



# Suzuki Affordable Housing

Bainbridge Island, WA



[www.suzukiaffordable.com](http://www.suzukiaffordable.com)



# Agenda

1. Housekeeping
  - a. OPG's role
  - b. Video tape
  - c. Website
2. Presentation order
  - a. Vicinity map
  - b. History
  - c. Issues raised during RFP process
  - d. Prior site plan
  - e. Project team
3. Consultant reports
4. Draft Site Plans
4. Stormwater
5. Q/A and next steps

vicinity map



## **Project History**

### **2015**

- City issues Request for Proposals
- 4 proposals
  - Housing Resources Bainbridge (HRB)
  - Housing Kitsap
  - Bainbridge Island Parks and Recreation District
  - OPG
- City moves forward with OPG

### **2016**

- City hires Environmental Science Associates (ESA) to conduct an ecological assessment on the Suzuki property.



## 2017

- ESA's report:
  - "Mature second growth forest"
  - Buffering the human-created pond
  - Creation of a 300' wildlife corridor
- Council requested OPG alter its plan based on ESA's recommendations:
  - Reduced the potential development area from 13.78-acres to +/-4-acres
  - Eliminated the new Boys and Girls Club and other proposed amenities
- Council voted to make 100% of the housing affordable

## 2018

- OPG presented a revised site plan which was approved in concept by the City
- OPG contracted to be lead consultant through the preliminary project approval
- OPG's contract does not extend to the development and construction phase.

# Issues Raised During RFP Process

## Conservation Related Ideas and Issues

- Keep property as-is. Transfer ownership to the Bainbridge Island Parks and Recreation District to own and manage in a natural state
- Older tree stands should be protected
- Protection of a human-made pond and the habitat value it provides
- Assessment of impacts to groundwater and aquifer recharge areas
- Protection of the property's potential to serve as a wildlife corridor
- Protect critical habitats
- Evaluation of the property's aquifer recharge potential

# Issues Raised During RFP Process

## Development Related Ideas and Issues

- Provide a place to expand the Boys and Girls Club
- Provide affordable housing
- The City's fiduciary responsibility to judge any proposed use against the fair market value of the property
- Overall land conservation (higher density urban development versus more rural densities)
- Create a neighborhood with a high quality of life
- Traffic impacts
- Sewer line and plant capacity
- Low water pressure has been observed in surrounding neighborhoods
- General development impacts to the surrounding neighborhood
- Provide visual screen or buffer on New Brooklyn

## Council Direction

- use old site plan as a target once consultant studies complete

old -  
site plan

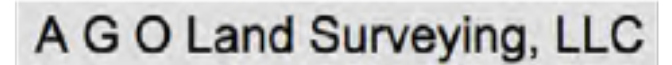






*A Pope Resources Company*

**davis studio**  
ARCHITECTURE + DESIGN



## **New Consultant Reports in Process**

- Geotechnical - Aspect Consulting
- Phase 1 environmental - Aspect Consulting
- Wetlands - BGE Environmental
- Arborist - Katy Bigelow
- Civil engineer (storm water, utilities, grading) – Browne Wheeler
- Boundary and topographic survey – AGO
- Traffic (in process) – KPG
- Landscaping (later) - Fischer Bouma



# Legal Description

That portion of the North half of the Northwest quarter of the Southeast quarter, Section 22, Township 35 North, Range 2 East, W.M., City of Bainbridge Island, Kitsap County, Washington, lying East of Permanent Highway No. 13;  
EXCEPT the north 30 feet conveyed to Kitsap County for road by deed recorded under Auditor's File No. 777166;  
ALSO EXCEPT that portion conveyed to the City of Bainbridge Island for right of way as described under Auditor's File No. 201204050289, records of Kitsap County, Washington.

## Notes:

- Sanitary sewer and storm drain manholes were not entered. Pipe sizes and materials, where shown, were observed from outside of the manhole only and should be verified.
- Subsurface utilities were not located.
- This drawing does not purport to show all easements, restrictions and reservations burdening or benefiting the subject property.
- Contours shown at 1 foot intervals were field measured and verified. Contours shown at 2 foot intervals are from publicly available lidar contour data and were not field verified.
- This drawing and the information thereon is for the sole use of the client under this contract.
- This drawing does not constitute a boundary survey of the subject property.
- All tree labels with ( \* ) are multi-trunk trees with an averaged diameter.

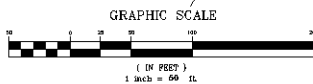
## Legend

- Asphalt pavement surface
- Concrete surface
- Gravel surface

Scale: 1"=60'  
Washington State  
Plat No. 100000  
North Zone - NAD83 (1981)



City of Bainbridge Island  
Vertical Control Network  
Bench Mark No. 844359  
3" Brass disk in case 0.8' deep at  
the intersection of New Brooklyn Road  
and South Madison Avenue.  
Elevation = 173.20'

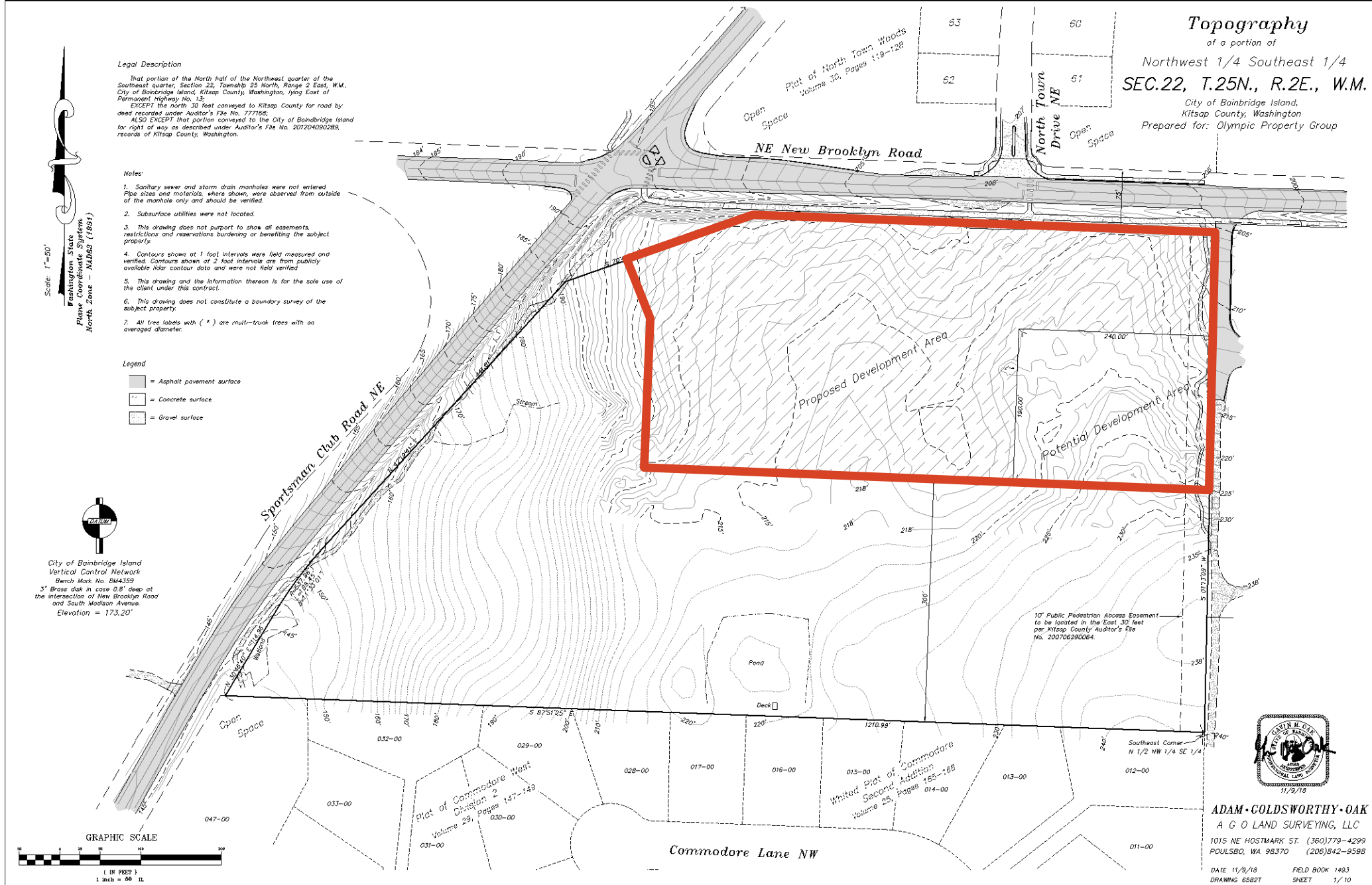


## Topography

of a portion of

Northwest 1/4 Southeast 1/4  
SEC.22, T.25N., R.2E., W.M.

City of Bainbridge Island,  
Kitsap County, Washington  
Prepared for: Olympic Property Group



ADAM GOLDSWORTHY-OAK  
A G O LAND SURVEYING, LLC

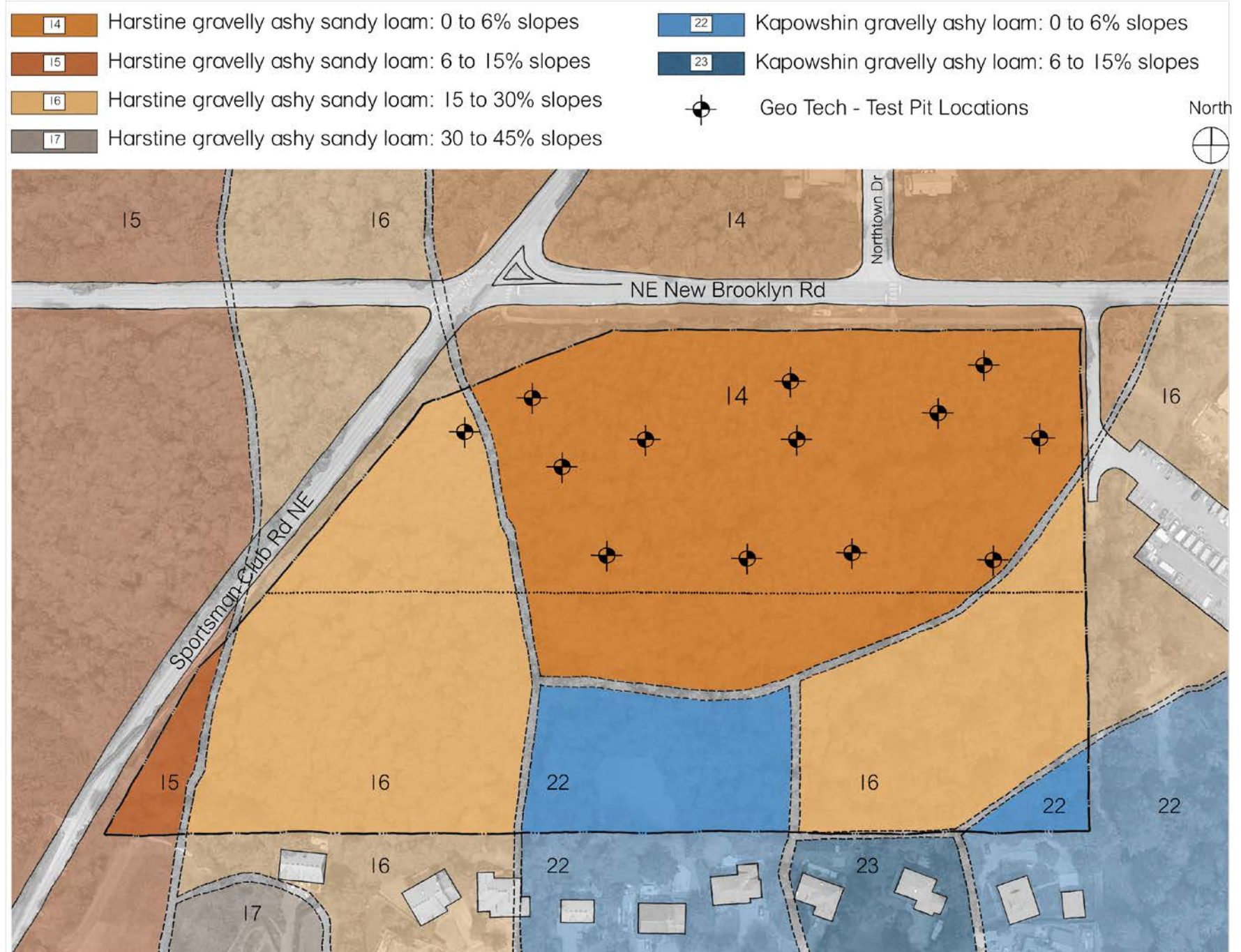
1015 NE HOSTMARK ST. (360)779-4299  
POULSBORO, WA 98370 (206)842-9598

DATE 11/9/18 FIELD BOOK 1493  
DRAWING 65827 SHEET 1/10



critical areas





soils



topo and  
drainage







# ARPA + development area



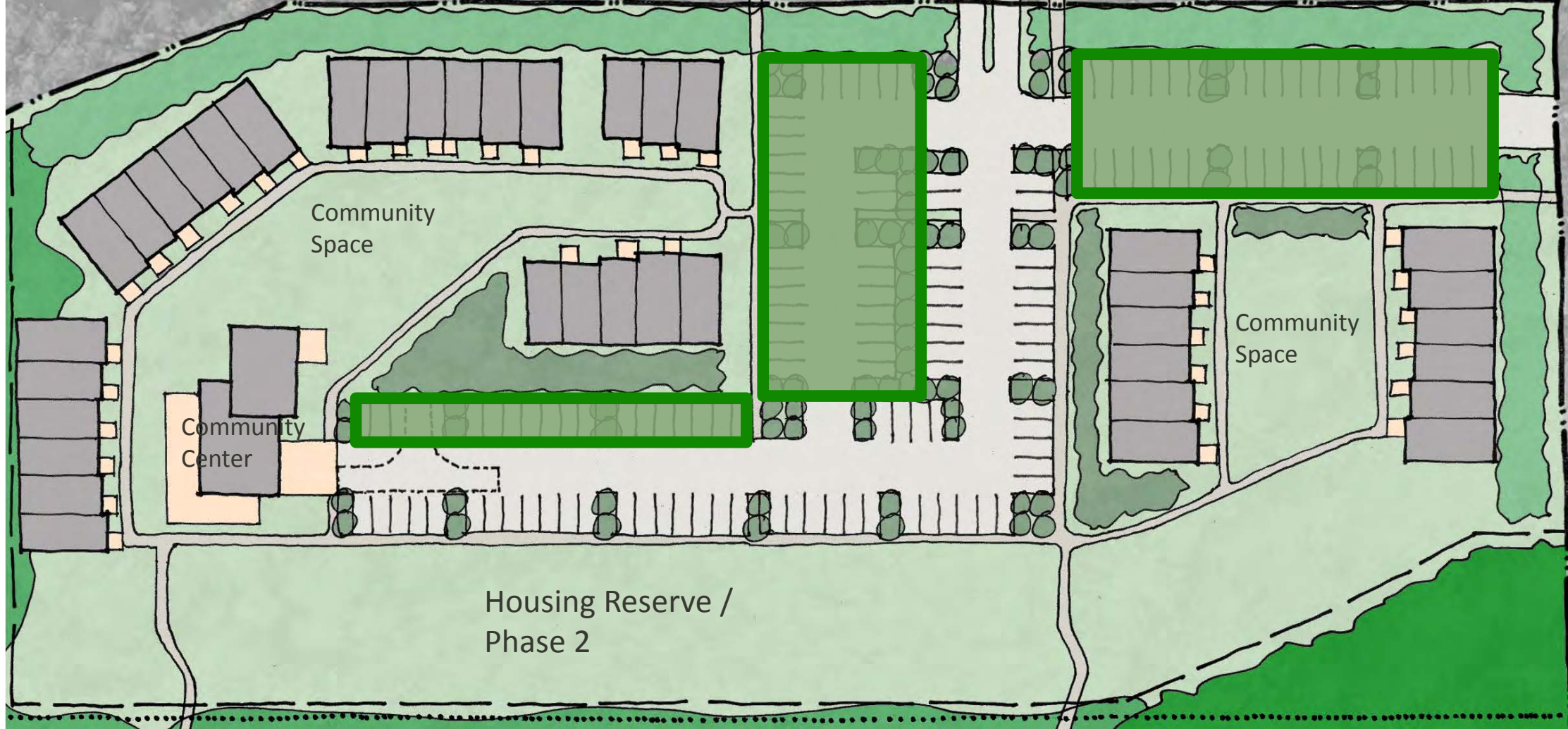


number of units?

- these can be varied within the same general configuration

base -  
site plan





option 1 - 36 units

sfr	-	0
th	-	36
adu	-	0
total	-	36





option 2 - 55 units

sfr	-	19
th	-	36
adu	-	0
total	-	55





option 3 - 67 units

sfr	-	19
th	-	48
adu	-	0
total	-	67





option 4 - 91 units

sfr - 19  
th - 36  
adu - 36  
total - 91



- how are competing goals balanced?





three alternatives

- pros and cons to each

option 1 -  
stormwater





# option 2 - stormwater





# option 3 - stormwater





- how are competing goals balanced?





Q/A and Next Steps

# **City Council Workshop**

## **January 15**

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thank you