

WATERFRONT TRAIL

July 9, 2018

Background Material for Providing a Trail for the CKCB Madison Avenue Development
PLN 50958 Compiled by Charles Schmid, Chair, Waterfront Trail Committee *ceschmid@att.net*

FIGURES 1, 2 AND 3 MAY BE FOUND IN A SEPARATE ATTACHMENT

TABLE OF CONTENTS

1 Introduction

1A Project Description

1B Brief Description

2. Applicable Policies and Regulations

2A Winslow Master Plan

2B 2016 Comprehensive Plan

2C Shoreline Master Plan Title 16.12.030

3. List of Properties (Figure 1)

4. Considerations for Providing for the Trail

Contour Map (Figure 2)

.Submitted Drawing for Trail (Figure 3)

City of Bainbridge Island
JUL 09 2018 3:31 PM
Planning and
Community Development
L.LANT

Reference: Revised Notice of Application/Hearing/SEPA Comment Period PLN50958
SPR/SSDP/SVAR

1. INTRODUCTION

1A Project Description

CKCB Madison Avenue Development is a proposal to develop a courtyards style 10-unit residential building with parking underneath. Project also includes frontage improvements, completion of a segment of the waterfront trail, and a request for a height increase for two stair towers to provide access to the rooftop (Reference: Revised Notice of Application/Hearing /SEPA Comment Period.)

1B Brief Review

The proposed commercial development is located along the shoreline, and as such subject to Bainbridge Island Shoreline Master Plan (SMP) requirements for public access – physical and/or viewing (16.12.030 Environmental Quality and Conservation). Including a trail shall provide an important link for the Waterfront Trail since it will go parallel to a water inlet (see Figure 1). This link would eventually complete an important section of the Waterfront Trail between Bjune Drive and Parfitt Way. The latter terminus is the Waterfront Building (which houses the Thai Restaurant). This link is a small but important part of the entire Trail which starts at the WSF Ferry Terminal, goes across the Ravine, through Waterfront Park, along Shannon Drive and down Madison Avenue along the water where a number of restaurants are found, proceeds past Strawberry Cannery Plant Park, then by the new Moritani Park and finally ends by the water at Gowen Place. This route is described in the brochure “Walking the

Waterfront Trail East and West Loops” – 10,000 copies which are being distributed to tourists and residents. Many of these sections of the trail have been added over time fulfilling Bainbridge Island’s SMP requirements for public access for the water for commercial projects falling under the category of non-water dependent use. Examples of this process include projects along the shoreline from the Waterfront Building to the Harbour Pub.

Adding this link to the Trail has the support of the Board of the Bainbridge Island Parks District (See letter of support from Kenneth DeWitt dated December 8, 2017: “The Bainbridge Island Metropolitan Park and Recreation District strongly supports and advocates for the connection to be completed. ...We strongly encourage the City to require a trail be built along the waterfront side of the site as a condition of approval for the development. ” (This letter is in City files). The Bainbridge Island Comprehensive Plan’s Transportation section states the Trail shall be completed and promotes pedestrian usage. The Waterfront Trail has gradually become complete over 30 years, and this link of the trail has been on the “to do” list for completion of the Trail. The best opportunity for completing this link was for a boardwalk to join Shannon Way across the water to the Waterfront Building (See point # 7 “Lost Easement” on Figure 1. This was in fact approved by the Winslow City Council over 30 years ago and the foundation support for this connection can still be seen on the Parfitt Way side. Unfortunately the City failed to document this at the County records, and this link was legally lost. This is an opportunity for the City to correct for this mistake which will not come again.

2. APPLICABLE POLICY AND REGULATIONS supporting Waterfront Trail

Various City documents contain policy and regulations which support including a waterfront trail with this commercial project.

2A WINSLOW MASTER PLAN - May 21, 1998 Updated November 8, 2006

CHAPTER 4 OPEN SPACE AND TRAILS

Waterfront Trail

WMP 4-3.5: The missing link of the Waterfront Trail should be completed from Waterfront Park to the foot of Madison Avenue. The City should work to extend the trail to the head of Eagle Harbor.

See City’s Trails Map for present and future trails – Figure 4.2, page 36

2B 2016 COMPREHENSIVE PLAN TR-8 TRANSPORTATION ELEMENT

Policy TR 2.6

Develop a trail system to serve non-motorized users across the Island. As envisioned, the network will include the Waterfront Trail in Winslow, the Sound to Olympics Trail (STO, a regional trail connecting the Ferry Terminal to the Agate Pass Bridge), intra-island multi-use trails, unopened City rights-of-way, shoreline trails, and connecting pathways within neighborhoods. The goal is to provide walkability within neighborhoods and Island-wide connectivity for both pedestrians and cyclists.

Policy TR 2.11

Secure easements and other land dedication for non-motorized facilities through development and redevelopment mitigation and conditions, donation, tax incentives, and direct acquisition. Coordinate these efforts with the Park District when parkland and recreational trails are involved.

Policy TR 8.4 Complete and protect the Winslow Waterfront Trail.

2 C REGULATIONS

Shoreline Master Plan 16.12.030 (General (Island wide regulations) contains Regulations for provisions for Public Access for commercial projects

.Environmental Policy Title 16 Shoreline Master Plan

Section 6.12 of the Shoreline Master Plan covers Public Access to the Shorelines in detail. Below I have only included section C.4.a and listed the headings of 4.a through 4 d. Each of these sections contains detailed policy and regulations.

Section 6.12.030 General (island-wide) regulations.

A. Regulations

B. Environmental Quality and Conservation

C. General Use.

4. Public Access – Visual and Physical.

a. Applicability. Public access includes the ability of the general public to reach, touch, and enjoy the water's edge, to travel on the waters of the state, and to view the water and shoreline from adjacent locations. Public access provisions apply to all shoreline as prescribed by this program. Development, uses, and activities shall be consistent with subsection B.3 of this section, Vegetation Management. Public access provisions must be consistent with the nonmotorized transportation plan, a component of the transportation element of the comprehensive plan.

b. Regulations – General..

c. Regulations – Public Access Design and Location Standards..

d. Regulations – Public Access Permit Requirements.

Other sections of the SMP which apply to this project, such as setbacks etc. are not included here since it is assumed the City will reference them

3. LIST OF PROPERTIES

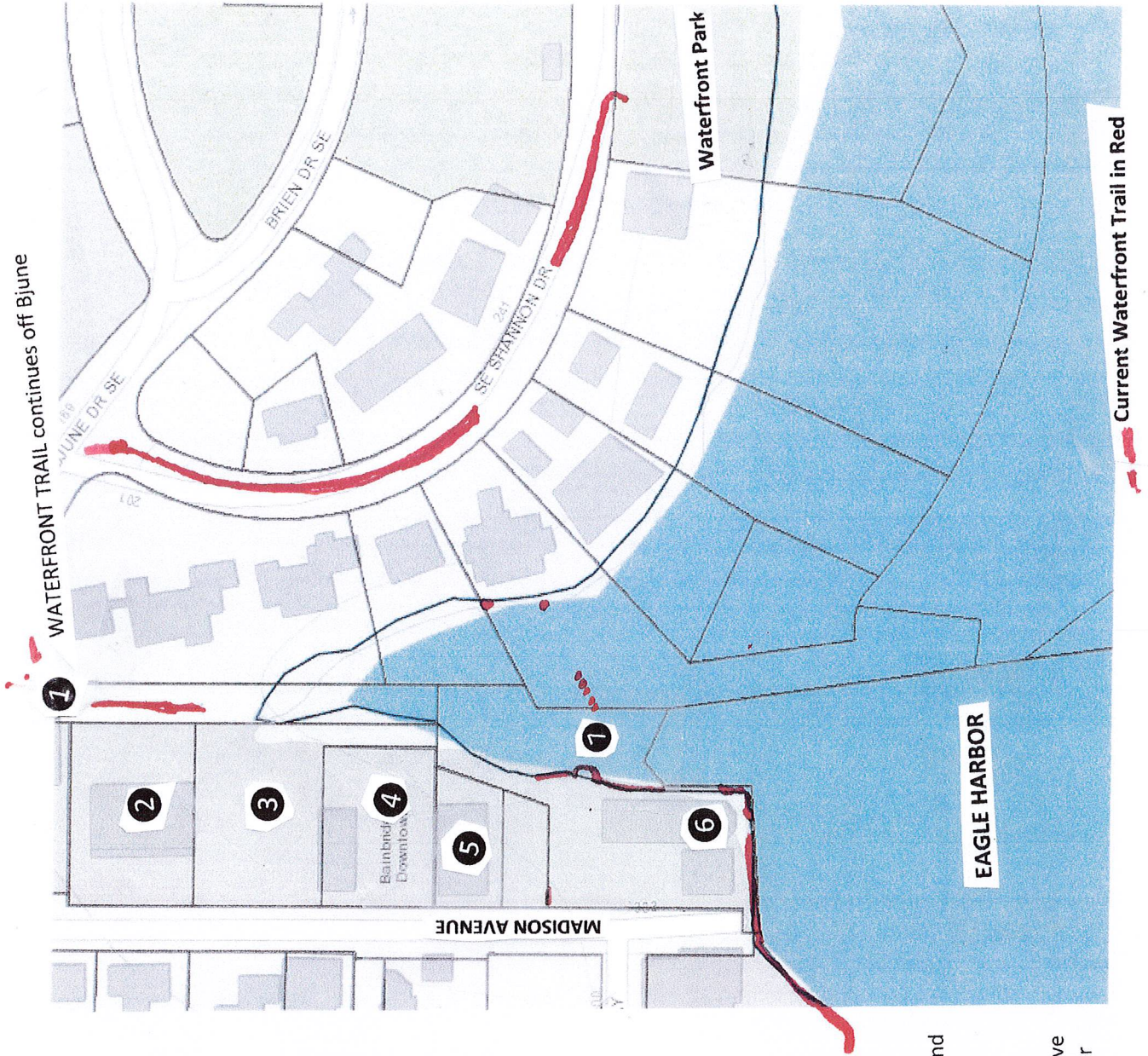
Figure 1 (Attached) shows the location of 6 properties which are all covered by the Shoreline Master Plan. Although this memo only covers locating the Trail on parcel number **3** (The proposed project), the completed trail might have to consider including a future easement in one of the other 5 properties. It is interesting to note that properties **3** and **7** have narrow appendages (called “flagpoles”) which actually adjoin each other. These initially appeared to provide a plan by which only the two flagpoles were needed, but a walk in the area shows some areas of the flagpoles appear too steep for a trail. Parcel **4** has concrete walls around its perimeter which formerly supported large fuel tanks. Parcel **6** presently has an easement all around it providing public views of the shoreline and harbor. A restaurant has tables set in the summer on that easement. Finally parcel **1** was planted with native vegetation a couple of decades ago and needs to be cleared. The south end of this COBI parcel is a storm water output with various data collection devices.

4. CONSIDERATIONS FOR PROVIDING THE TRAIL

This memo is intended to provide background for the trail required for the proposed parcel # **3**) So far the physical considerations for completing this trail have been limited to walking through the site with David Freeburg from the Non Motorized Transportation Committee. An analysis by a professional engineer is required to report on the best approach to include a trail. Hence any preliminary trail design is based on a brief tour of the property (much of it in blackberries!) In addition the shoreline setback requirements for building and trail must be provided. **Figure 2** shows the 5 foot elevation contours. Both flat areas and steep areas can be seen in the NE corner. This map also shows the entire COBI parcel coming down from Bjune. The elevation of the intersection of the three parcels **1**, **2**, and **3** has to be analyzed so it provides a smooth transition from the path now in place on COBI's property **1** over to the new path provided by the applicant **3**. This might include a short bridge. **Figure 3** is the drawing which appears to take into account the contours by avoiding the steeper slopes. The text is small and difficult to read, but appears to show the trail going parallel to the water, which is good. However it would rely on a future easement to progress down to the Waterfront Buildings. This could be mitigated by having the trail go perpendicular to the water and exiting onto Madison allowing pedestrians to continue down Madison to the water.

FIGURE 1
List of Properties in Shoreline Area
 (Note: These are names of current commercial activities. Not owners.)

- 1 COBI Property/Sstormwater Line**
 Waterfront Trail over COBI stormwater line
 Connects at Bejune andnd continues adjacent to SeaBreeze. Stormwater exits at south end
- 2 Fairbanks Construction**
- 3 CKCB Madison Ave. Development**
 PLN50958 SPR/SSDP/SVAR
 Includes "flagpole" to south (in white)
- 4 Kelly Johnson Gallery
 Castellane Jewelry**
 Concrete foundations remain on property which once held large fuel tanks
- 5 Billy Sheers**
- 6 Waterfront Building**
 Thai Restaurant. Flagpole north connects to flagpole south. Waterfront Trail circles the building with public water visual access and continues west along water to Harbour Pub
- 7 Lost Easement**
 There was once an easement to Shannon Drive which was not recorded by Winslow and later removed. Attempts to renew it failed.



ORC

FIGURE 2
ELEVATION CONTOUR MAP
(data from COBI computer system)



Five Foot Intervals

"MADISON AVE. S."

FIGURE 3

PROPOSED PATH FOR TRAIL

(Cihan H. Anisoglu, Registered Architect 2/08/2018)

