

## Island Gateway Permit Process

### Timing

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The permit process for the Island Gateway project is driven by the timeline for the Children's Discovery Museum. The Museum has received grant funding that requires the museum to be operational by May 31, 2010. Island Gateway is committed to this timeline. The team of architects, owners and planners worked carefully to create a site layout and design plans that conformed to City regulations and design guidelines prior to submitting the permits. As is customary, the team met informally with City staff a number of times during the design phase to ensure that the submittal was consistent with City regulations and could be processed efficiently to meet the timeline of the Children's museum.

### Permit Schedule

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| The permit process was commenced when a pre-application conference was requested on:                         | April 7, 2009  |
| A pre-application Design Review meeting, advertised on the City website and open to the public, was held on: | April 20, 2009 |
| A pre-application conference with City staff, open to the public, was held on:                               | April 21, 2009 |
| Another Design Review meeting, advertised on the City website and open to the public was held on:            | April 27, 2009 |
| A third Design Review meeting, advertised on the City website and open to the public was held on:            | May 4, 2009    |
| A Site Plan Review Application and Preliminary Short Plat Application were submitted on:                     | May 14, 2009   |
| A fourth Design Review meeting, advertised on the City website and open to the public, was held on:          | May 18, 2009   |
| A Notice of Application/SEPA Comment Period was published and sent to surrounding property owners:           | May 29, 2009   |
| Notice of the proposed project was posted on the site:   | May 29, 2009   |
| A fifth Design Review meeting, advertised on the City website and open to the public, was held on:           | June 1, 2009   |
| A sixth Design Review meeting, advertised on the City website and open to the public, was held on:           | June 29, 2009  |

Application to vacate a portion of South View Street was Submitted on: July 7, 2009

Note: the application for South View Street was submitted on this date so that 3<sup>rd</sup> reading of the vacation request would be scheduled after the scheduled date (August 31, 2009) for Island Gateway to close on the ownership of the property affected by the vacation.

A Public Meeting at the Planning Commission, advertised on the City website and in the Bainbridge Review, was held on: July 9, 2009

The Planning Commission unanimously approved the application and commended the project team for the collaborative approach to the project and responsiveness to the community through the design review process.

ROW vacation discussion at Public Works Committee: July 13, 2009

The Planning Director approved the Site Plan Review and Preliminary Short Plat application on: July 17, 2009

Resolution No. 2009-17 was approved by the City Council to set Public Hearing date for ROW vacation: July 22, 2009

Application for the Children's Discovery Museum Building Permit was submitted on: July 27, 2009

An application for Final Short Plat was submitted on: July 28, 2009

ROW vacation discussion at Public Works Committee: August 3, 2009

Revisions to the Children's Discovery Museum Building Permit were submitted on: August 12, 2009

First Reading of Ordinance No. 2009-19, ROW vacation: August 12, 2009

The application for Final Short Plat was approved on: August 13, 2009

ROW vacation discussion at Public Works Committee: August 17, 2009

Second Reading of Ordinance No. 2009-19, ROW vacation: August 26, 2009

ROW vacation discussion at Public Works Committee: August 31, 2009

## South View Street Right of Way Vacation Request

Island Gateway submitted an application to the City on July 7, 2009 to request that the City vacate a right-of-way known as South View Street, a 20-foot by 125-foot road easement. The area is a remnant road use easement from the 1904 Plat of Winslow, owned in fee simple by Island Gateway.<sup>1</sup>

The right-of-way easement is located directly east of the existing building in the southeast portion of the Island Gateway site. The area is currently paved and used as parking for the Chamber of Commerce and other businesses in the building. The right-of-way terminates in Washington State Department of Transportation (WSDOT) right-of-way and has never been used as a thoroughfare.

As part of the request for right-of-way vacation, Island Gateway will dedicate to the City right-of-way along Winslow Way. This dedicated area extends generally from the Eastern edge of the property to the Western edge of the ravine and is approximately 1,330 square feet greater than area requested for vacation. The dedicated area will be improved by Island Gateway with a wider sidewalk and street trees to enhance the pedestrian corridor.

| Areas                            |                  |
|----------------------------------|------------------|
| Area to be Vacated by the City   | 2470 square feet |
| Area to be Dedicated to the City | 3800 square feet |

Island Gateway has requested the vacation of the South View Street right-of-way in order to site the Art Museum as far east on the site as possible to create an open public plaza in the center of the site. The plaza will provide an inviting landscaped space, encouraging pedestrians to enter the site and discover courtyards, water features and other amenities. The landscaped plaza will spill out onto the public sidewalk, forming a contiguous green corridor with street trees along the project frontage.

To the east of the 20-foot right-of-way that is the subject of the application, there remains 10-foot of additional City right-of-way, as well as approximately 30 feet of additional WSDOT right-of-way between the existing building and SR-305. The Eastern 10-foot City right-of-way of South View Street is owned in fee simple

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<sup>1</sup> The Plat of Winslow was recorded on January 11, 1904 from a 5.6-acre tract owned by E.A. and Carrie M. Parfit. The plat shows a 40-foot wide street (South View Street) running north-south between Blocks 1 and 2. The dedication on the face of the plat reads: "Know all men by these presents that we, E.A. Parfit and Carrie M. Parfit his wife, owners in fee simple of the herein described property, do hereby dedicate for the use of the Public forever, all the streets and avenues platted thereon". The land underlying the South View Street right-of-way is currently owned in fee simple by Island Gateway as the law states that "the fee in a public street or highway remains in the owner of the abutting land, and the public acquires only the right of passage, with powers and privileges necessarily implied in the grant of the easement".

by WSDOT. Island Gateway has been working with WSDOT to ensure that WSDOT is in support of the requested right-of-way vacation.

WSDOT has also approved plans to allow Island Gateway to landscape the 30-foot right-of-way between South View Street and SR-305. In addition, the Design Review Board has requested that Island Gateway provide a landscape 'sculpture' on the remaining 10 foot City right-of-way. Island Gateway plans to landscape this entire area to provide an aesthetically pleasing green space that will enhance the landmark corner that is the transition between East and West Winslow.