CITY OF BAINBRIDGE ISLAND

Island Center Subarea Planning Steering Committee
Wednesday, September 30, 2020
6:30-9:00 PM
Remote Online Meeting

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/93988627790
Or iPhone one-tap :
US: +16465588656,,93988627790# or +16699009128,,93988627790#
Or Telephone:
Dial(for higher quality, dial a number based on your current location):
US: +1 646 558 8656 or +1 669 900 9128 or +1 253 215 8782 or +1 301 715 8592 or +1 312 626 6799 or +1 346 248 7799
Webinar ID: 939 8862 7790
International numbers available: https://bainbridgewa.zoom.us/u/adFhHB9WLw

AGENDA

6:30 PM	Call to Order, Agenda Review, Conflict Disclosure
6:40 PM	Public Comment
6:50 PM	Future Island Center Zone(s) and Nodes: Consider Permitted/Conditional/Prohibited and NEW Uses Complete Review of DRAFT Development Standards
8:15 PM	Discuss Transportation Improvements for DRAFT Plan
8:40 PM	Next Steps in Completing DRAFT Island Center Plan
8:45 PM	Scheduling Next 2 Meetings Committee Availability on Wed. October 14, 21 or 28, November 18
8:50 PM	Public Comment
9:00 PM	Adjourn

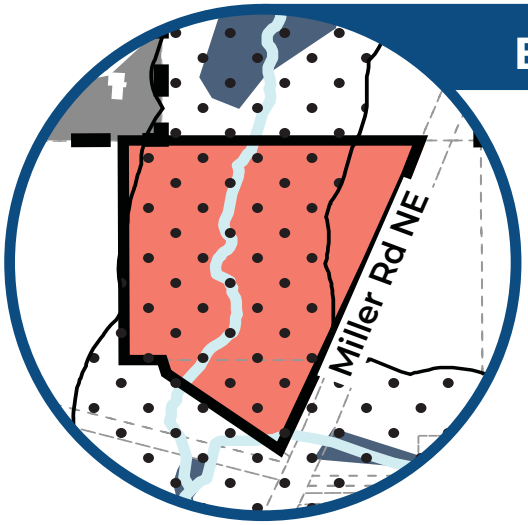
*****TIMES ARE ESTIMATES****

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 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

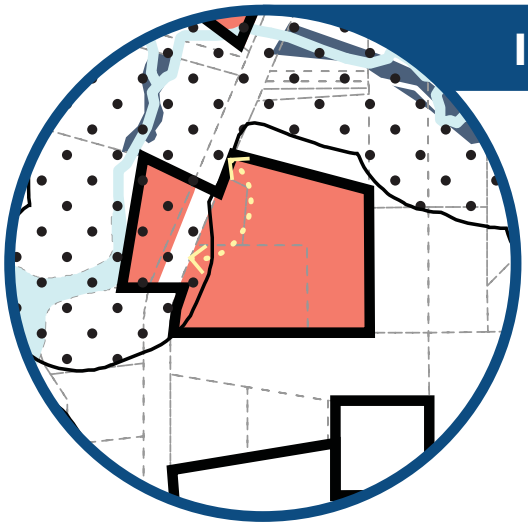
DEVELOPMENT NODES

BAINBRIDGE GARDENS NODE



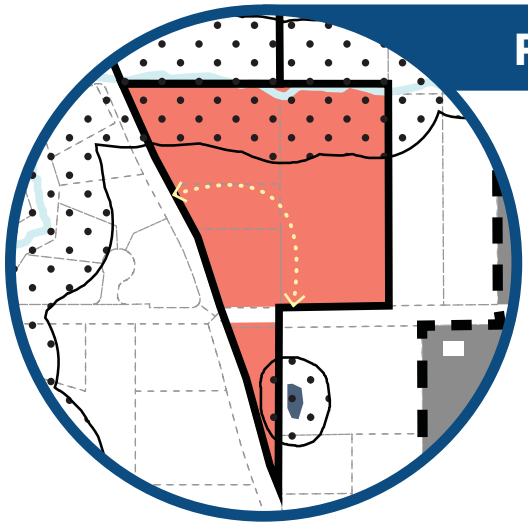
The Bainbridge Gardens node is centered around the existing Bainbridge Garden property that also includes critical areas that may limit future development on the property. The existing buildings are located within a Fish & Wildlife Habitat Area (fish bearing stream buffer). Under Alternatives 2 and 3 two parcels would be rezoned to a new Island Center 1 Zone with similar uses and standards as the existing Neighborhood Center zone. No density bonus allowances are proposed for the Island Center 1 Zone. Proposed non-motorized improvements would connect Bainbridge Gardens to other parts of Island Center including the two other nodes.

ISSEI CREEK NODE



The Issei Creek node includes two parcels that have existing Neighborhood Center zoning. For Alternative 3 two parcels would be rezoned to a new Island Center 2 Zone with similar uses and standards as the existing Neighborhood Center zone. There are critical areas in this node that would likely reduce development potential. Waterfront access to Fletcher Bay is a priority in this node with a few potential locations for access.

FLETCHER BAY FOUR CORNERS



The Fletcher Bay Four Corners node is located at the major intersection in Island Center that includes several properties with existing Neighborhood Center Zoning. For Alternative 3 approximately 5 acres of the parcel to the east of the existing Neighborhood Center zone would be rezoned to the new Island Center 2 Zone.

P: Permitted Use C: Conditional Use……Blank: Prohibited Use				
USE CATEGORY/TYPE	**Current NC Zone**	**Bainbridge Gardens Node**	**Issei Creek Node**	**Four Corners Node**
Agriculture, Animal	P			
Agriculture, Crop	P			
Agriculture Research Facility				
Agricultural Processing				
Single-Family Dwelling	P			
Multifamily Dwellings	P			
Commercial/Residential Mixed Use Developments	P			
Live/Work Units				
Foster Home	P			
Small Group Living Facility	P			
Group Care Facility	P			
Educational Facility	C			
Vocational/Trade Instruction Facilities				
Governmental Facility	C			
Religious Facility	C			
Community Garden	P			
Park, Active Recreation	P			
Park, Passive Recreation	P			
Recreation Activity, Indoor	P			
Recreation Activity, Outdoor	C			
Cemetery				
Day Care Center	P			
Family Day Care Home	P			
Health Care Facility	P			
Artist Studio	P			
Club	P			
Commercial Amusement	C			
Cultural Facility	C			
Entertainment Facility	C			

P: Permitted Use C: Conditional Use……Blank: Prohibited Use				
USE CATEGORY/TYPE	**Current NC Zone**	**Bainbridge Gardens Node**	**Issei Creek Node**	**Four Corners Node**
Bed and Breakfast (3+ bedrooms)	P			
Inn	P			
Hotel				
Equestrian Facility				
Kennel, Indoor	P			
Kennel, Outdoor				
Veterinarian Clinic or Office	C			
Formula Take-Out Restaurant				
Restaurant	P			
Food Service Establishment				
Mobile Retail Food Establishment	P			
Craft Food and Beverage	P			
Personal Service	P			
Professional Service	P			
Commuter-Oriented Retail Sales				
Open-Air Sales for Garden Supply	P			
Retail Sales	P			
Auto Repair Services	C			
Car Wash Facility, Manual or Automatic	C			
Commercial Parking Structure				
Commercial Parking, Surface				
Ferry Commuter Parking				
Gasoline Service Station	C			
Motor Vehicle Sales				
Noncommuter Ferry Parking				
Park and Ride Facility/Lot	C			
Park and Ride Lot, Shared Use	C			
Small Engine Repair	C			
Transport and Delivery Service	C			

P: Permitted Use C: Conditional Use……Blank: Prohibited Use				
USE CATEGORY/TYPE	**Current NC Zone**	**Bainbridge Gardens Node**	**Issei Creek Node**	**Four Corners Node**
Motor Vehicle-Related Services, Not Otherwise Listed				
Monopole or Lattice Tower				
Small Wind Energy Generator	P/C			
Utility, Primary	C			
Manufacturing, Small-Scale	C			
Manufacturing, Light				
Manufacturing, General				
Mining and Quarrying				
Research and Development	P			
Recycling Center	C			
Waste Transfer Facility				
Commercial Moving and Freight Terminal				
Self-Service Storage Facility	C			
Warehouse				
Barge Moorage and Off-Load Ships				
Boat Building				
Boat Repair Facility				
Marine Rental and Sales				
Water-Related Supply and Retail Sale				
Marijuana Retailer				
Marijuana Processor				
Marijuana Producer				
Collective Garden				

P: Permitted Use C: Conditional Use……Blank: Prohibited Use				
USE CATEGORY/TYPE	Current NC Zone	Bainbridge Gardens Node	Issei Creek Node	Four Corners Node

18.36.030 Definitions (FOR USES).

18. Agricultural Research Facilities. “Educational or research facilities related to agriculture” means a facility for the investigation, testing, or demonstration of products and processes related to agriculture, horticulture, or animal husbandry, including biotechnical agriculture, veterinary, soil, plant and animal sciences.

21. “Agricultural processing” means the commercial preparation and manufacturing of commodities such as wine or jam using crops or livestock raised primarily from island farms.

24. “Agriculture, crop” means all forms of crop-related activities, such as growing crops and processing island-grown crops as part of a farm. Examples include grain and vegetable farms, horticulture, greenhouses, orchards, and tree nurseries. Crop agriculture does not include accessory major or minor agricultural retail or accessory agricultural tourism. Incidental vegetable gardening and landscaping are accessory uses to residential land use and are not defined as agriculture.

25. “Agriculture, animal” means all forms of activities involving the breeding, care, and/or sheltering of large or small livestock or poultry for sale or use, or for the sale or use of their products or by-products, and/or the processing of those products or by-products as part of a farm. Animal agriculture does not include a commercial feedlot. For purposes of this definition, a commercial feedlot is a primary use of land in which more than 20 large livestock or more than 40 small livestock (a) are regularly confined for more than 12 hours each day, on average, in an enclosed structure or an area that is not normally used as a grazing area or for growing crops, and (b) are generally fed within that structure or area by mechanical means or by hand (rather than by grazing) for purposes of fattening for sale or slaughter. Occasional confinement of large or small livestock for more than 12 hours each day or periodic hand or mechanical feeding during bad weather does not establish a commercial feedlot. Incidental keeping of common pets is an accessory use to residential land use and is not defined as animal agriculture.

29. “Artist’s studio” means the workshop of an artist, writer, craftsperson, or photographer. An artist’s studio does not include a residence or living unit.

33. “Auto repair services” means the servicing of automobiles, including mechanical servicing and body work.

34. “Bed and breakfast” means a single-family residence that is owner-occupied and in which (a) three or more guest rooms are provided within the residence or within accessory buildings, for compensation, as overnight accommodations for transient visitors who remain no longer

than two weeks in any one visit, and (b) breakfast is customarily included in the charge for the room. A bed and breakfast lodging is not a hotel, motel, inn, home occupation or other use defined or regulated elsewhere in this title, except that bed and breakfast establishments containing one or two sleeping rooms may be considered a minor home occupation as defined and regulated elsewhere in this title.

38. “Boarding kennel/cattery” means a kennel or cattery where dogs or cats are boarded or trained for compensation, but does not include a pet shop, animal shelter, or veterinary hospital where the boarding is incidental to the primary purpose of the facility.

39. “Boat building and boat repair facility” means a business involving the fabricating, manufacturing, or repair of boats.

44. “Car wash, manual or automatic” means a facility or area for the cleaning or steam cleaning, washing, polishing, or waxing of passenger vehicles by machine or hand-operated facilities. A car wash may be: a single-unit type that has a single bay or a group of single bays with each bay to accommodate one vehicle only; or a tunnel type that allows washing of multiple vehicles in a tandem arrangement while moving through the structure.

45. “Cemetery” means any one of the following in a place actually used for the placement of human remains and dedicated for that purpose:

a. A tract of land actually used for the burial of human remains in the ground;

b. A mausoleum building or structure for the entombment of human remains in crypts, which are spaces in which human remains are placed; and

c. A columbarium structure, room, or other space in a building or structure containing niches in which cremated human remains are placed.

52. “Club” means a meeting place for an incorporated or unincorporated association of persons organized for some common purpose, including social, educational, literary, political, or charitable purpose, operated by a private nonprofit or noncommercial organization.

53. “Co-location” means the location of more than one wireless communications provider’s equipment on a single support structure.

54. “Commercial amusements” means a video arcade, electronic game center, pool hall, dance hall, paintball center, a virtual reality arcade and similar uses.

55. “Commercial moving and freight terminal” means a facility in which freight or goods are assembled for loading onto a vehicle for transfer to another location in return for a fee.

56. “Commercial parking, surface” means the ownership, lease, operation, or management of a commercial surface parking lot in which fees are charged.

57. “Commercial parking, structure” means the ownership, lease, operation, or management of an above-ground or below-ground commercial parking structure in which fees are charged.

“Commercial/Residential Mixed Use” means having commercial and residential uses on the same property.

59. “Community garden” means a facility or area for cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person or family.

60. “Commuter-oriented retail sales” means retail services and certain personal and professional services, offered primarily to ferry commuters, open during peak commute hours. Examples of commuter-oriented retail sales include coffee bar, newspaper stand, florist, drop-off dry cleaners, shoe repair, automatic teller machines and other uses that require a short visit.

66. “Craft food and beverage” means the production and sale of locally produced food or beverage products. A craft food and beverage business is not a restaurant.

67. “Cultural facility” means a library, museum, art gallery, cultural center, community center (such as a community kitchen), convention center, exhibition hall, or meditation facility. “Cultural facility” does not include an artist studio.

70. “Day care center” means a building or structure in which an agency, person, or persons regularly provide care for 13 or more people in any 24-hour period and could include a public or private school. Businesses that offer care only before and after school are considered educational facilities.

83. “Educational facilities” means a public or private school or educational or training institution that offers a program of college, professional, environmental, preparatory, high school, middle school, junior high school, elementary school, kindergarten instruction, or preschool, or any combination of those facilities, together with associated staff housing and/or conference facilities and other typical educational accessory uses.

87. “Entertainment facility” means a performing arts theater, or cinema, concert venue, or circus/festival; venue not included in the definition of “Recreation activities, outdoor,” and “Recreation activities, indoor.” “Entertainment facility” does not include adult-oriented entertainment facilities.

88. “Equestrian facility” means a facility designed and intended for the display of equestrian skills and the hosting of events including, but not limited to, show jumping, dressage, and similar events of other equestrian disciplines.

94. “Family day care home” means a family abode in which child day care is provided on the premises during part of the 24-hour day to 12 or fewer children, including the provider’s own and foster children under 11 years of age. Education functions that are secondary to the day care operation are allowable for the number of children specified and will not be considered a school.

98. “Food service establishment” means a building, or portion thereof, containing tables and/or booths, which is designed, intended and used for the indoor sales and consumption of food prepared on the premises, for employees of businesses within the development. The term “food service establishment” shall not include “restaurant,” “formula take-out food restaurant,” or “drive-through business.”

100. “Formula take-out food restaurant” means a restaurant or establishment that (a) is contractually required to offer standardized menus, ingredients and interior or exterior design; and (b) serves or delivers its food or beverages primarily in disposable containers.

103. “Foster home” means person(s) regularly providing foster care on a 24-hour basis to one or more children in the person’s home.

105. “Gasoline service station” means a retail business where gasoline or other automotive fuel is sold.

107. “Governmental facility” means an institution operated by a federal, state, county, or city government, or special purpose districts.

111. “Group care facility” means a facility licensed by the state, that provides training, care, supervision, treatment and/or rehabilitation to the aged, disabled, those convicted of crimes or those suffering from the effects of drugs or alcohol; provided group care facilities shall not include day care centers, family day care homes, foster homes, schools, hospitals, jails, prisons,

or health care facilities. This use also includes facilities that would meet the definition of a small group living facility except that they house more than six residents (not including caregivers).

119. “Health care facility” means a building or buildings used for human health care with more than 10,000 square feet in floor area, such as a hospital or major medical clinic.

131. “Hotel” means a building or group of buildings containing guest rooms, where, for compensation, lodging is provided for transient visitors. A hotel or motel may contain one or more restaurants. A hotel or motel is not a bed and breakfast lodging or inn as defined and regulated elsewhere in this code. Short-term rental (less than 30 days at a time) of a single-family residence does not constitute a hotel.

133. “Inn” means a building or group of buildings containing up to 15 guest rooms, where, for compensation, lodging is provided for transient visitors. An inn may contain a kitchen and/or dining room for serving meals to its guests. Individual rooms may include a bar-type sink and under-counter refrigerator but may not include a full sink, full-sized refrigerator or cooking range. An inn is not a hotel, motel or bed and breakfast lodging as defined and regulated elsewhere in this title.

135. “Kennel” means a place where five or more adult domestic animals are kept commercially, generally overnight. A commercial kennel is maintained to board, breed or treat the animals and shall exclude pet shops and agriculture. This use includes a boarding kennel/cattery, animal shelter, animal day care or animal foster home. An “indoor kennel” is a kennel where all activity at the business location is conducted indoors. An “outdoor kennel” is a kennel where any part of business activity is out-of-doors at the business location, excluding parking areas.

140. “Lattice tower” means a wireless communication support structure that consists of metal crossed strips or bars to support antennas and related equipment.

143. “Live/work unit” means a building use that combines business activities within the same structure as a residential living space. Live/work units are distinctive from other mixed use development because the commercial and residential space are internally connected and the business owner or employee must live in the dwelling unit.

159. “Manufacturing, light” means businesses located within a building and involving assembling, distributing, fabricating, manufacturing, packaging, printing, processing, publishing, recycling, repairing, servicing, storing, or wholesaling of goods or products.

160. “Manufacturing, general” means any principally permitted use whose operations are predominantly out of doors rather than completely enclosed within a building. These uses include, but are not limited to, outdoor assembly businesses, equipment and vehicle yards, and outdoor recycling facilities.

161. “Manufacturing, small-scale” means a business that includes small-scale assembly, small-scale processing or other activities such as food processing, machine shops, wood shops, and electronic parts assembly; provided, that the use does not adversely impact the neighborhood through noise, odor, lighting, fire safety and transportation.

166. “Mining and quarrying” means operations and extracting activities, and generally includes the screening, sorting, and piling of rock, sand, stone, gravel, or ore. For example, an operation that extracts rock, then screens, sorts, and with no further processing places the rock into piles for sale, is an extracting operation. This definition is intended to be consistent with the definitions in RCW 78.44.031(17), and in case of an inconsistency the provisions of RCW 78.44.031(17) shall govern.

a. The crushing and/or blending of rock, sand, stone, gravel, or ore are manufacturing activities. These are manufacturing activities whether or not the materials were previously screened or sorted.

b. Screening, sorting, piling, or washing of the material, when the activity takes place in conjunction with crushing or blending at the site where the materials are taken or produced, is considered a part of the manufacturing operation if it takes place after the first screen. If there is no separate first screen, only those activities subsequent to the materials being deposited into the screen are considered a part of the manufacturing operation.

167. “Mobile retail food establishment” means a retail food establishment that is operated from a movable vehicle or other portable structure, and that routinely changes location, except that if the establishment operates from any one location for more than 30 consecutive days, the establishment is no longer a mobile retail food establishment. A mobile retail establishment shall not be considered a personal service.

168. “Monopole” means a wireless communication facility that consists of a support structure, the height of which shall not exceed 120 feet in height not including antennas.

169. “Motor vehicle sales” means any land or buildings used primarily for the sale of new or used motor vehicles fit for transportation.

170. “Multifamily development” means a building or portion of a building containing two or more dwelling units or more than one dwelling unit on one lot, including multiple living units on a single parcel sharing kitchen facilities, not including accessory dwelling units. Multifamily development also includes a mobile home park.

176. “Noncommuter ferry parking” means parking in the ferry terminal overlay district, intended for ferry passengers traveling occasionally for purposes other than commute to employment (for example, traveling after 9:00 a.m. or requiring parking at the ferry terminal for less than eight hours).

183. “Open-air sales for garden supplies” means any person, firm or corporation offering the sale of garden tools, equipment, and supplies operated in conjunction with a nursery and/or tree farm where the plant materials sold are limited to those grown on the premises at a nonpermanent location by exhibiting, displaying, selling, or offering for sale such products.

193. Park, Active Recreation. “Active recreation park” means a park where the primary uses are athletic fields, playgrounds, swimming facilities, sports courts, camping or other activities that require specialized fields or equipment.

194. Park, Passive Recreation. “Passive recreation park” means a park where the primary uses are hiking, bird watching, picnicking, and other low impact activities.

195. “Park and ride facility/lot” means an area or structure intended to accommodate parked vehicles during normal commuting hours, usually 5:00 a.m. to 8:00 p.m., Monday through Friday, where commuters park their vehicles and continue travel to another destination via public transit, carpool, vanpool, or bicycle. Park and ride facilities shall be developed in accordance with BIMC 18.15.010, Landscaping and screening, and BIMC 18.15.020, Parking and loading.

196. Park and Ride Lot, Shared-Use. “Shared-use park and ride lot” means a parking lot or structure that was originally developed for a limited, nonresidential use, such as a church or theater, and serves the same function as a park and ride facility, subsection 194 of this section, but is restricted for use by commuters Monday through Friday only, usually from 5:00 a.m. to 8:00 p.m. A shared-use park and ride facility requires no expansion of existing parking area or

number of stalls or any other development beyond maintenance, signage and striping normally conducted by Kitsap Transit for this purpose.

203. “Personal service” means an establishment that provides on-site service(s) in a nonoffice environment including, but not limited to, beauty shops, shoe repair, laundry, dry cleaning services, animal grooming parlor and tanning salons. Auto repair and body shops are not included under this definition.

210. “Professional service” means a business or agency that provides services in an office environment and includes, but is not limited to, legal services, counseling services, real estate offices, financial services, insurance services, massage therapy, acupuncture, medical, and dental offices. Professional service does not include a health care clinic, such as a hospital.

214. “Public communications tower” means a wireless communications support structure owned and operated by a public agency and used for public safety, emergency medical services, 9-1-1, or other public communications.

218. Recreation Activities, Indoor. “Indoor recreation activities” means gymnasiums not accessory to an education institution, racket clubs, sports arenas, and similar uses. Martial arts, dance, yoga, and other fitness classes are considered indoor recreation.

219. Recreation Activities, Outdoor. “Outdoor recreation activities” means golf courses, marinas, tennis courts, yacht clubs, athletic fields, swimming beaches, outdoor pools, and similar uses.

221. “Recycling center” means a neighborhood or city-wide collection point for small refuse items, such as bottles and newspapers, located either in a container or a small structure.

225. “Religious facility” means a facility that operates for the advancement of a theological philosophy and the practices and rituals associated with the beliefs, faith, or creed of a church, religious society, congregation, or religious denomination, when such practices or rituals are legal.

226. “Research and development” means businesses that include, but are not limited to, laboratories for scientific research testing and experimental development that can be performed with minimal adverse impact on, and pose no special hazard to, the environment and the community.

227. “Restaurant” means a restaurant or cafe (excluding formula take-out food restaurants) that sells prepared food or beverages and also offers accommodations for consuming the food or beverage on premises.

228. “Retail sales” means selling goods or commodities to final consumers. Retail sales do not include a “restaurant” or “formula take-out food restaurant.”

231. “Self-service storage facility” means an establishment containing separate storage spaces that are leased or rented as individual units for the storage of household or business goods. The facility may contain manager living quarters and an office.

239. “Small engine repair” means an establishment that is involved with the maintenance and repair of low-power internal combustion engines (gasoline/petrol) or electric engines. This includes, but is not limited to, chain saws, string trimmers, leaf blowers, snow blowers, lawn mowers, wood chippers, go-karts and sometimes more powerful engines used in outboard motors, snowmobiles, and motorcycles.

240. “Small group living facility” means a facility providing personal care services, occasional nursing services, and medication administration services to a resident housed in a private apartment-like or dwelling-like unit containing not more than six residents (not including caregivers). Residents in a small group living facility may include persons from any group protected by the Federal Fair Housing Act amendments, and the small group living facility use is intended to serve as one form of reasonable accommodation under those amendments. A small group living facility does not include a facility for treatment of any person actively using drugs or alcohol, but does include facilities for those in a recovery program who are no longer actively using those substances. A small group living facility does not include a facility or half-way house for convicted felons or for those persons under the jurisdiction of the criminal justice system.

241. “Small wind energy generator” means a wind energy generator designed to generate no more than 10 kilowatts of energy.

260. “Transport and delivery services” means a use for the transport and delivery of goods, people, and services. These uses include, but are not limited to, taxi services, Meals-on-Wheels-type food delivery services, cleaning services, visiting health care services, and similar uses that involve frequent trips by motor vehicles to provide services. This use does not include uses where the delivery is secondary and incidental to a primary service delivered on site, such as restaurant delivery services.

265. “Utility” means all lines, buildings, easements, passageways, or structures used or intended to be used by any public or private utility related to the provision, distribution, collection, transmission, or disposal of power, oil, gas, water, sanitary sewage, communication signals, or other similar services on a local level and other in-line facilities needed for the operation of such facilities, such as gas regulation stations, power or communication sub-stations, dams, reservoirs, and related power houses. Additionally, a utility facility means any energy device and/or system that generates energy from renewable energy resources including solar, hydro, wind, biofuels, wood, geothermal, or similar sources. Services may be publicly or privately provided. In the Mixed Use Town Center and High School Road commercial zones, a utility or utilities do not include wireless communications facilities.

a. “Utility, primary” means facilities that produce, transmit, carry, store, distribute, or process electric power, gas, water, sewage, or information and do not meet the definition of an accessory utility. Primary utilities include solid waste handling and disposal facilities, wastewater treatment facilities, utility lines, electrical power generating or transfer facilities, radio cellular telephone and microwave towers, and gas distribution and storage facilities.

i. “Distribution utility pole” means a structure supporting electrical distribution lines carrying less than 55 kV. Distribution utility poles carry power from electrical substations through distribution transformers directly to homes and businesses. Distribution utility poles may support communication lines.

ii. “Transmission utility pole” means a structure supporting electrical transmission lines carrying 55 kV or higher. Transmission utility poles transport power from generation sources like dams and wind generation facilities to substations. Transmission utility poles may support distribution and/or communication lines.

b. “Utility, accessory” means small-scale distribution systems directly serving a permitted (“P”) or conditional (“C”) use. Accessory utilities include power, telephone, cable, water, sewer, septic, and stormwater lines, and do not include wind generators (turbines) or solar panels.

268. “Veterinarian clinic” means a building or buildings used for animal or pet health care, including animal or pet boarding as part of that animal or pet health care. A veterinary clinic may include the incidental boarding of animals or pets undergoing treatment.

270. “Vocational/trade instruction facilities” means a school that offers instruction and practical introductory experience in skilled trades such as mechanics, carpentry, plumbing, and construction.

272. “Warehouse” means an establishment involved in the storage or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer, except for some will-call pick-ups. There is little on-site sales activity with the customer present. Accessory uses may include offices, truck fleet parking, and maintenance areas.

273. “Waste transfer facility” means establishments that receive solid or liquid wastes from others for disposal on the site or for transfer to another location, uses that collect sanitary wastes, or uses that manufacture or produce goods or energy from the composting of organic material or processing of scrap or waste material. This does not include the waste or salvage of hazardous materials. Accessory uses may include recycling of materials, offices, and repackaging and shipment of by-products.

274. “Wireless communication facility” means an unstaffed facility for the transmission and reception of low-power radio signals consisting of an equipment shelter or cabinet, a support structure, antennas (e.g., omni-directional, panel/directional or parabolic) and related equipment.

a. “Facility I” means an attached wireless communication facility that consists of antennas equal to or less than four feet in height with an area of not more than 580 square inches in the aggregate (e.g., 14-inch diameter parabola or 2.6-foot by 1.5-foot panel).

b. “Facility II” means an attached wireless communication facility that consists of antennas equal to or less than 10 feet in height or up to one meter (39.37 inches) in diameter and with an area not more than 30 square feet in the aggregate.

c. “Facility III” means an attached wireless communication facility that consists of antennas equal to or less than 15 feet in height or up to one meter (39.37 inches) in diameter and with an area not more than 100 square feet in the aggregate.

Island Center Zoning Outline

Overview

The Island Center Plan will include a section that outlines the proposed Island Center Zoning to replace the general Neighborhood Commercial zoning. The outline reflects input from the stakeholder advisory committee and the public during the public engagement process. The actual zoning language will be developed later in the process with the Planning Commission and City Council.

- Modify permitted land uses and require a primary commercial use
  - Must include a commercial component in the first 150' from a primary street
  - May include residential units on the second floor as an accessory to the commercial use
  - Standalone residential allowed beyond 150' from primary streets
  - Permitted uses may vary by node
  - Eliminate single-family as a primary use
- 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.
- Establish standards to ensure new buildings are human scale
  - Limit commercial building footprints to 6,000 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'
- 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?

    - Establish standards and guidelines to support the desired character for Island Center
- 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
    - +/-40 stalls could be formalized at the City property to support the parking needs for Island Center
    - Provide credit for on-street stalls

Zoning Concept Diagram

The attached zoning concept diagram illustrates the concepts in the outline above including requiring a commercial use along the primary street frontage, shared parking, community open space and agriculture, a desire for future connections and green infrastructure, ground-related housing, and maintain forested buffers. The diagram is intended to illustrate one potential way of addressing the standards understanding that there are many options for complying with the standards. For example, properties in the Island Center zone could be developed with only commercial uses which would result in a different approach to site design.

Zoning Concept Plan

The zoning concept plan provides more detail on a conceptual site design that addresses the standards proposed for the Island Center Zone including implementing community priorities for open space, community agriculture, human-scaled buildings, the preservation of natural features, and green design.

Design for Bainbridge Street Typologies and Frontage Types

The following are relevant graphics from Design for Bainbridge including streety typologies and frontage types. Standards can be updated and modified to implement the Island Center Plan.

Figure 1. Street Typologies

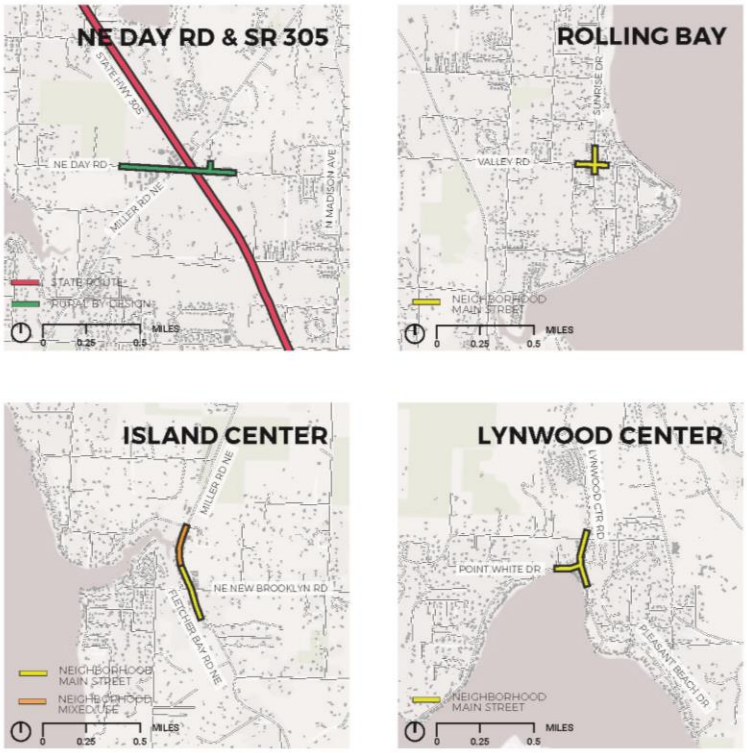


Figure 2. Frontage Types Table

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

Figure 3. Frontage Types – Linear and Landscape

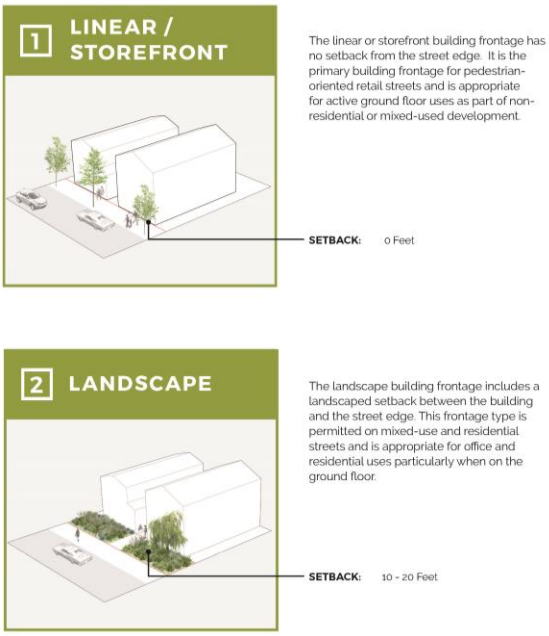
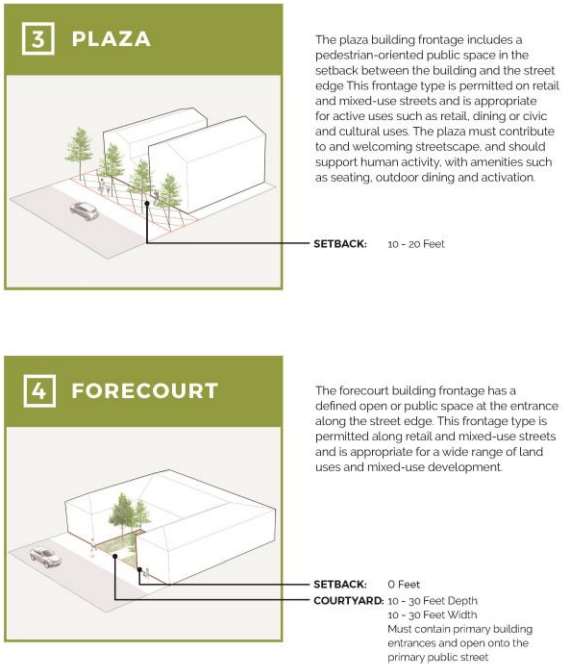
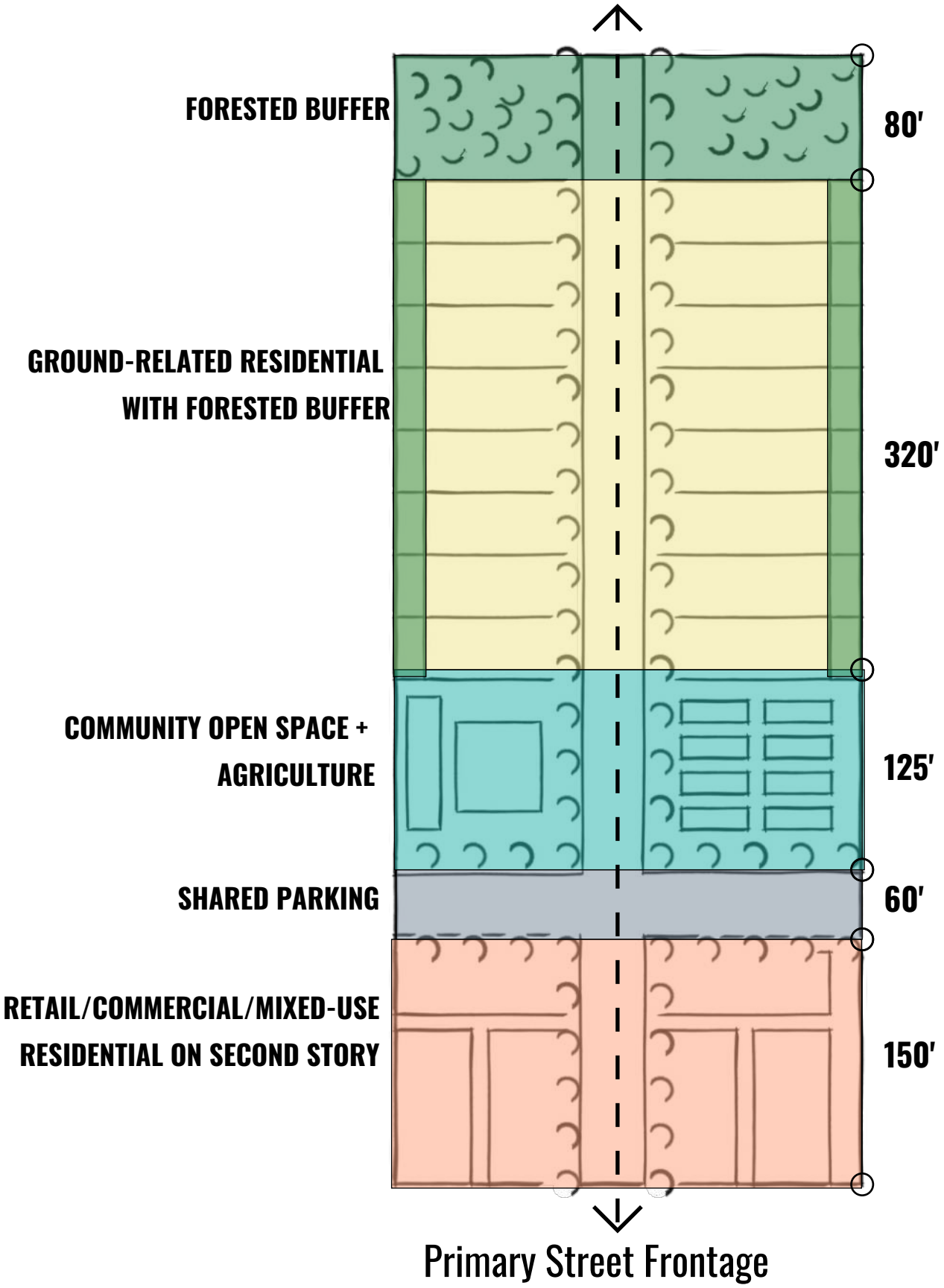


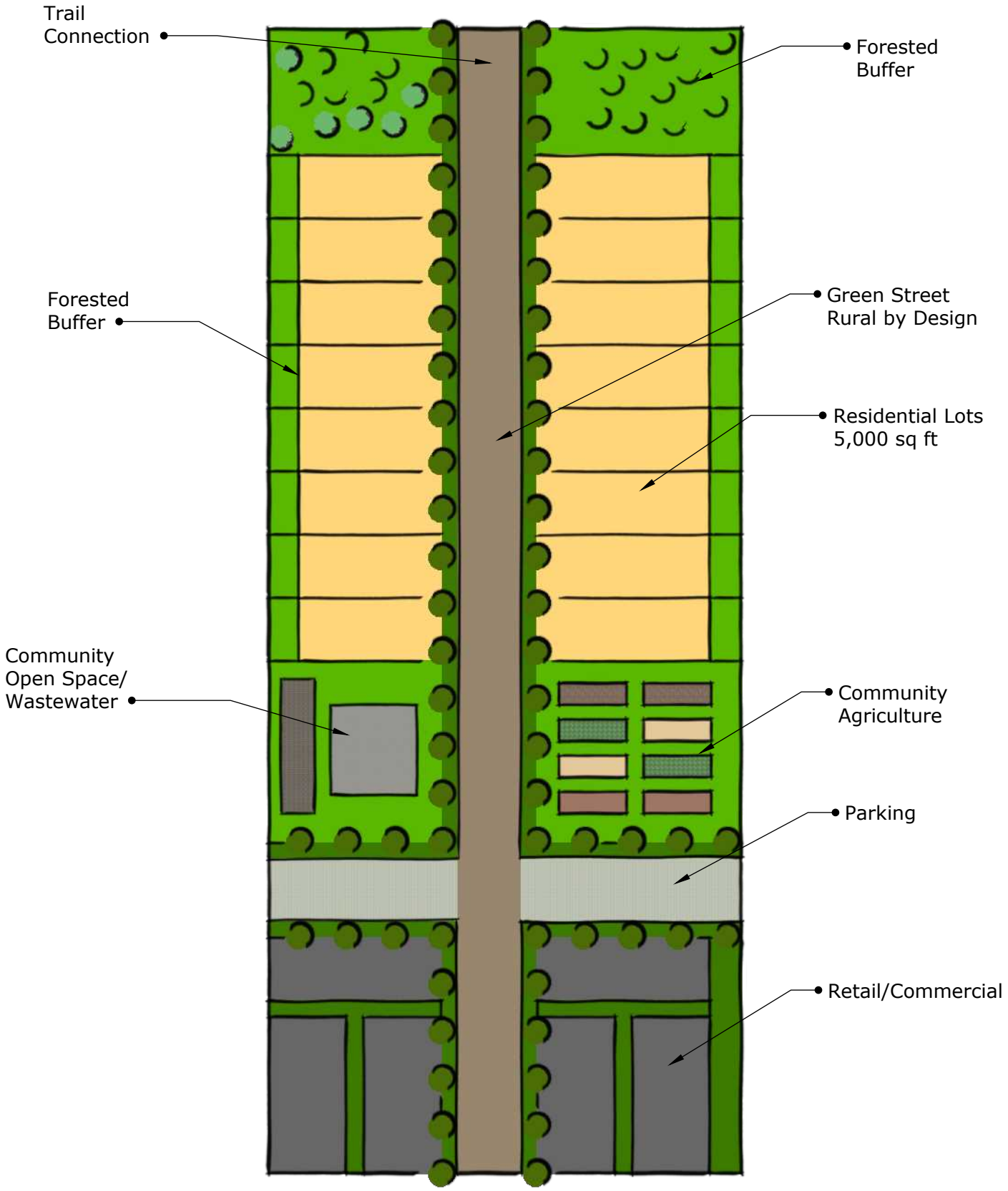
Figure 4. Frontage Types – Plaza and Forecourt



ISLAND CENTER ZONING DIAGRAM



ISLAND CENTER ZONING CONCEPT



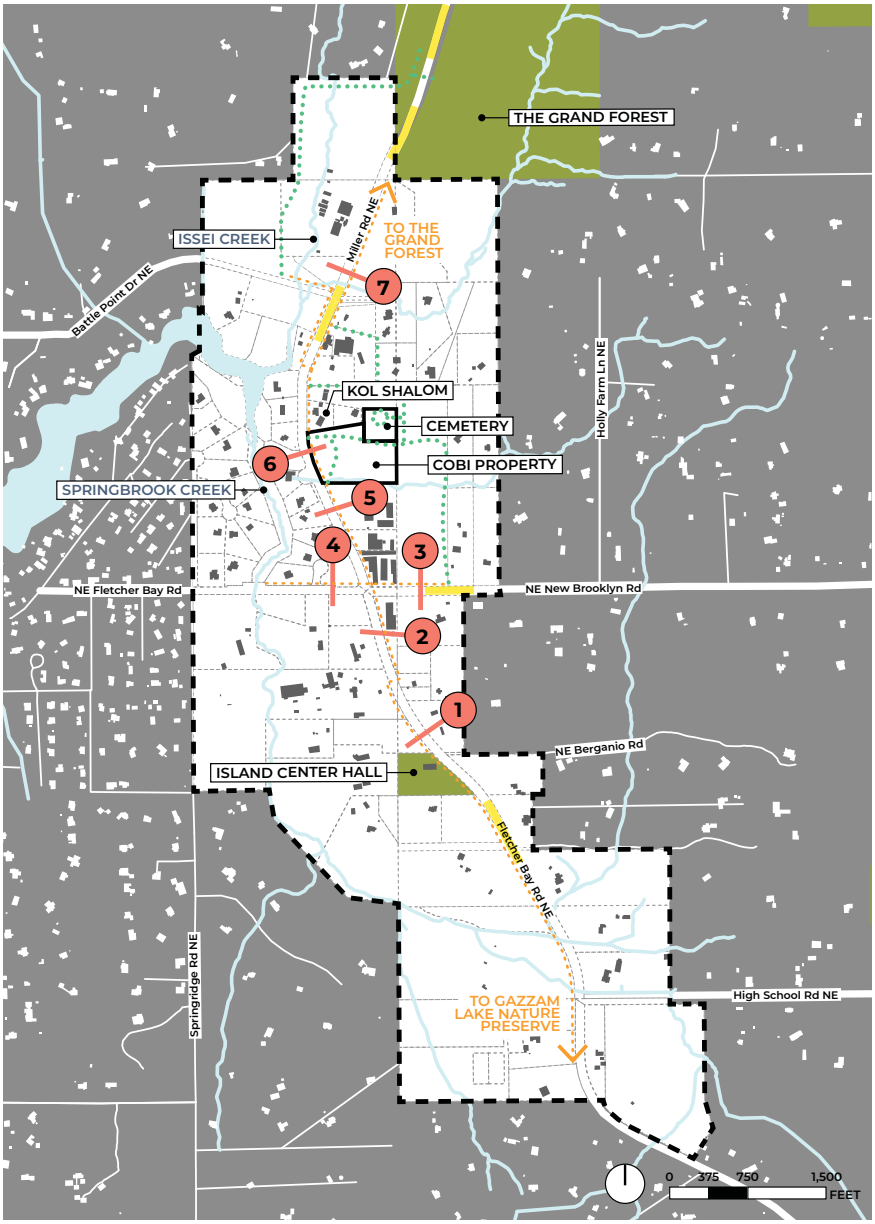
Primary Street Frontage

NON-MOTORIZED TRANSPORTATION

OVERVIEW

Proposed non-motorized improvements shown in the map to the left are included in all three alternatives to provide for safe pedestrian and bicycle facilities on street, traffic calming along major streets, and for an off-street trail network.

The alternatives differ in how improvements are implemented with low-cost options that could be implemented more easily and longer-term concepts that would require more resources to implement as major capital projects.



GOALS

- Allow businesses to thrive with adequate space to operate
- Consolidate driveway access away from critical intersections
- Create a safe, comfortable, and pleasant environment for all transportation modes and users
- Create a sense of place with a park-like feel while preserving the function of local streets
- Ensure infrastructure benefits the neighborhood and the public

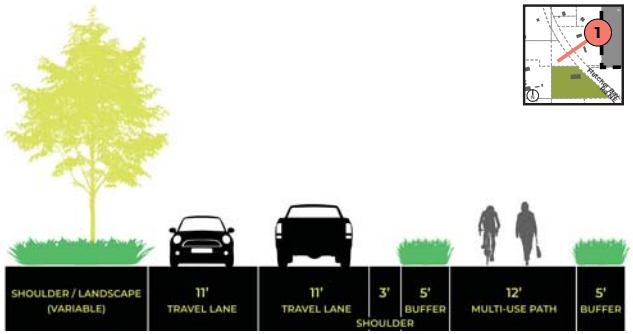
STUDY AREA
OFF-ROAD TRAIL (PROPOSED)
NON-MOTORIZED IMPROVEMENTS
PARKS
TRAFFIC CALMING LOCATIONS
CROSS SECTION LOCATIONS
STREAMS

CITY OF BAINBRIDGE ISLAND

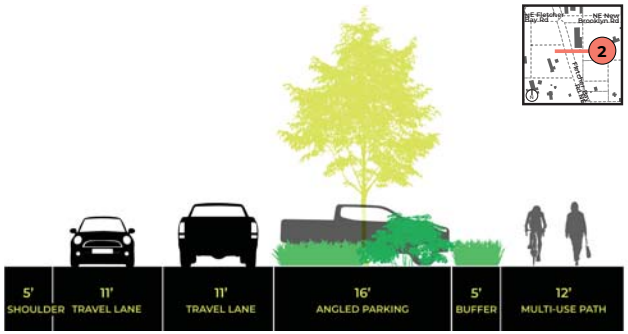
TRANSPORTATION IMPROVEMENTS

ROADWAY DESIGN OPTIONS

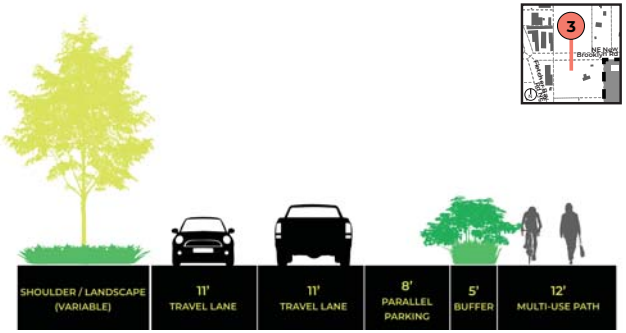
Long-term redesign options are shown in the street cross sections to the right. These potential changes to the roadway could include sidewalks or multi-use paths, landscaping, and on-street parking.



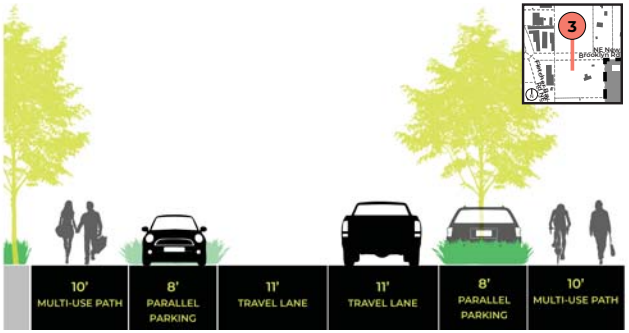
Section 1 – LOOKING NORTH **on** Fletcher Bay Rd NE near Island Center Hall



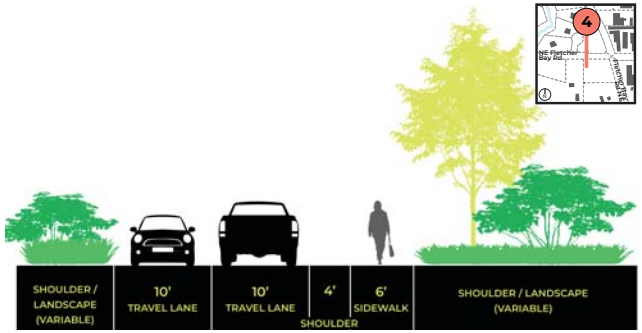
Section 2 – LOOKING NORTH on Fletcher Bay Rd NE / Miller Rd NE near the intersection with NE New Brooklyn Rd with angle parking



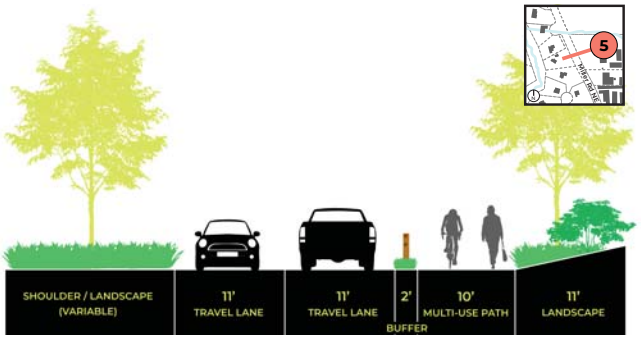
Section 3A – LOOKING WEST on NE New Brooklyn Rd near the intersection with Fletcher Bay Rd NE and Miller Rd NE with parallel parking and a multi-use path on the north side of the street



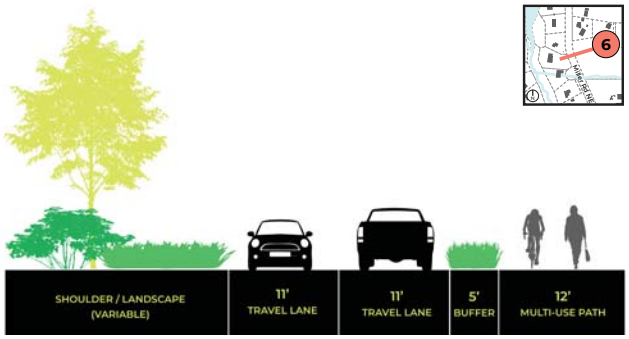
Section 3B – LOOKING WEST on NE New Brooklyn Rd near the intersection with Fletcher Bay Rd NE and Miller Rd NE with a multi-use path and parallel parking on both sides of the street



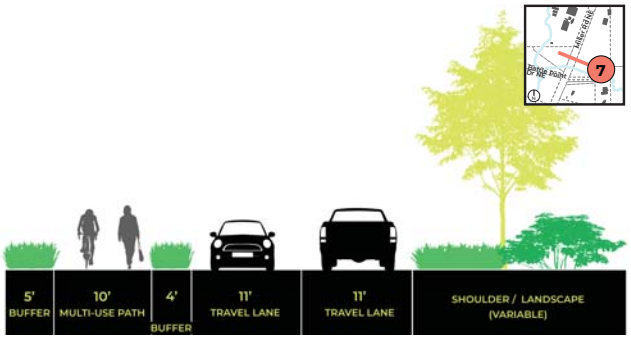
Section 4 – LOOKING WEST on the east/west segment of NE Fletcher Bay Rd, west of the intersection with Miller Rd NE and NE New Brooklyn Rd



Section 5 – LOOKING NORTH **on** Miller Rd NE south of the Public Works lot



Section 6 – LOOKING NORTH on Miller Rd NE at the Public Works lot

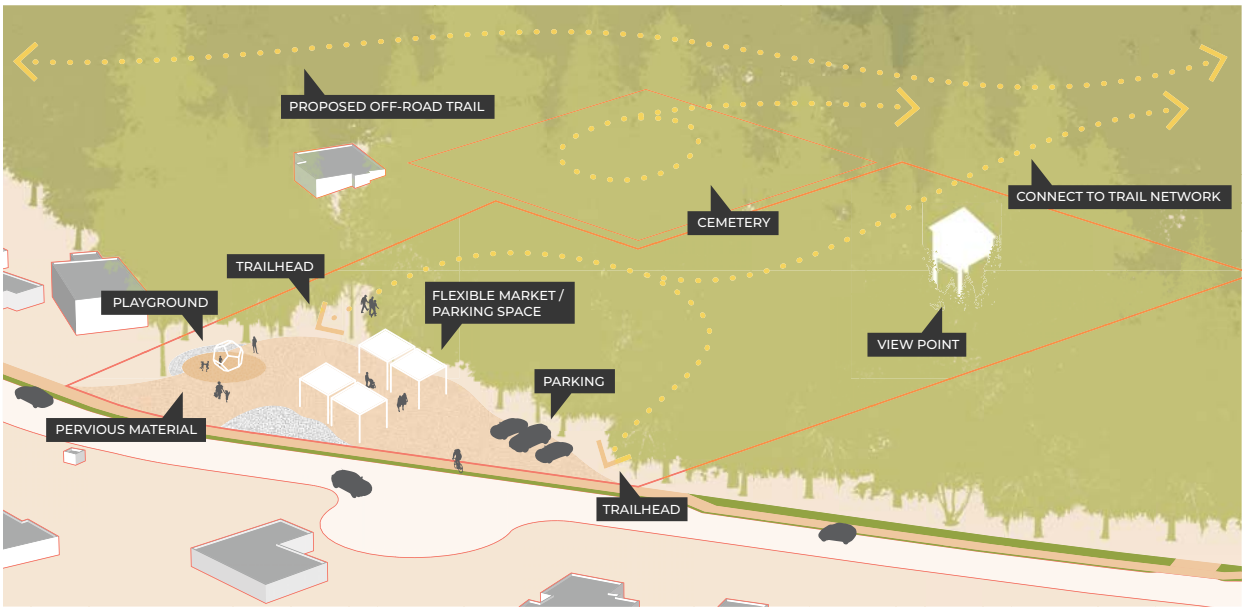


Section 7 – LOOKING NORTH on Miller Rd NE north of Battle Point Dr NE

PUBLIC SPACE AND WATERFRONT ACCESS

VISION

- Possible use of existing 4-acre public property for community benefit, including activities for children in upland areas away from roadway.
- Flexible spaces for different uses at different times of day with parking available for nearby uses and events.
- New public spaces to use low-impact design strategies: environmentally sound materials, minimal impervious surfaces, and green stormwater infrastructure.
- Integrate new public spaces with trail network connecting to surrounding neighborhood.



GOALS

Ensure that future uses always serve the public while enhancing and improving the site beyond its current use. Potential ideas include:

- PARKS
- COMMUNITY GATHERING SPACES
- BIKE BARN
- PARKING
- PLAYGROUND
- FOOD TRUCKS & FARMERS MARKETS

STUDY AREA
PARKS (EXISTING)
PARKS (PROPOSED)
WATERFRONT ACCESS (POTENTIAL
ROAD END

CITY OF BAINBRIDGE ISLAND