



**Steering Committee -
 Winslow Subarea Plan Update &
 Comprehensive Plan Periodic Review**
October 12, 2023
3:30 – 5:00 PM
City Council Conference Room, 280 Madison Ave N
Bainbridge Island, WA 98110

Meeting of the Steering Committee Overseeing the
 Winslow Subarea Plan Update and the Comprehensive Plan Periodic Review
 October 12, 2023

City Council Conference Room
<https://bainbridgewa.zoom.us/j/85074579238>

This meeting will be recorded

AGENDA

Welcome/Discussion of September 14th Meeting Notes

Meeting Topics:

- Group Discussion on Placemaking Opportunities with Both Planning Projects
- Discussion on Applying an Equity Lens and a Climate Lens to Both Planning Projects
 - Autumn Salamack, City of Bainbridge Island Climate Mitigation and Adaptation Manager; and
 - Anshu Wahi, City of Bainbridge Island Equity, and Inclusion Manager
- Check in on Outreach Events:
 - Winslow Subarea Plan Alternatives
 - Comprehensive Plan Kickoff online follow up
- Next Meeting Agenda

Upcoming Agenda Items (Dates Tentative)	
Steering Committee Meeting Date	Topics for Consideration
	Scoping, Integrated EIS, Alternatives Discussion
	Housing Action Plan Implementation – Relationship to Comprehensive Plan and Winslow Subarea Plan
	Equity Analysis Process and Opportunities
	Climate Lens Process and Opportunities
	Environmental Impact Statement Summary
	Comprehensive Plan General Discretionary Amendments
	Preferred Alternative for Winslow

**For special accommodations, please contact Planning & Community
 Development 206-780-3750 or at pcd@bainbridgewa.gov**



Meeting of the Steering Committee Overseeing the Winslow Subarea Plan Update and the
Comprehensive Plan Periodic Review
Thursday, September 14th, 2023
3:30 – 5:00 PM

Participants: Council members Kirsten Hytopoulos, Jon Quitslund, Leslie Schneider; Planning Commissioners Sarah Blossom, and Sean Sullivan; Planning Director Patty Charnas; Planning Manager Jennifer Sutton; Facilitators Linda Paralez, and Matty Dunham; Comprehensive Plan Consultant Bill Grimes; and Winslow Subarea Plan consultant Adam Amrhein (LMN Architects)

Meeting Agenda

- Reflections on Patricia Davis
- Placemaking Presentation and Discussion
- Winslow Subarea Plan Draft Alternatives and Community Engagement Concepts
- Comprehensive Plan Kickoff Meeting Reminder
- Next Meeting Agenda

Reflections on Patricia Davis

Steering Committee members expressed their condolences and thoughts on the passing of facilitator Patricia Davis. Linda Paralez, President of Demarche Consulting, will now assume the role previously held by Patricia Davis.

Placemaking Presentation: Project for Public Spaces

Elena Madison (???) of the Project for Public Spaces, gave a presentation, illuminating the significance and purpose of placemaking was delivered. The central element of a vibrant gathering place is its ability to foster social interactions and contribute to the local economy. The primary approach for placemaking involves defining the place and identifying stakeholders, evaluating the space, conducting short-term experiments, and implementing long-term improvements while maintaining ongoing community engagement.

Steering Committee members expressed a desire to further discuss the concept of placemaking at the next meeting in October, and to consider how the concept may influence the subarea and comprehensive plans

Overview of Winslow Subarea Plan Draft Alternatives

A presentation providing an overview of the Winslow Subarea Plan draft alternatives was shown. The key interests that emerged from community feedback gathered during the visioning workshops and surveys include:

- Preserve the character of Winslow Way.
- Establish a lush and green welcoming environment when arriving off the ferry.

- Creating more open spaces.
- Prioritizing waterfront connections.
- Protecting natural habitats.
- Improving climate resilience.
- Expanding affordable housing access.
- Improving mobility on the island.
- Preserving the unique Winslow Way features

The three community lenses are as follows: Resilience and Climate, DEIB (Diversity, Equity, Inclusion, and Belonging), and Community Character. The primary means of achieving the goals for each lens include updates to zoning codes, capital planning for transportation utilities, construction standards, inter-agency coordination, and the potential designation of a portion of the subarea as a Countywide Growth Center.

Various strategies can be employed to achieve these goals, including zoning adjustments, building types, updates to building regulations, and enhancements to the mobility framework. Some specific building regulations that could help meet community objectives include lot coverage, building morphology, the incorporation of physical breaks, midblock connections, height restrictions, and the requirement of active ground floor uses. The open space framework also presents an additional opportunity for the community to meet ecological goals. Opportunities to preserve character can be achieved in consideration of large lot cores, small lot cores, and transition zones.

Topics that Inform Alternatives

The consultant provided an overview of mobility, climate, sustainable transportation, and open space goals that have informed the development of alternatives for the Winslow Subarea Plan.

Winslow Subarea Plan Draft Alternative One

Alternative One represents a ‘no action’ approach. An estimate indicates that 70% of the land within the existing subarea boundary is unsuitable for multifamily development projects. This is primarily due to current zoning regulations, natural features, the presence of public spaces, and the irregular shapes of parcels.

The projections for Alternative One indicate that achieving the resilience and climate goal will be challenging due to existing land use patterns and mobility options. Regarding the goals of DEIB and community character, projections present a mixed scenario. Under alternative one, the analysis suggests that the current capacity will most likely not align with the targets set by House Bill 1220 and the Housing Action Plan. However, there is a possibility of meeting the multi-family capacity goals under House Bill 1220.

Winslow Subarea Plan Draft Alternative Two

Alternative Two represents an action alternative that establishes walkable corridors with dense centersimproving the connection between the Central Core and the Ferry Terminal Districts and

expanding the High School Road corridor to accommodate higher population density. In both corridors, there is the potential for retail spaces on the ground floors. A “transition area” between the two corridors is also proposed.

Preliminary analysis indicate Alternative Two will likely align with the resilience, DEIB, and community character goals.

Steering Committee members voiced concerns about the FAR numbers and its feasibility for developers to accommodate a 10% affordable housing requirements. Steering Committee members also expressed a need for further discussion and analysis regarding increasing the FAR along High School Road to achieve housing goals of managing the density distribution across the island. Committee members raised concerns regarding community reactions to the proposed 55-foot height allowance along Winslow Way, and ensuring “building setbacks” from Winslow Way. Conversations also took place regarding potential incentives for achieving 20% affordable housing in specific areas.

Winslow Subarea Plan Draft Alternative Three

Alternative Three involves a reconfiguration of the subarea plan boundary to better align with potential locations for multi-family housing and high-capacity transit. In this alternative, the subarea plan boundary is adjusted to move west within the sewer service area, using larger lots around High School Road and existing commercial spaces. This alternative proposes more compact denser areas than Alternative 2, a transition zone between them, and increased residential density in adjacent areas to increase opportunities for middle housing types. building types include duplexes, townhomes, stacked flats, and smaller garden apartments.

Steering Committee members raised several concerns with this alternative. First, they expressed a desire to further understand the transitions between areas with an R – 0.4 to areas with an R – 8 and how that would impact the community. Second, there were concerns about this alternative's implications on climate-related goals. The conversation also took place regarding the desire to implement 10% inclusionary zoning in various areas on the island and to incorporate mid-sized multifamily buildings. Steering Committee members also requested further clarification regarding the impact of removing Wing Point in the subarea boundary. Lastly, committee members sought further clarification on how the two action alternatives would impact housing costs.

Comprehensive plan kickoff reminder

On September 27th there will be a meeting regarding the Comprehensive Plan at Woodward Middle School Commons.



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