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
**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
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
critical areas
soils
topo and drainage
trees
ARPA + development area

SITE AREA:
- Total: 13.78 Acres (600,256 SF)
- Area 65%: 8.96 Acres (390,166 SF)
- Dev Area 35%: 4.82 Acres (210,089 SF)
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
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

www.suzukiaffordable.com
thank you