



WELCOME

6:30PM - OPEN HOUSE

7:00PM - PRESENTATION

7:30PM - Q + A / COMMENT

8:30PM - WRAP UP

ISLAND CENTER SUBAREA PLAN

LIVE POLLING AT [SLIDO.COM](https://www.slido.com) WITH CODE #V408

**PUBLIC
MEETING**

FEBRUARY 10, 2020

ISLAND CENTER VISION

VISION STATEMENT

Island Center is an area rich in natural resources that we strive to maintain, enhance and restore. It provides residents and others with an abundance of diverse outdoor activities to enjoy and a small variety of parks, open space and other places to gather as a community. Its ability to provide residents with a sense of community has served its residents well. Proximity to the Grand Forest is a special feature of Island Center and visitors to the Grand Forest often explore the Island Center business community as well. A network of local trails and paths gives its residents and others a safe way to move about without fear of vehicle traffic. Traffic calming measures and improved intersections make roads in Island Center safer and provides pedestrians, cyclists and those using alternative modes of transportation a safe option.

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

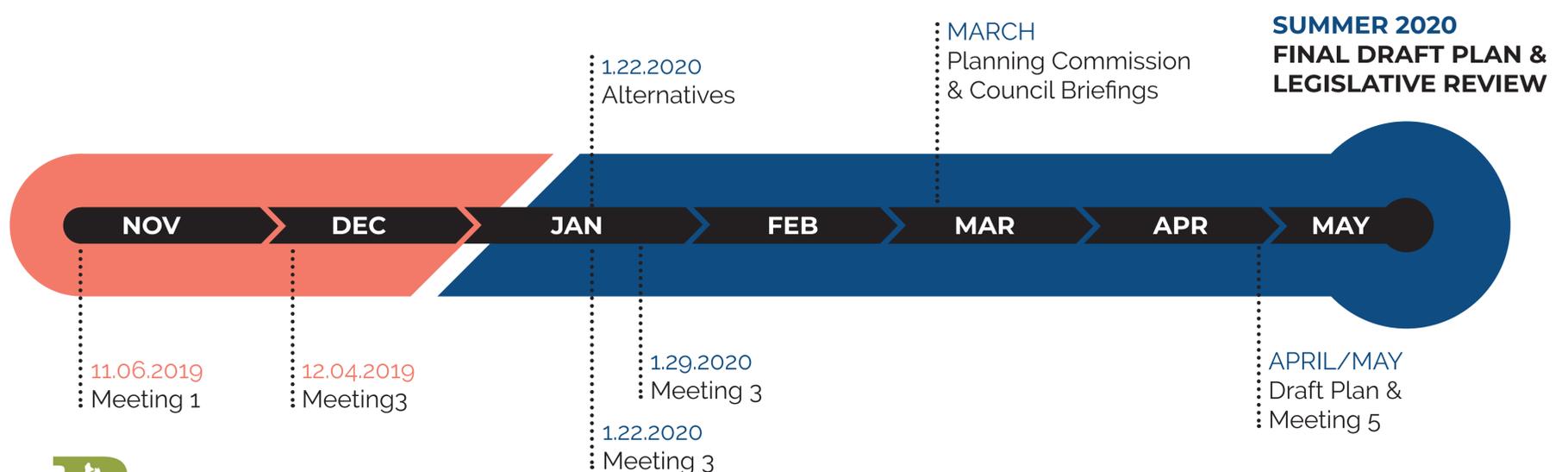
Diverse new housing has been incremental in-fill through the years. Limited zoning changes provide better use of the natural topography and promote safety while keeping the original feel of the small tight knit community of Island Center now and for years to come.

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

TIMELINE

► The Island Center Steering Committee was formed in early 2018 and has held over 40 meetings between 2018 and 2020 including a public meeting.

The committee has developed project goals, a vision statement, and alternatives that address land use and zoning, transportation, public space, waterfront access, and agricultural uses.



ISLAND CENTER GOALS

A PLACE/IDENTITY

- ▶ Enhance Island Center's sense of community and make it a place where people want to visit and spend time
- ▶ Recognize and encourage continued agricultural and horticultural uses
- ▶ Link and celebrate the parks, open spaces, services and attractions in and near Island Center
- ▶ Ensure new development reinforces physical character and social connections
- ▶ Guide built environment by incorporating existing/historic character and fostering a diverse design aesthetic featuring a mix of small-scale buildings
- ▶ Preserve and enhance Island Center's natural environment and landscape character

B BUSINESS/ ECONOMY

- ▶ Recognize and help the existing business community thrive and diversify
- ▶ Encourage creation of new, independent, economically and environmentally sustainable businesses that benefit community and align with Design Guidelines & Standards

C TRANSPORTATION

- ▶ Improve mobility, circulation, and safety for all transportation modes
- ▶ Ensure available parking is aligned with housing, business and community needs while minimizing its impact on the environment

D HOUSING

- ▶ Integrate a diverse range of low, moderate and middle income housing availability
- ▶ Allow increased density when accompanied by sufficient public benefit
- ▶ Utilize approaches aligned with the Comprehensive Plan

E ENVIRONMENT

- ▶ Preserve, protect, and restore natural features including salt water bodies, shorelines, stream corridors, open spaces and stands of mature trees
- ▶ Provide better visual and public access between Fletcher Bay, the Grand Forest and other local open spaces & attractions
- ▶ Protect watershed viability, surface and groundwater, including aquifer recharge, and take steps to ensure that water quality and natural shoreline conditions on Fletcher Bay are maintained, if not improved
- ▶ Emphasize the maintenance and protection of habitat for fish & wildlife
- ▶ Ensure that development minimizes and mitigates significant impacts on natural systems to prevent net loss of ecological function and/or any increase to air, noise, and light pollution



ISLAND CENTER VALUES

ASSETS

- ▶ NATURAL FEATURES & RURAL ATMOSPHERE
- ▶ EXISTING BUSINESSES & SERVICES



POTENTIAL IMPROVEMENTS

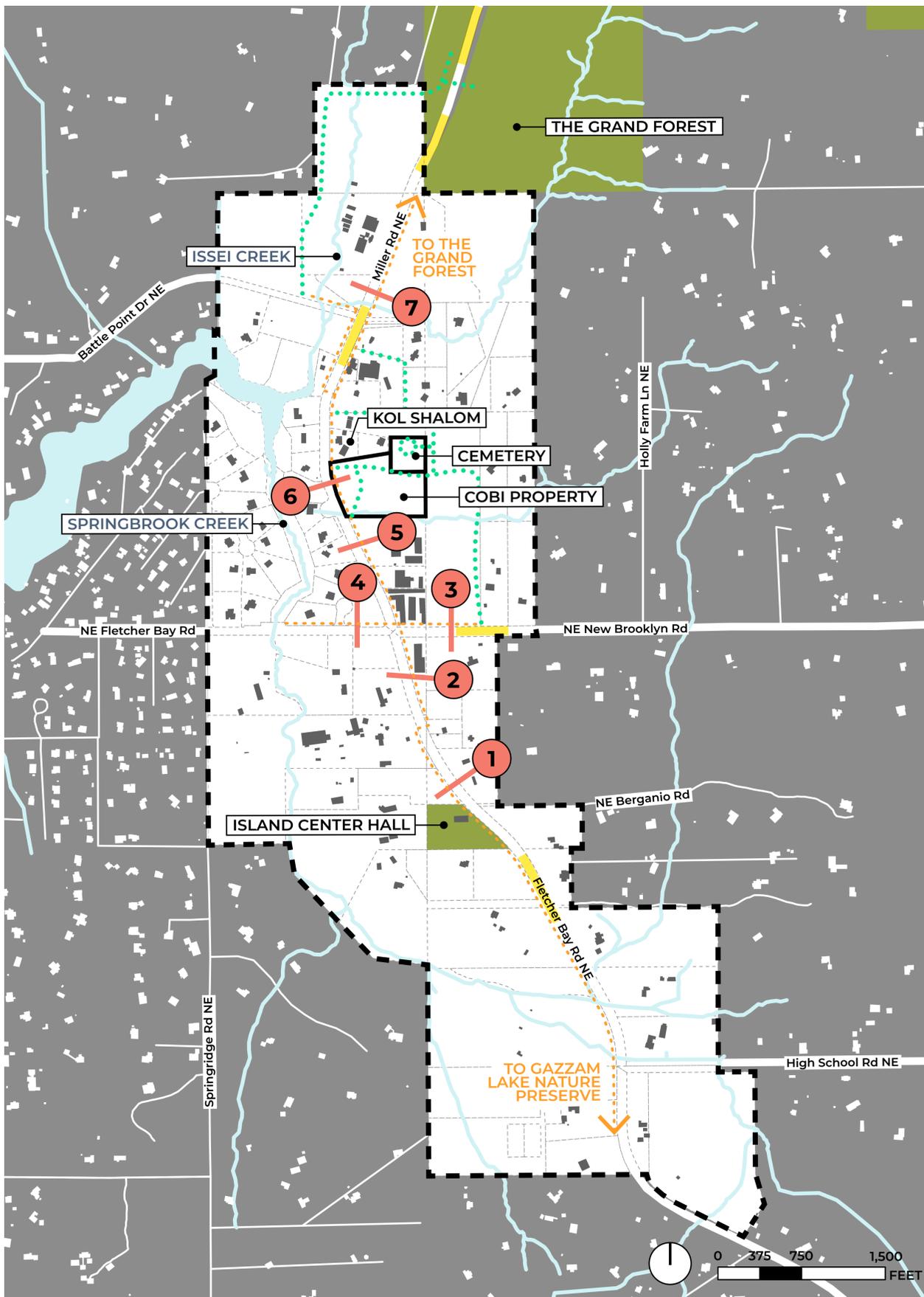
- ▶ LESS CONGESTED STREETScape
- ▶ BETTER ACCESS TO NATURAL RESOURCES
- ▶ SUPPORT FOR LOCAL BUSINESSES & ECONOMY OF ISLAND CENTER
- ▶ SMALL-SCALE BUSINESS EXPANSION
- ▶ SAFER WALKING & BIKING TO & WITHIN ISLAND CENTER

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

NON-MOTORIZED TRANSPORTATION

This concept would add pedestrian and bike facilities using paint and low-cost barriers.



A multi-use path on Fletcher Bay Rd with landscaping and consolidated access.



This concept would create a safer intersection and multi-use path with curb bulbs and low-cost barriers like container plantings and candlestick bollards.



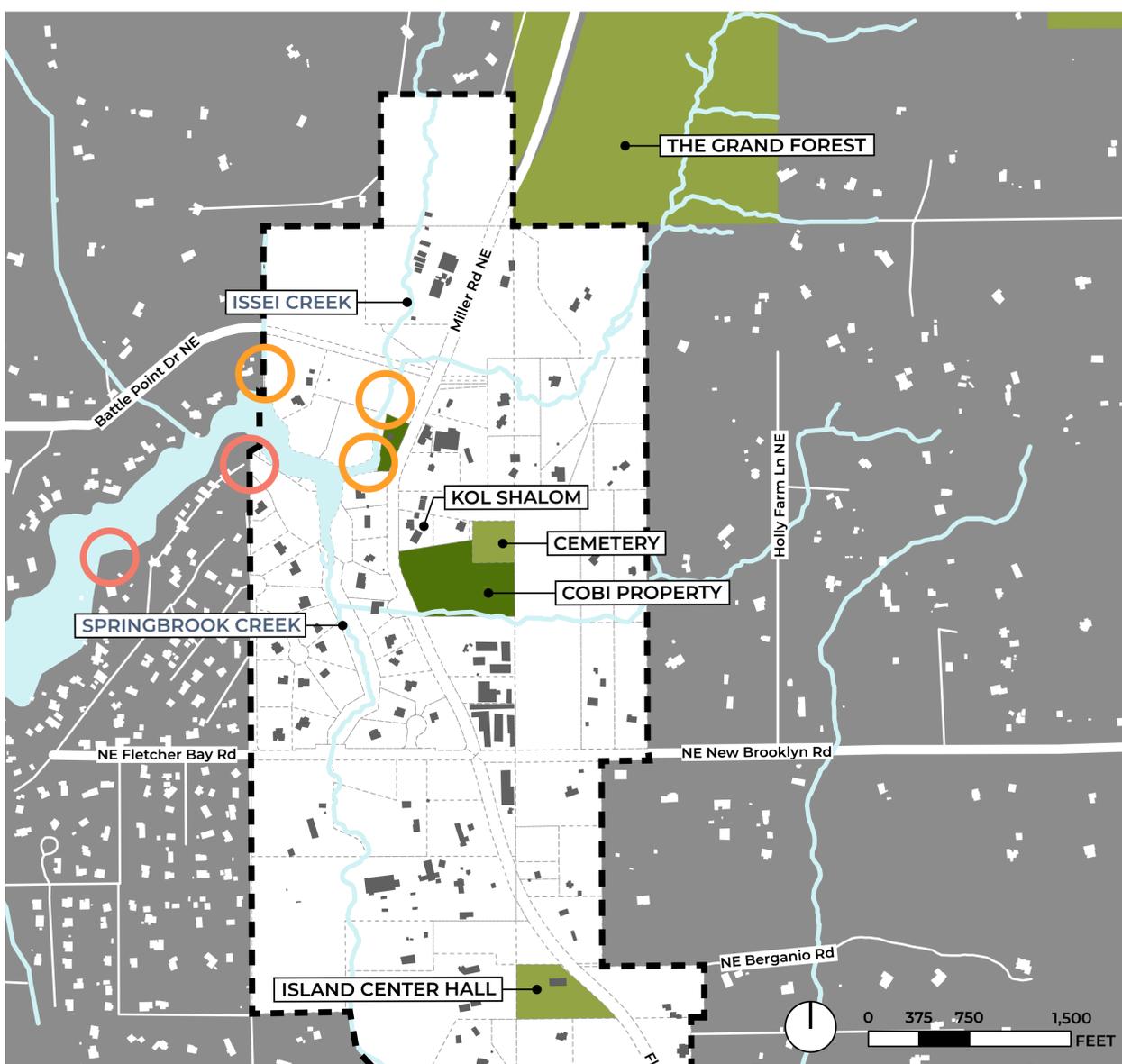
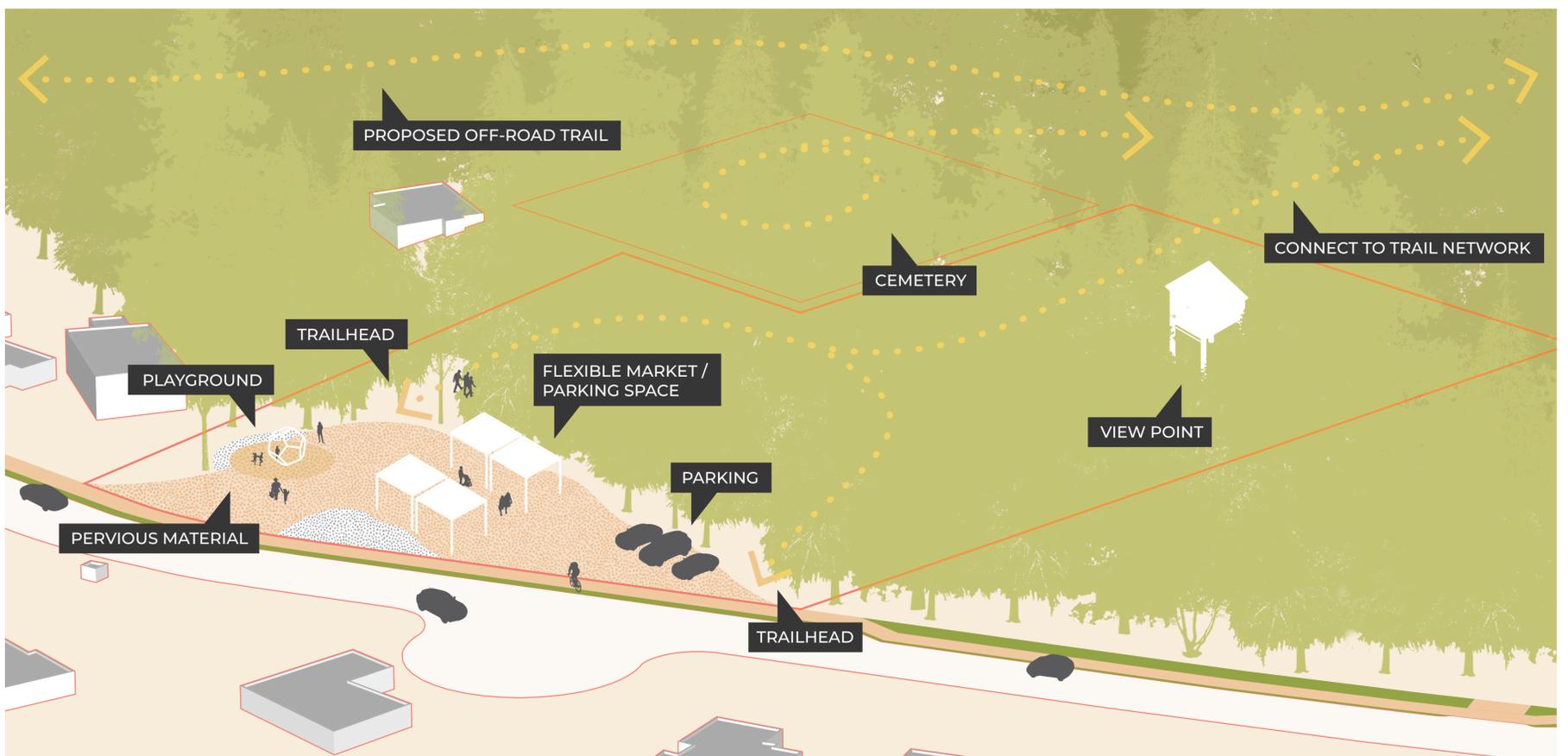
This concept would involve a more significant investment in streetscape improvements with new sidewalks, landscaping, and artistic crosswalks at the intersection of Fletcher Bay Road, New Brooklyn Road and Miller Bay Road.



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

ZONING ALTERNATIVES

ALTERNATIVE 1

Alternative 1 maintains the existing zoning with no proposed changes.

Public amenities including proposed non-motorized, public space, and waterfront access improvements are included in this alternative.

▶ **LAND AREA ZONED NC:**
7.77 acres

▶ **RESIDENTIAL ZONING CAPACITY:**

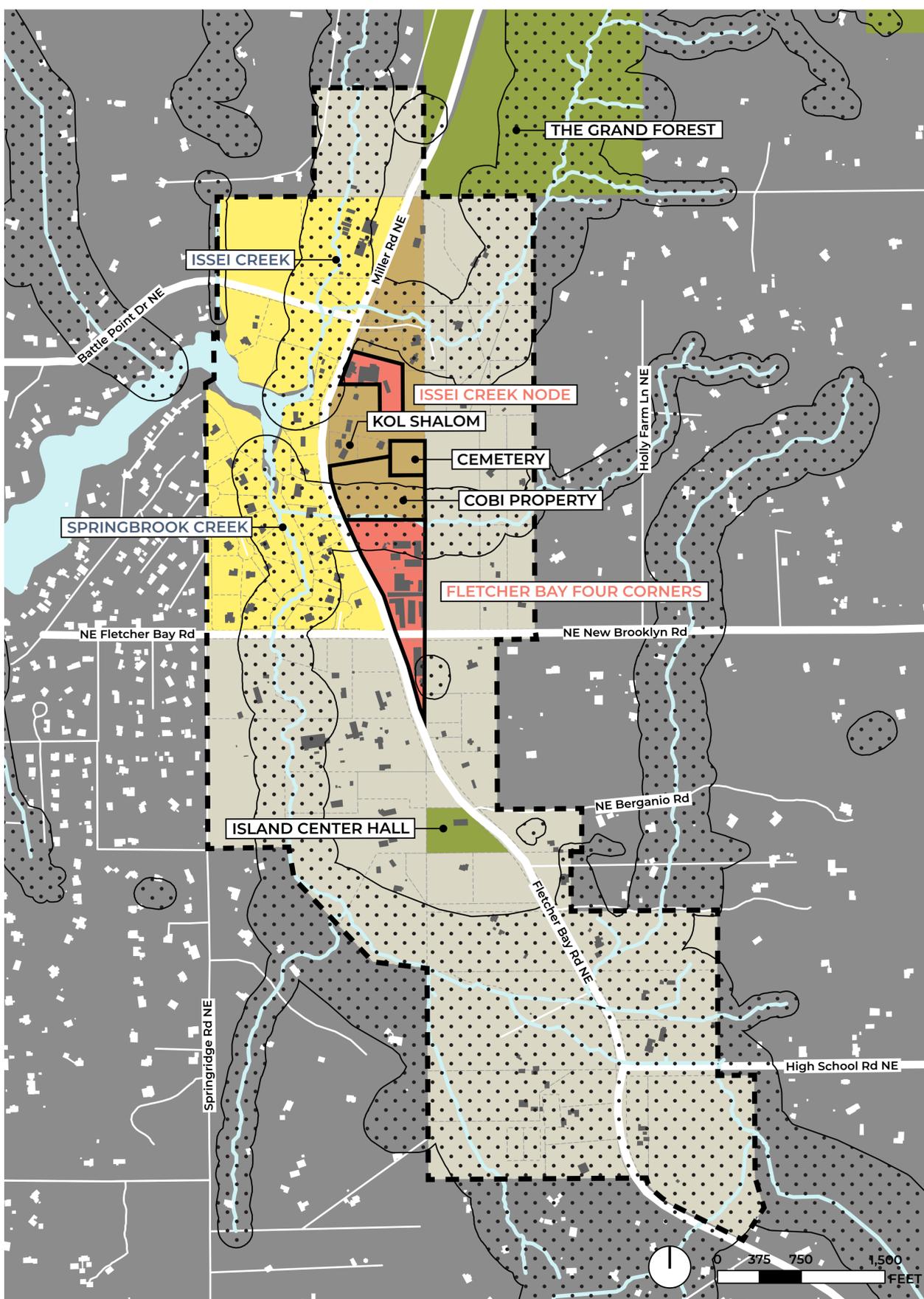
R-2 (existing base)	16 Units
R-3 (existing with TDR/affordable bonus)	22 Units
R-5 (with TDR/affordable if sewerred)	35 Units

▶ **COMMERCIAL DEVELOPMENT STANDARDS**

35% Building Footprint, 35 Ft Building Height

▶ **NOTE**

*The zoning analysis does not take into account critical areas, likelihood of redevelopment on developed properties, sewer needs, or viability of bonuses for affordable housing and TDR.



ZONING ALTERNATIVES

ALTERNATIVE 2

Alternative 2 includes changing the current residential zoning on the Bainbridge Gardens property to recognize the existing commercial use. This property includes extensive critical areas which limit development.

▶ **LAND AREA ZONED IC:**
14.64 acres

▶ **RESIDENTIAL ZONING CAPACITY:**

R-2 (existing base)	30 Units*
R-3 (existing with TDR/affordable bonus)	42 Units*
R-5 (with TDR/affordable if sewerred)	69 Units*

▶ **COMMERCIAL DEVELOPMENT STANDARDS**

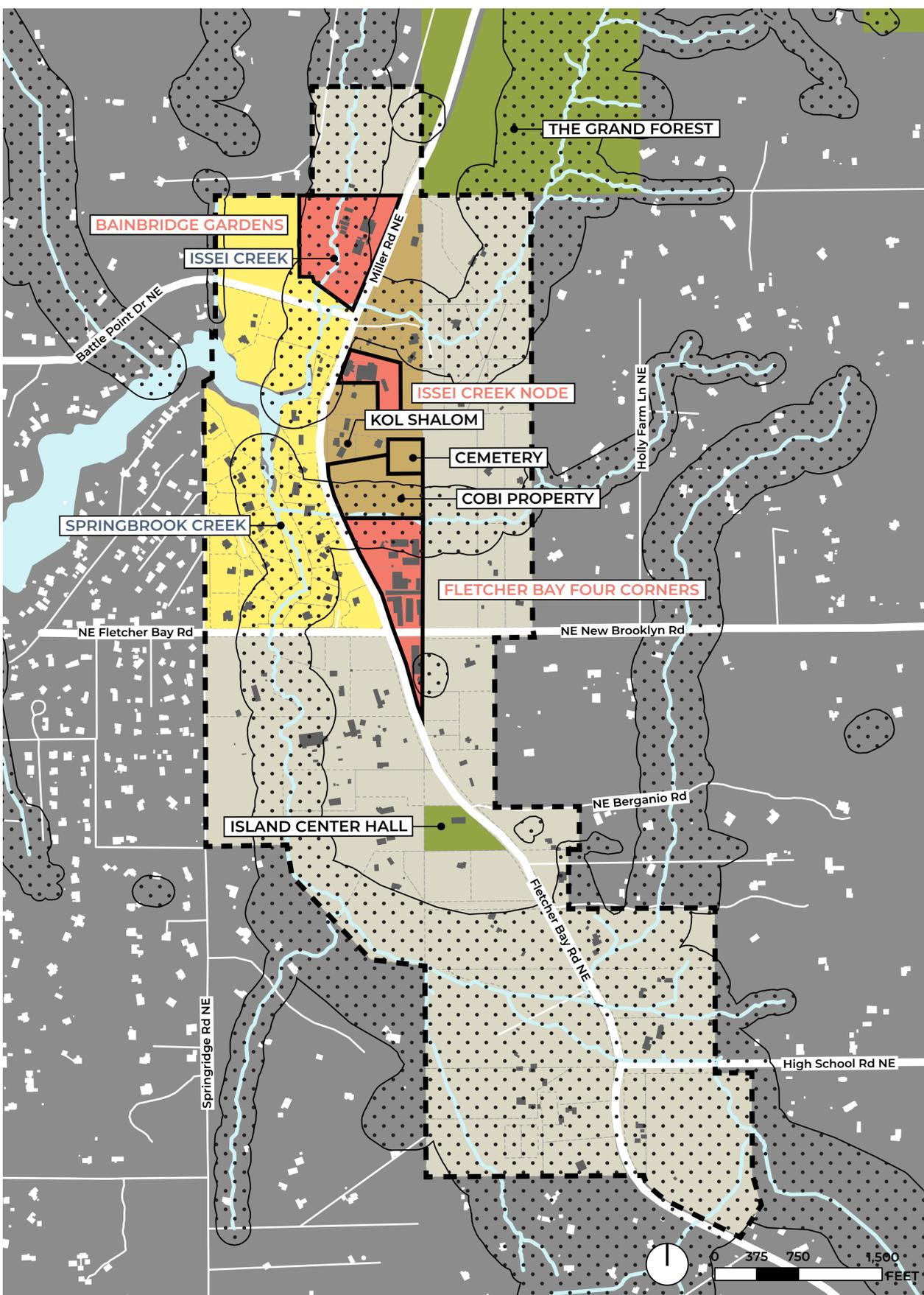
50% Building Footprint, 25 Ft Building Height within 50' of road, 35' beyond 50'

▶ **NOTE**

*The zoning analysis does not take into account critical areas, likelihood of redevelopment on developed properties, sewer needs, or viability of bonuses for affordable housing and TDR.

▶ **BAINBRIDGE GARDENS NODE**

Proposed rezoning includes roughly 6.87 acres of the Bainbridge Gardens property, which could be considered for a different mix of uses.



ZONING ALTERNATIVES

ALTERNATIVE 3

Alternative 3 includes the same changes as Alternative 2 and further expands the Neighborhood Center zoning in the two other nodes of Island Center.

▶ **LAND AREA ZONED IC:**
21.47 acres

▶ **RESIDENTIAL ZONING CAPACITY:**

R-2 (existing base)	43 Units*
R-3 (existing with TDR/affordable bonus)	61 Units*
R-5 (with TDR/affordable bonus if sewerred)	102 Units*

▶ **COMMERCIAL DEVELOPMENT STANDARDS**

50% Building Footprint, 25 Ft Building Height within 50' of road, 35' beyond 50'

▶ **NOTE**

*The zoning analysis does not take into account critical areas, likelihood of redevelopment on developed properties, sewer needs, or viability of existing or planned bonuses for affordable housing and TDR.

▶ **ISSEI CREEK NODE**

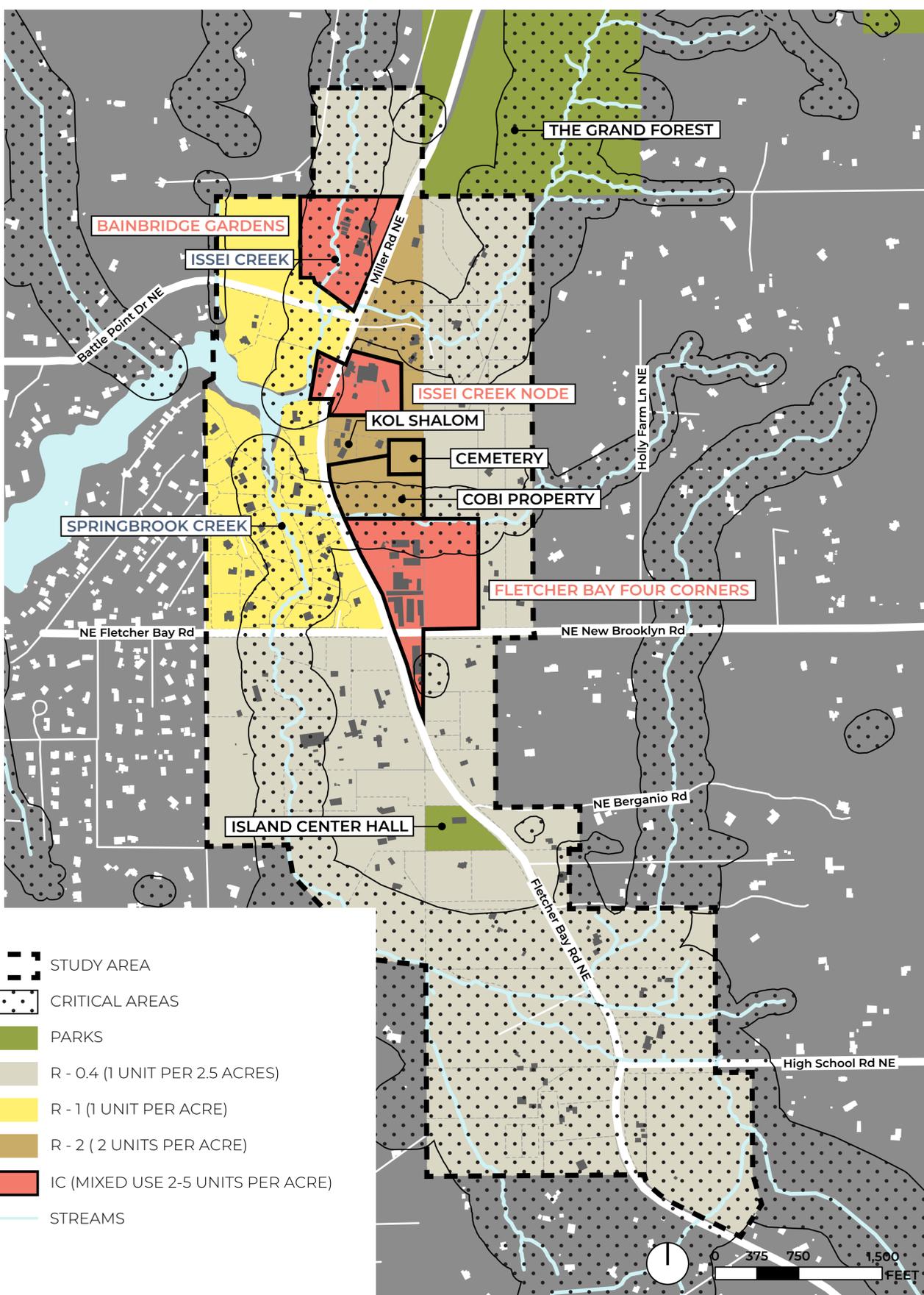
Two parcels near Modern Collision are proposed for rezoning from R-1 and R-2 zoning to Neighborhood Center. The parcel on the west side of Miller Bay Road has an existing single-family home and is located entirely within a Fish and Wildlife Habitat critical area that restricts development on the site. The Committee is considering options to gain public access to Fletcher Bay.

▶ **FOUR CORNERS NODE**

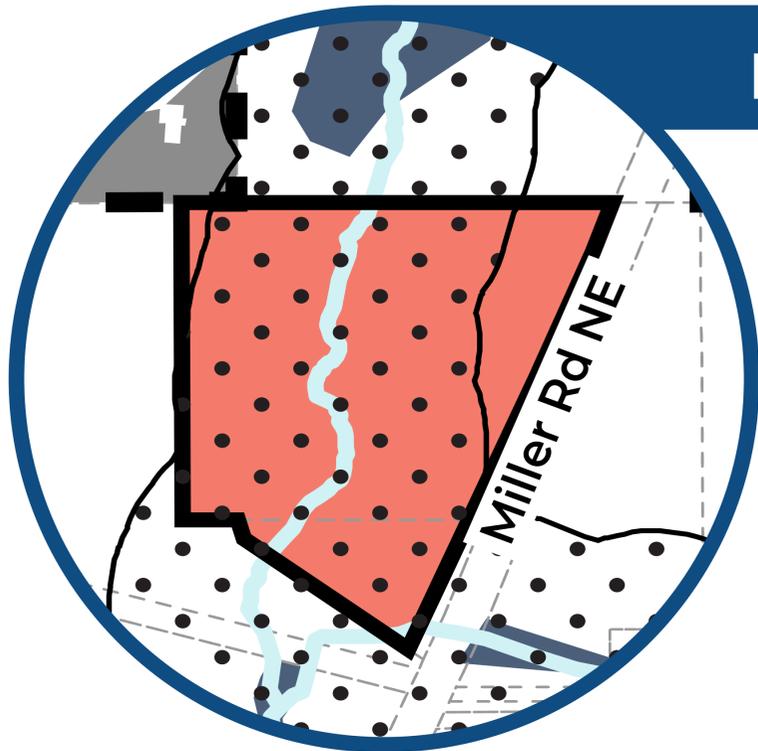
Proposed rezoning includes roughly 5 acres adjacent to Island Center Self Storage. This parcel is partially constrained by critical areas, but is undeveloped. The committee is considering incentives that would allow density to be transferred between properties and incentives for agricultural uses.

▶ **BAINBRIDGE GARDENS NODE**

Proposed rezoning includes roughly 6.87 acres of the Bainbridge Gardens property, which could be considered for a different mix of uses.

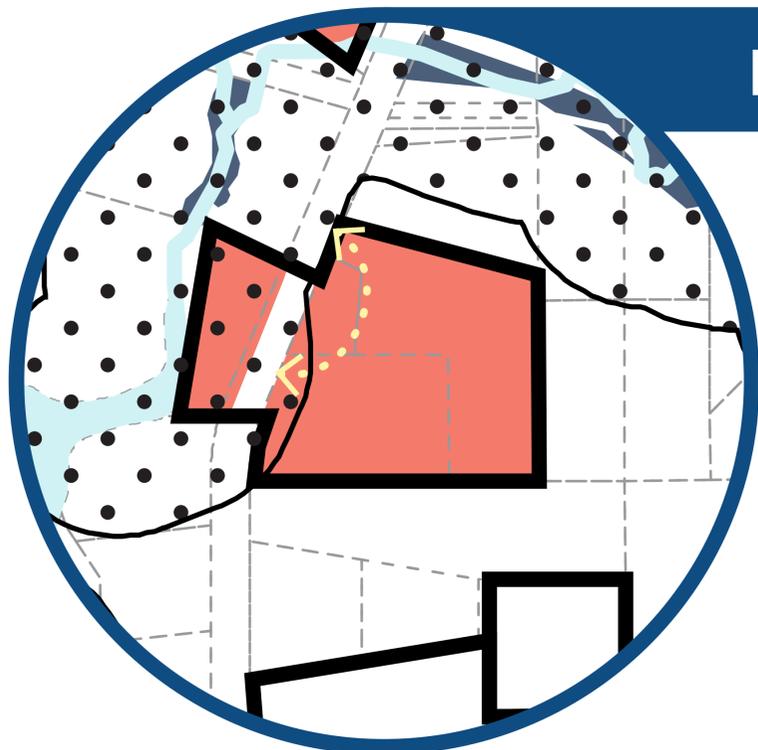


DEVELOPMENT NODES



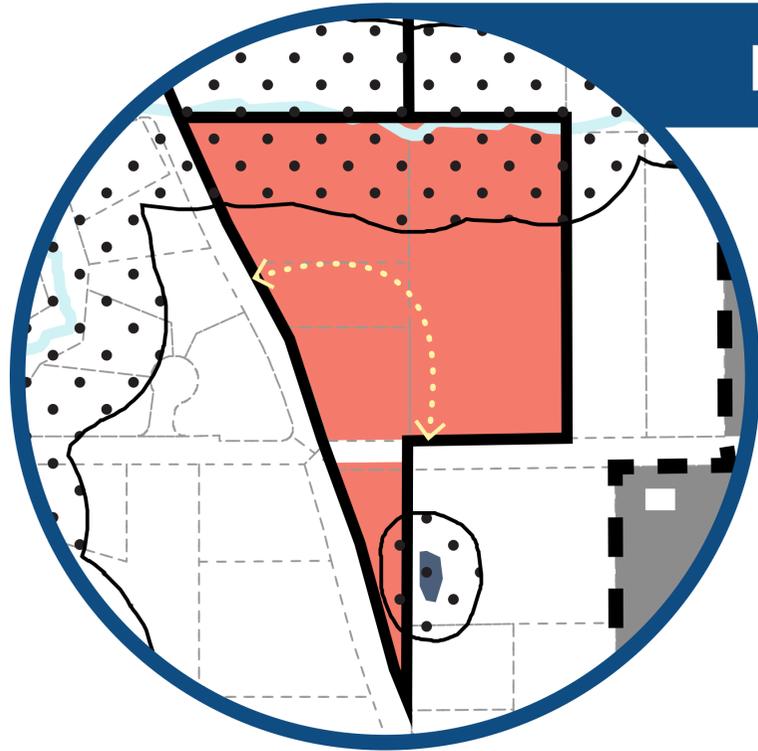
BAINBRIDGE GARDENS NODE

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.



LAND USE

What would you like to see?

The existing land uses permitted (P) or conditional (C) in the Neighborhood Center (NC) zoning district are shown below.

Are there any land uses not listed that you would love to see in Island Center? Please add them below.

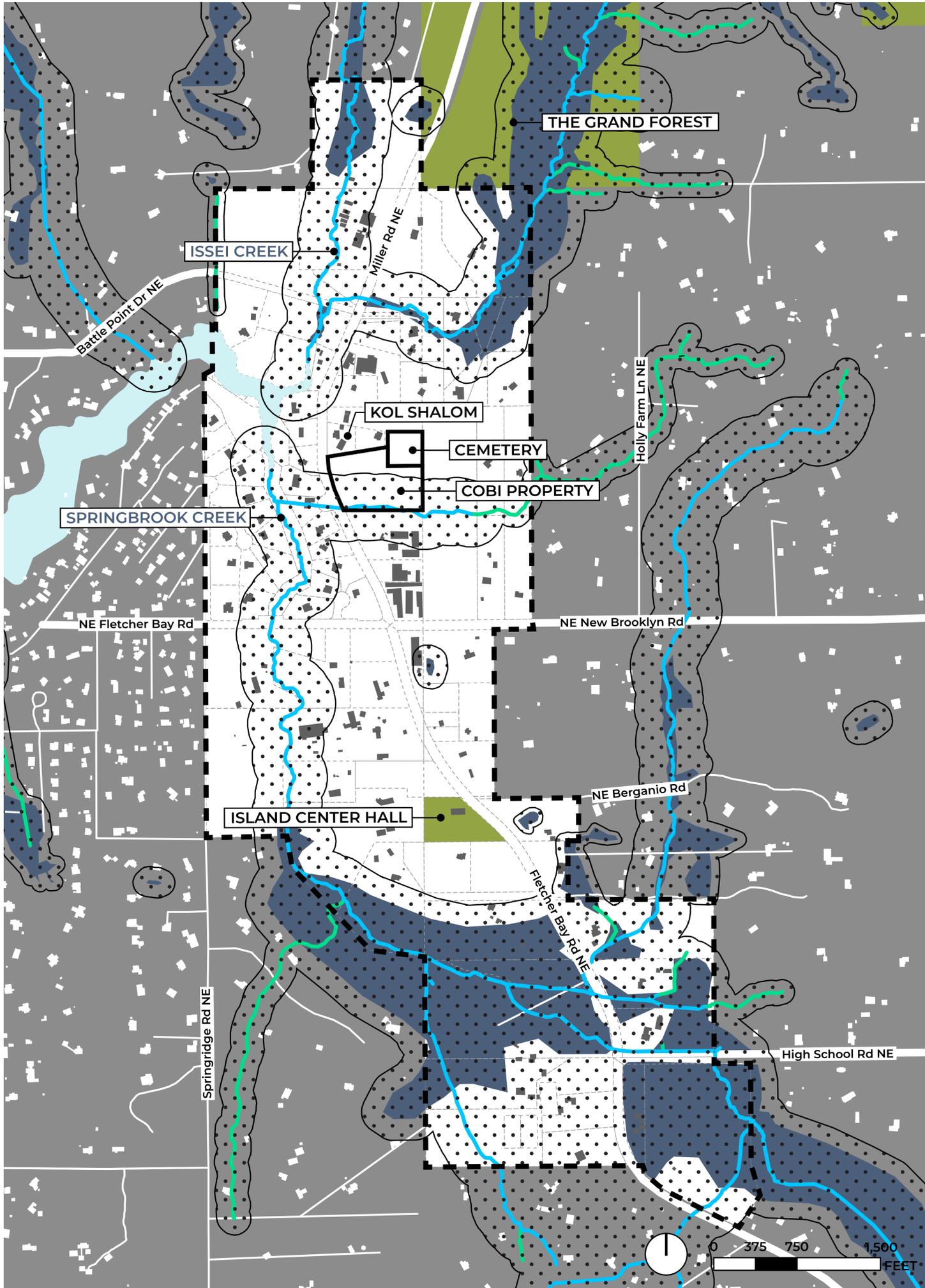
EXISTING LAND USE	P - PERMITTED C - CONDITIONAL A - ACCESSORY	IDEAS FOR NEW USES
Agriculture, Animal	P	
Agriculture, Crop	P	
Single-Family Residences	P	
Multi-Family Residences	P	
Commercial/Residential Mixed Use	P	
Foster Home	P	
Small Group Living Facility	P	
Group Care Facility	P	
Educational Facility	C	
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	
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	
Bed and Breakfast (3+ bedrooms)	P	
Inn	P	
Kennel, Indoor	P	
Veterinarian Clinic or Office	P	
Restaurant	P	
Mobile Retail Food Establishment	P	
Craft Food and Beverage	P	
Personal Service	P	
Professional Service	P	
Open-Air Sales for Garden Supply	P	
Retail Sales	P	
Auto Repair Services	C	
Car Wash Facility, Manual or Automatic	C	
Gasoline Service Station	C	
Park and Ride Facility/Lot	C	
Park and Ride Lot, shared Use	C	
Transport and Delivery Service	C	
Small Wind Energy Generator	P/C	
Utility, Primary	C	
Public Communications Tower	A	
Wireless Communication Facilities, Facility I	P	
Wireless Communication Facilities, Facility II	P	
Small Wireless Facilities	P	
Manufacturing, Small-Scale	C	
Research and Development	P	
Recycling Center	C	
Self-Service Storage Facility	C	
Live-Work Units	?	Note: Currently allowed in B-1

CRITICAL AREAS

GOALS

The critical areas shown in this map include Fish & Wildlife Habitat Areas delineated by stream and wetland buffer zones. Other critical areas such as steep slopes and geological hazard areas are not shown on this map.

The areas shown below are generally protected from future development and contribute to the rural character of Island Center.

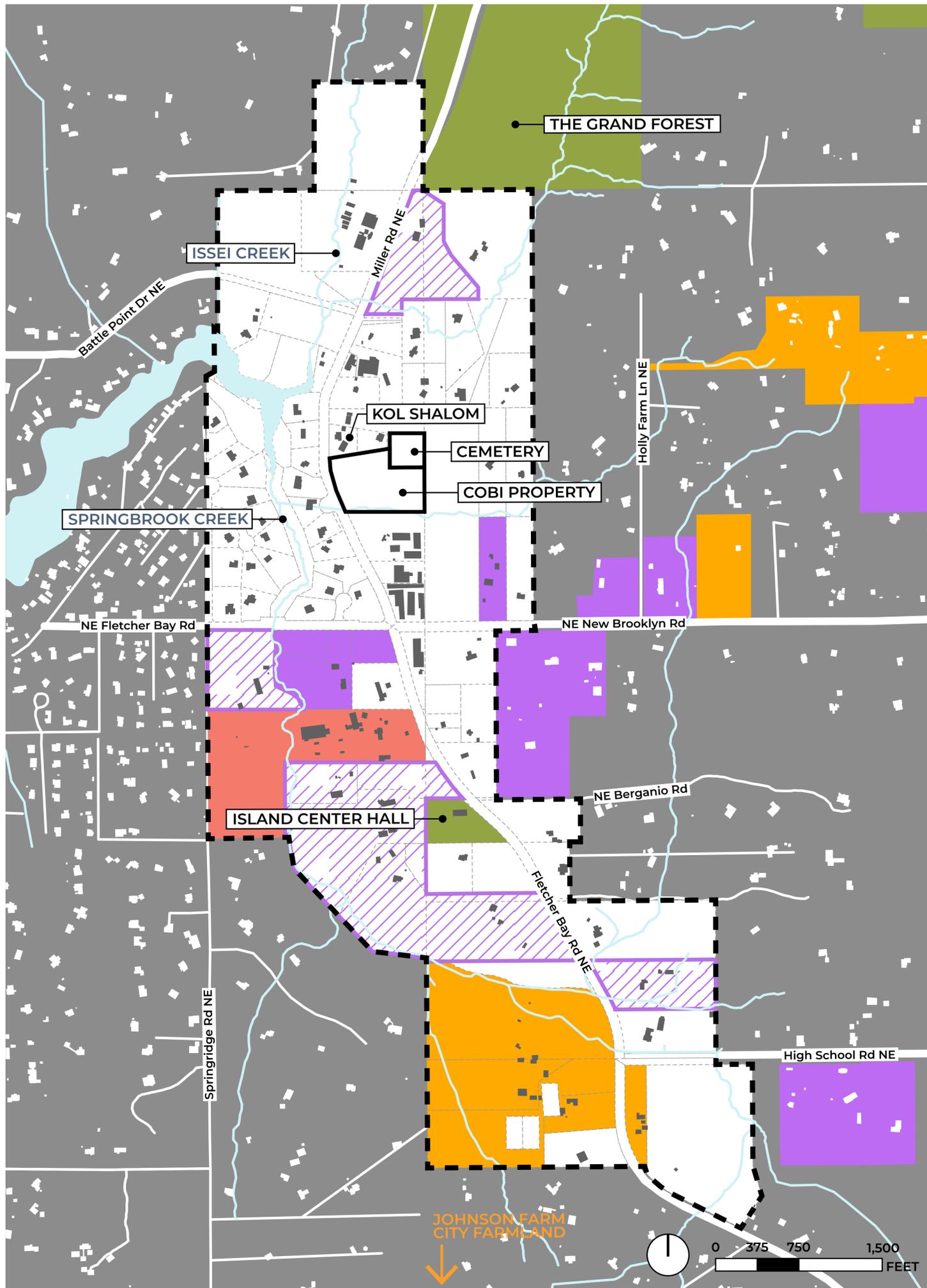


AGRICULTURE & EQUESTRIAN LANDS

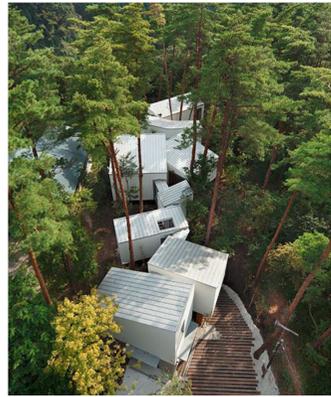
OVERVIEW

Potential farmland is where some type of agriculture may occur as part of overall future site development or where a parcel appears suitable for agriculture based on general site conditions.

-  STUDY AREA
-  PARKS
-  STREAMS
-  AGRICULTURE ACTIVITY
-  EQUESTRIAN ACTIVITY
-  POTENTIAL AGRICULTURE
-  POTENTIAL AGRICULTURE WITH CONSTRAINTS



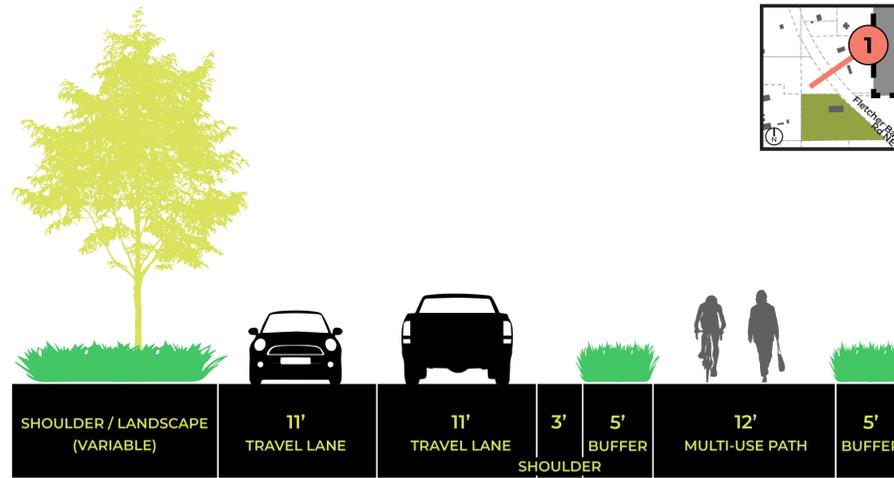
DESIGN EXAMPLES



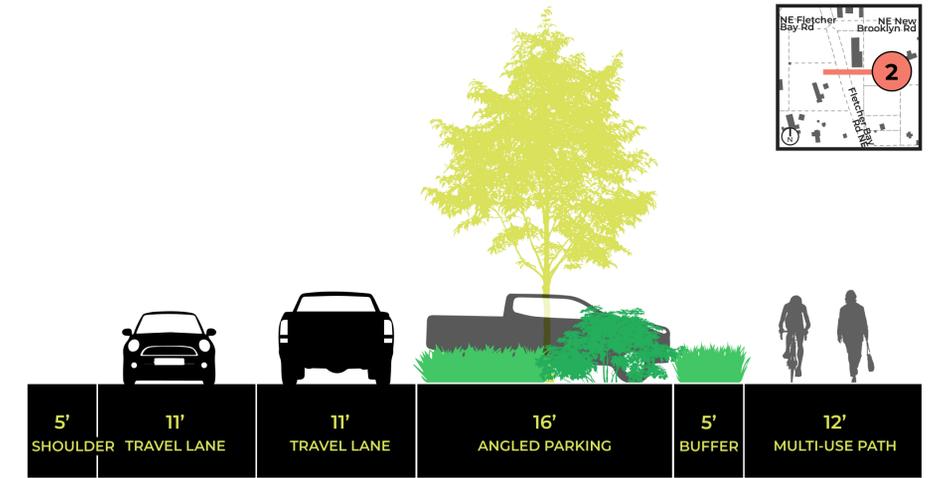
TRANSPORTATION IMPROVEMENTS

ROADWAY DESIGN OPTIONS

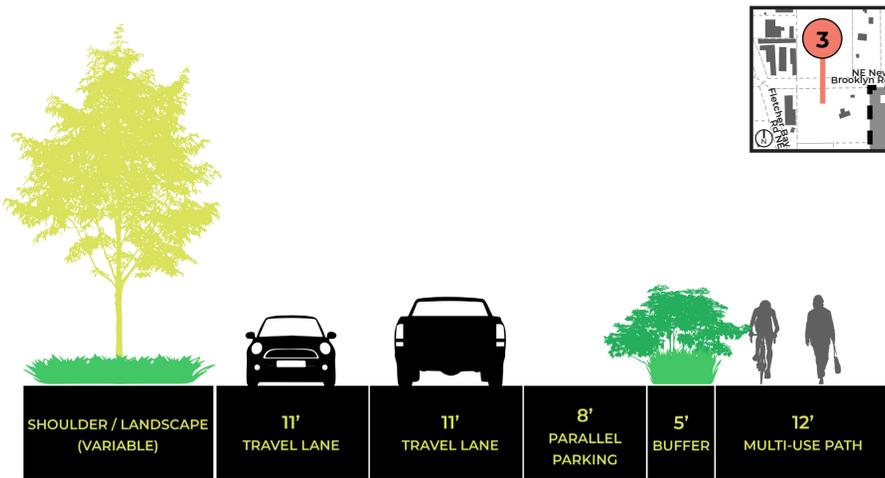
Long-term redesign options are shown in the street cross sections to the right. These potential changes to the roadway could include sidewalks or multi-use paths, landscaping, and on-street parking.



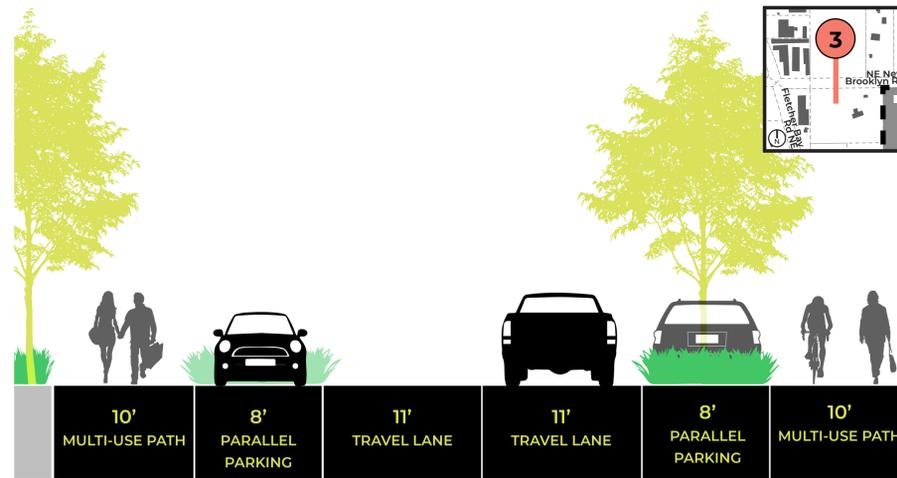
Section 1 – LOOKING NORTH on Fletcher Bay Rd NE near Island Center Hall



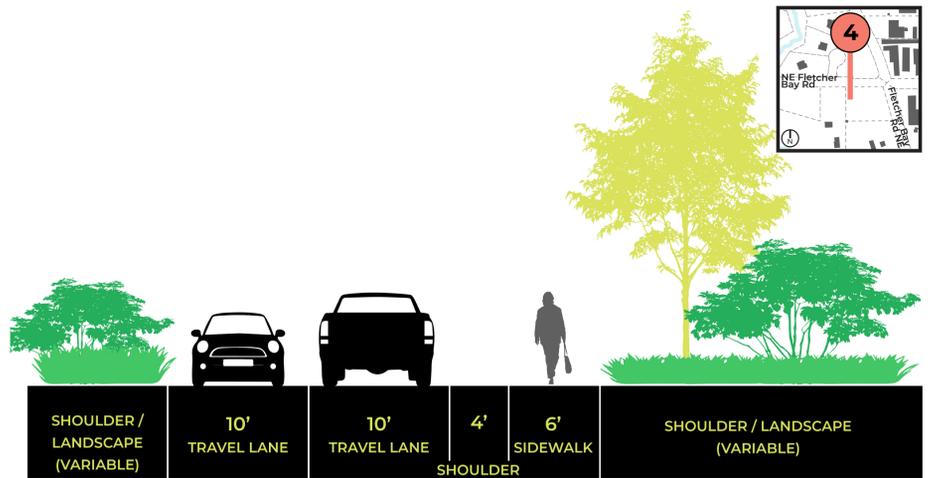
Section 2 – LOOKING NORTH on Fletcher Bay Rd NE / Miller Rd NE near the intersection with NE New Brooklyn Rd with angle parking



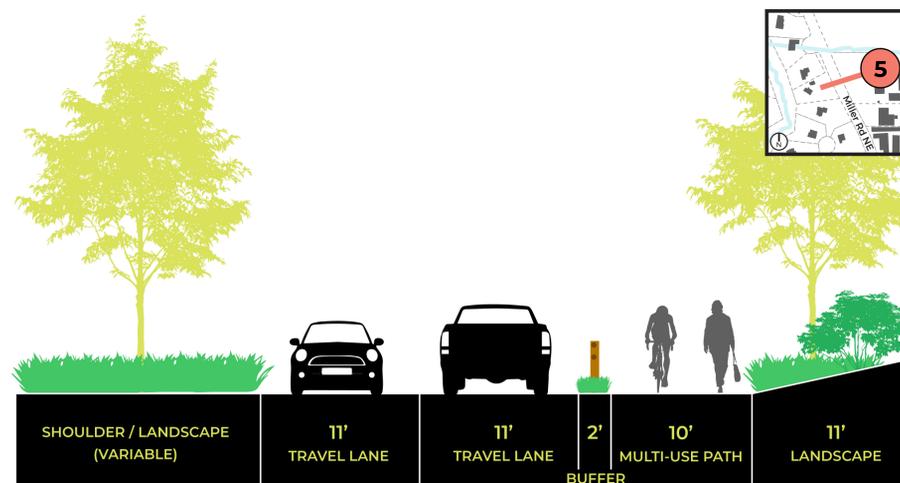
Section 3A – LOOKING WEST on NE New Brooklyn Rd near the intersection with Fletcher Bay Rd NE and Miller Rd NE with parallel parking and a multi-use path on the north side of the street



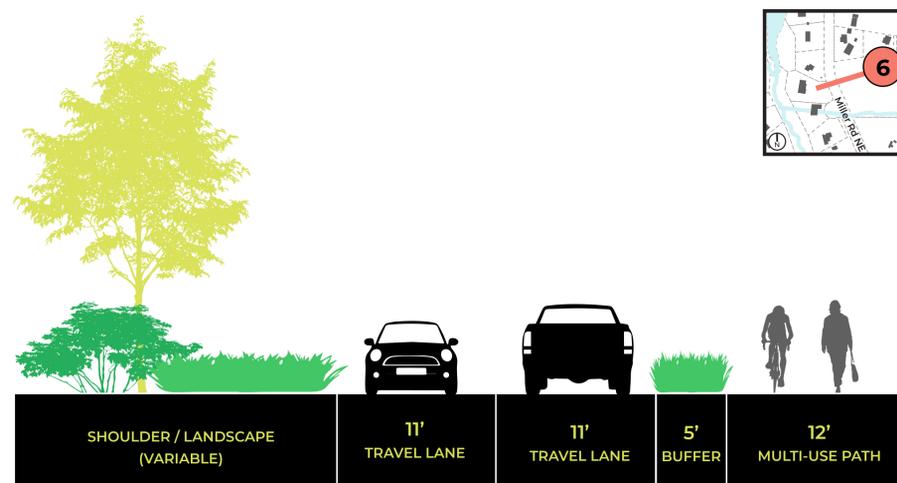
Section 3B – LOOKING WEST on NE New Brooklyn Rd near the intersection with Fletcher Bay Rd NE and Miller Rd NE with a multi-use path and parallel parking on both sides of the street



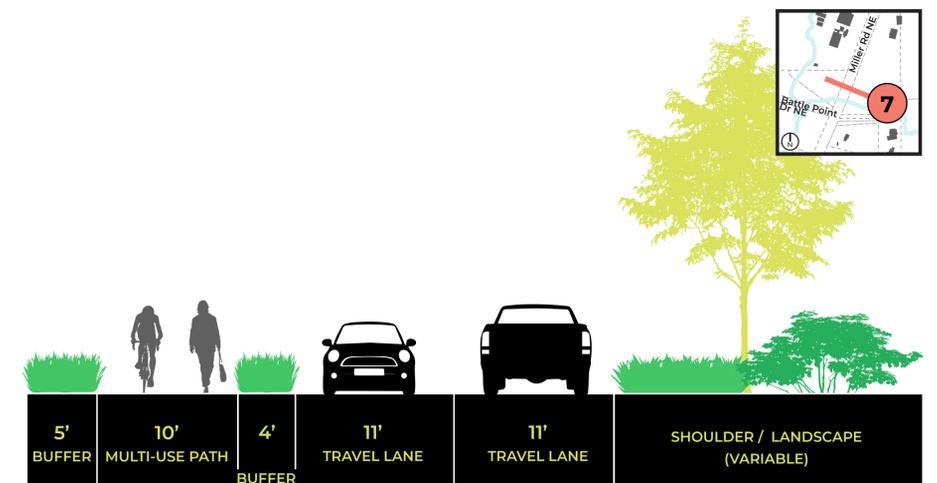
Section 4 – LOOKING WEST on the east/west segment of NE Fletcher Bay Rd, west of the intersection with Miller Rd NE and NE New Brooklyn Rd



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