



Suzuki Property Proposal

Presented to the Bainbridge Island City Council

by Olympic Property Group

October 3, 2017

Suzuki Proposal - Background

- Request for Proposal Process

2014 – City holds Community Workshop regarding future of property

2015 – City issues Request for Proposals for possible development of site

2016 – City selects Olympic Property Group to move the project forward

- Size: 13.83-acre property
- Location: SE of New Brooklyn and Sportsman Club Roads
- Zoning: R-2 (1 home per 20,000 square feet)

Suzuki Proposal - Background

	Density Incentives	Housing Diversity Requirement	Green Building Requirements
Base for R-2	30 Lots	No requirement	No requirement
HDDP Tier 1	No density bonus	<ul style="list-style-type: none"> No affordable housing req. Housing size <1,600 sq. ft. 	LEED Certification, BuiltGreen 4, or Evergreen Sustainable Development
HDDP Tier 2	2 x base density (60)	<ul style="list-style-type: none"> 10% affordable housing Housing size <1,600 sq. ft. 	LEED Certification, BuiltGreen 4, or Evergreen Sustainable Development
HDDP Tier 3	2.5 x base density (75)	<ul style="list-style-type: none"> 50% affordable housing Housing size <1,600 sq. ft. 	LEED Certification, BuiltGreen 4, or Evergreen Sustainable Development

Suzuki Proposal – Issues and Ideas Heard

Conservation Related Ideas and Issues

- Keep property as-is and 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 man-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

Suzuki Proposal – Issues and Ideas Heard

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

Suzuki Proposal – Ecological Assessment

- Scoped by ETAC
- Performed by ESA

Key recommendations:

Suzuki Proposal – Ecological Assessment

Retained Tree Protection:

- Install protective fencing around critical root zones.
- Minimize soil disturbance and minimize root pruning to protect roots.
- Retain and protect the existing duff layer.

Soil Infiltration and Aquifer Recharge:

- Limit impervious surface coverage across the development site.
- Use rain barrels to capture rainwater which can then be used for irrigation.
- Use lined, vegetated stormwater planters to treat stormwater prior to discharging to a separate infiltration facility.

Suzuki Proposal – Ecological Assessment

Wildlife Habitat:

- Create buffer zones
- Establish a 300' wide wildlife habitat corridor
- Utilize native
- Minimize light pollution
- Restrict human use to established paths
- Educational signage
- Increase habitat structure

Pond:

- Avoid disturbance of the pond and maintain a protective buffer of existing native vegetation around the pond

Wetlands:

- Prior to site design, wetlands on the property should be formally delineated, categorized and documented in a critical areas study

Suzuki Proposal – OPG Follow up

OPG hired BGE Environmental for further assessment

- Potential Wetland #1: Not a wetland
- Potential Wetland #2: Not a wetland, potentially a stream
- Potential Wetland #3: Confirmed wetland
- Further delineation and location to be done later

Suzuki Proposal – Ecological Assessment



Suzuki Proposal – Development Proposal

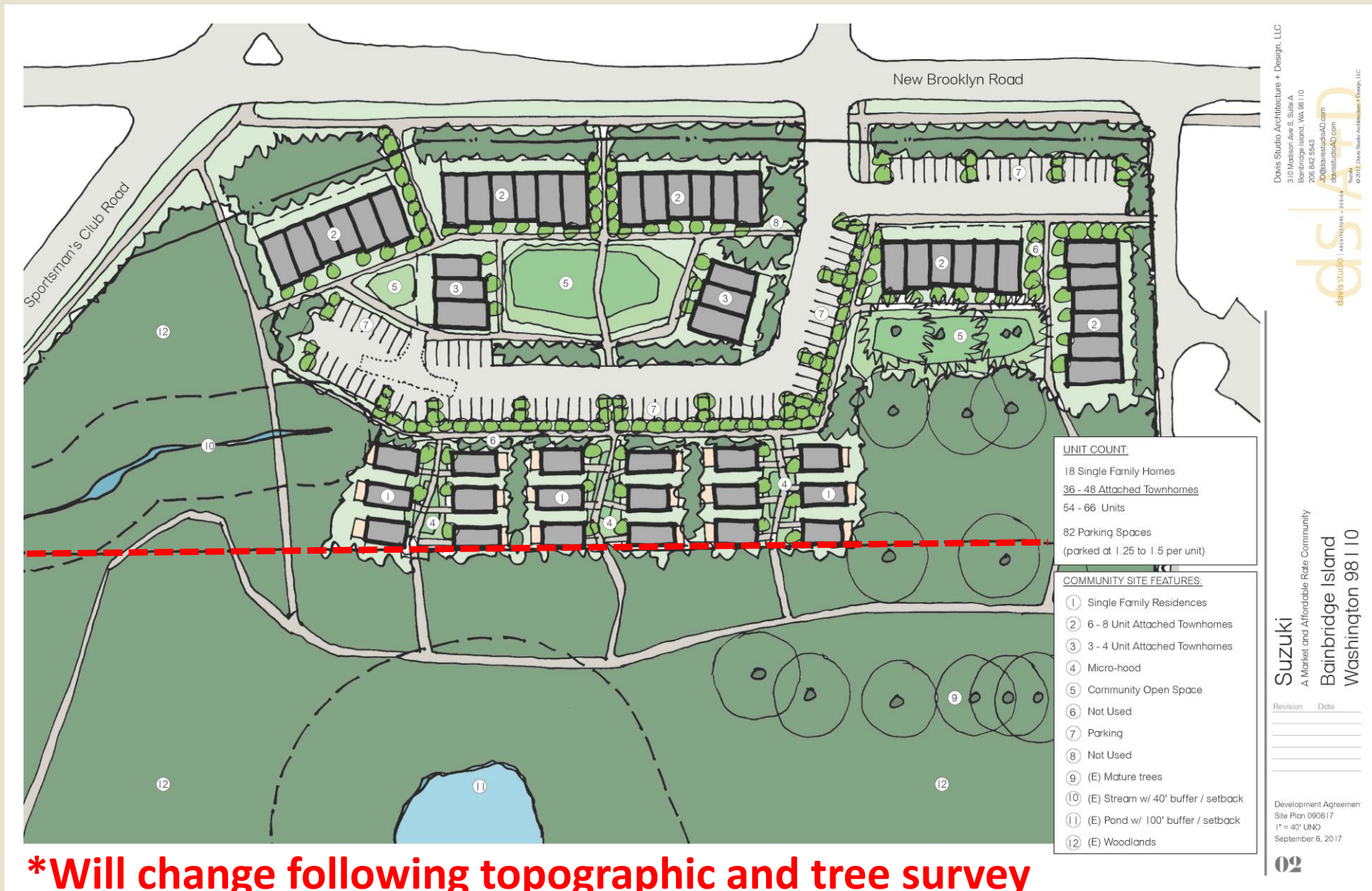
Goal:

OPG's revised proposal attempts to create a balance between:

- Preservation
- Public fiduciary considerations
- Housing affordability
- Creation of a quality neighborhood
- Mitigation of impacts to surrounding neighborhoods

Site plan WILL be modified once actual topographic and tree location data is gathered

Suzuki Proposal – Proposed Site Plan



Suzuki Proposal – Development Proposal

The Focus of the Plan:

- Produce affordable housing units (both government subsidized and non-subsidized)
- Create 50 to 66 housing units on approximately 4.2 acres
- Maximize preservation

Suzuki Proposal – Development Proposal

36-48 Townhomes:

- Sell lots to Housing Kitsap/HRB for construction of rental units
- Become market rate if HK/HRB cannot find funding

15-20 Single Family Homes:

- 800 sf to 1,600 sf market rate homes
- Private Roads and Parking

New gravity sewer to the Barn

Create a 15-foot to 25-foot vegetated buffer along New Brooklyn Road

Suzuki Proposal – Development Proposal

Preservation Elements:

- Wildlife corridor averaging 300 feet
- Pond undisturbed
- Preserve 100% of the Type 4 Mature Second Growth Forest
- Preserve approximately 85% of the Type 3 Mid-Successional Forest
- Properly buffer the existing on-site wetland and potential stream
- Preserve approximately 9.7 acres or 70%
- Preserved lands to be owned by public entity
- Impervious surfaces minimized (no individual driveways)

Suzuki Proposal – Development Proposal

Affordability Elements:

- No individual driveways and garages
- Minimizing impervious surfaces
- Minimize the length of utility runs
- Increase the development yield of the property (54 to 66) above the base density of 30 but less than the maximum density of 75 units
- Include the construction of a new sewer force main in New Brooklyn which will provide a benefit to other properties in the area
- Create a 15-foot to 25-foot vegetated buffer along New Brooklyn Road

Suzuki Proposal – Development Proposal

Affordability Elements cont'd:

- Inclusion of income-qualified subsidized rental housing for the townhomes
- Mixing market rate single family homes with subsidized housing will reduce the immediate and long-term sale price of the single family homes
- Maintaining a low ratio of parking stalls per residential unit count
- Keeping home sizes small
- Minimizing holding costs by leaving the land in City ownership for as long as possible
- Minimizing the creation of privately owned lawns
- Design of cost efficient structures (to be built by others later)

Suzuki Proposal – OPG's Role

OPG's ROLE

OPG will be the land developer for the project taking the project from concept through land development and then sales to future housing developers

- Pre-Design Services
- Project application and review (including SEPA and conditions of approval)
- Site Engineering, Construction, and Development
- Marketing and Sales

Suzuki Proposal – Schedule

The preliminary schedule is projected as below:

December 31, 2017	Development agreement with OPG ratified
January 1, 2018	Begin studies and public outreach
May 1, 2018	Submission of preliminary plat
June 1, 2019	Begin site construction
February 1, 2020	Record final plat
March 1, 2020	Close on first lot sales

Suzuki Proposal – Compensation

OPG proposes to split the Net Revenues as defined below with the City at a negotiated rate that is mutually agreeable.

Land sale revenue

Minus pre-design costs

Minus on and off-site development costs

Minus costs of sales, (real estate excise tax, legal, and commissions)

Minus OPG staff and overhead costs

Net Revenue

Suzuki Proposal – Q&A

Suzuki Proposal – Previous Site Plan

