



**PLANNING COMMISSION REGULAR MEETING
THURSDAY, OCTOBER 24, 2024**

BAINBRIDGE ISLAND CITY HALL
COUNCIL CHAMBERS
280 MADISON AVENUE N.
BAINBRIDGE ISLAND, WASHINGTON

AND

ZOOM WEBINAR
[HTTPS://BAINBRIDGEWA.ZOOM.US/J/81285913438](https://bainbridgewa.zoom.us/j/81285913438)
OR TELEPHONE: US: +1 253 205 0468
WEBINAR ID: 812 8591 3438

AGENDA

1. CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW - 6:00 PM

We would like to begin by acknowledging that the land on which we gather is within the ancestral territory of the Suquamish, "People of Clear Salt Water." Expert fishermen, canoe builders and basket weavers, the Suquamish live in harmony with the lands and waterways along Washington's Central Salish Sea as they have for thousands of years. Here, the Suquamish live and protect the land and waters of their ancestors for future generations as promised by the Point Elliot Treaty of 1855.

2. PLANNING COMMISSION MEETING MINUTES - 6:05 PM

Review and approve meeting minutes.

2.a Minutes 5 Minutes

[PC Minutes 10102024 - Draft.pdf](#)

[PC Minutes 09262024 - Draft.pdf](#)

3. PUBLIC COMMENT - 6:10 PM

3.a Public Comment 10 Minutes

[Instructions for Providing Public Comment at Hybrid Meetings 20240709.pdf](#)

4. PUBLIC PARTICIPATION MEETING - 6:20 PM

4.a (6:20 PM) Bainbridge Island Senior Center Public Participation Meeting 30 Minutes

[BISCC DRB #1 Drawings 09-24-2024.pdf](#)

[BISCC Site Plan \(1\).pdf](#)

5. UNFINISHED BUSINESS - 6:50 PM

- 5.a (6:50 PM) Discuss comprehensive plan update, specific plan elements and Winslow Subarea Plan alternatives.** 20 Minutes

6. NEW BUSINESS - 7:10 PM

- 6.a Madison Avenue Paving and Raised Crosswalk Noise Variance** 10 Minutes
[Madison Avenue Bundled Paving and Raised Crosswalk Noise Variance Site Plan.pdf](#)
[Madison Avenue Bundled Paving and Raised Crosswalk Noise Variance Application.pdf](#)

7. PLANNING DIRECTOR'S REPORT - 7:20 PM

8. FOR THE GOOD OF THE ORDER - 7:25 PM

9. ADJOURNMENT - 7:30 PM

GUIDING PRINCIPLES

Guiding Principle #1 - Preserve the special character of the Island, which includes downtown Winslow's small town atmosphere and function, historic buildings, extensive forested areas, meadows, farms, marine views and access, and scenic and winding roads supporting all forms of transportation.

Guiding Principle #2 - Manage the water resources of the Island to protect, restore and maintain their ecological and hydrological functions and to ensure clean and sufficient groundwater for future generations.

Guiding Principle #3 - Foster diversity with a holistic approach to meeting the needs of the Island and the human needs of its residents consistent with the stewardship of our finite environmental resources.

Guiding Principle #4 - Consider the costs and benefits to Island residents and property owners in making land use decisions.

Guiding Principle #5 - The use of land on the Island should be based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level.

Guiding Principle #6 - Nurture Bainbridge Island as a sustainable community by meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Guiding Principle #7 - Reduce greenhouse gas emissions and increase the Island's climate resilience.

Guiding Principle #8 - Support the Island's Guiding Principles and Policies through the City's organizational and operating budget decisions.



Planning Commission meetings are wheelchair accessible. Assisted listening devices are available in Council Chambers. If you require additional ADA accommodations, please contact the Planning & Community Development Department at (206) 780-3750 or pcd@bainbridgewa.gov by noon on the day preceding the meeting.

Public comment may be limited to allow time for the Commissioners to deliberate. To provide additional public comment, email your comment to pcd@bainbridgewa.gov or mail it to Planning and Community Development, 280 Madison Avenue North, Bainbridge Island, WA 98110.



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: October 24, 2024

ESTIMATED TIME: 5 Minutes

AGENDA ITEM: Minutes

AGENDA CATEGORY: Minutes

PROPOSED BY: Renee Argetsinger

**PREVIOUS PLANNING COMMISSION
REVIEW DATE(S):**

PREVIOUS COUCIL REVIEW DATE(S):

RECOMMENDED MOTION:

I move to approve the September 26, 2024, meeting minutes as presented.

I move to approve the October 10, 2024, meeting minutes as presented.

SUMMARY:

BACKGROUND:

ATTACHMENTS:



Planning Commission Regular Meeting October 10, 2024

Meeting Minutes

1) **CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW**

Chair Birtley called the meeting to order in chambers and on the Zoom platform at 6:02 pm and read the Land Acknowledgement. Present in chambers were Commissioners Ariel Birtley, Criss Garcia, and Ben Deines, present via Zoom was Commissioner Peter Schaab. Excused were Commissioners Sean Sullivan, Sarah Blossom, and Alex Preudhomme. Council member Jon Quitslund was present in chambers. Staff present were Director Patricia Charnas and Planning Manager HB Harper.

2) **PLANNING COMMISSION MEETING MINUTES**

[2.a Minutes](#)

[Cover Page](#)

[PC Minutes 09262024 - Draft.pdf](#)

Tabled – Approval of the September 26, 2024, meeting minutes was tabled until the next Planning Commission meeting.

3) **PUBLIC COMMENT**

[3.a Public Comment](#)

[Cover Page](#)

[Instructions for Providing Public Comment at Hybrid Meetings 20240709.pdf](#)

No public comment.

4) **PUBLIC HEARING**

4.a Hold a Public Hearing on Ordinance 2024-28 Related to Amendments to Title 2 of Bainbridge Island Municipal Code in Alignment with Senate Bill 5290.

[Cover Page](#)

[Ord 2024-28 BIMC Chapter 2.16 Amendments 4895-2890-9011 v.8.docx](#)

[SB 5290 Power Point September 26 4886-4723-6582.1.pptx](#)

Planning Manager HB Harper made a presentation on Ordinance 2024-28 and introduced Emily Romanenko of OMN Attorneys, who provided further information and answered questions of the Planning Commission. No public comments offered.

MOTION: I move to recommend approval of Ordinance 2024-28 related to amendments to Title 2 of Bainbridge Island Municipal Code in alignment with Senate Bill 5290.

Deines/Schaab – The motion passed unanimously.

5) **NEW BUSINESS**

5.a Consider Revision to An Approved Alteration for a Historic House

[Cover Page](#)

[PC HPC letter.docx](#)

The applicant - Mr. Kelly Samson, requested approval on the proposed alterations to the historic house at 487 Winslow Way.

[Samson Diagram Pages 24-08-20 \(1\).pdf](#)

[National Park Service Standards for Rehabilitation.pdf](#)

MOTION: I move that the Planning Commission finds that the proposed revision to the alteration of the historic house at 487 Winslow Way West meets the Secretary of the Interior's Standards for Rehabilitation and, provided the building permit application for alteration is consistent with this proposal, I move that a Certificate of Appropriateness be awarded.

Garcia/Deines – The motion passed unanimously.

6) **UNFINISHED BUSINESS**

6.a Discussion on Draft Environmental Impact Statement on the Comprehensive Plan and Winslow Subarea Plan updates - Planning,

[Cover Page](#)

[Oct 1 City Council Presentation.pdf](#)

Planning & Community Development Director Patricia Charnas provided an update/presentation on the DEIS process and next steps. Council member Jon Quitslund offered some observations and feedback to the Planning Commissioners regarding the DEIS. Discussion Only.

7) **PLANNING DIRECTOR'S REPORT** - No report.

8) **FOR THE GOOD OF THE ORDER**

Commissioner Schaab encouraged everyone to read all the public comments that were submitted for the DEIS.

9) **ADJOURNMENT** – Chair Birtley adjourned the meeting at 7:14 pm.



Planning Commission Regular Meeting September 26, 2024

Meeting Minutes

1) **CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW**

Planning Commission Chair Ariel Birtley called the meeting to order at 6:03 pm, in the Council Chambers and on the Zoom platform and read the Land Acknowledgement. Present in chambers were Commissioners Ariel Birtley, Sarah Blossom, Alex Preudhomme, Sean Sullivan and Ben Deines. Also present were City Staff - Director Patricia Charnas, and City Engineer Peter Corelis. Council Liaison Ashley Mathews was present via the Zoom platform. Commissioners Criss Garcia and Peter Schaab were excused.

2) **PLANNING COMMISSION MEETING MINUTES**

2.a Minutes

[Cover Page](#)

[PC Meeting Minutes 09192024-Draft.pdf](#)

MOTION: I move to approve the September 19, 2024, meeting minutes as presented.

Blossom/Preudhomme – The motion passed unanimously.

3) **PUBLIC COMMENT**

3.a Public Comment

[Cover Page](#)

[Instructions for Providing Public Comment at Hybrid Meetings 20240709.pdf](#)

4) **UNFINISHED BUSINESS**

4.a Discuss SB 5290 Code Amendments

[Cover Page](#)

[BIMC Chapter 2.16 Amendments 4895-2890-9011.6.docx](#)

[SB 5290 Power Point September 26 4886-4723-6582.1.pptx](#)

Emily Romanenko, of OMW Law, presented information on SB5290 and code amendments.

MOTION: I move to set a public hearing on the draft ordinance related to compliance with Senate Bill 5290 amending Title 2 of Bainbridge Island Municipal code, for the October 10, 2024, Planning Commission meeting or on the next available agenda.

Blossom/Preudhomme – The motion passed unanimously.

4.b [Discussion of DEIS Topics, continued: Utilities and Housing
Cover Page](#)

City Engineer - Peter Corelis presented information on Utilities and Housing plans outlined the DEIS. Information Only.

5) **NEW BUSINESS**

5.a [Madison Avenue Raised Crosswalk Noise Variance](#)

[Cover Page](#)

[Madison Avenue Bundled Raised Crosswalk Noise Variance Application.pdf](#)

[Madison Avenue Bundled Raised Crosswalk Noise Variance Site Plan.pdf](#)

City Engineer Peter Corelis requested a noise variance for the Madison Ave Raised Crosswalk. He explained the project and answered questions of the Planning Commission.

MOTION: I move to approve the noise variance for the Madison Avenue Raised Crosswalks and Utility Pole Relocation for the dates of October 2, 4, 5, 11, 12, 18 and 19, 2024.

Blossom/Deines – The motion passed unanimously.

6) **PLANNING DIRECTOR'S REPORT**

Patricia Charnas thanked the Planning Commissioners who participated in the Comp Plan DEIS Open Houses and appreciates their support. She offered that the public comment period for the Draft Environmental Impact Statement (DEIS) will be open until October 10, 2024. The Oct 2nd, 2024, City Council will be dedicating their study session to the DEIS and next steps. There will be an additional presentation on sewer capacity and planning.

7) **FOR THE GOOD OF THE ORDER**

Nothing offered.

8) **ADJOURNMENT – 7:39 PM**

Ariel Birtley, Chair

Renee Argetsinger, Clerk to the Planning Commission



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: October 24, 2024

ESTIMATED TIME: 10 Minutes

AGENDA ITEM: Public Comment

AGENDA CATEGORY: Discussion

PROPOSED BY: Renee Argetsinger

**PREVIOUS PLANNING COMMISSION
REVIEW DATE(S):**

PREVIOUS COUCIL REVIEW DATE(S):

RECOMMENDED MOTION:
Instructions for Providing Public Comment.

SUMMARY:

BACKGROUND:

ATTACHMENTS:



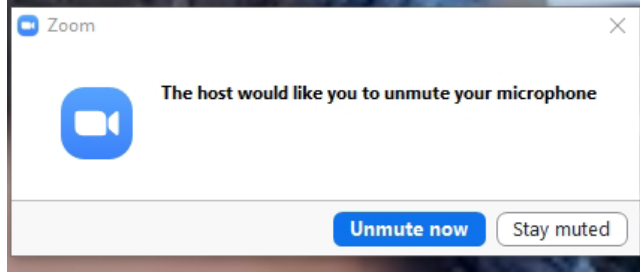
PLANNING AND COMMUNITY DEVELOPMENT

Members of the public are encouraged to submit written public comment to the Planning Commission at any time by emailing Commissioners directly or sending comments to pcd@bainbridgewa.gov and City staff will forward your comment directly to Planning Commissioners on your behalf. Members of the public who wish to provide public comment may attend the meeting in Council Chambers or may participate remotely by following the instructions outlined below. If you are attending in-person, please sign up to speak on the sign-in sheet by the Chamber doors. The Chair or Acting Chair will call the people signed up on the sign-in sheet in Council Chambers first, and speakers will have three minutes to speak from the podium. Following the in-person comment, people who have notified the City in advance will be called on next, provided that the remote commenter displays their true name and has their camera turned on to show their true uncovered face while delivering their comments. A timer on the screen will indicate when 3 minutes have elapsed. Guidelines for public comment are also attached.

Instructions for Providing Public Comment Remotely

1. Contact the City at cityadmin@bainbridgewa.gov no later than Noon of the day of the meeting. State which meeting you would like to make a public comment and provide your true name.
IMPORTANT: No remote public comments will be accepted without first registering at the email address above.
2. Join the Zoom webinar by following the link posted on the agenda and on the City calendar. Sign into Zoom. You will need to enter and display your true name on Zoom and your camera needs to be enabled to show your true uncovered face while delivering comments.
3. The Chair will indicate when it is time for public comment.
4. Attendee indicates desire to speak by clicking on “Raise Hand” option at the bottom of the screen.
If you are calling in by phone and would like to make a comment, *6 mute/unmute
*9 raise/lower hand to be called on to speak.

5. Attendee clicks button “Unmute now” after they are called to speak by the Chair.



6. Attendee will appear on screen with other panelists.

7. Attendee provides comment.

8. A timer on the screen will track your time.

9. Stop speaking when the timer reaches the 3-minute mark.

10. Attendee is returned to attendee group, and microphone is muted.

11. Public comment is simply received by the Planning Commission, with no response.

Guidelines for Public Comment

These guidelines were established for and approved by the City Council and apply to all advisory boards, committees and commissions of the City Council.

Excerpts from the Governance Manual regarding public comment:

5.6 Respect and Decorum

It is the duty of the Presiding Officer and Councilmembers to maintain dignity and respect for their offices, City staff, and the public. While the Council is in session, the Councilmembers shall preserve civility, order and decorum. No member of the public shall, by conversation or otherwise, delay, disrupt, or interrupt the proceedings of the Council, nor engage in any of the prohibited behavior described below. Councilmembers and the public shall obey the proper orders of the Presiding Officer of the meeting.

5.6.1 Orderly Behavior and Civility in Remarks

Any person disrupting the business of the Council, either while addressing the Council or attending the proceedings, shall be asked to leave, or be removed from the meeting. Continued disruptions may result in a point of order by the Presiding Officer or a Councilmember pursuant to the Council’s parliamentary rules, or a recess, forced removal, or adjournment as described elsewhere in this manual. Disruptive behavior includes, but is not limited to, the following:

- a) Speaking without being recognized by the Presiding Officer.

- b) Continuing to speak after the allotted time has expired.
- c) Speaking on an item at a time not designated for discussion by the public of that item, such as speaking on a quasi-judicial item at a time other than during a public hearing or closed record proceeding on the matter.
- d) Throwing objects.
- e) Speaking on an issue that is not a public topic, in violation of Section 9.12.2.
- f) Speaking in favor of or in opposition to a ballot proposition or a candidate for public office, provided, that public comment is allowed when the City Council is considering taking a collective position in favor of or in opposition to a ballot proposition as authorized in RCW 42.17A.555.
- g) Impersonating a City Councilmember or a member of the City staff.
- h) Shouting or otherwise engaging in loud or boisterous behavior.
- i) Continuing to make repetitive remarks after being requested not to do so by the Presiding Officer or a majority of the City Council.
- j) Attempting to engage the audience rather than the Council, e.g., asking audience members to stand, clap, boo or otherwise express collective support or opposition to any matter.
- k) Booing, hissing, or otherwise disrupting the comments of another speaker.
- l) Using racial slurs or other slurs directed at the color, creed, religion, ancestry, gender, sexual orientation, gender expression or identity, national origin, citizenship or immigration status, or mental, physical, or sensory disability of any individual or group, under circumstances where such words constitute “fighting words” under constitutional law.
- m) Refusing to modify conduct after being advised by the Presiding Officer that the conduct is disrupting the meeting or disobeying any other lawful order of the Presiding Officer or a majority of the City Council.

5.6.2 Permission Required to Address the Council

Persons other than Councilmembers and Administration shall be permitted to address the Council only upon recognition and introduction by the Presiding Officer of the meeting.

9.12.2 Subjects – Whether or Not on the Current Agenda

Public comments received during the public comment period may be on any public topic, whether or not on the agenda, but a comment on the subject that is covered by a public hearing at that meeting must be made during the period of the public hearing. All public comments shall be made consistent with Section 5.6.

9.12.3 Use of Microphones

Comments shall be made directly into the microphone, as it is necessary for the public record and for the audience to hear all proceedings. No comments shall be made from any other location.



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: October 24, 2024

ESTIMATED TIME: 30 Minutes

AGENDA ITEM: (6:20 PM) Bainbridge Island Senior Center Public Participation Meeting

AGENDA CATEGORY: Discussion

PROPOSED BY: Auburn Lovett

**PREVIOUS PLANNING COMMISSION
REVIEW DATE(S):** N/A

PREVIOUS COUCIL REVIEW DATE(S): September 24, 2024 City Council Thirty percent concept review

RECOMMENDED MOTION:
Presentation and Discussion

SUMMARY:

Bainbridge Island Senior Center (BISC) is proposing to replace the existing 6,500 square foot building with a two story, 16,000 square foot center. The properties are City-owned and located at 370 Brien Dr SE. The properties are 0.17, 0.17, and 5.54 acres in size and are located within the Mixed-Use Town Center-Central Core Overlay. The proposal includes a Boundary Line Adjustment to accommodate the building and zoning standards.

BACKGROUND: This Public Participation Meeting (PPM) is for the Bainbridge Island Senior Center (BISC) Major Site Plan Review and consolidated Boundary Line Adjustment. A preapplication conference was held on August 27, 2024. The PPM is required as part of the preapplication phase: the proposal requires Planning Commission recommendation to the Planning Director for approval. This project has gone to the City Council for a 30% site conceptual review and has been to the Design Review Board Conceptual meeting.

ATTACHMENTS:



CONTEXT ANALYSIS MAP

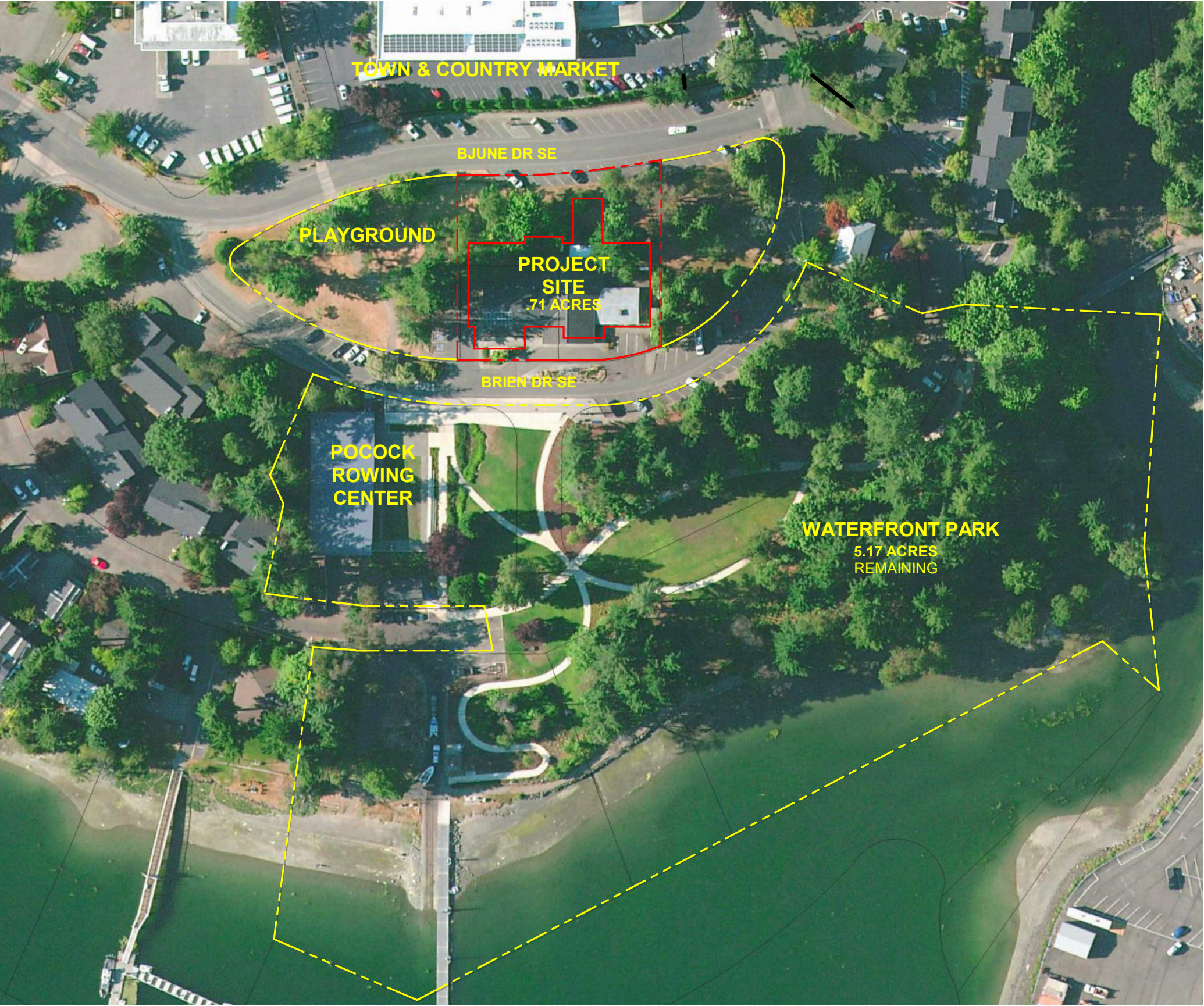
SCALE: NTS DESIGN REVIEW BOARD #1 09.25.24



SITE AERIAL

BAINBRIDGE ISLAND SENIOR COMMUNITY CENTER

BAINBRIDGE ISLAND, WA

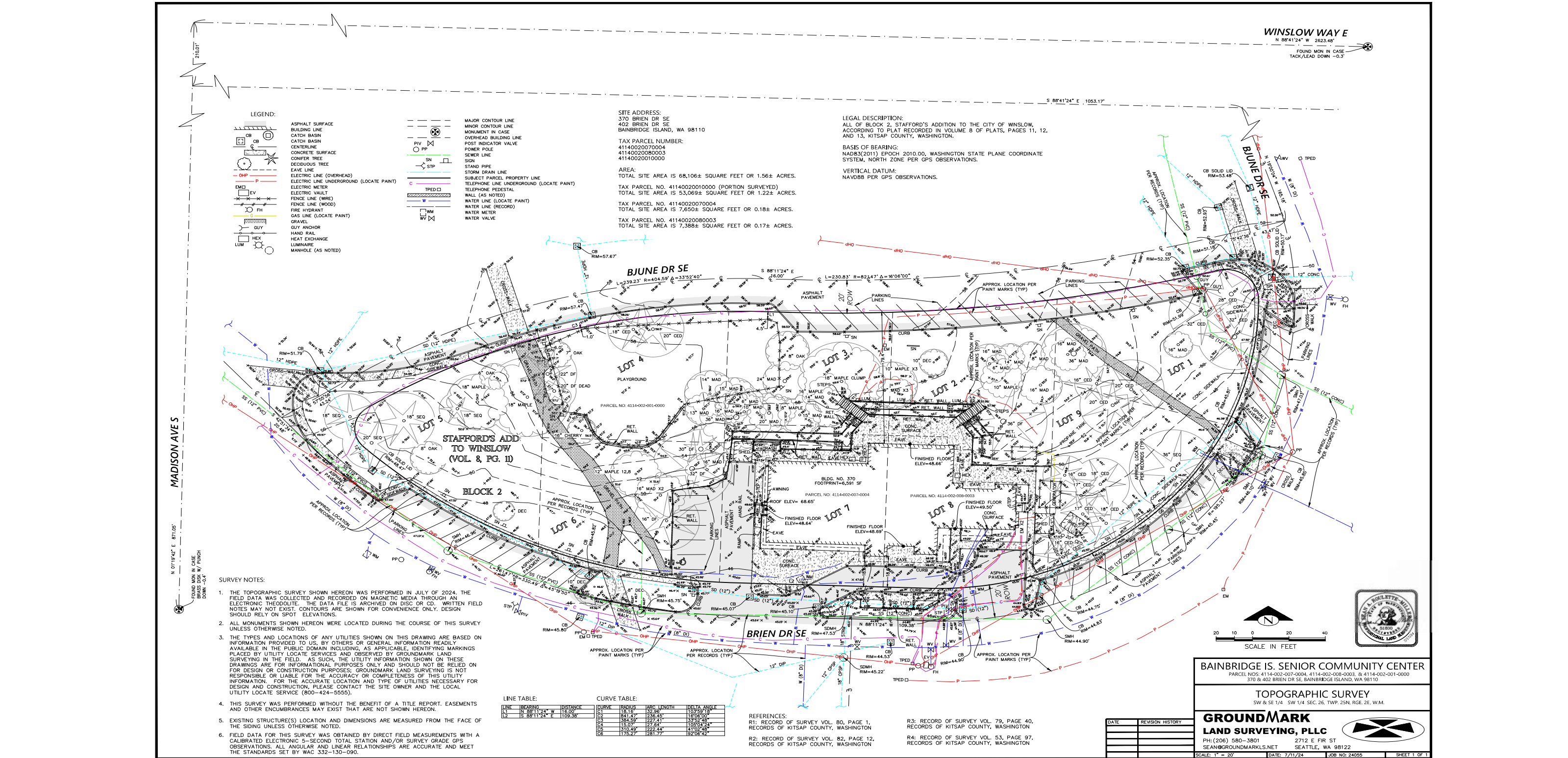


SITE WITHIN WATERFRONT PARK

BAINBRIDGE ISLAND SENIOR COMMUNITY CENTER

BAINBRIDGE ISLAND, WA

SCALE: NTS DESIGN REVIEW BOARD #1 09.25.24



EXISTING CONDITIONS (SURVEY)

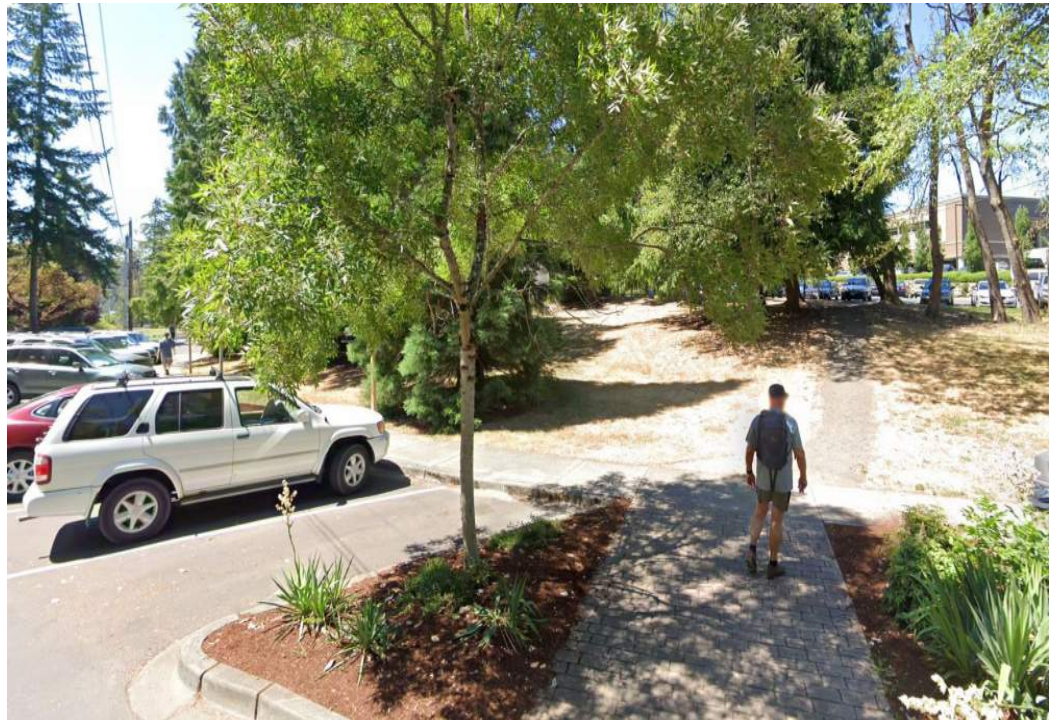
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BAINBRIDGE ISLAND, WA

SCALE: NTS

DESIGN REVIEW BOARD #1

09.25.24



VIEW FROM BRIEN DRIVE LOOKING NORTHWEST



FROM BRIEN DR LOOKING NORTH



VIEW FROM BRIEN DR LOOKING NORTHWEST



VIEW FROM BJUNE DR LOOKING SOUTHWEST



VIEW FROM BJUNE DR SE



VIEW FROM BRIEN DR LOOKING SOUTH

SITE PHOTOS

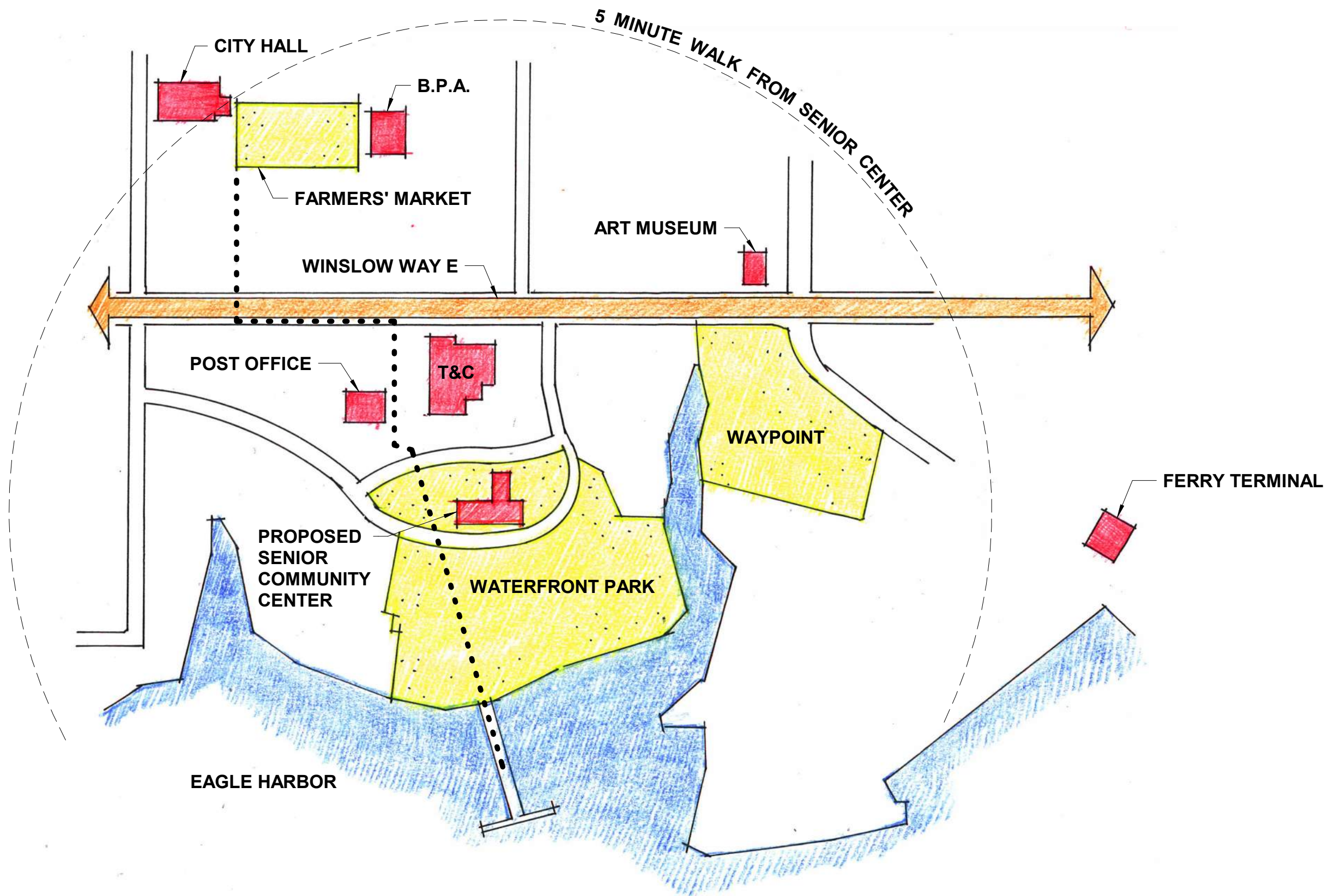
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BAINBRIDGE ISLAND, WA

SCALE: NTS

DESIGN REVIEW BOARD #1

09.25.24



TOWN TO WATER

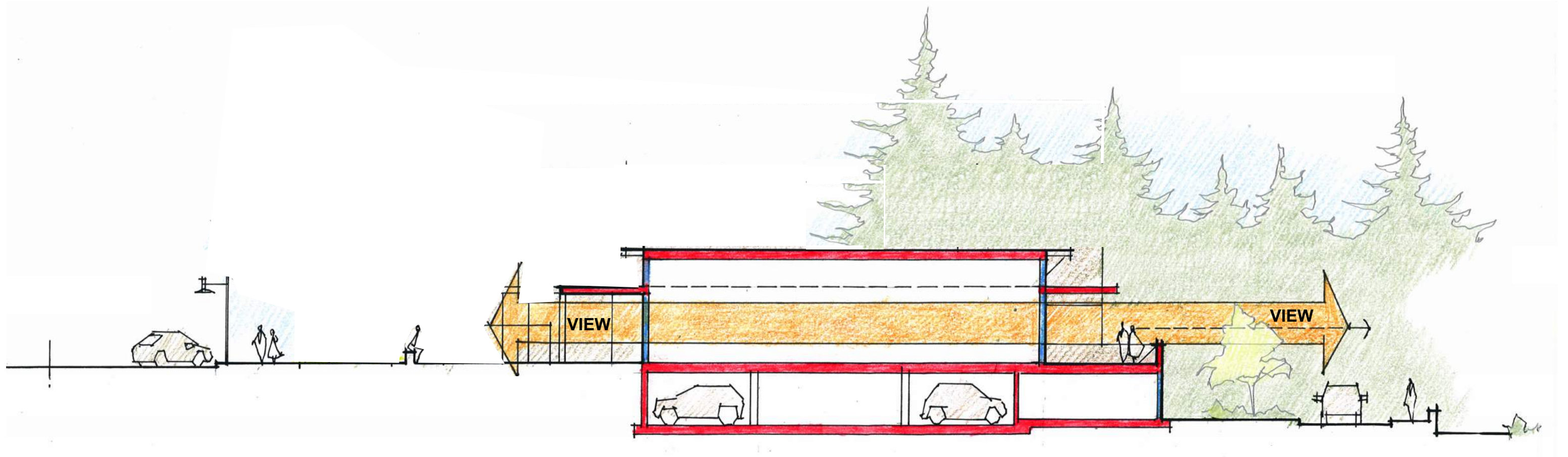
BAINBRIDGE ISLAND SENIOR COMMUNITY CENTER

BAINBRIDGE ISLAND, WA

SCALE: NTS

DESIGN REVIEW BOARD #1

09.25.24



SITE SECTION LOOKING EAST

SCALE: NTS

DESIGN REVIEW BOARD #1

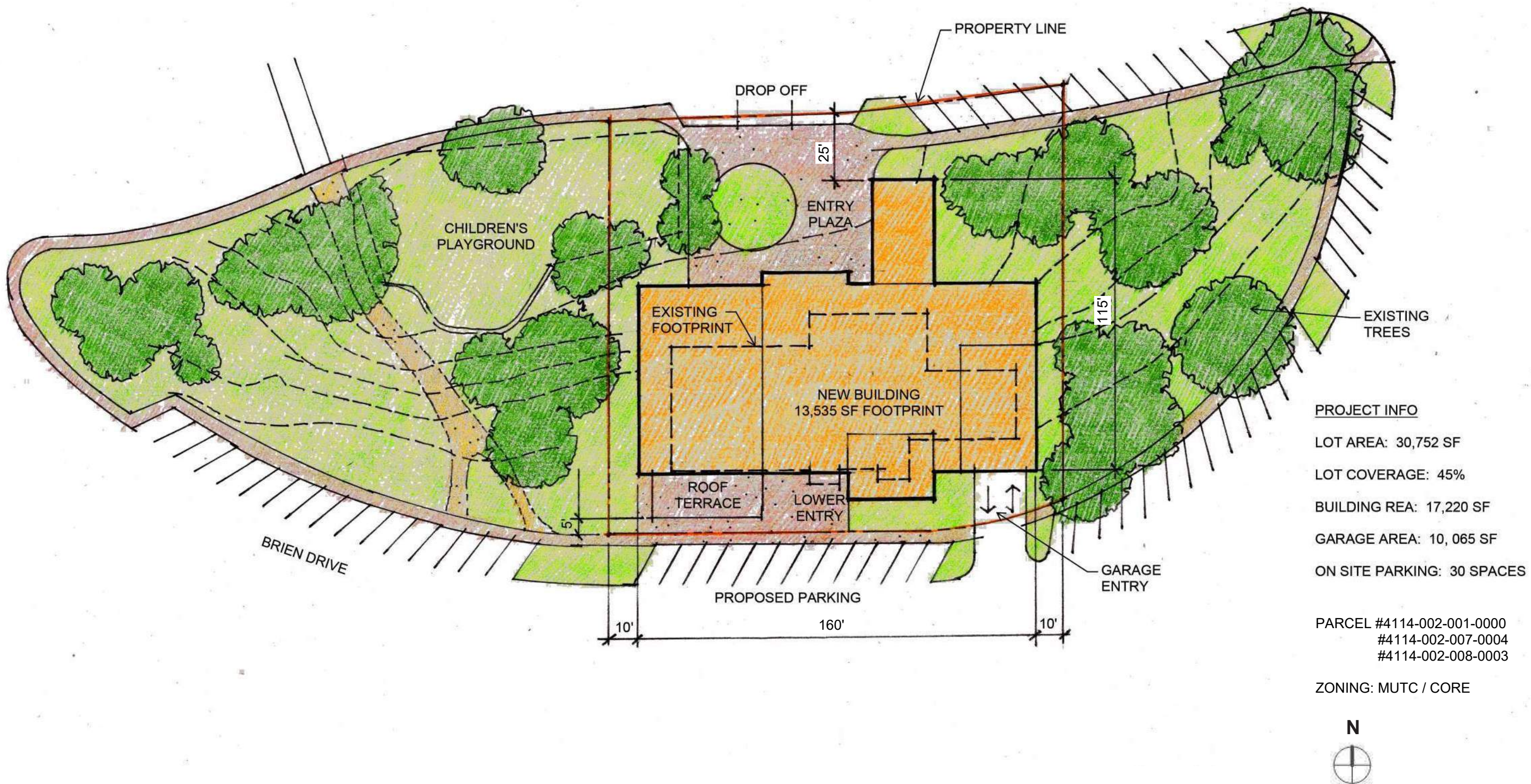
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BAINBRIDGE ISLAND SENIOR COMMUNITY CENTER

BAINBRIDGE ISLAND, WA



WENZLAU ARCHITECTS



SITE PLAN

BAINBRIDGE ISLAND SENIOR COMMUNITY CENTER

BAINBRIDGE ISLAND, WA

SCALE: 1" = 40'

DESIGN REVIEW BOARD #1

09.25.24

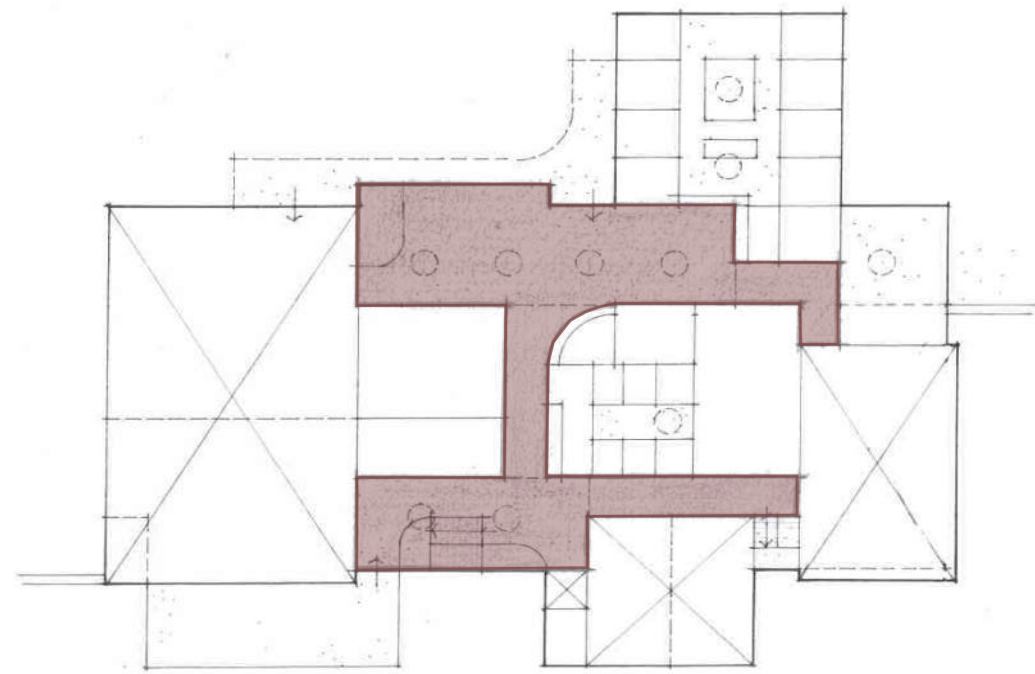


CONCEPTUAL LANDSCAPE PLAN

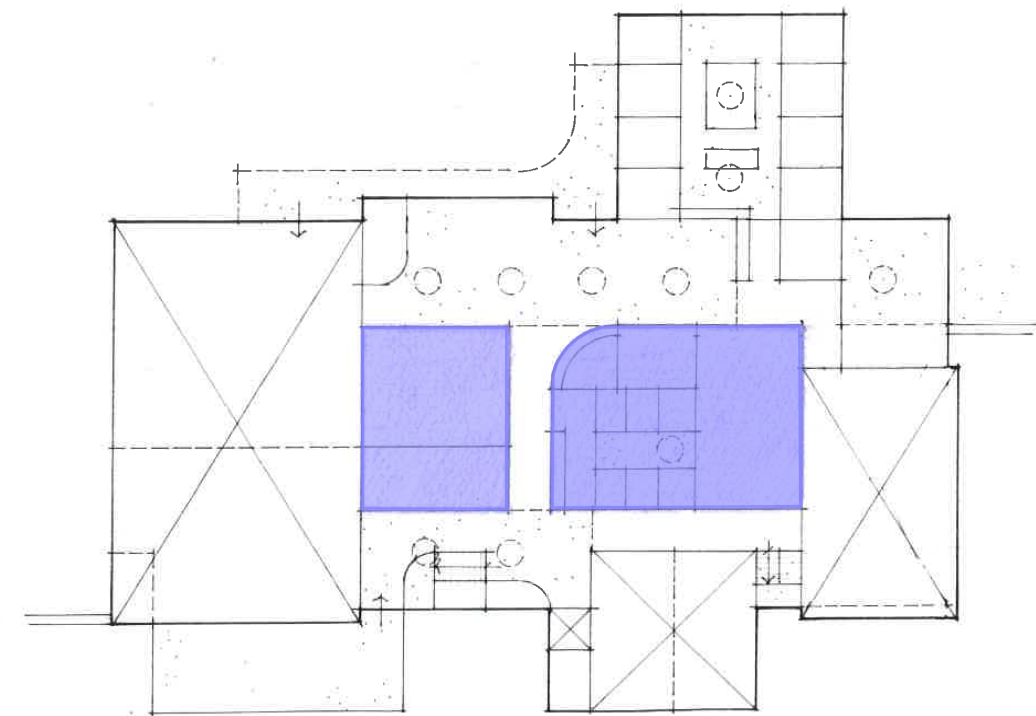
BAINBRIDGE ISLAND SENIOR COMMUNITY CENTER

BAINBRIDGE ISLAND, WA

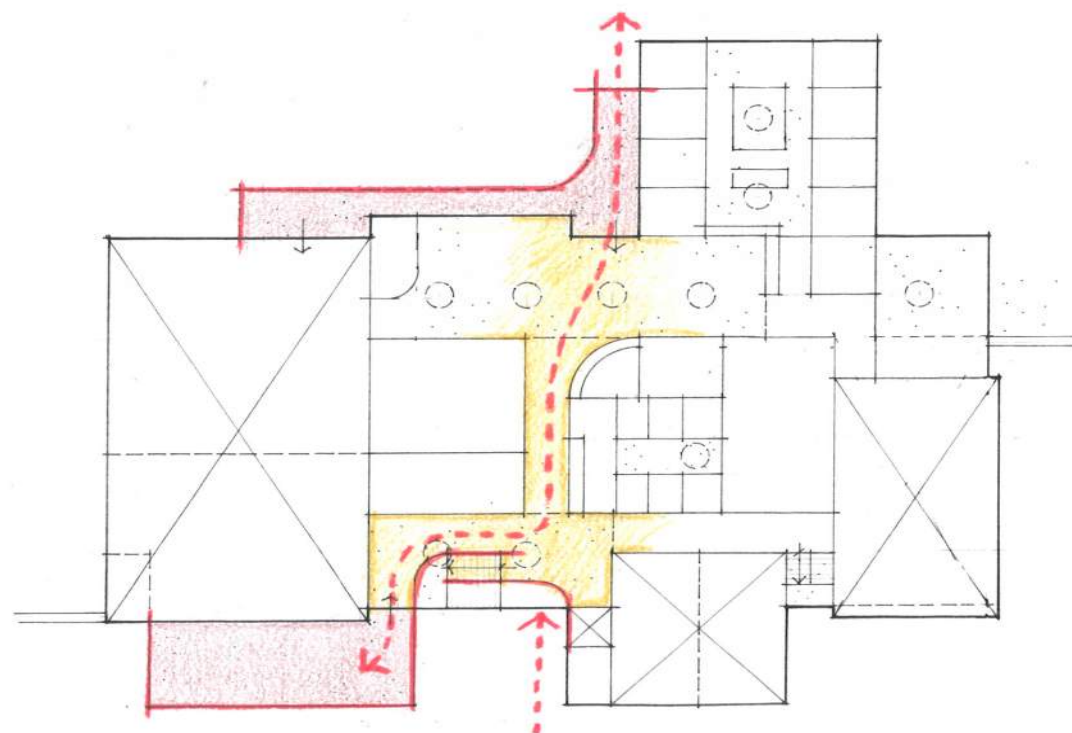
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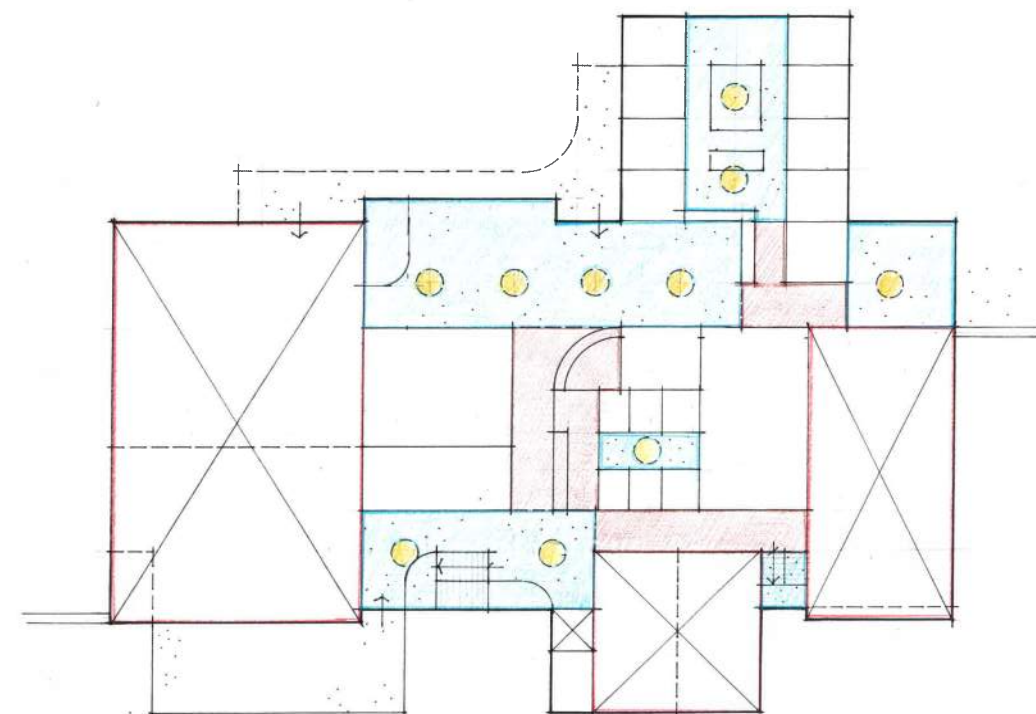
INDOOR STREETS



CENTRAL CORE



CIRCULATION THROUGH



CEILINGS



BUILDING DESIGN CONCEPTS

BAINBRIDGE ISLAND SENIOR COMMUNITY CENTER

BAINBRIDGE ISLAND, WA

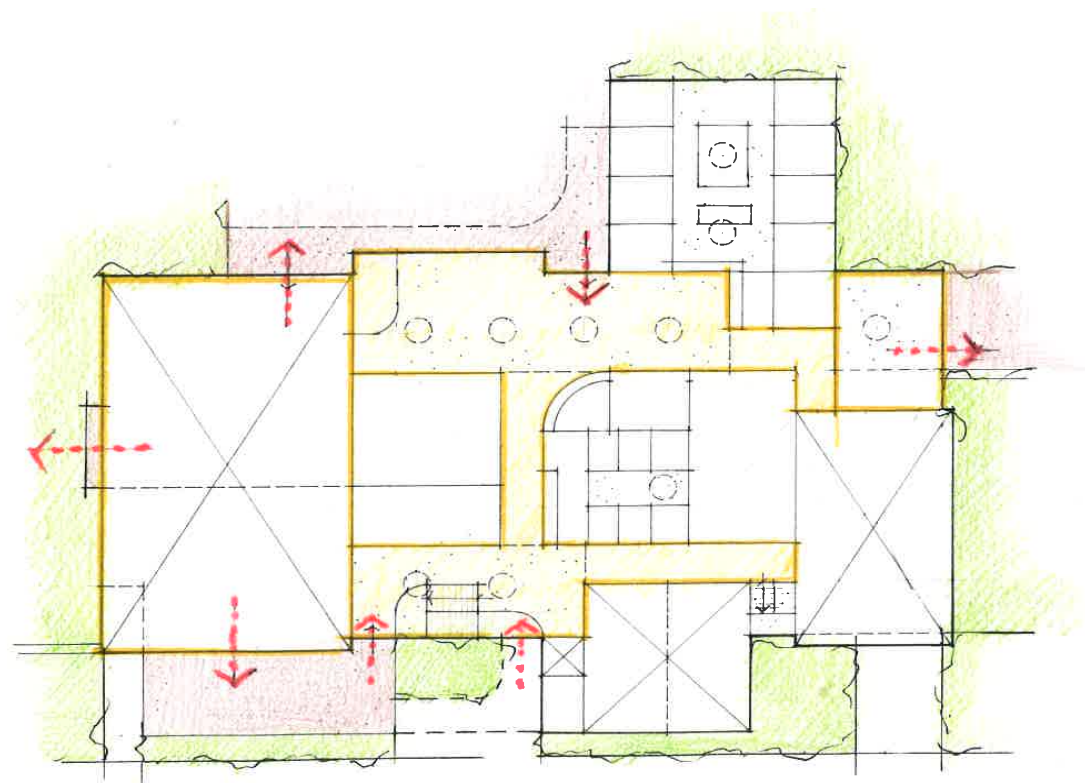
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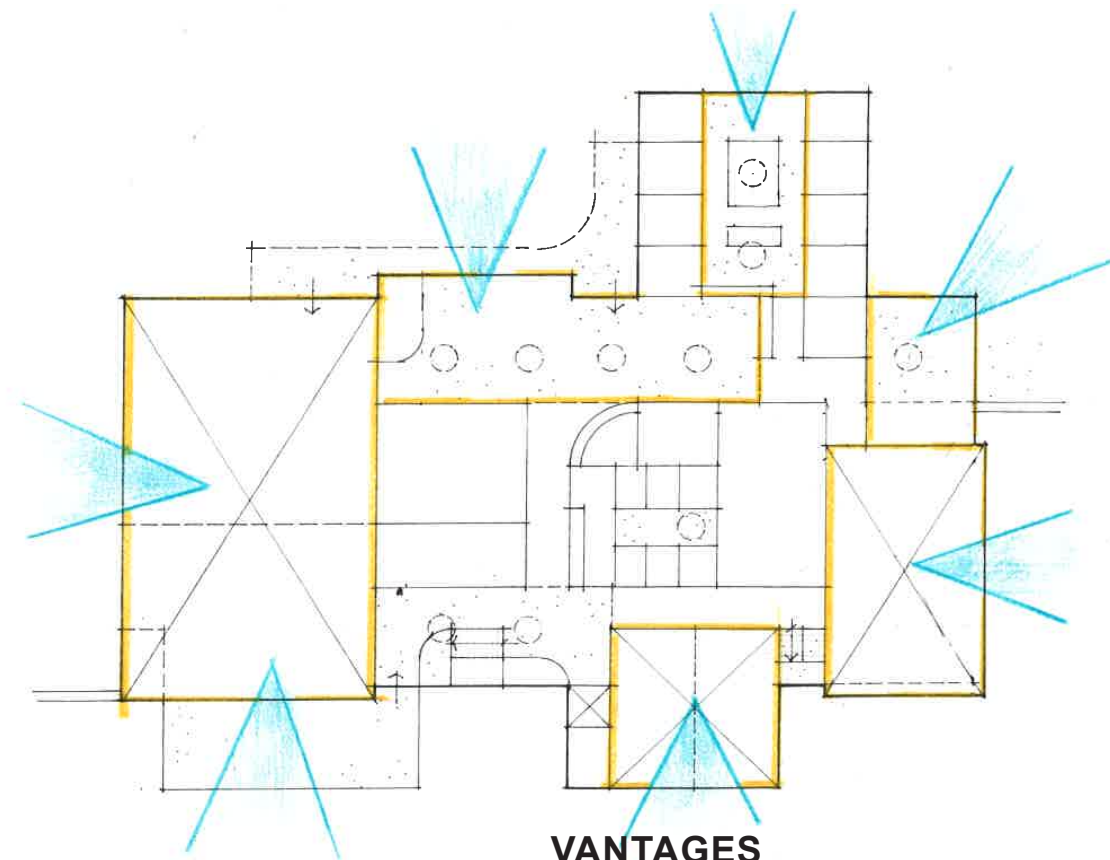
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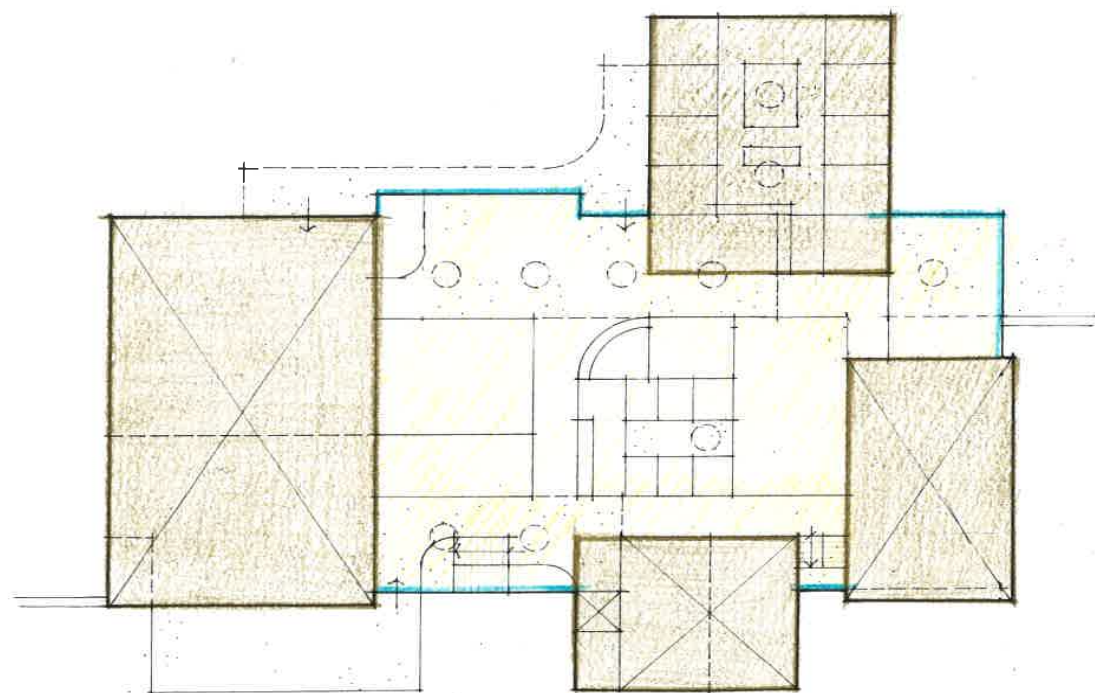
WENZLAU ARCHITECTS



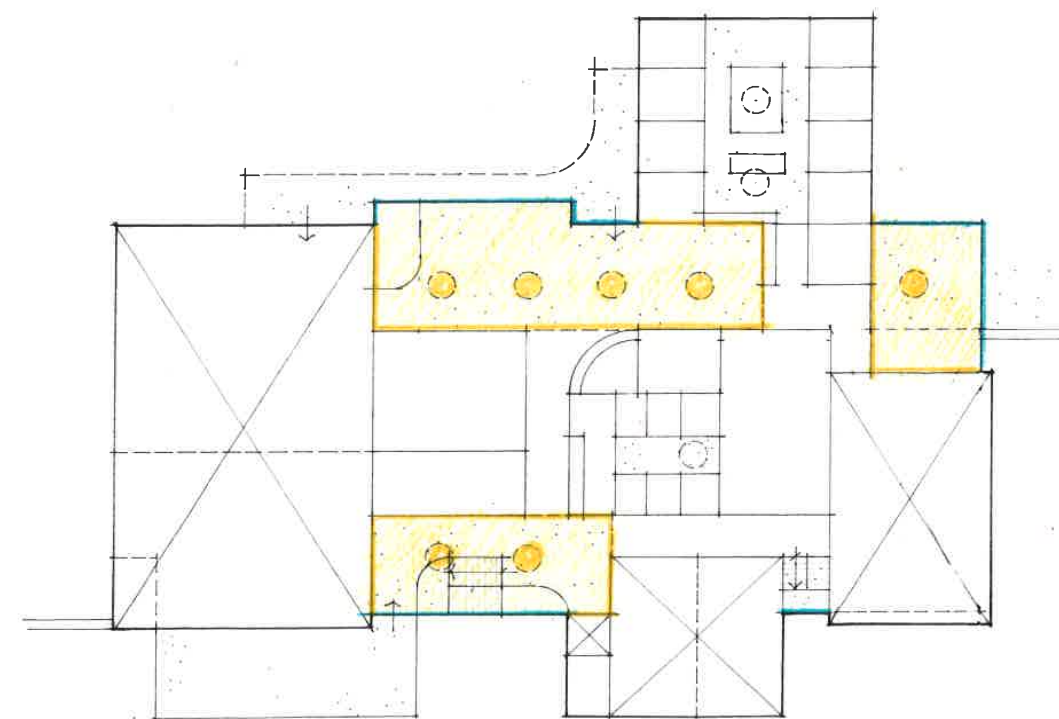
CONNECTION TO OUTDOORS



VANTAGES



MASSING



LIGHT-FILLED CONNECTIONS



BUILDING DESIGN CONCEPTS

BAINBRIDGE ISLAND SENIOR COMMUNITY CENTER

BAINBRIDGE ISLAND, WA

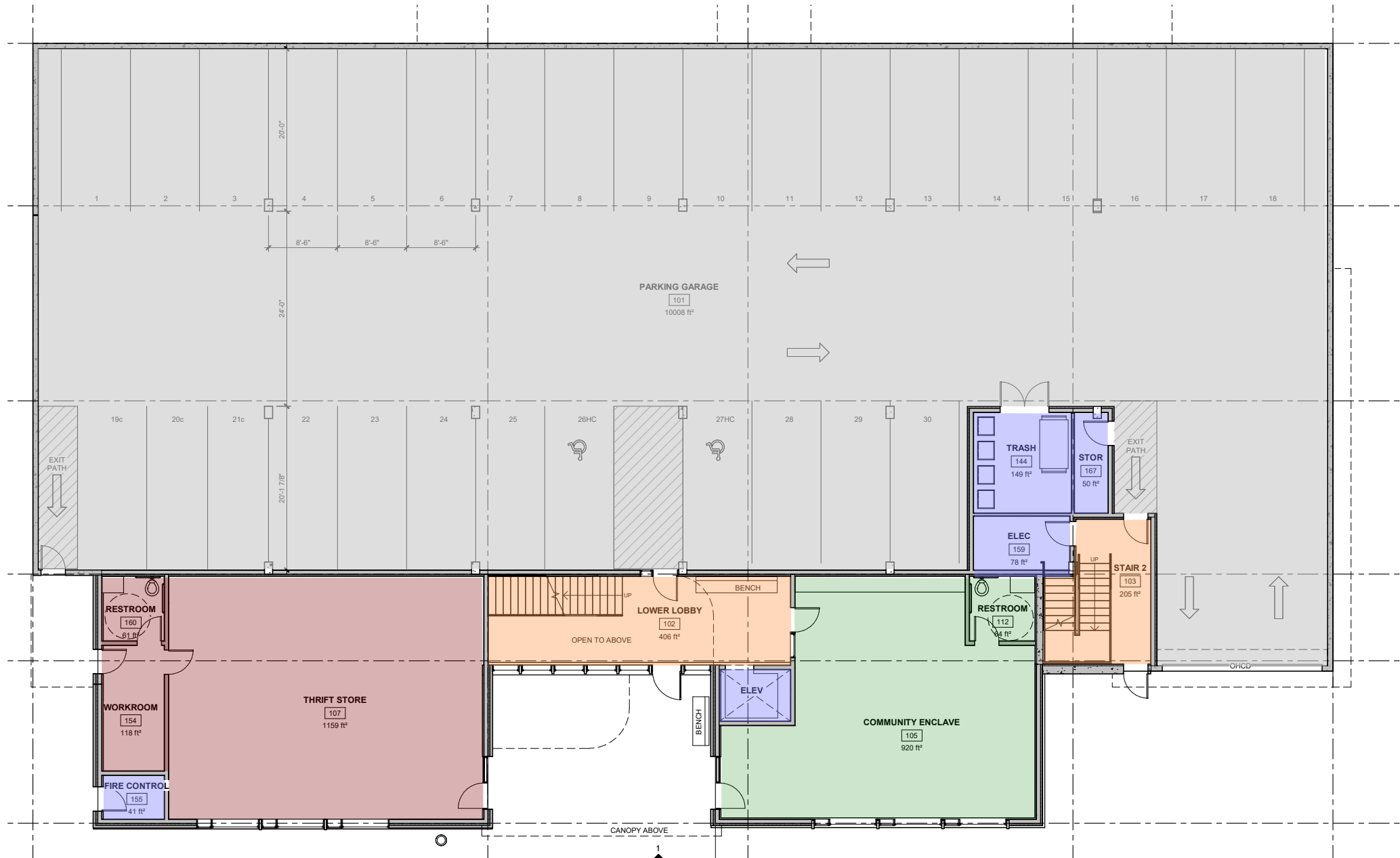
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DESIGN REVIEW BOARD #1

09.25.24



WENZLAU ARCHITECTS



UPPER FLOOR PLAN

SCALE: NTS

DESIGN REVIEW BOARD #1

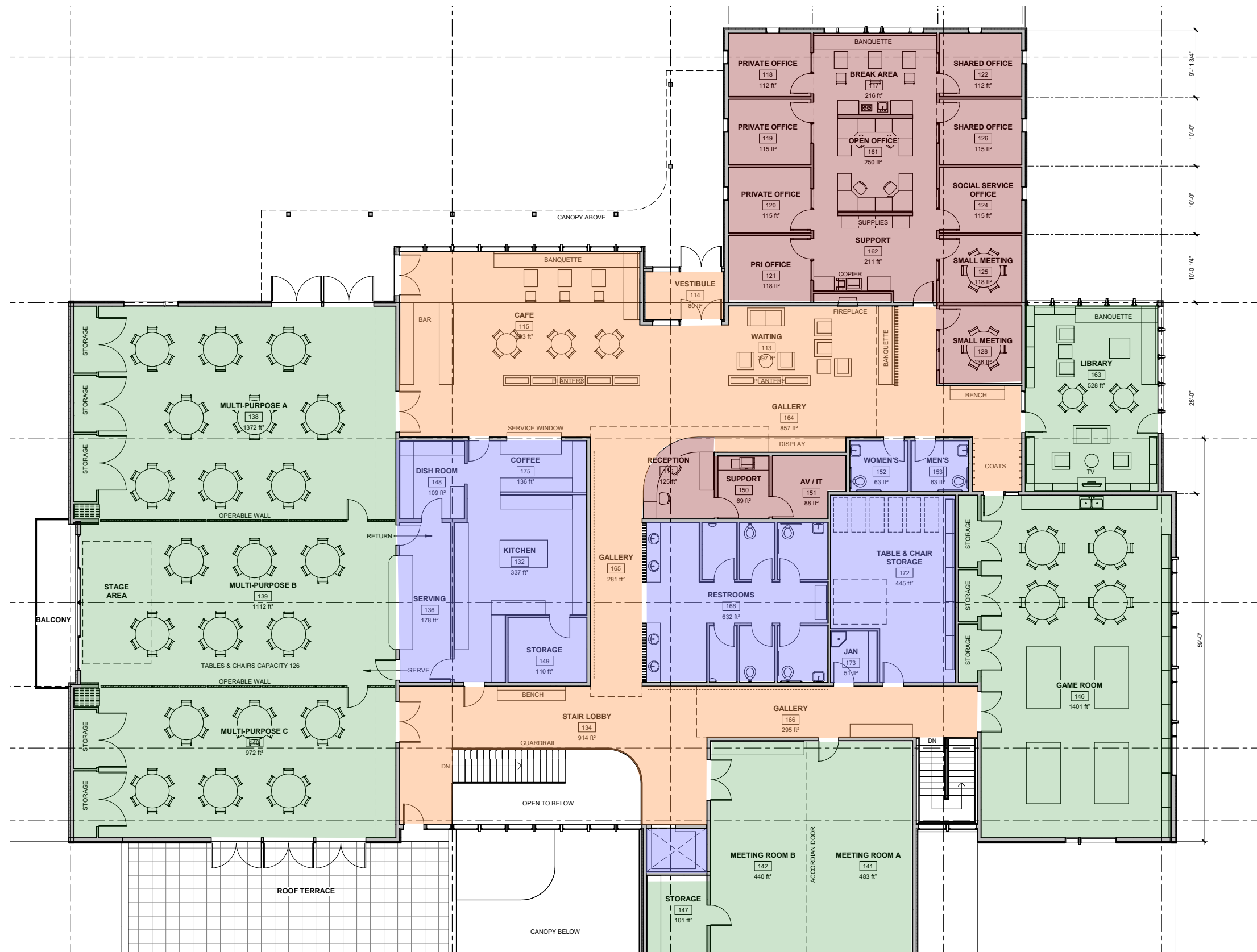
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BAINBRIDGE ISLAND SENIOR COMMUNITY CENTER

BAINBRIDGE ISLAND, WA



WENZLAU ARCHITECTS



LOWER FLOOR PLAN

SCALE: NTS

DESIGN REVIEW BOARD #1

09.25.24

BAINBRIDGE ISLAND SENIOR COMMUNITY CENTER

BAINBRIDGE ISLAND, WA



WENZLAU ARCHITECTS



SITE PLAN POST-BOUNDARY LINE ADJUSTMENT

SCALE: NTS

DESIGN REVIEW BOARD #1

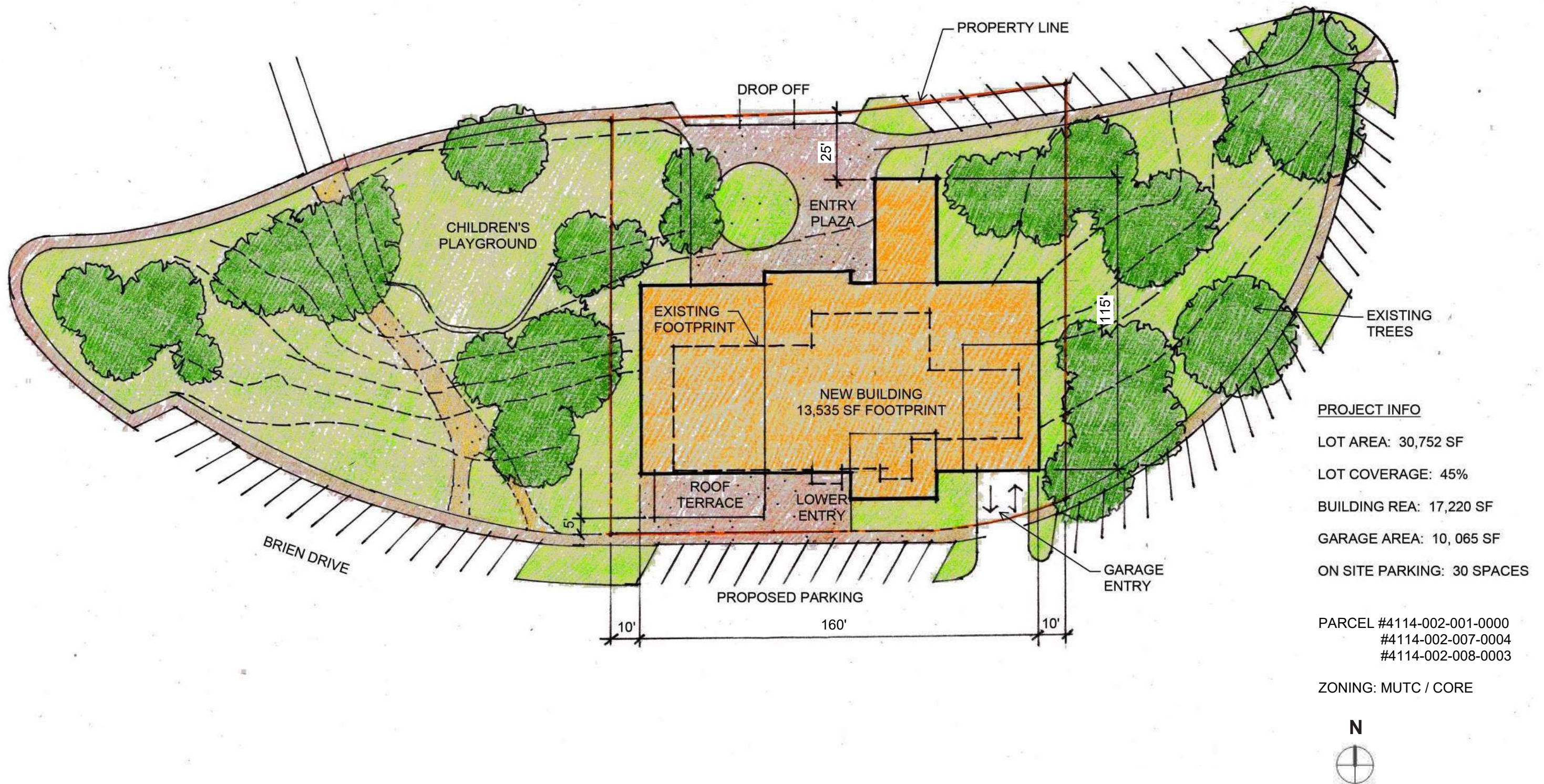
09.25.24

BAINBRIDGE ISLAND SENIOR COMMUNITY CENTER

BAINBRIDGE ISLAND, WA



WENZLAU ARCHITECTS



SITE PLAN

BAINBRIDGE ISLAND SENIOR COMMUNITY CENTER

BAINBRIDGE ISLAND, WA

SCALE: 1" = 40' DESIGN REVIEW BOARD #1 09.25.24

Attn: Planning and Community Development
From: Charles Wenzlau, Wenzlau Architects
Date: July 22, 2024
RE: Bainbridge Island Senior Community Center

PROJECT NARRATIVE

INTRO: The Bainbridge Island Senior Center is re-envisioning itself into a modern community hub capable of serving its growing population of seniors into the foreseeable future. The current building, repurposed in the 1950s, has been continuously remodeled to keep up with growing demands. The new center is proposed as a community center close to downtown and Winslow way, the heart of Bainbridge. The Center will help reinforce the “town to water” connection envisioned in the Winslow Tomorrow process.

EXISTING CONDITIONS: The project site is located within Waterfront Park on land owned by the City of Bainbridge Island. The site is currently home to the existing Bainbridge Island Senior Center. The existing building was originally moved to the site in 1950’s and has been significantly expanded into its current configuration. The site has moderate slopes with mature trees. The site is open to the south with partial water views.

PROGRAM: The proposal is to create a new two-story building set into the sloping site. The building will sit above one level of parking. The car park will be accessed from Brien Drive SE. The existing building will be removed prior to construction and the existing children’s playground will remain in its place. The proposed building program will expand the current facility from 6,500sf to 16,100sf.

SITE DESIGN: Key to the proposal is locating the new building to reinforce activities within the park and strengthen the town to water connection. The proposal will give the building increased visibility from town by placing its main entry facing Bjune Drive. The building will also establish a second public face and entry facing waterfront park along Brien Drive. The parking is hidden behind other uses to minimize its visibility from the street. The new building location is intended to preserve existing tree stands at the east and west portions of the park.

The main building entrance will face Bjune Drive SE to enhance its accessibility and visibility from Winslow Way. A generous plaza area will sit adjacent to the upper entry allowing outdoor activities. The center will also have a lower entry adjacent to the thrift store. The main meeting space, the Multi-purpose Hall, connects to the entry plaza and will have a south facing terrace with views of Eagle Harbor. The building is elongated on an east-west access, optimizing southern exposure, views to the harbor.

ZONING: The site area includes 4 parcels, zoned MUTC-Core. The existing building footprint extends onto the same parcels. The proposal will require a boundary line adjustment. The resultant parcel is

sized to allow proposed FAR. The community center is a permitted use. A parking study will be performed to establish the required parking. The proposal will provide approximately 30 new parking spaces within the parking garage as well as new on-street parking.

CONDITIONS, COVENANTS AND AGREEMENTS: These are on file with the City of Bainbridge Island. The existing Senior Center operates under an agreement with the City of Bainbridge Island. The new project anticipates modifying existing agreements. Seven on-street parking spaces are granted for the centers use under a previous IAC agreement.

DESIGN FOR BAINBRIDGE OBJECTIVES

1) DESIGN FOR SUSTAINABILITY & CLIMATE RESILIENCE

Specific elements of site design, building design, construction, and operation, such as efficient use of energy and water, integration of renewable energy, and use of sustainable and ethical materials can mitigate the environmental toll of new development and address local climate vulnerabilities.

Response: The project helps address sustainability by building within a designated center. The site design will rely on covered parking to reduce pollution generation at impervious surfaces. The building envelope will be designed to reduce energy usage and optimize natural lighting. The site is a good candidate for solar panels due to southern exposure and east-west orientation.

2) DESIGN FOR A WALKABLE, BIKEABLE AND CONNECTED COMMUNITY

New development should support alternative travel modes and contribute to the individual's connection to place. Thoughtful design can further both these goals enhancing the public realm that ties together the city's buildings, which in turn improves the experience of walking and biking.

Response: The site design will have multiple pathways connecting to Waterfront Park. These pedestrian-oriented open spaces will encourage residents and neighbors to meet in the shared open spaces. The project is within short walking distance to local shops, services, and transit.

3) DESIGN FOR HEALTH, EQUITY, AND INCLUSION

Building an accessible community that supports transit and that creates and creates a quality pedestrian experience can help grow employment locally, improve quality of life, and lay the foundation for a more diverse community.

Response: The new center will better serve the growing senior community and thereby supporting wellness. The site design, with its direct connections to waterfront Park and town, will encourage interaction and promote a sense of security and community.

4) DESIGN TO FOSTER CULTURE AND SOCIAL WELL-BEING

New development should contribute to and create spaces that are accessible and reflect local culture and identity.

The new center is oriented to Waterfront Park and Eagle Harbor. The open spaces around the building will create opportunities for seniors to interact to meet park users. The architecture will strive to be complementary to both historic buildings and more recent development.

5) DESIGN FOR CONNECTIONS TO THE NATURAL ENVIRONMENT

New development should draw inspiration from and preserve natural areas, responding to natural features like slopes, streams, heritage trees, and wetlands in ways that minimize disturbance and leave ecological functions intact.

The Center is designed to work with existing slopes and grading. The site does have existing natural areas and several mature trees. The site design has the potential to enhance these passive open spaces with native plantings supporting wildlife and infiltration.

COMPREHENSIVE PLAN OBJECTIVES

Policy LU 4.1 Focus development and redevelopment on the Island over the next fifty years in designated centers that have or will have urban levels of services and infrastructure while increasing conservation, protection and restoration on the Island, including shorelines, especially where there is interaction between the fresh and saltwater environments.

Policy EC 3.1 Encourage the use of green building materials and techniques in all types of construction, as well as design approaches that are responsive to changing conditions

Policy EN 4.1 Employ conservation design methods and principles such as low impact development techniques for managing storm and waste water, green building materials, high-efficiency heating and lighting systems

Policy CUL 1.5 Support the emergence of cultural spaces Island-wide especially in designated centers where they are accessible to a broad range of people encouraging both informal and planned gatherings and recreation.



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: October 24, 2024

ESTIMATED TIME: 20 Minutes

AGENDA ITEM: (6:50 PM) Discuss comprehensive plan update, specific plan elements and Winslow Subarea Plan alternatives.

AGENDA CATEGORY: Discussion

PROPOSED BY: Patricia Charnas

**PREVIOUS PLANNING COMMISSION
REVIEW DATE(S):**

PREVIOUS COUCIL REVIEW DATE(S):

RECOMMENDED MOTION:
Discussion

SUMMARY:
Planning Commission Chair will lead a discussion on key items in the comprehensive plan and in the Winslow subarea plan alternatives.

BACKGROUND:

ATTACHMENTS:



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: October 24, 2024

ESTIMATED TIME: 10 Minutes

AGENDA ITEM: Madison Avenue Paving and Raised Crosswalk Noise Variance

AGENDA CATEGORY: Review and
Recommendation

PROPOSED BY: Peter Corelis

**PREVIOUS PLANNING COMMISSION
REVIEW DATE(S):**

PREVIOUS COUCIL REVIEW DATE(S):

RECOMMENDED MOTION:

I move to approve the noise variance for the Madison Avenue paving and raised crosswalk for the period November 4 to November 15, 2024.

SUMMARY:

A noise variance is requested for intermittent night work on the Madison Avenue Bundled Project to perform paving and construct raised concrete crosswalks beginning the night of Monday, November 4, 2024 through Friday, November 15, 2024.

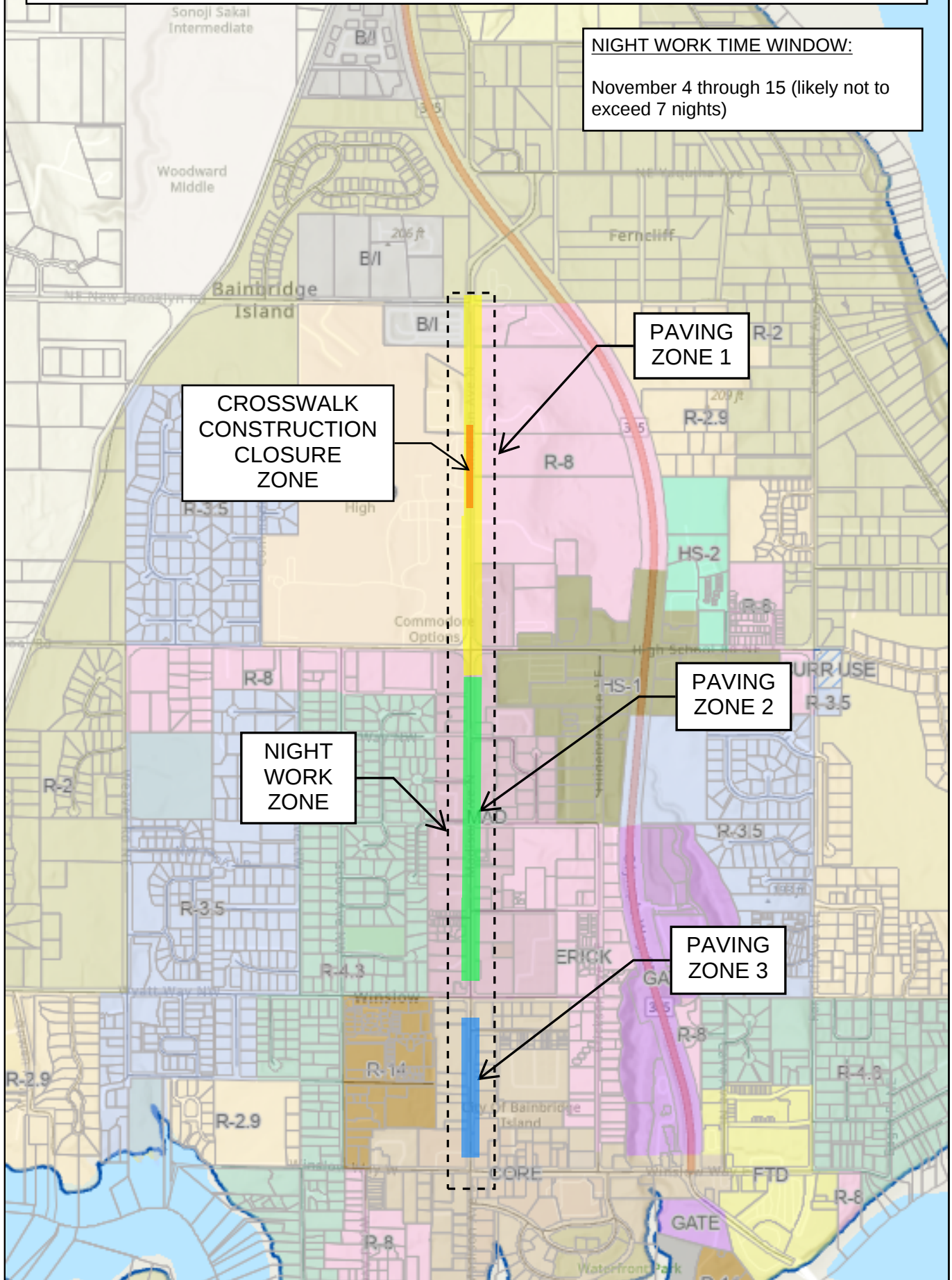
BACKGROUND: A variance from the noise standards may be granted by the Planning Commission (BIMC 16.16.030). Maximum environmental noise levels are established pursuant to BIMC 16.16.020 wherein WAC 173-60-040 standards are adopted by reference. WAC 173-060-040 establishes maximum permissible environmental noise levels during both daytime and nighttime hours.

ATTACHMENTS:

MADISON AVENUE BUNDLED PROJECT PAVING AND RAISED CROSSWALK NOISE VARIANCE

NIGHT WORK TIME WINDOW:

November 4 through 15 (likely not to exceed 7 nights)



Land Use Application

Supporting documents are required for project review.
See the [Administrative Manual for Planning Permits](#) and [Fee Schedule](#) for
permit submittal requirements and fees.

Property Owner(s)	Site Address	Parcel Numbers
City of Bainbridge Island	Madison Avenue from New Brooklyn Road to Winslow Way	right-of-way

Select Application Type: Zoning Variance Adjustment

Select Application Type: Not Applicable

Consolidated Review Requested ([BIMC2.16.070](#)) Yes ☐ No ☐

Project Name and Description

Madison Avenue Bundled Project Paving and Raised Crosswalk Construction

The City's Madison Avenue Bundled Project contractor is seeking a noise variance to 1) perform night paving of Madison Avenue from New Brooklyn Road to Winslow Way and 2) construct the three (3) raised concrete crosswalks between Komiko Lane and the Aquatic Center. The selected work window is November 4 through November 15. The paving operations are estimated to take 5 nights, while the concrete crosswalk work is estimated to take one night. The two week window is requested to accommodate schedule changes due weather and site readiness.

The work area is within 100 feet of residential zones.

Project Contacts

Applications must be submitted by the property owner or the owner's designated agent.
Name of Authorized Agent section must be completed if application is submitted by a designated agent.

Property Owner	City of Bainbridge Island
Mailing Address:	280 Madison Avenue N.
	City of Bainbridge Island, WA 98110
Email:	pcorelis@bainbridgewa.gov
Phone:	(206) 780-3759
Name of Authorized Agent	Peter Corelis, City Engineer, Public Works Dept.
Mailing Address:	same as above
Email:	
Phone:	

Statement of Affirmation **REQUIRED**

I affirm, under penalty of perjury, that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner or designated agent of the subject site. Further, I grant permission to any and all employees and representatives of the City of Bainbridge Island and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application.

Peter Corelis

Owner Name - Print

P.S. Corelis

Owner Name - Signature

10/17/2024

Date

Owner Name - Print

Owner Name - Signature

Date

Agent Name and Business Name - Print

Agent Name - Signature

Date

City of Bainbridge Island
Department of Planning & Community Development
280 Madison Ave N
Bainbridge Island, WA 98110
PermittingSubmittal@bainbridgewa.gov