



CITY OF  
BAINBRIDGE ISLAND

# COBI CONNECTS

MAY 2019

## City moves forward with plans for new police-court facility

We have reached a major milestone in the efforts to build a new police and court facility. On March 27, City Manager Morgan Smith signed a purchase and sale agreement for the Harrison Medical Center Building, located at 8804 Madison Avenue N, in the amount of \$8.975 million to support completion of a new police and Municipal Court facility.

The property includes a 3.13-acre parcel and an existing two-story building with approximately 18,000 square feet of space. Based on feasibility studies performed in 2018, the approximate cost for the project, including property purchase and renovations, is estimated to be \$20

million. The project is likely to be the most significant financial investment the City will make in the next twenty years.

"This project is the City's highest priority. We need to provide a safe and sustainable facility in order for our police department to deliver first-class community policing, and to be sufficiently prepared for emergencies and other public safety challenges," said Smith. "We also need to house our Municipal Court in a location that is easy to access and that provides appropriate privacy and security for court customers."

The City has sixty days to complete due diligence tasks outlined in the purchase agreement. Once that work is complete, the City will use the next six to nine months to develop more detailed plans for the building's renovation, to refine initial cost esti-

mates, and to prepare documentation to bid the project's construction in early 2020.

Bob Cross, CHI Franciscan's Vice President of Strategic Growth and Development, confirmed in April that CHI Franciscan plans to relocate services on Bainbridge Island.

The City's current adopted budget assumes that any bonds issued for the police-court facility will be "councilmanic" debt. Under this approach, no additional property taxes would be required to pay for this project.

More information on this project is available on the City's Police and Municipal Court Facility project webpage.



Municipal Court Judge Sara McCulloch, City Manager Morgan Smith and Interim Police Chief Jeff Horn gather for the signing of the purchase and sale agreement.

*Land use*

## City Council approves development moratorium extension

The City Council approved a six-month extension of the development moratorium at the March 26 business meeting. The moratorium is now set to expire October 3, 2019 to allow staff more time to complete work on the following topics:

- **Subdivision Standards**

Revise the subdivision standards to result in residential development that reflects Comprehensive Plan goals and policies included in the land use, housing, and environmental elements.

- **Design Guidelines**

Update and improve the design guidelines and review process to result in higher quality development that reflects the Island's values and character.

- **Conditional Use/Site Plan Decision Criteria**

Revise criteria to reduce subjectivity in

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## Financing the Facility

The current estimated project budget is \$20 million, as included in the 2019-2020 Adopted Budget and Capital Improvement Plan. Of this total, current plans are for \$10 million to come from existing City funds (which have been set aside for this purpose) and for an additional \$10 million to be provided by long-term debt, which will include a potential bond issue.

The \$8.975 million expenditure for the purchase of the land and building will be supported by the existing City funds. Later this spring, the City Council will review specific options for a potential bond issue and will determine whether to proceed with financing for \$10 million to support the remaining project expenses.

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decision-making and better ensure outcomes consistent with the Comprehensive Plan. This work is part of a larger housekeeping ordinance updating and improving the City's full set of land use review procedures.

**• Affordable Housing**

Develop an affordable housing work program in response to Inclusionary

Zoning/Transfer of Development Rights and Affordable Housing Task Force reports.

The moratorium is subject to change based on progress that occurs before October 3.

During the moratorium, people may request and participate in an informal thirty-minute consultation meeting to discuss

in general terms project ideas and permit application questions and/or schedule a pre-application meeting to discuss project requirements in more detail. The \$180 consultation fee may be deducted from the official land use permit fee if a subsequent pre-application meeting or land use permit is applied for within one year of a consultation meeting.

## Let's Celebrate Historic Preservation!



*HPC commissioners in front of the historic Henry Groos House on Ericksen Avenue.*

May is national preservation month and the Historic Preservation Commission (HPC) is participating in the 'This Place Matters' national campaign through the National Trust for Historic Preservation (NTHP). The campaign encourages communities to celebrate the places they care about by sharing photos and stories

of places that matter. HPC will be posting photos of places on Bainbridge Island that matter to us, but we also want the community to tell us which places matter to you! During the month of May, stop by the Planning and Community Development Department at City Hall to pick up 'This Place Matters' signs.

### Here's how you can participate:

1. Take photos at places that matter most to you – in groups or on your own!
2. Share your photos on Facebook and Twitter with the hashtag **#ThisPlaceMattersBI** and tell us why this place matters to you. You can also email the photo to us and we'll share it for you!

Email: [pccd@bainbridgewa.gov](mailto:pccd@bainbridgewa.gov)

3. Visit the HPC webpage on the City's website, located under the Citizen Advisory Groups section.

*"Through This Place Matters, we hope to encourage and inspire an ongoing dialogue about the importance of place and preservation in all of our lives." - NTHP*

### Land use

## City hosts meeting to discuss new design guidelines

How should buildings "look and feel" on Bainbridge Island? City staff will continue this discussion and present draft recommendations and design guidelines during a public meeting Wednesday, May 22. The meeting will include a presentation from the City's consultant, Framework, and opportunities for you to provide input.

As part of the moratorium work plan, the City is updating its design guidelines to improve the quality of design in the community and to support development that

reflects the Island's values and character. The design guidelines are used by the City's Design Review Board to assess the merits of a project's design.

Draft guidelines were developed based on an existing conditions assessment and input from the City's Design Review Board, focus groups, and a public meeting held in January. The draft design guidelines will be revised and finalized based on input received. The May 22 meeting will be held 6:30-8 p.m. in the Council Chamber.

Visit the City's project webpage to learn more about the design guidelines update project: [bainbridgewa.gov/1125/Design-Guidelines-Update](http://bainbridgewa.gov/1125/Design-Guidelines-Update)



# STAFF SPOTLIGHT TELMA DE GROEN - MUNICIPAL COURT ADMINISTRATOR



A friendly face awaits those needing help at Bainbridge Island’s Municipal Court, located at 10255 NE Valley Rd in the Rolling Bay neighborhood. Telma de Groen has been serving customers and managing the office since 1994, after having worked at the Kitsap County District Court since 1982.

Her journey to the Island began on another island—she was born on the island of Java in Indonesia. Perhaps that is why she loves to travel to warm places (Hawaii is her favorite). Her family moved to Holland

when she was a small child and later settled in Suquamish; Telma began first grade there, without knowing a word of English.

Though it may have taken her some time to fit in at school, she quickly felt at home at the courthouse. She received her Certificate of Qualification as a District Court Commissioner in 1985. After becoming a Court Administrator, she completed her National Certification as a Certified Court Manager in 2008. What she loves most about her job is being able to help people understand the complexities of the court system. “In bigger courts, it is more difficult for employees to ensure customers understand the processes. Here, we are fortunate to have more time to help them and educate them about the process.”

She also loves the opportunity to wear many hats—whether it be helping people get passports, managing the office, or hiring and training new staff. She is optimistic about the Municipal Court’s planned move to a new, shared police-court facility, citing the additional space, better security, and being on a bus line as key attributes for consideration.

She will miss her Rolling Bay “family,” however. Not only have the staff at the courthouse become close with each other, they’ve formed a tight bond with staff and customers at area businesses. “I love my job,” she shared. “I’ve been so blessed to have the judges, staff, and sense of community that we’ve had.”



## Land use

# City seeking community input on updated Critical Areas Ordinance (CAO)

The Growth Management Act of Washington (GMA) requires cities to periodically review and update comprehensive plans (which guide the growth and establish the long-range vision for the Island) and development regulations, including the Critical Areas Ordinance (CAO). It’s been a year since the

City’s updated CAO became effective. The City’s CAO includes regulations for critical aquifer recharge areas, steep slopes, wetlands, and streams.

The 2018 CAO update included significant additions and revisions to regulatory and permitting requirements. Staff is now doing a review and assessment of the CAO

to provide an analysis of strengths and weaknesses of the CAO and how it supports community goals. The evaluation process will review the following:

- Ways in which the CAO is working well;
- Ways in which the CAO is ineffective or difficult to use.

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Critical Area	What Changed in the Update?
Aquifer recharge areas	Development meeting certain size criteria requires <b>designation of an aquifer recharge protection area (ARPA)</b> . The ARPA is a tool to protect groundwater recharge.
Steep slopes	Requirements for steep slopes are <b>generally less restrictive</b> : Buffers are “capped” at a maximum of 75 feet and factors of safety <b>are reduced</b> for non-habitable structures (e.g. stairs).
Wetlands	More detail is provided for reporting requirements (buffer widths for wetlands did not change).
Streams	Buffer widths for most streams <b>got bigger</b> .

# JOIN US

## MAY

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5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

● **Race Equity Task Force**  
May 2: 6:30 - 8 p.m.

● **City Council Study Sessions**  
May 7: 6 - 10 p.m.  
May 21: 6 - 10 p.m.

● **Planning Commission Meetings**  
May 9: 7 - 9 p.m.  
May 23: 7 - 9 p.m.

● **City Council Business Meetings**  
May 14: 6 - 10 p.m.  
*Public hearing on water & sewer utility rates*  
May 28: 6 - 10 p.m.

● **City Council Retreat**  
May 31: Bainbridge Island Museum of Art; 8:30 a.m. - 4 p.m.

# CONTACT THE COUNCIL



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If you'd like to contact the entire City Council, please send an email to [council@bainbridgewa.gov](mailto:council@bainbridgewa.gov)



MAY 7 - 6 P.M.  
CITY COUNCIL STUDY SESSION

MAY 14 - 6 P.M.  
CITY COUNCIL BUSINESS MEETING

MAY 28 - 6 P.M.  
PUBLIC HEARING

*For more information, see City Council agendas for dates listed above (when published).*

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\*\*\*\*\*ECRWSS\*\*\*\*\*  
POSTAL CUSTOMER

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During this review process, the community will have opportunities for meaningful input. Throughout May, staff will gather input from people who submitted permits during the last year.

A "do over" of the CAO is not proposed. Staff anticipates any proposed revisions will be specific and targeted rather than

broad or policy-oriented. Specifically, the review will not include:

- Revisiting best available science
- Revising specific standards (e.g. buffers)

For more information, please visit the CAO project webpage: [www.bainbridgewa.gov/898/Critical-Areas-Ordinance](http://www.bainbridgewa.gov/898/Critical-Areas-Ordinance)

Submit comments on the CAO by emailing: [pcd@bainbridgewa.gov](mailto:pcd@bainbridgewa.gov)

We welcome your feedback on the newsletter. Please email your suggestions and comments to Communications Coordinator **Kristen Drew** at: [kdrew@bainbridgewa.gov](mailto:kdrew@bainbridgewa.gov)

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