



CITY OF
BAINBRIDGE ISLAND

**Steering Committee -
Winslow Subarea Plan Update &
Comprehensive Plan Periodic Review
September 12, 2024
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

September 12, 2024

City Council Conference Room

<https://bainbridgewa.zoom.us/j/85074579238>

This meeting will be recorded.

AGENDA

Meeting Topics:

1. Roles and Meeting Ground Rules
2. Review the July 11th Meeting Notes*
3. Discussion of neighborhood center pop-up meetings and Open House at the High School
4. Review and Discussion of Outreach on Housing and Other Planning Targets
5. Next Steering Committee Agenda

- *Note: No August meeting was held in 2024.*

**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, July 11th, 2024

3:30 – 5:00 PM

Participants: Council members Jon Quitslund, Kirsten Hytopoulos, and Leslie Schneider; Planning Commissioner Sarah Blossom (zoom) and Peter Schaab; Planning Director Patty Charnas; Planning Manager HB Harper; Facilitators Linda Paralez and Matty Dunham (zoom).

Meeting Agenda

1. Roles and Meeting Ground Rules
2. Correcting the June 13th Meeting Notes
3. Further Details on the Outreach and Engagement Planned Activities for the Draft EIS
4. Concepts of the Comprehensive Plan Alternatives
5. Next Steering Committee Agenda

Correcting the June 13th Meeting Notes:

The Draft Environmental Impact Statement (DEIS), scheduled for release on July 26th, will provide data and analysis critical for developing the preferred alternative. It will evaluate three alternatives across key environmental impact topics: the natural environment, transportation, and housing. The DEIS will include a comprehensive summary to provide the public with concise, accessible information. No decisions will be made regarding the preferred alternative during the public commenting period. The primary objectives of the DEIS commenting period are to gather feedback on the content of the DEIS and get community input on what the preferred alternative should encompass. This phase represents a critical opportunity for community engagement. Following this phase, public hearings will occur, although the discussions are expected to have a more focused scope.

Discussion regarding the June 13th meeting notes highlighted several key issues. Steering Committee members raised concerns about how the commenting period for the Draft Environmental Impact Statement (DEIS) will be communicated to the public. They stressed the need to clarify that the data and analysis from the DEIS will directly inform the development of the preferred alternative. There were also discussions on specific phrases within the notes that needed adjustment to ensure clarity of communication. This is a critical opportunity for the public to influence the preferred alternative. Additionally, the possibility of including guided questions to aid public understanding was considered, along with creating a cover letter explaining the importance of public involvement and guidance on how to engage with the DEIS effectively. Members also reiterated the necessity of explaining the comprehensive plan's purpose and connection to the Winslow subarea plan.

In response to these discussions, the June 13th meeting notes will be revised to reflect the Steering Committee's feedback.



Outreach and Engagement Activities for the Draft EIS:

To inform community members about engagement opportunities, various outreach methods will be employed. In the last week of July, island-wide postcards will be distributed, detailing what the DEIS is, its significance, and why the community should engage. During the first week of August, City Connects will issue further notifications. Targeted mailings will reach addresses within 500 feet of neighborhood centers. Additionally, updates will be provided through videos; city manager reports, ListServ emails, Nixle email alerts, and social media boosts. All relevant information will also be available on the comprehensive plan engagement site.

The comment period for the DEIS, from July 26th to October 10th, is scheduled to allow community members ample time to engage after the summer break.

Key community events will include:

- Farmers market booths and neighborhood center open houses at Island Center and Rolling Bay on September 14th, Lynwood Center on September 15th, and Day Road Center on September 16th.
- The largest open house event will occur on September 18th at the high school cafeteria, covering both the Comprehensive Plan and Winslow Subarea Plan alternatives. A stenographer will be present to capture verbal comments verbatim, and childcare options are being explored to facilitate attendance. A virtual on-demand version of the open house will also be available afterward.

Steering Committee members stressed the need for extensive secondary outreach in September to ensure continuous community awareness and engagement throughout these events.

Concepts of the Comprehensive Plan Alternatives:

The existing long-term growth strategy aims to concentrate development in Winslow and, if necessary, extend into neighborhood centers to safeguard the conservation area, which constitutes 91.1% of the island. Under the Growth Management Act, periodic updates require a review of capacity. Historically, Winslow has been the focal point for housing, population, and employment. However, it has run out of capacity to meet the target growth numbers assigned by the state.

The DEIS analyzes neighborhood centers based on various metrics, including block coverage, building heights, accessory dwelling units, and floor area ratio (FAR). Climate action and sustainable transportation goals are also considered in tandem with the housing action plan. Specific proposals within Alternatives 2 and 3 suggest a separate section and code for park properties to expedite permitting processes.

A slide show was presented, displaying images of the three alternatives to be analyzed in the DEIS for each neighborhood center. Key details include:

- **Lynwood Center:** Currently equipped with municipal sewer facilities.



- **Day Road Industrial Center:** Plays an important role in meeting employment targets. Alternatives two and three propose plans to implement a rapid bus transit center aligned with Kitsap Transit's long-range goals.
- **Rolling Bay Center:** Considered in the alternatives for adding R-5 zoning, building upon the existing zoning that provides bonus density.
- **Island Center:** Features a pending request for reclassification adjacent to the commercial area, to be reviewed in the DEIS. An important feature of this neighborhood center includes the critical wetlands and streams.
- **Eagledale:** Under consideration for transitioning from a neighborhood center to business industrial use.

Steering Committee members discussed several critical communication strategies to enhance public engagement and awareness. They emphasized the importance of groundwater as a key consideration. They highlighted that development in neighborhood centers will only be pursued as necessary to meet specific targets. This conditional approach to development should be clearly communicated to the public to ensure understanding. The committee stressed the need for a holistic communication strategy, highlighting that decisions in one area could significantly impact the entire island.

In discussions about Floor Area Ratios (FARs), the committee focused on educating the public about how adopting FARs can encourage the development of smaller, more efficient housing units, serving as a strategic tool for densification. To enhance engagement and understanding, they proposed adding a subheading, “Your Opportunity to Impact the Preferred Alternative,” to the DEIS postcards.

Concerns were also raised about Eagledale's transition from a neighborhood center to a business industrial area, prompting discussions on exploring more suitable zoning solutions. Bainbridge Gardens zoning was also discussed. The potential designation of Fort Ward as a new neighborhood center was considered. Additionally, the importance of using visual aids to help the public understand the impacts of proposed alternatives was underscored.

The next Steering Committee meeting will take place on September 12th.



Upcoming Agenda Items <i>(Dates Tentative)</i>	
Steering Committee Meeting Date	Topics for Consideration
	EIS Examples
	Comprehensive Plan Discretionary Amendments
	Preferred Alternative for Winslow
	Scheduling community outreach events
	Equity Lens