

Island Center Subarea Plan

PUBLIC COMMENTS ON POSTERS & COMMENT CARDS
FEBRUARY 10TH OPEN HOUSE AND WORKSHOP

VISION

- no sewer
- no expansion
- no shoppe shops
- save the bay from sediment, stormwater, etc.
- Elevate the Vision!

GOALS

- NO! No changes to zoning, no increase in density
- protect the water without changing zoning
- Save the Bay.

VALUES

- Save the Bay!! Silting in
- Need a cell tower
- Expansion of business only within correct zoning + infrastructure (No sewer)
- Where is build Community Connections?
- Paved parking lot for Kol Shalom
- Preserve farmland
- The runoff from the street dumps directly into the bay untreated and against state law
- Runoff into Fletch Bay need to be addressed—it's been brown with this rain
- How do you have more housing and less congested street scape?
- No Sewer!
- More housing and people visiting leads to slower movement on this major traffic route to south end of B.I.

CRITICAL AREAS

- Parking for Kol Shalom
- Protect Fletcher Bay!! Sediment, road runoff, etc. !!

AGRICULTURE & EQUESTRIAN LANDS

- No Post-it notes, just Star stickers next to “Potential Agriculture” on Legend

PUBLIC SPACE AND WATERFRONT ACCESS

- Down zone. No new construction! Leave us alone.
- Not sure why all public spaces must be developed. Can't spaces simply exist as space?
- How many parking spots? (NOTE: for future City property)
- Our congregation uses the proposed “park” for parking. Without it we don't how our congregants will be able to attend temple?
- Protect Fletcher Bay!! Road runoff sediment, etc.
- Is it possible for Congregation Kol Shalom to purchase the property from the City? We have virtually no parking.

NON-MOTORIZED TRANSPORTATION: OVERVIEW

- Forget it. Leave island center alone
- Interested in pedestrian improvement along edge of road for a slightly large—stretch along Battle Point (Drive). Current pedestrian safety along here is hazardous . Great to get a foot of path along the edge
- This was the promise for Lynwood Center, reality is much of the development is geared toward bringing in tourists. Promised infrastructure along Baker Hill did not materialize.
- I like riding my bike but not on B.I. because I'm not suicidal. There is no way to make this place safe for bikes.

NON-MOTORIZED TRANSPORTATION: PICTURES/IDEAS

- Separate bike & ped paths/trails all good.
- I would love to see non-motorized transit dovetailing with a plan to replace the Fletcher Bay/ Springbrook culvert with a bridge.
- Bicycle paths would be more useful than sidewalks.

framework

- These are very few pedestrians. don't do anything!
- Like paths – useful!
- Roundabout hear please (NOTE: pointing to Miller/New Brooklyn/Fletcher Bay intersection).
- What about autonomous automated individual, small vehicles?

TRANSPORTATION IMPROVEMENT

- Leave Us ALONE! Kitsap Transit is Fine!
- Section 1
 - Yes, multi-use path with 5' buffer. No on street parking!
- Section 2
 - Observe 25MPH limit. BI trash trucks slow down! Real issue northbound coming down Fletcher Bay
 - NO Street parking- traffic impact will be severe
- Section 3B
 - Like multiuse VS sidewalk, then both can use
- Section 4
 - Yes, please
- Section 6
 - Please include massive stormwater containment so less sediment from road goes into Fletcher Bay.
- Section 7
 - Good bike path is important for this area. Prefer option with 12' path and 5' buffer.
 - Like this too! Please consider traffic control (stop sign?) or pedestrian crossing at Miller & Battle Point.

ALTERNATIVE 1

- R0 ZERO– No growth. Agricultural land.
- I don't support ANY zoning changes. Sewer is too expensive. Runoff needs to be addressed.
- No expansion of NC. No shoppes/ condos. No Lynwood II. No upzoning beyond noted. No sewer. Leave it be.
- I feel the same way! (as above)

ALTERNATIVE 2

- Don't change zoning. No sewer. Protect the Bay and streams.
- Instead of sewerage please consider an alternate system like what KPUD has put in Port Gamble.
- Bainbridge Gardens is so valuable to the island & the area. Rezoning is a good idea.
- I oppose this alternative

ALTERNATIVE 3

- I oppose this alternative
- Pave over COBI Property for a Parking lot.

DEVELOPMENT NODES

- Worried about mitigating runoff from any construction along this narrow stretch of land by Bay—even for bay access (bay side of road)
- Protect Fletcher Bay!! Sediment, road runoff, etc. !!

DESIGN EXAMPLES

- Love the feel of Rolling Bay's commercial buildings!
- Down Zone: No B.S. Low Income No apartments! Ban all new construction
- Love this—so needed! Please do this. (NOTE: above picture of cottage-type development)

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	P★
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

COMMENT CARDS

Comment cards were provided at the meeting for attendees to fill out. The following comments were submitted.

- Please create a roundabout at four corner, and pedestrian and bike lanes west to Wood bank.
- I would love to see more business and housing, e.g. combine business on ground level and condos on a 2nd floor.
- I see uses in the future—small cafes, enlarged market, small-scale farmers market, artist-related business allow ament business uses to continue. No more storage units. Allow mixed use (commercial below) and apt/condos (2nd floor above).
- I would like to see coffee shop, local small tasting wine room, café (breakfast and lunch), small well-curated market for essentials and grocery, and local farm stand.
- Yes to ACT3! Rezone the nodes, path, trails, commercial, green space. Feel free to contact me if you need further support. Jennifer Doleznl—Jmbf58@gmail.com
- I am opposed to development of Island Center. I am concerned about the wildlife corridors, traffic, and sewage. I want more greenspace no less. High density housing belongs in Winslow where people can walk.
- Please rezone Bainbridge Island property to commercial so they can build nice-looking structure, classroom, restaurant etc.
- Please do not “develop” our neighborhood. If we must, then ACT#1.
- Just leave it as it is please. (love)
- Need a bigger space to do this.
- Need parking for the only local synagogue
- Need a cell tower
- ISSEI Creek is mis-labeled on the maps. It is on east side of miller and only crosses road about 50 feet of jet with battle point rd.
- Affordable housing should be the only reason for density increase in I.C. Care should be taken that exciting business remain viable (AVE not pieced out duce to zoning changes).
- Down zone all. No more construction. Forget face excuses, low income, diversity, homeless excuses.
- COBI needs to be clean up the “dirt” property. The current condition is an environmental mess. This should be a priority in 2020. Island center needs improving. I like ACT3 that allows for commercial to be “setback” from

roads in 3 nodes. Need incentives to improve the visual appearance of the area, particularly the gas station property. Add a traffic circle at the four corners.

- COBI needs to results of the public surveys which have strongly endorsed preservation and protection of Island Center as it currently is.
- Overall lots of good stuff. One area of concern is part of ISSEI creek node worried about any potential consideration on narrow strip of land between road and creek. High potential for drainage to creak/bay with runoff there.