



CITY OF
BAINBRIDGE ISLAND

**PLANNING COMMISSION SPECIAL MEETING
THURSDAY, JULY 14, 2022**

COUNCIL CHAMBERS
280 MADISON AVENUE NORTH
BAINBRIDGE ISLAND, WA

AND

ZOOM WEBINAR
[HTTPS://BAINBRIDGEWA.ZOOM.US/J/97340072620](https://bainbridgewa.zoom.us/j/97340072620)

OR ONE TAP MOBILE :

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WEBINAR ID: 973 4007 2620

AGENDA

**1. CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW/CONFLICT
DISCLOSURE - 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. RECOGNITION OF OUTGOING COMMISSIONERS - 6:05 PM

3. MEETING MINUTES - 6:15 PM

Review and approve meeting minutes.

3.a (6:15 PM) Draft Minutes (June 9, 2022 Meeting) plus recorded motion 5 Minutes
[DraftMinutesWithRecordedMotion.pdf](#)

4. PUBLIC COMMENT - 6:20 PM

5. PLANNING DIRECTOR'S REPORT - 6:25 PM
6. PUBLIC PARTICIPATION MEETING - NEW BROOKLYN GARDENS - 6:40 PM
 - 6.a (6:25PM) New Brooklyn Gardens Public Participation Meeting 60 Minutes
[New Brooklyn Gardens Conceptual Design.pdf](#)
7. FOR THE GOOD OF THE ORDER - 7:40 PM
8. ADJOURNMENT - 8:00 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 Special Meeting Agenda Bill

MEETING DATE: July 14, 2022

ESTIMATED TIME: 5 Minutes

AGENDA ITEM: (6:15 PM) Draft Minutes (June 9, 2022 Meeting) plus recorded motion

SUMMARY: Review and amend or approve the draft meeting minutes.

AGENDA CATEGORY: Minutes

PROPOSED BY: Planning & Community Development

RECOMMENDED MOTION: I move to approve the minutes from the June 9, 2022 Planning Commission Special Meeting

STRATEGIC PRIORITY:

FISCAL IMPACT:

| | |
|------------------------------------|--|
| Amount: | |
| Ongoing Cost: | |
| One-Time Cost: | |
| Included in Current Budget? | |

BACKGROUND:

ATTACHMENTS:

[DraftMinutesWithRecordedMotion.pdf](#)

FISCAL DETAILS:

Fund Name(s):

Coding:



PLANNING COMMISSION SPECIAL MEETING
June 9, 2022
Meeting Minutes

1) CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW/CONFLICT DISCLOSURE

Chair Blossom called the meeting to order at 6:01 PM. Commissioners in attendance: Ashley Mathews, Yesh Subramanian, Ariel Birtley, Benjamin Deines and Lisa Macchio. Commissioner Chester was absent and excused.

Commissioner Mathews read the land acknowledgement. There were no conflicts of interest to disclose.

Planning Staff in attendance: Planning Director Patricia Charnas and Senior Planner Jennifer Sutton. Maria Dozeman, Administrative Specialist, monitored the recording and prepared the minutes.

2) PLANNING COMMISSION MEETING MINUTES

[2.a Review and approve meeting minutes](#)

[Cover Page](#)

[PCApril28DRAFTMINS.pdf](#)

[DRAFTMAY12MINUTES.pdf](#)

Motion: I move to approve the April 28 and May 12 meeting minutes

Mathews/Birtley

Motion carried unanimously

3) PUBLIC COMMENT

3.a Planning Commission

[Cover Page](#)

[Instructions_for_Providing_Public_Comment_at_Hybrid_Meetings.docx](#)

no public comment

4) PUBLIC HEARING

4.a Public Hearing on Ordinance No. 2022-01 (formerly Ordinance No. 2021-35) relating to revising the Housing Design Demonstration Project Program - Planning,

[Cover Page](#)

[Staff Memo.pdf](#)

[Public Hearing Draft Ordinance No. 2022-01 formerly No. 2021-35_ Revising HDDP Program.pdf](#)

[Public Hearing Draft Exhibit A to BIMC 2.16.020.S. HDDP.pdf](#)

[Clean PH Draft Exhibit A to BIMC 2.16.020.S. HDDP.pdf](#)

[Ferry Terminal Property Buffers.pdf](#)

Chair Blossom opened the public hearing at 6:13PM and closed the hearing at 6:15PM. There were no public comments.

Motion: I move to include a provision in the draft ordinance with the intent that should ADUs be constructed alongside a primary unit that is designated affordable, the ADUs must also be kept affordable.

Macchio/Mathews

Motion carried unanimously

Motion: I move to add language to ensure ADUs are not counted towards the affordability requirement.

Birtley/Macchio

Motion carried unanimously

Motion: I move to have the HDDP limited to the existing Winslow sewer service area and Winslow Master Plan study area.

Deines/Mathews

Motion carried unanimously

Motion: I move to amend section 9 Housing Project Visit to read as follows: In order to learn from the innovative design practices and add the word "if" before "used".

Mathews, Subramanian

Motion carried unanimously

Motion: I move to amend the second bullet point under Green Building and Innovative Site Development in table 2.16.020 SI so that the project meets innovative site development requirements of Section 4B.

Blossom/Mathews

Motion carried unanimously

Public Comment

Charlie Wenzlau - commended the Planning Commission for their great work.

See Recorded Motion attached.

5) PLANNING DIRECTOR'S REPORT

Director Charnas provided an update on the department.

6) FOR THE GOOD OF THE ORDER

Commissioner Birtley and Blossom attended the City Council Meeting on June 7 regarding the Bethany Lutheran Ordinance. Chair Blossom does not anticipate the work will be sent back to the Planning Commission.

7) ADJOURNMENT

The meeting adjourned at 7:45 PM

Sarah Blossom, Chair

Maria Dozeman, Administrative Specialist

DRAFT



PLANNING COMMISSION RECORDED MOTION

| | |
|--|--------------------------|
| Planning Commission Meeting Date: | June 9, 2022 |
| Project Proposal Name and Number: | Ordinance 2022-01 |
| Decision Maker: | City Council |

Planning Commission Role and Responsibility: Pursuant to [BIMC 2.16.180](#), Planning commission review and recommendation is required for amendments to BIMC Chapter 2.16, and BIMC Titles [16](#), [17](#), and [18](#), area-wide rezones initiated by the city, or area-wide rezones associated with a privately initiated amendment to the comprehensive plan.

Planning Commission Action:

1. In making a recommendation, the planning commission shall consider applicable decision criteria of this chapter, all applicable law, the comprehensive plan, public comment, and any necessary documents and approvals.
2. The planning commission shall issue a written recommendation that contains (a) a statement recommending that the proposed amendment be approved, approved as amended, or denied, and (b) a statement of facts upon which the recommendation is based and the conclusions derived from those facts.
3. The planning commission's written recommendation and other documents upon which its decision is based shall be immediately transmitted to the city council and department director.

Recommendation:

I move to recommend approval of Ordinance 2022-01 to the City Council making it clear that the Ordinance does not include the deleted provision as amended tonight (June 9, 2022 Planning Commission Special Meeting).

Mathews/Deines

| | |
|---|-----------------------------------|
| | Approve the ordinance. |
| X | Approve the ordinance as amended. |
| | Deny the ordinance. |

Planning Commission Record of Vote:

| Commissioner | Support | Oppose | Absent | Abstain |
|---------------------|----------------|---------------|---------------|----------------|
| Blossom | X | | | |
| Chester | | | X | |
| Macchio | X | | | |
| Mathews | X | | | |
| Subramanian | X | | | |
| Birtley | X | | | |
| Deines | X | | | |
| Total | | | | |

CITY OF BAINBRIDGE ISLAND PLANNING COMMISSION



PLANNING COMMISSION RECORDED MOTION

Planning Commission Chair

Administrative Specialist,
Planning and Community Development

Date:

Date:



CITY OF
BAINBRIDGE ISLAND

Planning Commission Special Meeting Agenda Bill

MEETING DATE: July 14, 2022

ESTIMATED TIME: 60 Minutes

AGENDA ITEM: (6:25PM) New Brooklyn Gardens Public Participation Meeting

AGENDA CATEGORY: Presentation

PROPOSED BY: Kelly Tayara

PREVIOUS PLANNING COMMISSION

REVIEW DATE(S): None

PREVIOUS COUCIL REVIEW DATE(S): None

RECOMMENDED MOTION:

Presentation and Discussion

SUMMARY:

The Public Participation Meeting is required as part of the preapplication phase for Site Plan and Design Review permit, which is required for the proposed development.

BACKGROUND: New Brooklyn Gardens is a proposal to construct a craft business, recreation, and events center within a three-story building with under-building parking. The property is located at 9300 NE New Brooklyn Road, and is currently being used for temporary construction staging. The applicant participated in a preapplication conference with City staff on March 23, 2022, and Conceptual Design Review meeting with the Design Review Board on July 5, 2022.

ATTACHMENTS:

Careful and conscious development comes from understanding the triggers for happiness and economic stability.



Development done well, will create that sense of place that has at its heart local identity and individuality.

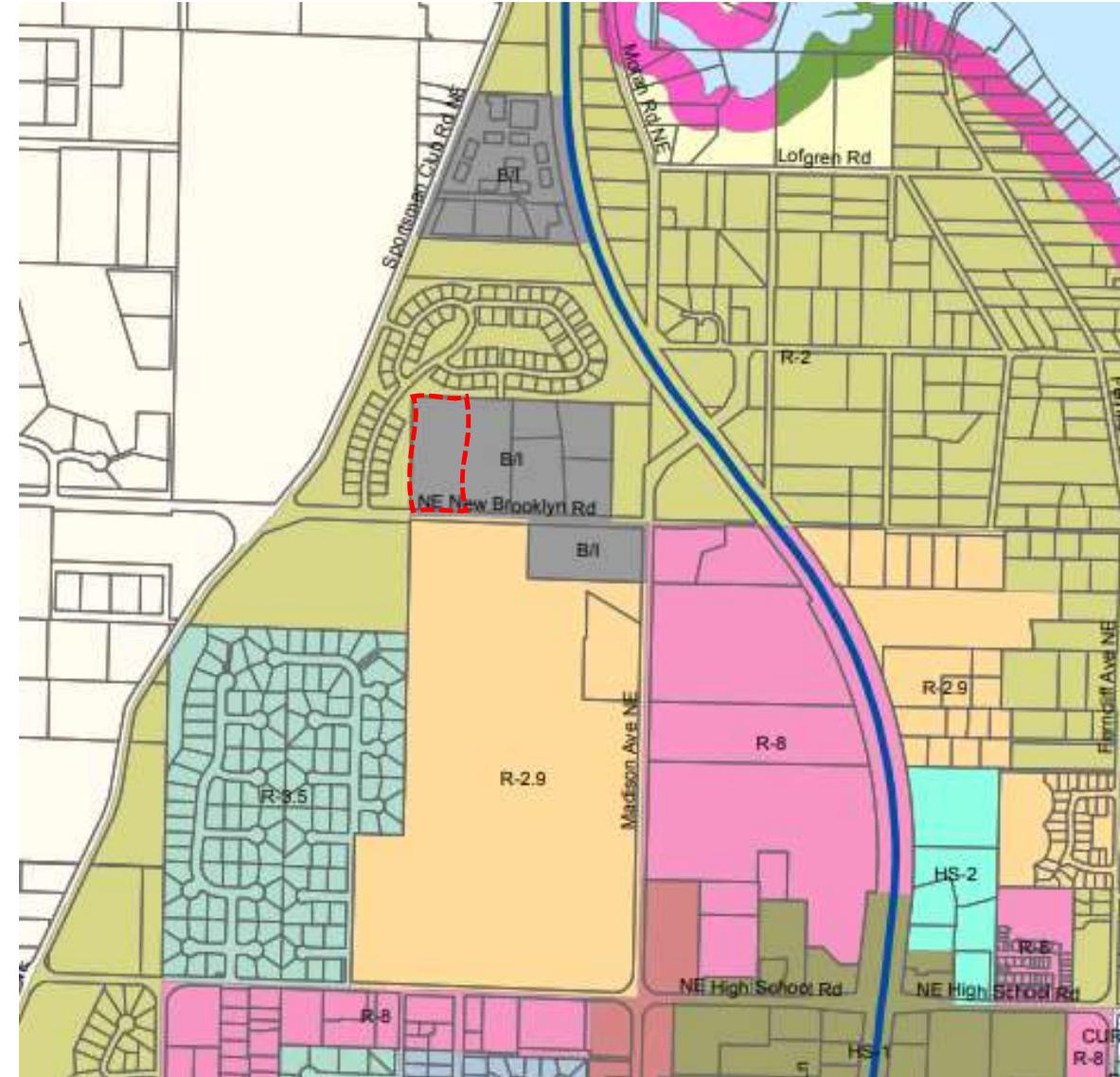


New Brooklyn Gardens, Bainbridge Island

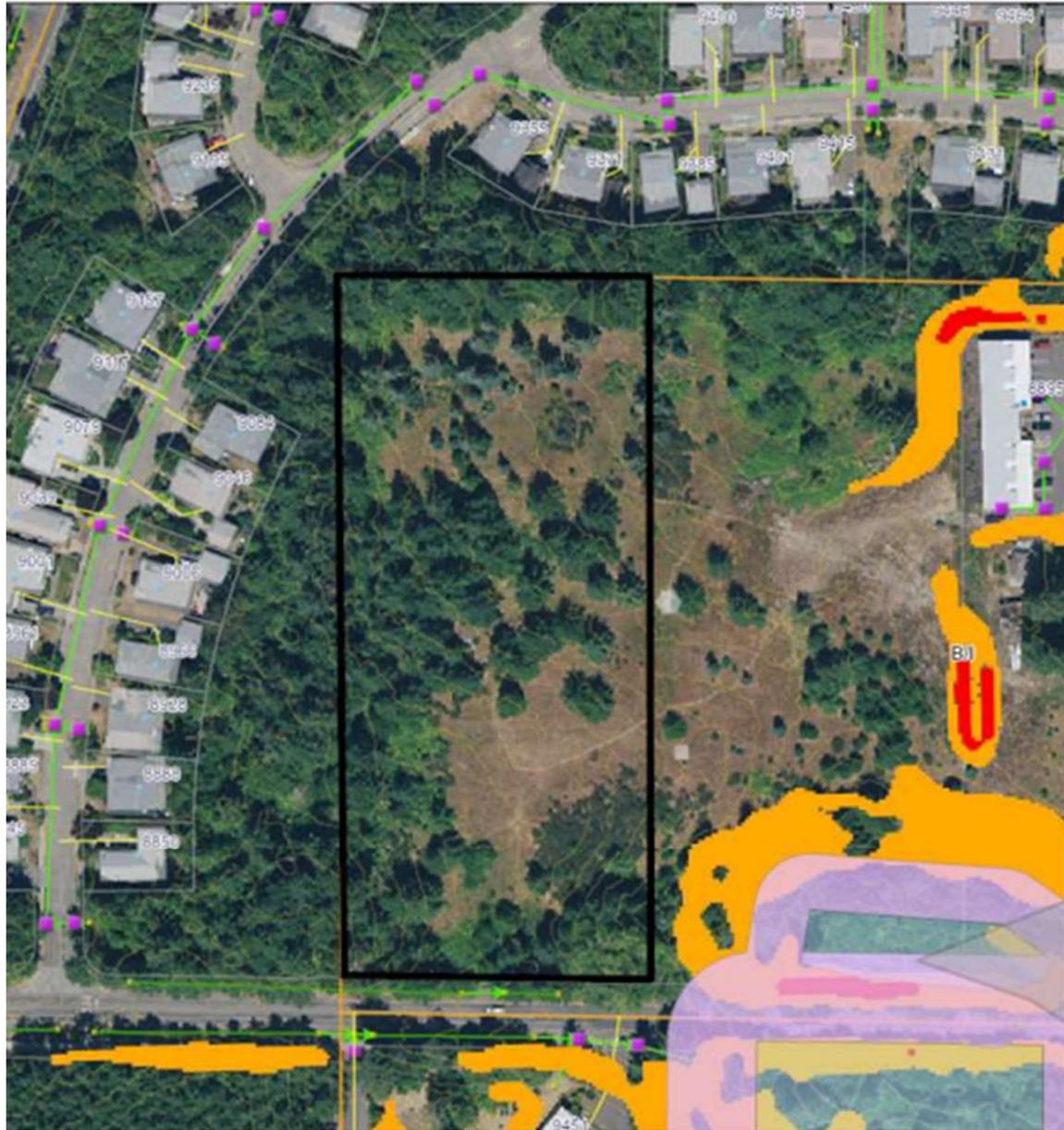
18.06.060 Business/Industrial.

A. Purpose. The purpose of the business/industrial district is to facilitate development of a diverse economy on the island with business retention, growth, and innovation. The district is intended to provide opportunities for knowledge-based businesses and expansion of Island businesses, for diversity of jobs, and for low-impact industrial activity that is compatible with adjoining residential neighborhoods. The B/I district was formerly called the light manufacturing (LM) district and is intended to implement comprehensive plan provisions related to light manufacturing uses. The B/I district encourages proper site planning and design of developments in order to minimize traffic congestion, visual impacts, environmental impacts, and other impacts and use conflicts within and beyond the district's boundaries as enabled through development and performance standards.

B. Performance Standards. All uses allowed in the B/I district shall conform to the performance standards listed in BIMC [18.06.050](#).B. (Ord. 2018-13 § 1, 2018; Ord. 2016-28 § 9, 2016; Ord. 2011-02 § 2 (Exh. A), 2011)



B/I Zoning



Tax Parcel
Area 175,547 SF
Site Address: 9300 New Brooklyn Road
Applicant – Sunrise Properties I LLC
PROJECT 52007

Existing Use – Temporary Construction Staging
Development Restrictions Table 18.12.020-3

- No FAR Max
- 35% Lot Coverage = 61,441 SF Allowable Lot coverage
- Front Setback 50' with Full landscape screen of 50' / 35' min.
- Side Setback 50' @ residential to the West with Full landscape screen of 50' (35' min.)
- Side Setback 10' setback to the East
- Rear Setback 50' with Full landscape screen of 50' / 35' min.)
- Structure Height - 45' with **Major Conditional use Permit**

Permitted Proposed Uses

- Indoor Recreation Activity
- Artist Studio
- Kennel – Indoor
- Veterinarian Clinic or Office
- Food Service Establishment
- Mobile Retail Food Establishment
- Craft Food & Beverage
- Professional Service
- Retail Sales (Accessory Use)
- Small Scale Manufacturing, Light Manufacturing
- Accessory Security Residence
- Solar Panel, Wind Generator (Accessory)

Land Use Regulations

PROJECT CONCEPT STATEMENT:

New Brooklyn Gardens is a three-story mixed use contemporary venue planned around local culture, community values and sustainability, utilizing placemaking design strategies that will serve to make Bainbridge Island an even better place to live.

New Brooklyn Gardens is a unique combination of curated business that provide a range of engaging Retail-tainment options featuring local craft food and beverage including a Washington wine tasting collective alongside recreational entertainment programming, special exhibits, music and art events, creating a celebrated sense of place for the community. Space for compatible professional service tenants will be located on the upper floors with 1 level of structure parking below grade.

The project prioritizes pedestrians over vehicles with a large south facing public plaza, and an expansive interior 'street' that will serve as a year-round community living room, with curated tenants organized around a winter garden. The exterior courtyard and plaza will feature a variety of areas for people to hang out, including communal tables, firepits and hammocks. The vision for New Brooklyn Gardens is to become the place where neighbors become friends and where memories are made, highlighting the best of Bainbridge.

The architecture will endeavor to elevate the typical 'Business Industrial' development, employing contemporary materials such as standing seam metal roofing, architectural concrete and barn wood siding, portraying the island aesthetic. The building facades will be layered to provide visual interest and break up the scale.

Native drought resistant landscaping will tie into the existing natural landscape, providing full screen vegetation to the south, west and north. Space will be dedicated to local farm stands year-round to support the connection between farmers and community.

COMP. PLAN GOALS: Nurture the quality of life on Bainbridge by balancing the interdependent goals of environmental stewardship, economic development and a strong sense of community, making Bainbridge Island a better place to live.

Establish a compact, pedestrian oriented thriving mixed use neighborhood center that offers cultural amenities, goods and services as well as diverse employment opportunities including small manufacturing, artisanal crafts, high tech, e-commerce, arts and food.

Diversified Economy - Promoting Economic Vitality, growth and stability compatible with community values and develop programs to make Bainbridge Island an attractive location for those businesses.

Encourage and support business activity to support a healthy local economy with job creating enterprises. Support entrepreneurship, stimulating business activity that serves the local community as well as visitors.

Sustainability - Encourage the use of green building materials and techniques for managing storm water, high efficiency heating and lighting systems.

Activities – Promote Bainbridge Island as a family-friendly community with recreational opportunities and a safe, clean environment.

Development - Enhance the existing designated centers, creating a 'sense of place' and promoting artisanal and small-scale producers including craft food and beverages.

Agriculture - Promote and supporting Community Supported Agriculture (CSA) with dedicated market space and farm stands for locally-based food production, supporting the connection between consumers and farmers.

Transportation- Promote non-motorized travel with safe and welcoming pathways for bikes and pedestrians.

Bainbridge Comp. Plan Goals

DESIGN TO FOSTER CULTURE AND SOCIAL WELL-BEING

DESIGN FOR A WALKABLE, BIKEABLE AND CONNECTED COMMUNITY

BUILD THRIVING NEIGHBORHOOD CENTERS THAT MINIMIZE THE VISUAL IMPACT OF PARKING

DESIGN LARGER SITES THAT CLUSTER BUILDINGS ON OPEN SPACES, ENCOURAGING THE INTERACTION BETWEEN THE BUILDINGS INTERIOR SPACES AND EXTERIOR PUBLIC SPACES.

DESIGN FOR SUSTAINABILITY AND CLIMATE RESILIENCE

Design for Bainbridge Design Review Objectives :

- Variety – Cater to all demographics and allow for Multiple events, multiple functions simultaneously
- Presence – Provide a sense of arrival and a strong identity imbedded in local culture
- Work with simple forms & vary the elements to create visual interest, texture & scale.
- Minimize the visual impact of the car
- Pedestrians and Bikes
- Community gathering
- Seasonal Indoor / outdoor spaces
- Employ programmed art and music to provide experiential variety and interest
- Operational needs of businesses to ensure long term success
- Visual Interest providing frequent entries by dividing spaces into 30' bays
- Sustainability should reflect the islands values, and the way forward for responsible development.



Drawing from Island Culture



A Collective Hub of Synergistic Curated uses

Experience Local



Engaging & Authentic



Community Gathering



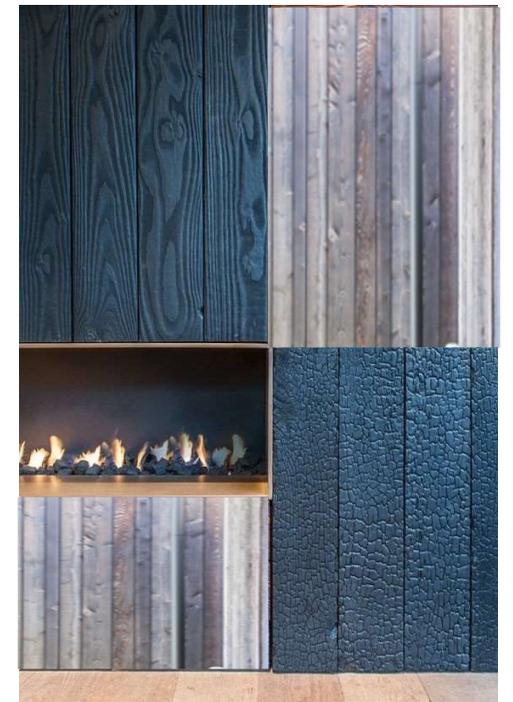
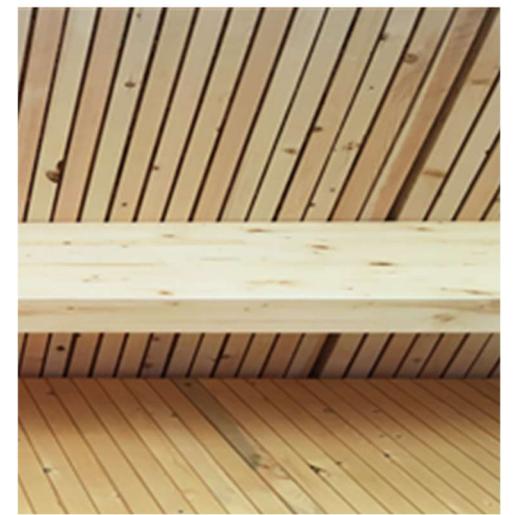
Adaptable through the seasons



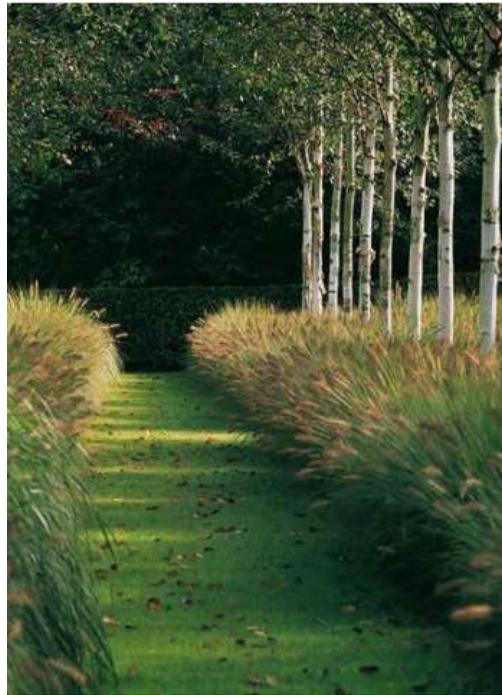
Local Vernacular



Local Vernacular



Natural Materials



Landscape

