



10-27-14

Suzuki Community Workshop
Council Chambers
November 3, 2014
5:30 PM – Open House
6:00-8:00 PM - Community Workshop

Brief conceptual description of submittal:

PROPOSE 58-60 LOT PLAN BASED ON
THE HDOP TIER 2 - 2.0 & BASE DENSITY
WITH 10 LOTS TO BE AFFORDABLE.
KITSAP CONSOLIDATED COUNTY HOUSING AUTHORITY WILL
JOIN PROJECT TO DO SELF HELP HOUSING ON
THE 10 AFFORDABLE LOTS

Contributor(s) - Please list all individuals or groups providing input to your submittal.

CARLEEN GOSNEY / WINDERMERE LANDSLAPE PLAN - TIM GOSNEY
ADAM + GOWDSWORTHY SURVEYOR LANDSLAPE ARCH.
BROWNE AND WHEELER ENG. HOUSING KITSAP - KCCMA

Contact Information:

CENTRAK HIGHLANDS INC - DAVID SMITH (CONTACT)

Name

PO BOX 2879 POUSETT WA 98370

Street Address, City, State, Zip Code

360-440-0814 (CELL)

Phone Number

SMITHHOUSE 4E COMCAST.NET

E-mail Address

Board of Commissioners
Chair Tim Matthes
Vice Chair Charlotte Garrido
Nancy Christensen
Becky Erickson
Robert Gelder
Linda Streissguth
Val Tollefson

Interim Executive Director
Judy Henry



345 6th Street Suite 100
Bremerton, WA 98337-1891

Phone (360) 535.6100
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<http://www.housingkitsap.org>

October 27, 2014

Ms. Jane Rasely
Administrative Specialist, Planning and Community Development
City of Bainbridge Island
280 Madison Ave. N
Bainbridge Island, WA 98110

Re: Suzuki Property

Dear Ms. Rasely:

The Suzuki property is a great opportunity to provide affordable housing on Bainbridge Island. Housing Kitsap proposes to provide ten affordable homes through our USDA Mutual Self-Help Housing Program. We recognize the importance of fitting seamlessly into the neighborhood and would share home plans and exterior design with Central Highlands, Inc. We understand there are many different thoughts and ideas for this project; however, Housing Kitsap is committed to building affordable single family homes.

Since 1973, Housing Kitsap has participated in the USDA Mutual Self-Help Housing Program. We have assisted over 1,400 low and very low income families build their affordable homes and have an outstanding record of accomplishments for providing affordable homeownership opportunities to our community. We are the largest provider of the Mutual Self-Help Housing in the Pacific Northwest and Alaska.

This program serves households at or below 80% of the area median income. The families share costs of the program by providing 65% (approximately 1,200 hours of "sweat equity") of the labor to build a group of 10 modest homes. Other financial assistance may include an interest subsidy to help offset their mortgage, zero closing costs and no down payment requirement.

In addition, we recognize the importance of building green and sustainable construction and were awarded the 2011 Regional Builder of the Year by Northwest ENERGY STAR Homes and its Washington utility partners such as Puget Sound Energy. We are committed to continue our energy-efficient building techniques and design in our homes, practicing social responsibility within our communities and providing our participants with improved comfort and energy savings.

It has been many years since we have been able to provide Mutual Self-Help Housing opportunities on Bainbridge Island and we look forward to this possibility.

Sincerely,


Dean Nail
Interim Director of Single Family Housing

CENTRAL HIGHLANDS, INC.

BUILDERS/DEVELOPERS
(360)779-7157

P.O. BOX 2879, POULSBO, WA 98370
FAX (360) 779-5428

October 22, 2014

Ms. Jane Rasely
Administrative Specialist, Planning and Community Development
City of Bainbridge Island
280 Madison Ave. N
Bainbridge, Island, WA 98110

RE: Suzuki Property Community Workshop - Conceptual Submittal

Dear Ms. Rasely,

OPTION I: MAXIMUM SALES PROCEEDS TO CITY OF BAINBRIDGE ISLAND

We have prepared a preliminary conceptual plat plan for the Suzuki property utilizing the "Housing Design Demonstration Program Tier 2 - 2.0 X Base Density" which allows a maximum of 60 lots with 10% affordable which equals 6 affordable lots. We have tentatively agreed to Housing Kitsap's request for 10 affordable lots though it will reduce the number of open market lots and the total land sale proceeds to the City of Bainbridge Island. Our plan has 58 lots, though 60 lots can be achieved by utilizing "0" lot line townhomes for some of the units and still maintain our plan's conceptual layout.

Our plan is designed to achieve the goals of the Housing and Environmental Elements of the Comprehensive Plan as outlined in the "Suzuki Task Force - Report on the Disposition of the Suzuki Property - Description of City of Bainbridge Island Goals for RFP Responses."

VARIED HOUSING MIX: The plan includes 50 market rate lots with 3 house plans, 10 affordable lots to be sold to the Kitsap County Consolidated Housing Authority. Please review KCCHA's attached letter describing their plans for the 10 lots. The Bainbridge Housing Resources Board is considering joining us to participate in either OPTION I or preferably OPTION 2 with 50% affordable and 50% open market under HDDP Tier 3 at 2.5 X 30 base units which equals 75 total units as described below.

ELIGIBILITY FOR FINANCIAL ASSISTANCE: Please review the KCCHA letter for a description of the Self Help financial assistance programs.

PERMANENT AFFORDABILITY: Review KCCHA letter.

GREEN AND SUSTAINABLE CONSTRUCTION: Our home construction will achieve the

WA Evergreen standards. We have consulted with Browne and Wheeler Engineering in preparing our plan to facilitate meeting the low impact development standards.

OPEN SPACE, COMMUNITY GARDENS, BUFFERS AND TRAILS: Please review the attached landscape plan done by Tim Goss, Landscape Architect.

EASEMENT FOR SAFE ROUTE TO SCHOOLS: Location to be determined
ATTRACTIVELY INTEGRATES WITH ADJACENT NEIGHBORHOODS AND CHARACTER OF ISLAND: We believe that Central Highlands has achieved this goal with our previous 6 projects on Bainbridge Island and will also be able to meet this goal with the Suzuki project.

PRICE: Because the open market lots will bring more sales revenue to Bainbridge Island than the "affordable" lots we have included 50 open market lots and 10 affordable lots in our plan.

QUALIFICATIONS: We have completed 6 successful projects on Bainbridge Island.

TIMELINESS: To be determined

BONUS POINTS FOR AFFORDABLE HOUSING UNITS PROVIDED ABOVE MINIMUM REQUIREMENTS. 10% of the homes, which is 6 units minimum for our plan, must be affordable. All homes, including the open market homes must be less than 1600 sq. ft. under the HDDP Tier 2 scoring system. Our plan includes 10 affordable units that KCCHA will provide with their Self Help Program.

OPTION 2: 50% AFFORDABLE AND 50% OPEN MARKET UNITS:

Option 2 would utilize the HDDP Tier 3 that would result in 2.5 X the base density of 30 = 75 units with 50% affordable = 37 and 50% open market = 38. This plan, NOT SHOWN, would include multifamily housing that would include rental units and "0" lot line townhomes to allow more units to be placed in the same basic "land plan area" as configured on the Option 1 plan that is attached. All of the multifamily units would be incorporated into the "affordable" housing units. The 38 open market units would remain as single family detached units on their on lots the same as planned for OPTION 1. Because the open market lots are the main source of land sale revenue to the City of Bainbridge Island, Option 2 will result in about a 20% reduction in total land sales revenue.

CONTRIBUTORS TO OUR PLAN:

HOUSING MARKET RESEARCH: Carleen Gosney of Windermere Real Estate Co. has provided market data to guide our market rate home plans.

AFFORDABLE UNITS: We are joining with KCCHA to provide these units. Additionally, we are discussing possible participation by the HRB in the project as well.

PLAN PREPARATION: Adam and Goldsworthy Surveying

ENGINEERING CONSULTATION: Browne and Wheeler Engineering

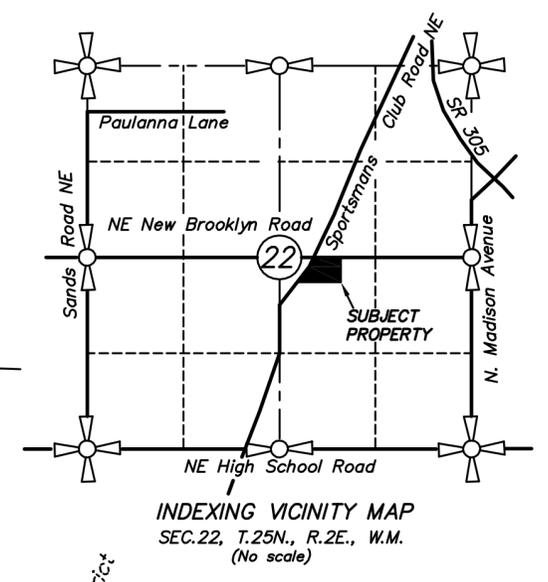
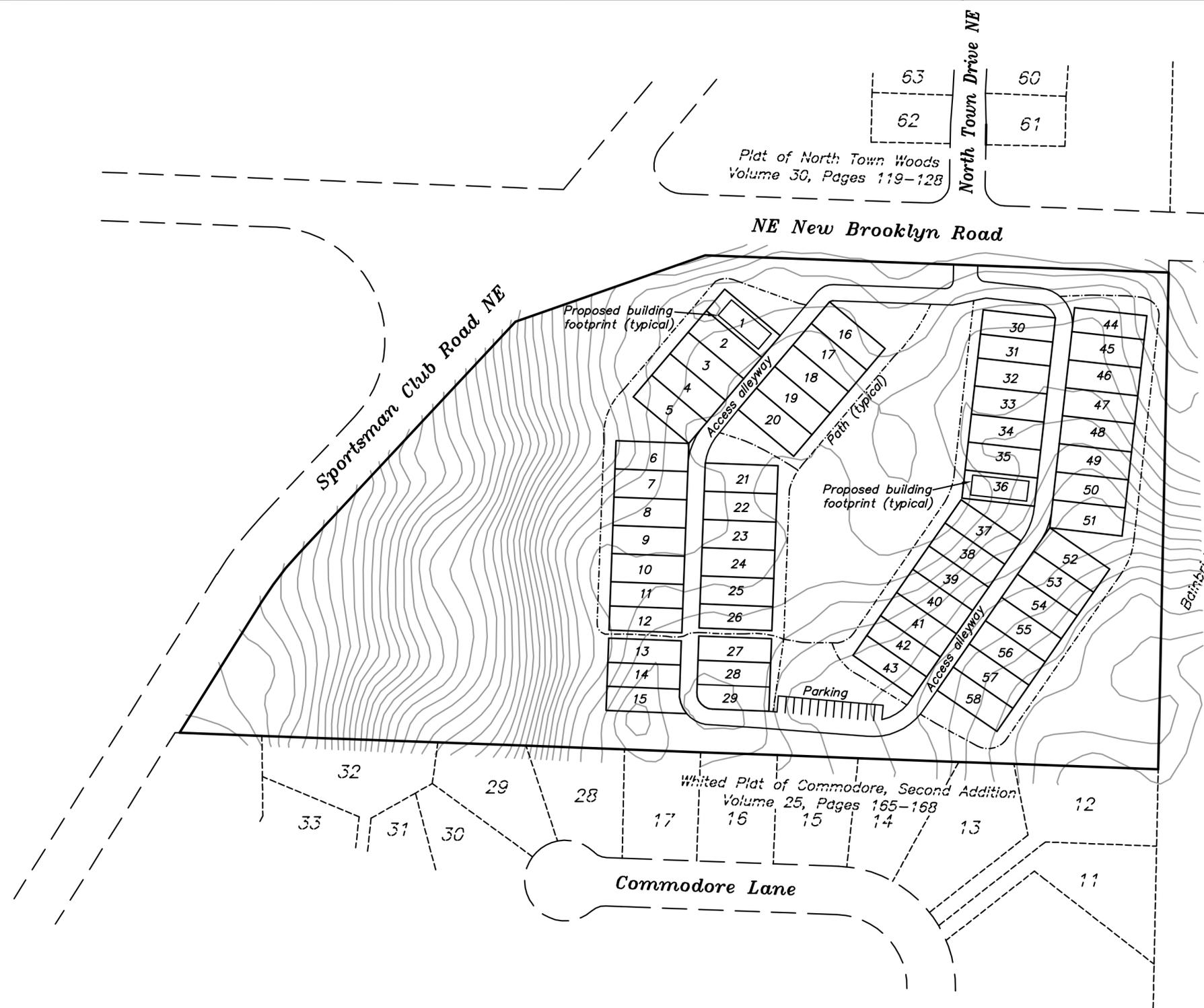
LANDSCAPE DESIGN: Tim Goss Landscape Architect

We look forward to participating in the Community Workshop.

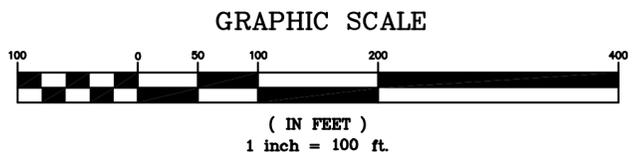
Sincerely Yours,

David Smith, Pres.

Scale: 1"=100'
Assumed



City of Bainbridge Island
Vertical Control Network



Suzuki Project
Housing Design Demonstration Project
NW 1/4, SE 1/4,
Sec.22, T.25N., R.2E., W.M.
City of Bainbridge Island, Kitsap County, Washington



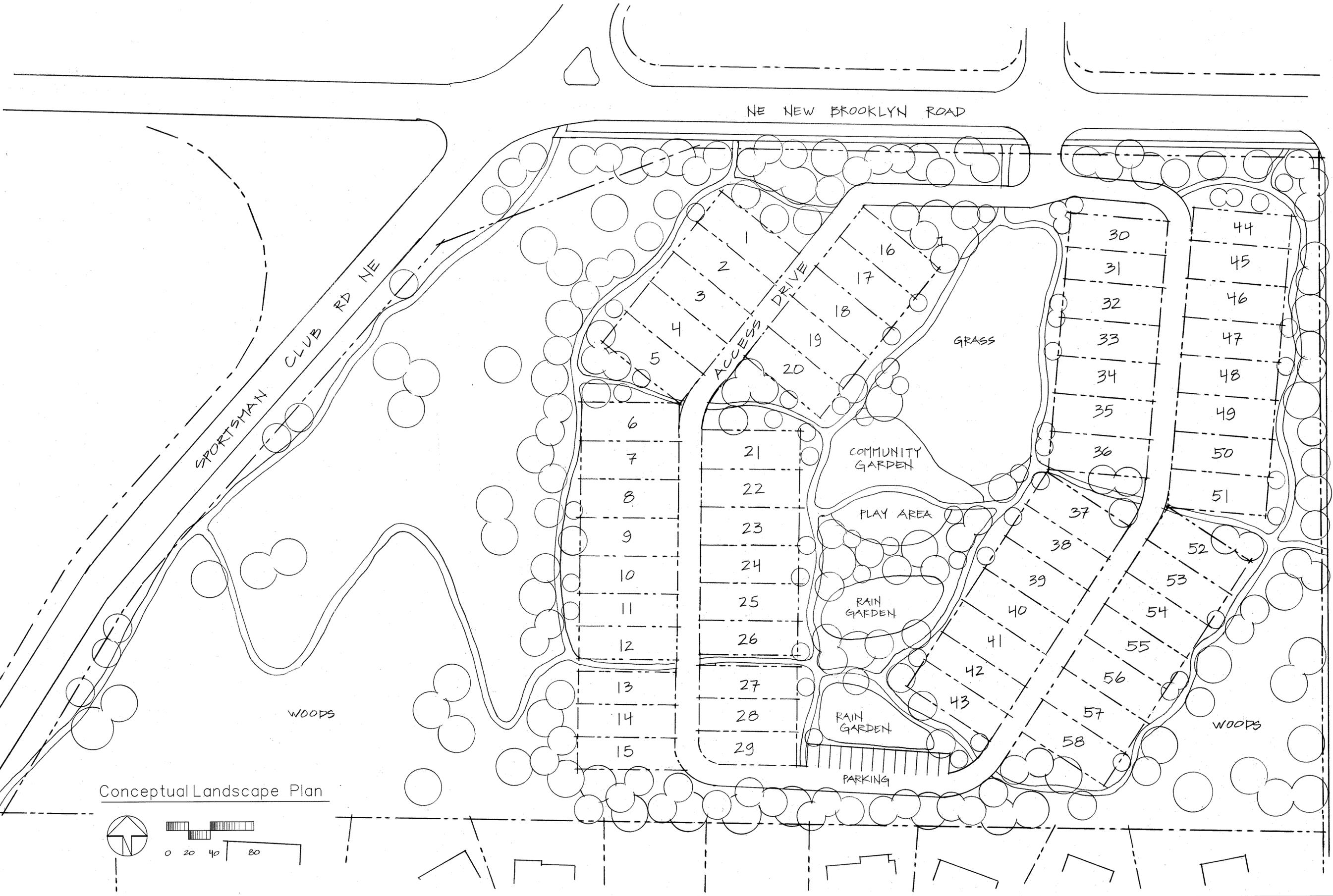
ADAM & GOLDSWORTHY, INC.
LAND SURVEYING

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

DATE 10/17/14 FIELD BOOK --
DRAWING 5682PLAT SHEET 1/1

TIM GOSS
LANDSCAPE ARCHITECT

416 COSGROVE ST NW
BAINBRIDGE ISLAND
WASHINGTON 98110
206.842.8664



Suzuki Property
Sportsman Club & New Brooklyn
Conceptual Landscape Plan

Scale: 1"=40'
Date: 10/22/14
Rev:





