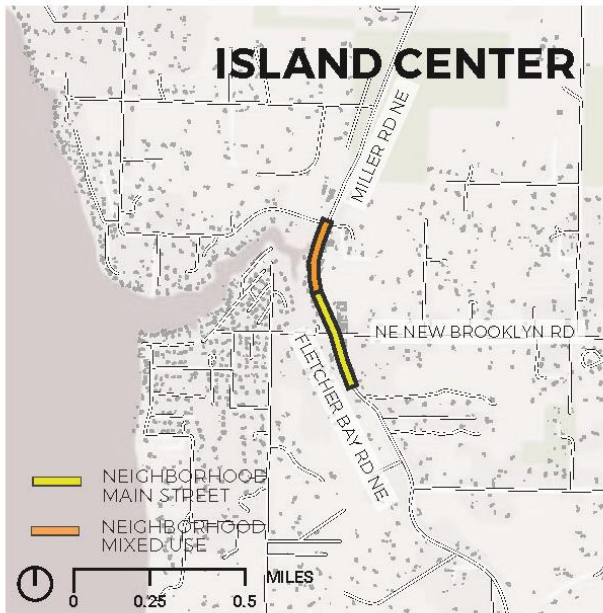
# Design for Bainbridge

- Update Design for Bainbridge to be compatible with the Island Center Plan (See graphic examples at the end of this document)
  - Confirm Street Typologies
    - Neighborhood Main Street
    - Neighborhood Mixed-Use
    - Local
  - Confirm frontage types for development along primary streets
    - Linear
    - Plaza
    - Landscape
    - Other?

## CONTENTS

<b>1</b>	<b>DESIGN FOR BAINBRIDGE</b>
	The Island Design Principles How to Use this Document Definitions
<b>2</b>	<b>DESIGN REVIEW</b>
	Process Submittal Requirements
<b>3</b>	<b>CONTEXT ANALYSIS</b>
	Components of Analysis
<b>4</b>	<b>DESIGN STANDARDS &amp; GUIDELINES</b>
	Site Design Public Realm Building Design Landscape
<b>5</b>	<b>STREET TYPES &amp; FRONTAGES</b>
	Street Types Building Frontages
<b>6</b>	<b>SUBDIVISION GUIDELINES</b>
	Subdivision Guidelines
<b>7</b>	<b>SUPPLEMENTAL GUIDELINES</b>
	Larger Sites Historic Places Civic Uses

# Design for Bainbridge



## CHARACTERISTICS

- a. Walkable neighborhood node
- b. Sidewalk or other dedicated pedestrian facilities

## GUIDELINES

- a. Develop on-street parking
- b. Building frontage types to property line will activate the streetscape
- c. Building frontage types requiring setback will be inactive in use
- d. Encourage sidewalks or other high quality pedestrian facilities



## CHARACTERISTICS

- a. Lower traffic volume
- b. Typically walkable/bikeable route to access the downtown and ferry
- c. Varied building frontage types
- d. Generally landscaped edges

## GUIDELINES

- a. Infill or add to pedestrian and bike connections
- b. All building frontage types except parking
- c. Landscaped setback to buffer residential uses
- d. Enhance the varied character

# Design for Bainbridge

## Building Frontages

Each street type is associated with a set of building frontages that would be permitted along streets of that type. Those frontage types permitted for each designated street typology are shown in Table 1.

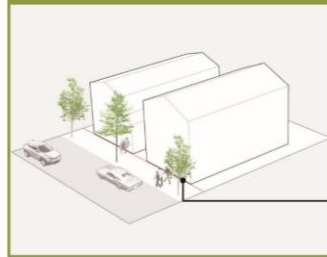
Each building frontage specifies an appropriate setback that applies across all street types. On designated streets these required setbacks will supersede setback requirements contained in the Bainbridge Island Municipal Code.

**TABLE 1:  
PERMITTED FRONTAGES BY STREET TYPE & SETBACKS**

	LINEAR / STOREFRONT	LANDSCAPE	PLAZA	FORECOURT	STOOP / TERRACE	VEGETATED BUFFER
STATE ROUTE						☑
MAIN STREET	☑		☑	☑		
NEIGHBORHOOD MAIN STREET	☑		☑	☑		
NEIGHBORHOOD MIXED-USE	☑	☑	☑	☑	☑	
MIXED-USE ARTERIAL	☑	☑	☑	☑	☑	
RURAL BY DESIGN		☑				☑
SETBACK BY FRONTAGE	0 FT	10 FT - 20 FT	10 FT - 20 FT	0 FT	5 FT - 15 FT	25 FT - 50 FT

COURTYARD WIDTH: 10 FT - 30 FT  
COURTYARD DEPTH: 10 FT - 30 FT

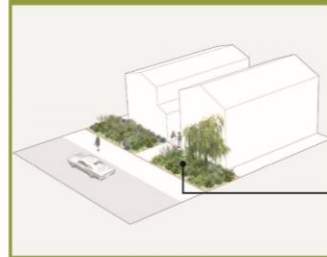
### 1 LINEAR / STOREFRONT



The linear or storefront building frontage has no setback from the street edge. It is the primary building frontage for pedestrian-oriented retail streets and is appropriate for active ground floor uses as part of non-residential or mixed-used development.

SETBACK: 0 Feet

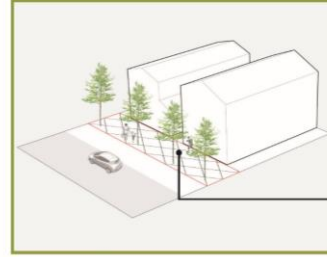
### 2 LANDSCAPE



The landscape building frontage includes a landscaped setback between the building and the street edge. This frontage type is permitted on mixed-use and residential streets and is appropriate for office and residential uses particularly when on the ground floor.

SETBACK: 10 - 20 Feet

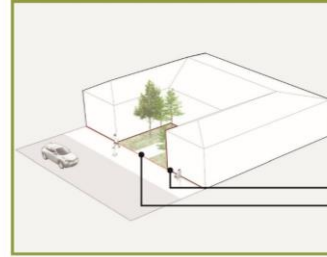
### 3 PLAZA



The plaza building frontage includes a pedestrian-oriented public space in the setback between the building and the street edge. This frontage type is permitted on retail and mixed-use streets and is appropriate for active uses such as retail, dining or civic and cultural uses. The plaza must contribute to a welcoming streetscape, and should support human activity, with amenities such as seating, outdoor dining and activation.

SETBACK: 10 - 20 Feet

### 4 FORECOURT



The forecourt building frontage has a defined open or public space at the entrance along the street edge. This frontage type is permitted along retail and mixed-use streets and is appropriate for a wide range of land uses and mixed-use development.

SETBACK: 0 Feet  
COURTYARD: 10 - 30 Feet Depth  
10 - 30 Feet Width  
Must contain primary building entrances and open onto the primary public street.

# Design for Bainbridge

## Building Frontages

Each street type is associated with a set of building frontages that would be permitted along streets of that type. Those frontage types permitted for each designated street typology are shown in Table 1.

Each building frontage specifies an appropriate setback that applies across all street types. On designated streets these required setbacks will supersede setback requirements contained in the Bainbridge Island Municipal Code.

**TABLE 1:**  
**PERMITTED FRONTAGES BY STREET TYPE & SETBACKS**

	LINEAR / STOREFRONT	LANDSCAPE	PLAZA	FORECOURT	STOOP / TERRACE	VEGETATED BUFFER
STATE ROUTE						☑
MAIN STREET	☑		☑	☑		
NEIGHBORHOOD MAIN STREET	☑		☑	☑		
NEIGHBORHOOD MIXED-USE	☑	☑	☑	☑	☑	
MIXED-USE ARTERIAL	☑	☑	☑	☑	☑	
RURAL BY DESIGN		☑				☑
<b>SETBACK BY FRONTAGE</b>	<b>0 FT</b>	<b>10 FT - 20 FT</b>	<b>10 FT - 20 FT</b>	<b>0 FT</b>	<b>5 FT - 15 FT</b>	<b>25 FT - 50 FT</b>

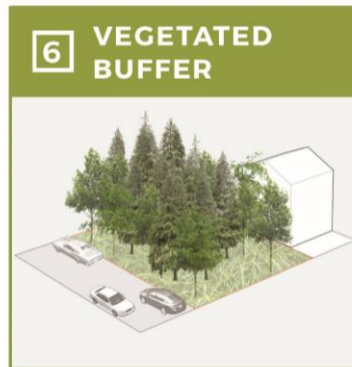
**COURTYARD WIDTH: 10 FT - 30 FT**  
**COURTYARD DEPTH: 10 FT - 30 FT**



**5 STOOP / TERRACE**

The stoop / terrace building frontage includes a landscaped setback from the street edge that accommodates a porch, stoop or terrace at the building's primary entrance. This frontage type is permitted on mixed-use and residential streets and is appropriate for residential and non-retail commercial uses.

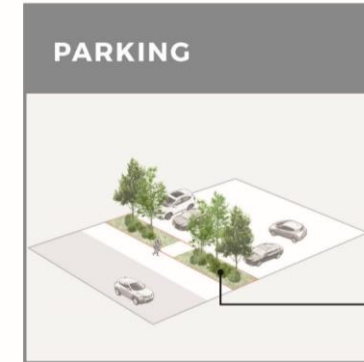
**SETBACK:** 5 - 15 Feet



**6 VEGETATED BUFFER**

The vegetated buffer building frontage uses a deep setback to screen development from the right-of-way. This is the only frontage type permitted on SR 305, where access is limited, and it also appropriate for light industrial and inactive non-residential uses on Rural by Design streets. Vegetated buffers can be either natural, where vegetation has arisen naturally or deliberately landscaped to provide an effective screen where there is little natural context.

**SETBACK:** 25-50 Feet  
**NATURAL:** Preserve or restore native vegetation consistent with conditions and species nearby.  
**LANDSCAPE:** Create a landscaped screen with trees and understory plantings that are native or drought tolerant and compatible with the local microclimate.



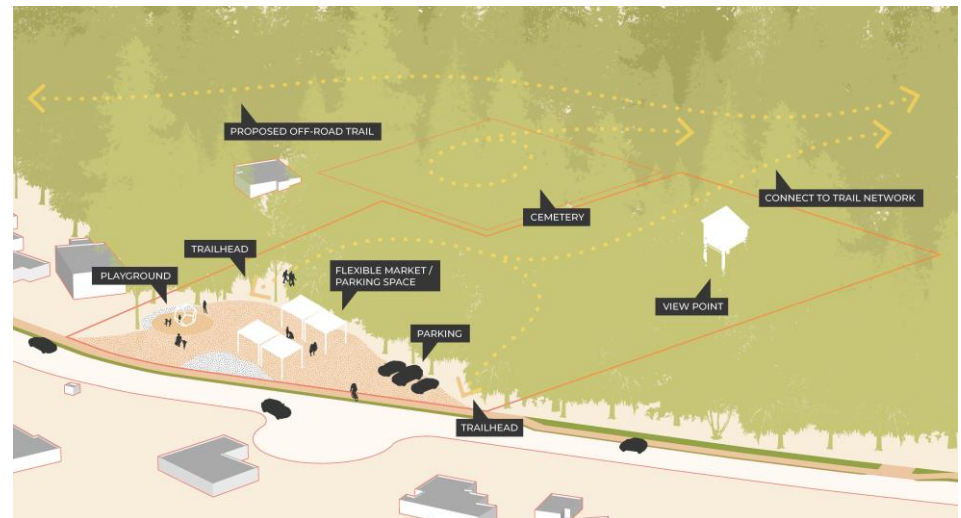
**PARKING**

The parking frontage is the only frontage type with parking along the street edge. This frontage type is permitted only as an interim condition, where other frontages may be infeasible with parking requirements where a departure may be necessary. A landscaped area with trees and understory plantings is required between the street edge and the parking area.

**SETBACK:** 10 Feet Minimum

# On-Street + Public Parking Opportunity

- **Modify off-street parking requirements and pursue shared public parking**
  - 1 per unit for residential
  - Commercial parking options
    - **Right-sized:** 2 per 1,000 sq ft for commercial uses
    - **Site-specific:** Allow a site-specific study to determine the amount of needed parking.
    - **Market-based approach:** eliminate parking minimums and the amount of parking will be determined by the property and/or business owner.
- **Add and formalize public parking**
  - **Approximately 44 stalls could be added on-street in the Four Corners node** with parallel parking and extensive landscape areas. At a ratio of 2 stalls per 1,000 sq ft this could accommodate 22,000 sq ft of gross commercial space.
  - Developments could be required to provide frontage improvements or contribute to improvements in the City right-of-way
  - **The COBI property could support approximately 40 parking stalls**

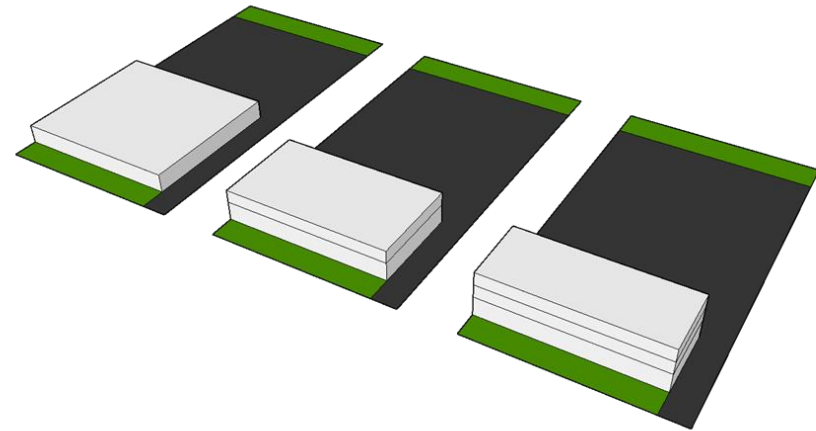


# Existing Neighborhood Commercial Zoning

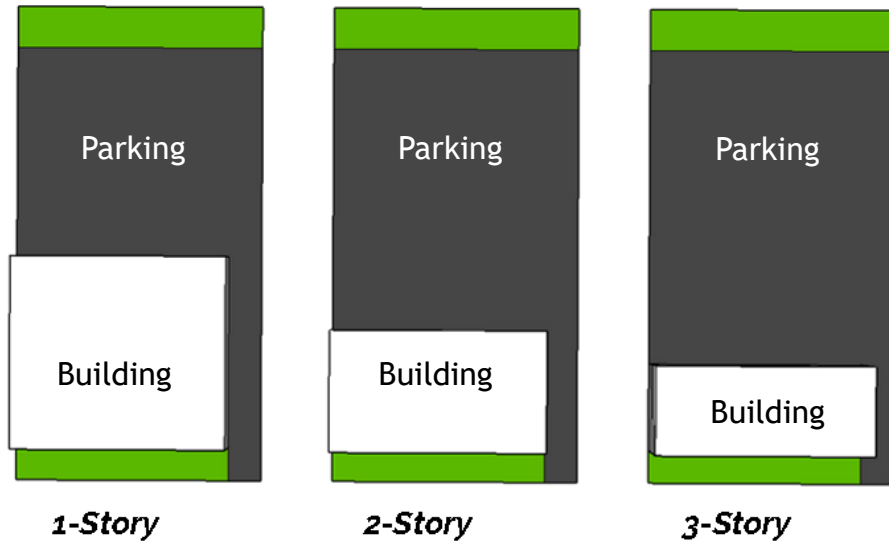
Building Stories	Building Sq Ft	Building Coverage	Parking Coverage
1-Story	15,246	35%	49%
2-Story	19,166	22%	62%
3-Story	20,908	16%	67.2%

## Assumptions

- Scenarios based on 1-Acre Site
- Retail Use
- Existing parking requirement of 4 stalls per 1,000 sq ft



# Parking



## Parking

- High parking requirements result in 50 to 70% of the site as surface parking
- Taller buildings result in more square footage are larger surface parking

## Questions

- How should parking be provided?
  - On-Street
  - COBI Property
  - Shared Off-Street Parking
  - Standalone lots for each site
- Should off-street parking requirements be reduced?
- How do we incorporate bike parking?

**P: Permitted Use C: Conditional Use.....Blank: Prohibited Use**

		9/30 & 10/28 Meeting Feedback		
USE CATEGORY/TYPE	Current NC Zone	Bainbridge Gardens Node	Issei Creek Node	Four Corners Node
Agriculture, Animal	P	P	P	
Agriculture, Crop	P	P	P	
Agriculture Research Facility				
Agricultural Processing				
Single-Family Dwelling Consider only allowing as part of creating a mixed use/or commercial development Consider max home size e.g. 1200	P	P	P	P
Multifamily Dwellings Same as above	P	P	P	P
Commercial/Residential Mixed Use Developments Make clear that vertical and horizontal mixed use is OK, regulate max unit size.... Don't regulate ownership style	P	P	P	P
Accessory Caretaker unit to commercial (same concept as in B/I zone)		P	P	P
Live/Work Units		P	P	P
Foster Home	P	P	P	P
Small Group Living Facility	P	P	P	P
Group Care Facility Must be setback 150ft from ROW	P	P	P	P
Educational Facility	C	P	P	P
Vocational/Trade Instruction Facilities		P	P	P
Governmental Facility	C	C	C	C
Religious Facility	C	C	C	C
Community Garden	P	P	P	P
Park, Active Recreation	P	P	P	P
Park, Passive Recreation	P	P	P	P
Recreation Activity, Indoor	P	P	P	P
Recreation Activity, Outdoor	C	P	P	P
Cemetery				
Day Care Center	P	P	P	P

**P: Permitted Use C: Conditional Use.....Blank: Prohibited Use**

		9/30 & 10/28 Meeting Feedback		
USE CATEGORY/TYPE	Current NC Zone	Bainbridge Gardens Node	Issei Creek Node	Four Corners Node
Family Day Care Home	P	P	P	P
Health Care Facility NOTE: Ltd. In size by development stds.	P	P	P	P
Artist Studio	P	P	P	P
Club	P	P	P	P
Commercial Amusement	C	P	P	P
Cultural Facility	C	P	P	P
Entertainment Facility	C	C	C	C
Bed and Breakfast (3+ bedrooms)	P	P	P	P
Inn	P			
Hotel				
Equestrian Facility				
Kennel, Indoor	P	P	P	P
Kennel, Outdoor		P	P	P
Veterinarian Clinic or Office	C	P	P	P
Formula Take-Out Restaurant				
Restaurant	P	P	P	P
Mobile Retail Food Establishment NOTE: Consider Allowing for COBI property	P	P	P	P
Craft Food and Beverage	P	P	P	P
Personal Service	P	P	P	P
Professional Service	P	P	P	P
Commuter-Oriented Retail Sales				
Open-Air Sales for Garden Supply	P	P	P	P
Retail Sales NOTE: Consider how to limit "big box"	P	P	P	P
Auto Repair Services	C		P	P
Car Wash Facility, Manual or Automatic	C			
Commercial Parking Structure				

**P: Permitted Use C: Conditional Use.....Blank: Prohibited Use**

USE CATEGORY/TYPE	Current NC Zone	9/30 & 10/28 Meeting Feedback		
		Bainbridge Gardens Node	Issei Creek Node	Four Corners Node
Commercial Parking, Surface				
Ferry Commuter Parking				
Gasoline Service Station NOTE: require min. distance between gas stations (e.g. ¼ mi or 1000 ft.)	C			P
Motor Vehicle Sales				
Noncommuter Ferry Parking				
Park and Ride Facility/Lot	C			
Park and Ride Lot, Shared Use NOTE: Consider for COBI Lot (R-2)	C			
Small Engine Repair	C		P	P
Transport and Delivery Service	C			
Motor Vehicle-Related Services, Not Otherwise Listed				
Small Wind Energy Generator	P/C			
Utility, Primary	C			
Manufacturing, Small-Scale	C		P	P
Manufacturing, Light				
Manufacturing, General				
Mining and Quarrying				
Research and Development	P	P	P	P
Recycling Center	C			
Waste Transfer Facility				
Commercial Moving and Freight Terminal				
Self-Service Storage Facility NOTE: allow for expansion or modification to existing facilities	C			
Warehouse				
Barge Moorage and Off-Load Ships				
Boat Building				
Boat Repair Facility		P	P	P

**P: Permitted Use C: Conditional Use.....Blank: Prohibited Use**

		9/30 & 10/28 Meeting Feedback		
USE CATEGORY/TYPE	Current NC Zone	Bainbridge Gardens Node	Issei Creek Node	Four Corners Node
Marine Rental and Sales				
Water-Related Supply and Retail Sale		P	P	P
Marijuana Retailer				
Marijuana Processor				
Marijuana Producer				
<b>NEW USE TO PROHIBIT: EVENT RENTAL SPACE</b>				

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