



**PLANNING COMMISSION REGULAR MEETING
THURSDAY, MARCH 13, 2025**

BAINBRIDGE ISLAND CITY HALL
COUNCIL CHAMBERS
280 MADISON AVENUE N.
BAINBRIDGE ISLAND, WASHINGTON

AND

ZOOM WEBINAR
[HTTPS://BAINBRIDGEWA.ZOOM.US/J/86561143070](https://bainbridgewa.zoom.us/j/86561143070)
OR TELEPHONE: US: +1 253 205 0468
WEBINAR ID: 865 6114 3070

AGENDA

1. CALL TO ORDER/LAND ACKNOWLEDGMENT - 6:00 PM

We would like to begin by acknowledging that the land on which we gather is within the ancestral territory of the Suquamish, "People of Clear Salt Water." Expert fishermen, canoe builders and basket weavers, the Suquamish live in harmony with the lands and waterways along Washington's Central Salish Sea as they have for thousands of years. Here, the Suquamish live and protect the land and waters of their ancestors for future generations as promised by the Point Elliot Treaty of 1855.

2. APPROVAL OF AGENDA / CONFLICTS OF INTEREST DISCLOSURE - 6:05 PM

3. PLANNING COMMISSION MEETING MINUTES - 6:10 PM

Review and approve meeting minutes.

3a Minutes 5 Minutes

[Planning Commission Meeting Minutes 20250227 - Draft.pdf](#)

3b Minutes 5 Minutes

[Planning Commission Meeting Minutes 20250305 - Draft.pdf](#)

4. PUBLIC COMMENT INSTRUCTIONS - 6:15 PM

Members of the public are encouraged to submit written public comment to the Planning Commission at any time by emailing pcd@bainbridgewa.gov. Members of the public who wish to provide public comment in-person at a Planning Commission meeting should sign up to speak on the sign-in sheet by the Chamber doors. The Planning Commission Chair will call the people signed up on the sign-in sheet, and speakers will have up to three minutes to speak from the podium. Please speak directly into the microphone, which is adjustable. A timer on the screen will indicate when 3 minutes (or such other time set by the Chair) has elapsed. Orderly behavior and civility in remarks is expected with no clapping or booing, and no yielding of one person's time to another person.

Guidelines for public comment are provided. Remote public comment is allowed with advance notice to the City Clerk by noon on the date of the meeting at cityclerk@bainbridgewa.gov, provided that all remote commenters shall be required to display their true name and to keep their camera turned on to show their true uncovered face while delivering their comments.

Public comment is not accepted during the balance of the Planning Commission meeting, unless a public hearing or public participation meeting is on the agenda.

- 4a. Public Comment Instructions - 10 Minutes**
[Instructions_for_Providing_Public_Comment_for all PC agendas 20250103.pdf](#)

5. UNFINISHED BUSINESS - 6:25 PM

- 5a. Continued Discussion on Winslow Subarea Plan 2 Hours**
[Winslow Geographies 3 13 PC Slides.pdf](#)

6. PLANNING DIRECTOR'S REPORT - 8:25 PM

7. FOR THE GOOD OF THE ORDER - 8:30 PM

8. ADJOURNMENT - 8:35 PM

GUIDING PRINCIPLES

Guiding Principle #1 - Preserve the special character of the Island, which includes downtown Winslow's small town atmosphere and function, historic buildings, extensive forested areas, meadows, farms, marine views and access, and scenic and winding roads supporting all forms of transportation.

Guiding Principle #2 - Manage the water resources of the Island to protect, restore and maintain their ecological and hydrological functions and to ensure clean and sufficient groundwater for future generations.

Guiding Principle #3 - Foster diversity with a holistic approach to meeting the needs of the Island and the human needs of its residents consistent with the stewardship of our finite environmental resources.

Guiding Principle #4 - Consider the costs and benefits to Island residents and property owners in making land use decisions.

Guiding Principle #5 - The use of land on the Island should be based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level.

Guiding Principle #6 - Nurture Bainbridge Island as a sustainable community by meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Guiding Principle #7 - Reduce greenhouse gas emissions and increase the Island's climate resilience.

Guiding Principle #8 - Support the Island's Guiding Principles and Policies through the City's organizational and operating budget decisions.



Planning Commission meetings are wheelchair accessible. Assist listening devices are available in Council Chambers. If you require additional ADA accommodations, please contact the Planning & Community Development Department at (206) 780-3750 or pcd@bainbridgewa.gov by noon on the day preceeding the meeting.

Public Comment may be limited to allow time for the Commissioners to deliberate. To provide additional public comment, email your comment to pcd@bainbridgewa.gov or mail it to Planning and Community Development, 208 Madison Avenue North, Bainbridge Island, WA 98110.



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: March 13, 2025

ESTIMATED TIME: 5 Minutes

AGENDA ITEM: Minutes

AGENDA CATEGORY: Minutes

PROPOSED BY: Planning &
Community Development

PREVIOUS PLANNING COMMISSION REVIEW DATE(S):

PREVIOUS COUNCIL REVIEW DATE(S):

RECOMMENDED MOTION:

I move to approve the February 27, 2025, meeting minutes as presented.

ATTACHMENTS:

[Planning Commission Meeting Minutes 20250227 - Draft.pdf](#)



Planning Commission Regular Meeting February 27, 2025

Meeting Minutes

1) **CALL TO ORDER/LAND ACKNOWLEDGMENT -**

Chair Ariel Birtley called the meeting to order at 6:04 PM and read the Land Acknowledgement. Present in chambers were Commissioners Ariel Birtley, Sarah Blossom, Peter Schaab, Sean Sullivan, Alex Preudhomme, and Criss Garcia. Excused was Commissioner Ben Deines. City Staff present in Chambers were Planning Manager HB Harper, Senior Planner Jennifer Sutton and City Engineer Peter Corelis, as well as City Council Liaison Jon Quitslund. City Council Liaison Ashley Mathews was present via Zoom.

2) **APPROVAL OF AGENDA / CONFLICTS OF INTEREST DISCLOSURE -**

MOTION: I move to approve the agenda with the following changes: switch the order of agenda items 6c and 5A to each other's position.

Sullivan/Schaab The motion carried unanimously.

Commissioner Sullivan noted that he needed to leave at 8:00 PM.

3) **PLANNING COMMISSION MEETING MINUTES -** Minutes

[Cover Page](#)

[Planning Commission Minutes 20250213 - Draft.pdf](#)

MOTION: I move to approve the meeting minutes from February 13, 2025, as presented.

Garcia/Schaab The motion carried unanimously.

4) **REMARKS FROM CITY COUNCIL LIAISON -**

City Council Liaison Jon Quitslund gave a report on Tuesday night's City Council meeting as it relates to the work of the Planning Commission.

5) **PUBLIC COMMENT INSTRUCTIONS -**

Public Comment Instructions -

[Cover Page](#)

[Instructions_for_Providing_Public_Comment_for all PC agendas 20250103.pdf](#)

1. Ms. Alice Shorett - provide chart from DEIS regarding her previous remarks on housing targets, and affordable housing
2. Ms. Pam Churchill - spoke against the Draft Preferred Alternative in the agenda packet
3. Mr. Mark Maleitzke - offered comments on lack of data for growth (services, transportation), would like to see the Planning Commission hold the ground on growth
4. Mr. Stephen Hoskins - spoke in favor of affordable housing, support of the Winslow Subarea Plan
5. Ms. Mary Clare Kersten - spoke against growth, asked that there be no decision until there is a peer review and until there is a Groundwater Management Plan and traffic mitigation plan, spoke against multi-family housing in Hawley neighborhood, spoke in favor of middle housing and affordable housing
6. Mr. John Klimp - spoke against multi-family housing in the Hawley neighborhood and spoke against up-zoning
7. Ms. Lisa Neal – spoke of deficiencies in under 80% AMI and over-producing in the above 80% AMI, spoke about consensus issue from City Council
8. Mr. Ron Peltier - BI is not going to build its way to affordability, spoke about the GWMP and limited sewer/water capacity, tree protection
9. Dr. Rob Drury - offered comments on viable resources, and overdrawn water aquifer
10. Ms. Melanie Keenan - offered comments on services needing major rehabilitation, up-zoning, cost for infrastructure, GWMP, Recharge and need for sustainability
11. Mr. Malcolm Gander – expressed a need for a proper public process, frustrations on having to ferret out information about the Comprehensive Plan process, up-zoning, requests specifics on the zoning and affordable housing
12. Ms. Lisa Macchio - would like an opportunity to have the information that the Planning Commission has, would like to have an opportunity to talk with the Planning Commission before and after deliberation
13. Mr. Eric Kortum - expressed concerns over available water to fight emergency fires as the water from the aquifer is insufficient

6) **NEW BUSINESS -**

6a. [Madison Avenue Final Paving Noise Variance](#)

[Cover Page](#)

[Madison Avenue Bundled Paving and Raised Crosswalk Noise Variance Site Plan.pdf](#)

MOTION: I move to approve the noise variance for the Madison Avenue final paving for the period March 3 through April 30, 2025.

Sullivan/Garcia The motion carried unanimously.

6b. [Ericksen Avenue Sewer Lining Noise Variance](#)

[Cover Page](#)

[Project Narrative Noise Variance Ericksen Ave. Sewer Slip Line.pdf](#)

[Site plan Ericksen sewer slip line night work.pdf](#)

MOTION: I move to approve the noise variance for the Ericksen Avenue sewer lining for the period April 1 to April 30, 2025.

Sullivan/Garcia The motion carried unanimously.

MOTION: I move to recommend that the City Council direct the City Manager to prepare an ordinance, changing chapter 16.16, to make noise variances an administrative process and remove the Planning Commission from the process.

Blossom/Garcia The motion carried unanimously.

- 6c. [Proposed Design Review Changes for Compliance with New Legislation - Ordinance and Design for Bainbridge Manual](#)
[Cover Page](#)
[Ord 2025-07 Design Review Amendments 4867-9011-5068 v.6.pdf](#)
[Design for Bainbridge_2025.pdf](#)

Chair Birtley introduced Planning Manager HB Harper, who provided a summary of the HB1293 Ordinance and introduced Design Review Board Chair - Todd Theil, who provided additional information.

MOTION: I move to set a public hearing to receive public testimony on Ordinance 2025-07 on March 27, 2025, or on the next available agenda.

Garcia/Schaab The motion carried unanimously. 5 -0, Commissioner Sullivan was absent.

7) **UNFINISHED BUSINESS -**

- [5a. Continue discussion on Winslow Subarea Plan](#)
[Cover Page](#)
[Planning Commission ideas for Winslow Subarea boundary modification.pdf](#)
[Commissioner Deines Winslow Zoning and Transit Map.pdf](#)
[250130 Preudhomme Presentation - Transect in detail.pdf](#)
[Winslow Geographies 2 27 PC Slides.pdf](#)

Chair Birtley introduced Planning Manager HB Harper, who provided a brief overview of the agenda item and invited Commissioner Schaab to present some boundary definition principles.

MOTION: I move for this Commission to adopt for future discussion purposes, the preliminary bound Winslow Subarea boundary as shown currently. We can provide that graphic. With emphasis - that this is a preliminary subarea boundary for study and is subject to change as we refine our zoning recommendations and development standard recommendations.

Schaab/Garcia The motion carried unanimously. 5 -0, Commissioner Sullivan was absent.

8) **WSP / DEIS -**

- [Next Steps on Winslow Subarea Plan](#)
[Cover Page](#)

MOTION: Sarah Blossom moved and Alex Preudhomme seconded to approve I move that staff schedule a Special Planning Commission meeting for Wednesday, March 5th, from 6:00 - 8:00 PM.

Blossom/Preudhomme The motion carried unanimously. 5 -0, Commissioner Sullivan was absent.

9) PLANNING DIRECTOR'S REPORT -

No report.

10) FOR THE GOOD OF THE ORDER -

Commissioner Garcia opened discussion of SB5184 as it may have cascading implications moving forward on design and zoning for Bainbridge Island.

11) ADJOURNMENT - 9:40 PM

DRAFT



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: March 13, 2025

ESTIMATED TIME: 5 Minutes

AGENDA ITEM: Minutes

AGENDA CATEGORY: Minutes

PROPOSED BY: Planning &
Community Development

PREVIOUS PLANNING COMMISSION REVIEW DATE(S):

PREVIOUS COUNCIL REVIEW DATE(S):

RECOMMENDED MOTION:

I move to approve the March 5, 2025, meeting minutes as presented.

ATTACHMENTS:

[Planning Commission Meeting Minutes 20250305 - Draft.pdf](#)



Planning Commission Special Meeting March 5, 2025

Meeting Minutes

1) CALL TO ORDER/LAND ACKNOWLEDGMENT -

Chair Birtley called the meeting to order at 6:10 PM and read the Land Acknowledgement. Present in Chambers were Planning Commissioners Ariel Birtley, Sarah Blossom, Ben Deines, Peter Schaab, Alex Preudhomme, and Criss Garcia. Commissioner Sean Sullivan was excused. Also present in Chambers were COBI staff: Planning & Community Development Director Patricia Charnas, Senior Planner Jennifer Sutton, and City Council Liaison - Jon Quitslund. Mayor Ashley Mathews was present via Zoom.

2) APPROVAL OF AGENDA / CONFLICTS OF INTEREST DISCLOSURE -

MOTION: I move to approve the agenda.

Garcia/Blossom The motion carried unanimously.

Commissioner Ben Deines noted that he needed to leave at 8:30 PM.

3) PUBLIC COMMENT INSTRUCTIONS -

Public Comment Instructions -

[Cover Page](#)

[Instructions_for_Providing_Public_Comment_for all PC agendas 20250103.pdf](#)

1. Mr. Bruce – expressed concerns about the preferred alternative, supports transects modeling, supports saving historical areas of Winslow
2. Ms. Alice Shorett - supports the preservation of the historic character of Winslow
3. Mr. Ron Peltier - referred to COBI's Climate Resolution 2025 and asked that the Climate Lens be applied to the Winslow Subarea Plan/Comprehensive Plan DEIS work
4. Ms. Lisa Neal – expressed concerns about island water usage, affordable housing below 80% AMI, and infrastructure support
5. Ms. Melanie Keenan - related information on the Growth Management Act, the GWMP, sole source aquifer, and more that need to be considered and incorporated into the DEIS Comprehensive Plan.
6. Mr. Malcolm Gander – requests public meetings/public process to disclose facts about how the work fits in with Comprehensive Plan
7. Ms. Andrea Wirth - has questions about loans and loan types for the planned affordable housing

4) UNFINISHED BUSINESS - 6:20 PM

Continued Discussion on Winslow Subarea Plan

[Cover Page](#)

[Winslow Geographies 3 5 PC Slides_plc.pdf](#)

[Commissioner Birtley Slides presented at PC Meeting February 27 2025.pdf](#)

Chair Birtley introduced Senior Planner Jennifer Sutton about the possible updates to the WSP.

MOTION: I move to approve the High School Road District boundary by amending the preferred alternative boundary by adding the portion of the school district parcel that includes the Commodore Building, removing the city-owned property north of Virginia Villa, and removing Island Terrace.

Blossom/Garcia The motion carried unanimously. Commissioner Ben Deines was absent.

MOTION: I move to adopt a relative scale for this discussion and our near-term discussions that is inspired by the transect, the scale that runs from T1-T6. T1 being the least dense, least developed, likely natural, and T6 being the highest end of that development intensity.

Schaab/Blossom The motion carried unanimously. Commissioner Ben Deines was absent.

8) ADJOURNMENT - 9:22 PM



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: March 13, 2025

ESTIMATED TIME: 10 Minutes

AGENDA ITEM: Public Comment Instructions -

AGENDA CATEGORY: Discussion

PROPOSED BY: Planning &
Community Development

PREVIOUS PLANNING COMMISSION REVIEW DATE(S):

PREVIOUS COUNCIL REVIEW DATE(S):

RECOMMENDED MOTION:

Discussion Only

ATTACHMENTS:

[Instructions_for_Providing_Public_Comment_for all PC agendas 20250103.pdf](#)



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

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1. Sign up to speak on the sign-in sheet by the Chamber doors. The Planning Commission Chair will call the people signed up on the sign-in sheet
2. Speakers will have up to three minutes to speak from the podium. Please speak directly into the microphone, which is adjustable. A timer on the screen will indicate when 3 minutes (or such other time set by the Chair) has elapsed, and there is no yielding of one person's time to another person.
3. Orderly behavior and civility in remarks is expected with no clapping or booing, Guidelines for public comment are provided.
4. Remote public comment is allowed with advance notice to the Planning & Community Development Department by noon on the date of the meeting at pcd@bainbridgewa.gov, provided that all remote commenters shall be required to display their true name on Zoom.
5. Public comment is not accepted during the balance of the Planning Commission meeting, unless a public hearing or public participation meeting is on the agenda.

Instructions for Providing Public Comment Remotely

1. Contact the Planning & Community Development Department at pcd@bainbridgewa.gov no later than Noon on the day of the meeting. State which meeting you would like to make a public comment and provide your true name.
IMPORTANT: No remote public comment will be accepted without first registering at the email address above.
2. Join the Zoom webinar by following the link posted on the agenda and on the City's website calendar. Sign into Zoom. You will need to enter and display your true name on Zoom.
3. The Chair will indicate when it is time for you to make a public comment.

Excerpts from the Governance Manual regarding public comment (although “City Council” is mentioned below, this information applies equally to Planning Commission):

5.6 Respect and Decorum

It is the duty of the Presiding Officer and Councilmembers to maintain dignity and respect for their offices, City staff, and the public. While the Council is in session, the Councilmembers shall preserve civility, order and decorum. No member of the public shall, by conversation or otherwise, delay, disrupt, or interrupt the proceedings of the Council, nor engage in any of the prohibited behavior described below. Councilmembers and the public shall obey the proper orders of the Presiding Officer of the meeting.

5.6.1 Orderly Behavior and Civility in Remarks

Any person disrupting the business of the Council, either while addressing the Council or attending the proceedings, shall be asked to leave, or be removed from the meeting. Continued disruptions may result in a point of order by the Presiding Officer or a Councilmember pursuant to the Council’s parliamentary rules, or a recess, forced removal, or adjournment as described elsewhere in this manual. Disruptive behavior includes, but is not limited to, the following:

- (a) Speaking without being recognized by the Presiding Officer.
- (b) Continuing to speak after the allotted time has expired.
- (c) Speaking on an item at a time not designated for discussion by the public of that item, such as speaking on a quasi-judicial item at a time other than during a public hearing or closed record proceeding on the matter.
- (d) Throwing objects.
- (e) Speaking on an issue that is not a public topic, in violation of Section 9.12.2.
- (f) Speaking in favor of or in opposition to a ballot proposition or a candidate for public office, provided, that public comment is allowed when the City Council is considering taking a collective position in favor of or in opposition to a ballot proposition as authorized in RCW 42.17A.555.
- (g) Impersonating a City Councilmember or a member of the City staff.
- (h) Shouting or otherwise engaging in loud or boisterous behavior.
- (i) Continuing to make repetitive remarks after being requested not to do so by the Presiding Officer or a majority of the City Council.
- (j) Attempting to engage the audience rather than the Council, e.g., asking audience members to stand, clap, boo or otherwise express collective support or opposition to any matter.

- (k) Booing, hissing, or otherwise disrupting the comments of another speaker.
- (l) Using racial slurs or other slurs directed at the color, creed, religion, ancestry, gender, sexual orientation, gender expression or identity, national origin, citizenship or immigration status, or mental, physical, or sensory disability of any individual or group, under circumstances where such words constitute “fighting words” under constitutional law.
- (m) Refusing to modify conduct after being advised by the Presiding Officer that the conduct is disrupting the meeting or disobeying any other lawful order of the Presiding Officer or a majority of the City Council.

5.6.2 Permission Required to Address the Council

Persons other than Councilmembers and Administration shall be permitted to address the Council only upon recognition and introduction by the Presiding Officer of the meeting.

.....

9.12.2 Subjects – Whether or Not on the Current Agenda

Public comments received during the public comment period may be on any public topic, whether or not on the agenda, but a comment on the subject that is covered by a public hearing at that meeting must be made during the period of the public hearing. All public comment shall be made consistent with Section 5.6.

9.12.3 Use of Microphones

Comments shall be made directly into the microphone, as it is necessary for the public record and for the audience to hear all proceedings. No comments shall be made from any other location.



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: March 13, 2025

ESTIMATED TIME: 2 Hours

AGENDA ITEM: Continued Discussion on Winslow Subarea Plan

AGENDA CATEGORY: Review and
Recommendation

PROPOSED BY: Planning &
Community Development

PREVIOUS PLANNING COMMISSION REVIEW DATE(S):
January 9, 13, 30, February 13, 27, and March 5, 2025

PREVIOUS COUNCIL REVIEW DATE(S):
Monthly updates to City Council, including February 25, 2025.

RECOMMENDED MOTION:

I move to recommend the following zoning district boundaries, building heights and Floor Area Ratios for further analysis and capacity calculations by staff:

Ferry District - _____
Central Core - _____
Transition - _____

SUMMARY:

This meeting will be devoted to discussing future zoning for the Ferry, Central Core and newly proposed "Transition" zoning districts. The extent and boundaries of the various zoning districts will be discussed along with the building heights and Floor Area Ratios (FAR).

At the March 5, 2025 special meeting, the Planning Commission agreed on preliminary boundaries for the High School Road zoning district by modifying the "Draft Preferred Alternative" map. The Planning Commission did not complete its discussion on building form, FAR or building height for the High School Road zone; this discussion is expected to continue at the March 13, 2025 meeting.

A working outer boundary for the Winslow Subarea was recommended by the Planning Commission at their February 27, 2025 meeting.

Additional information about the Winslow Subarea Plan can be found on the project website:
<https://cityofbainbridgeisland.civilspace.io/en/projects/winslow-subarea-plan-update>

BACKGROUND: The Planning Commission is reviewing and making recommendations on a preferred alternative for the Winslow Subarea Plan.

ATTACHMENTS:

[Winslow Geographies 3 13 PC Slides.pdf](#)



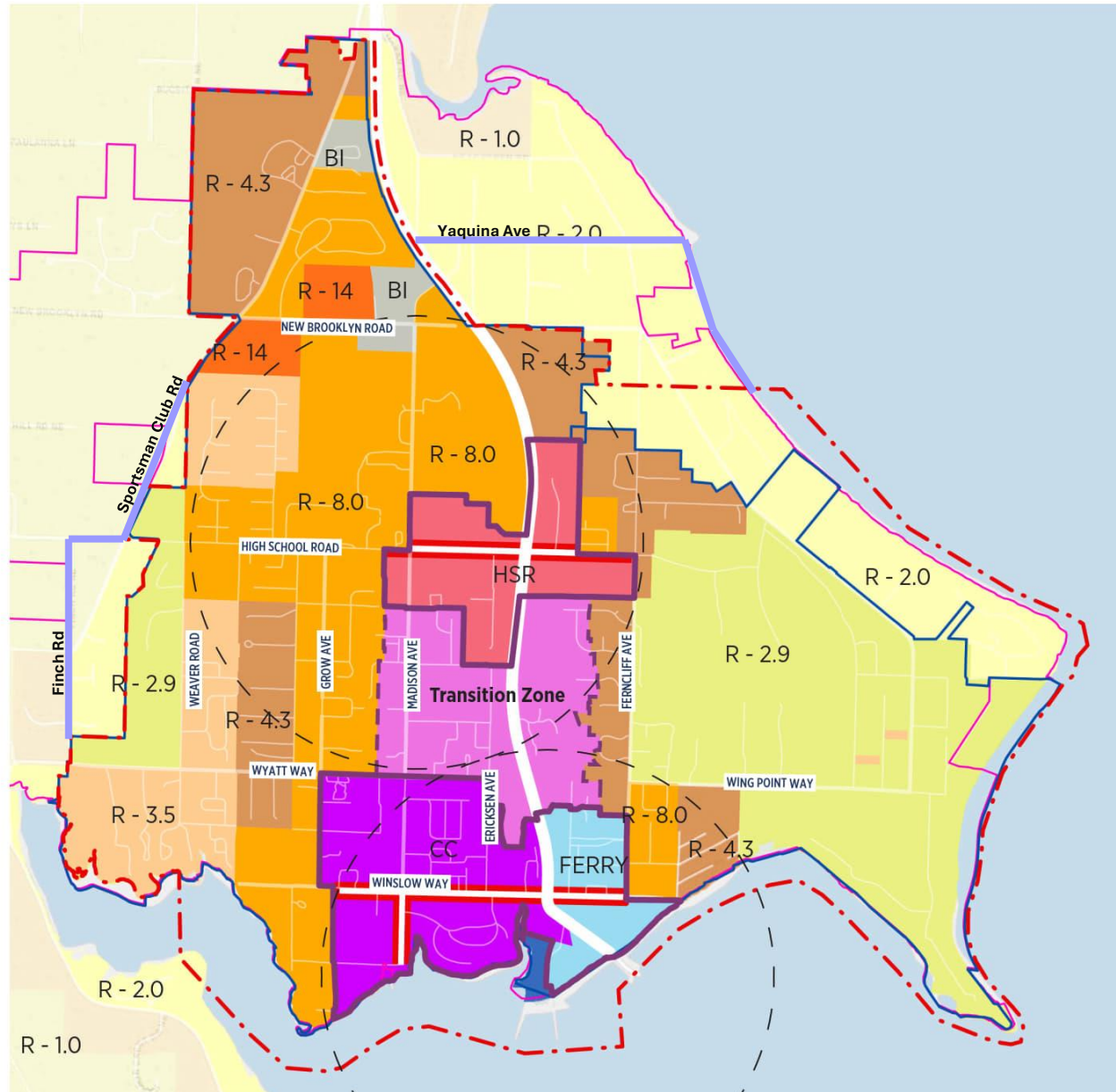
**CITY OF
BAINBRIDGE ISLAND**

Prepared for:
*Planning Commission
Meeting*

March 13, 2025

Winslow Subarea Boundary and Zoning Districts

DRAFT PREFERRED ALTERNATIVE - WINSLOW SUBAREA AND ZONING DISTRICT BOUNDARIES



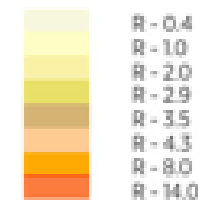
Preliminary Winslow Subarea Boundary:

Sewer Area

+

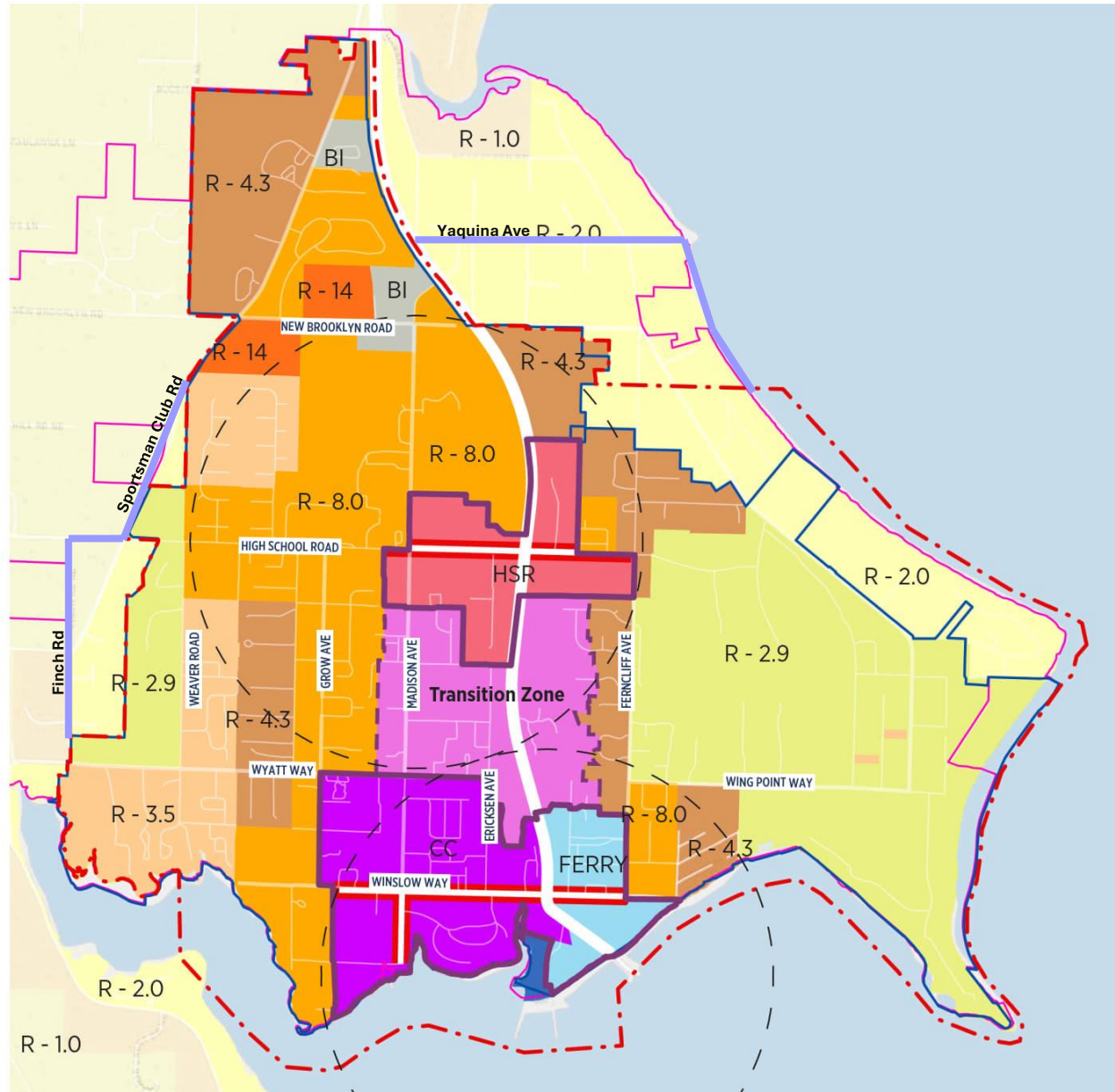
2/27 Planning Commission Additions

Legend



- CC - Central Core Overlay
- Ferry - Ferry Terminal Overlay
- HSR - High School Road Districts I and II
- BI - Business/Industrial
- WD-I - Water-Dependent Industrial
- Cores / Walkable Corridors Zone
- Transitional Zone
- Active Ground Floor Corridor
- Current SubArea Boundary
- Winslow Water Services Boundary
- Sewer Service Area Boundary
- 5 Minutes Walkshed

DRAFT PREFERRED ALTERNATIVE - WINSLOW SUBAREA AND ZONING DISTRICT BOUNDARIES



Alternative 1 (Existing)					
Zones	Core	Ferry	HS	Erick	Mad
Mixed Use Density Floor Area Ratio (FAR)	1.0 (base) 1.5 (max)	0.5 (base) 1.4 (max)	0.3 (base) 0.9 (max)	0.5 (base) 0.9 (max)	0.5 (base) 1.0 (max)
Max. Building Height	45 ft	45 ft	45 ft	35 ft	35 ft
Draft Preferred Alternative					
Mixed Use Density Floor Area Ratio (FAR)	2.0	3.0	2.5	Transition 1.2	
Max. Building Height	55 ft	65 ft	65 ft	45 ft	



TRANSECT BASED ON HYBRID
ZONING MAP (PLANNING DPT.)

BAINBRIDGE
EXAMPLES

T1 - NATURAL ZONE



T2 - (RURAL) ZONE
CONSERVATION AREA



T3 - SUB-URBAN
ZONE



T4 - URBAN
NEIGHBORHOOD



T5 - URBAN CENTER

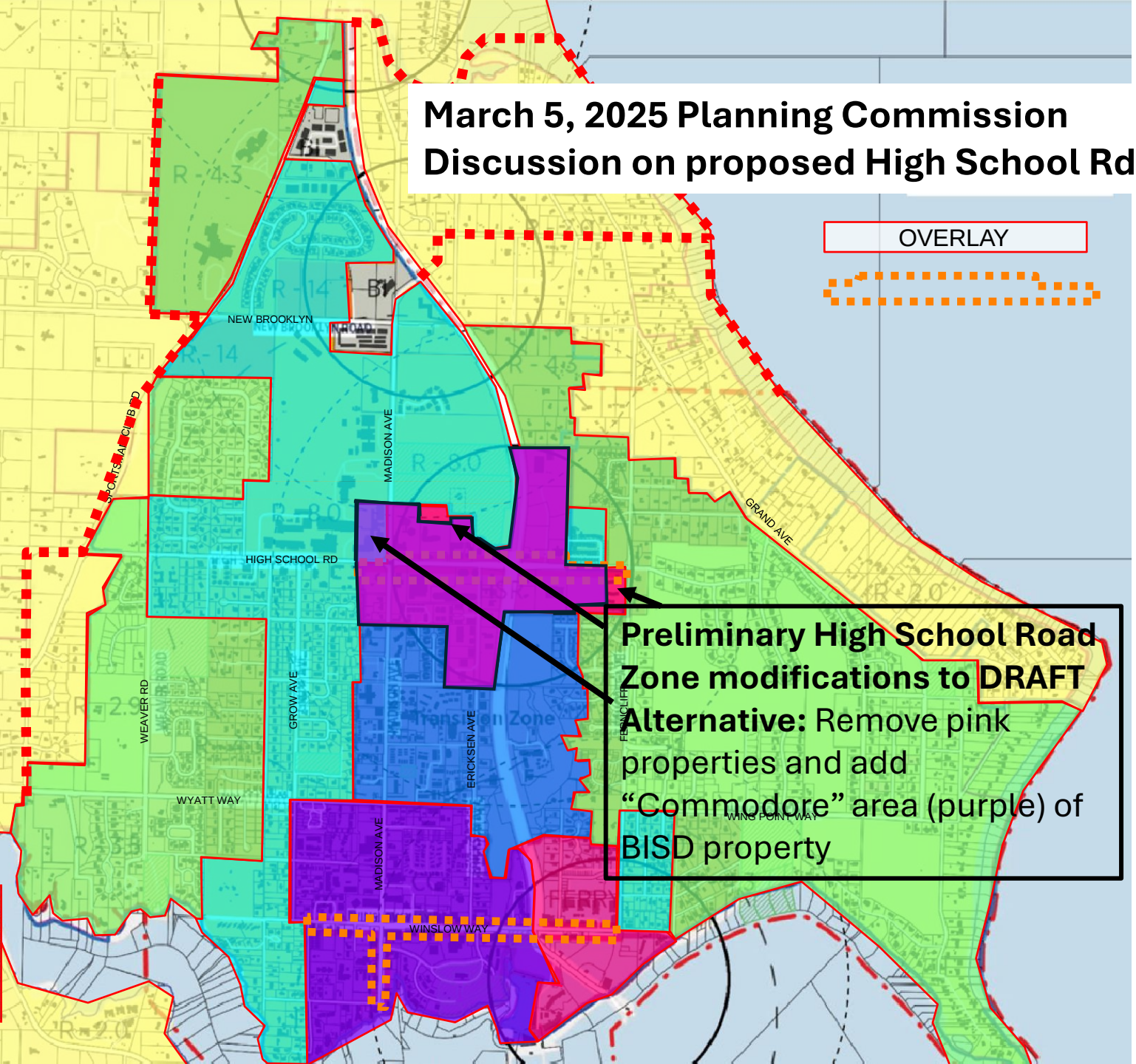


T6 - URBAN CORE



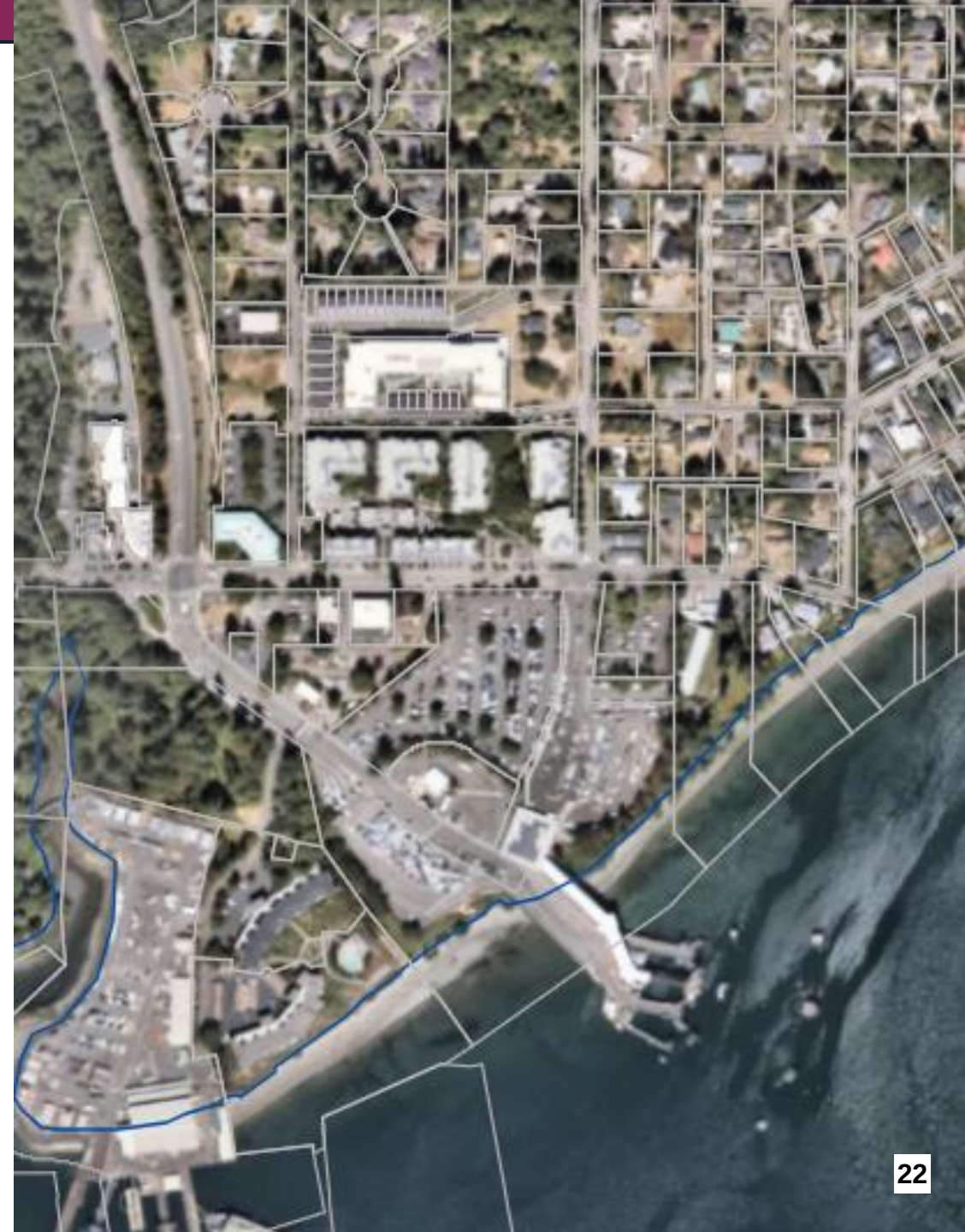
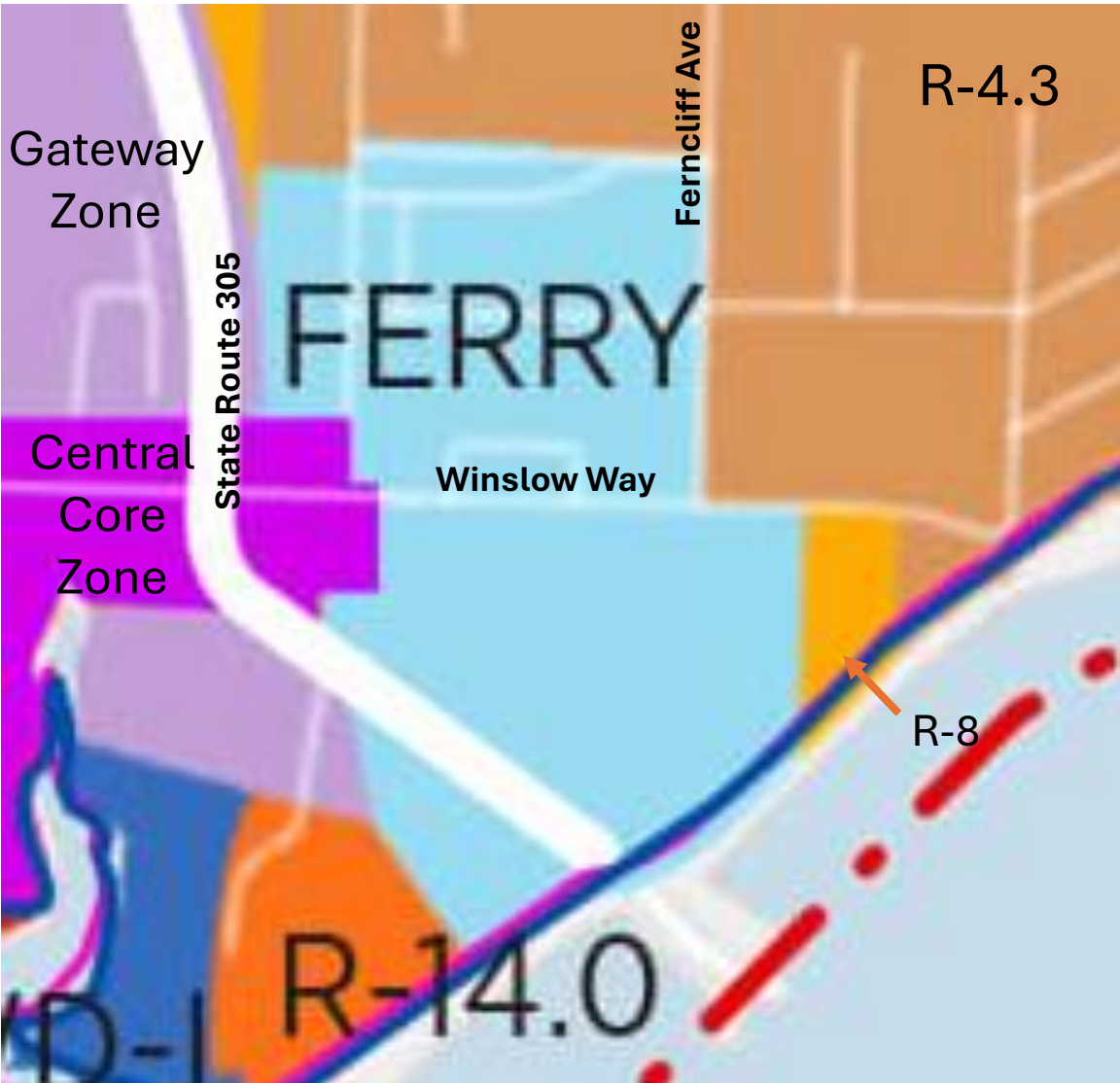
March 5, 2025 Planning Commission
Discussion on proposed High School Rd Zone

OVERLAY

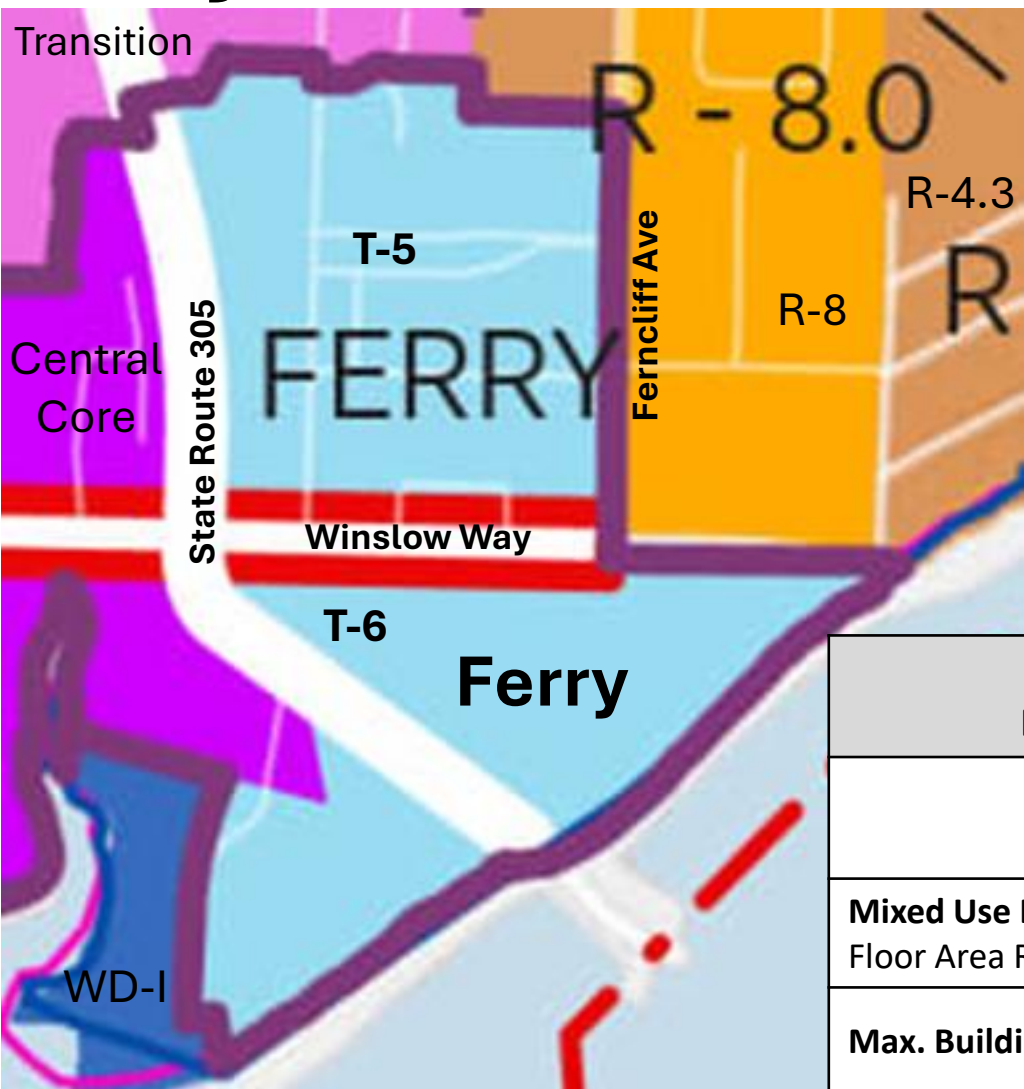


**Preliminary High School Road
Zone modifications to DRAFT
Alternative:** Remove pink
properties and add
“Commodore” area (purple) of
BISD property

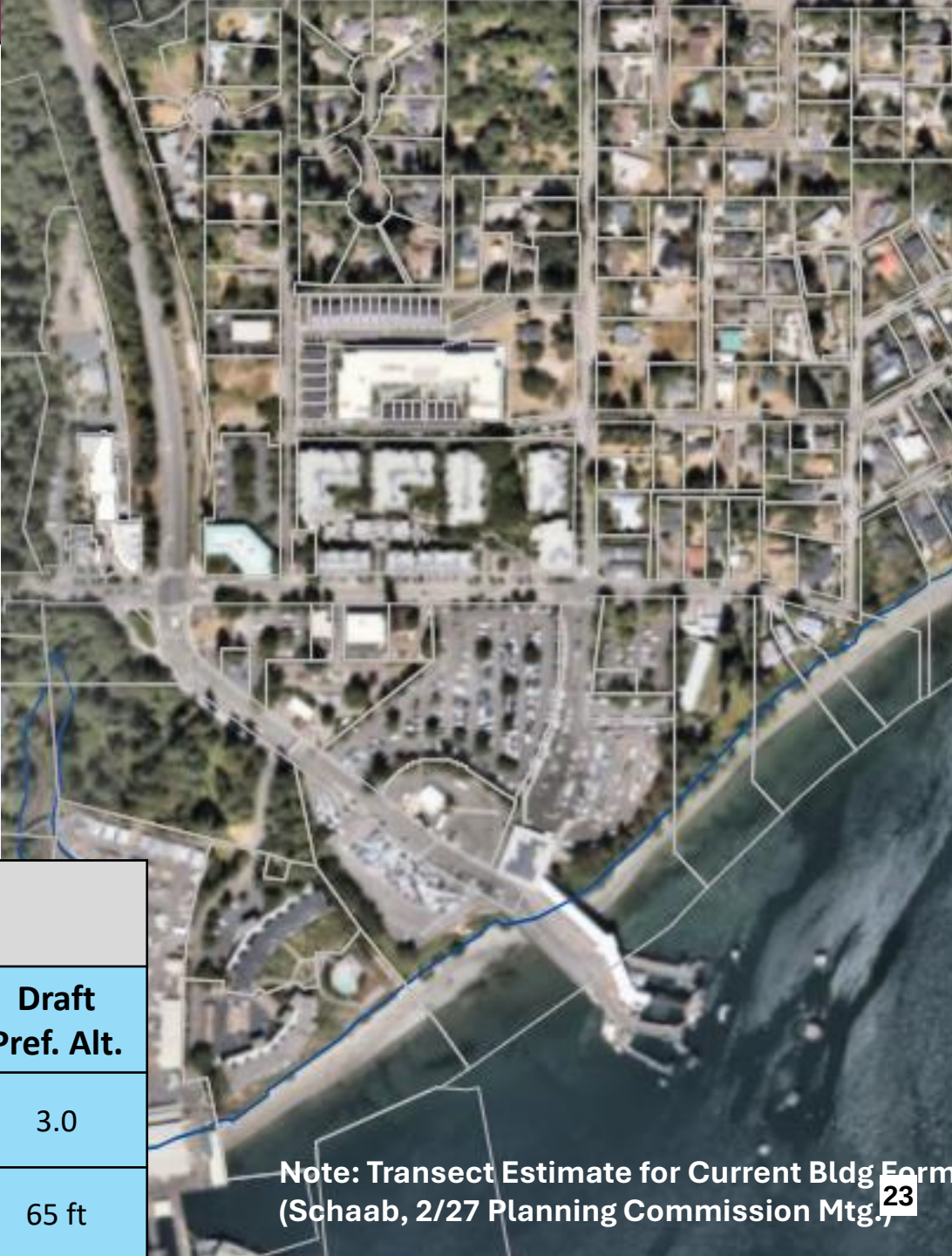
Existing Ferry Zone



Draft Alternative Ferry Zone

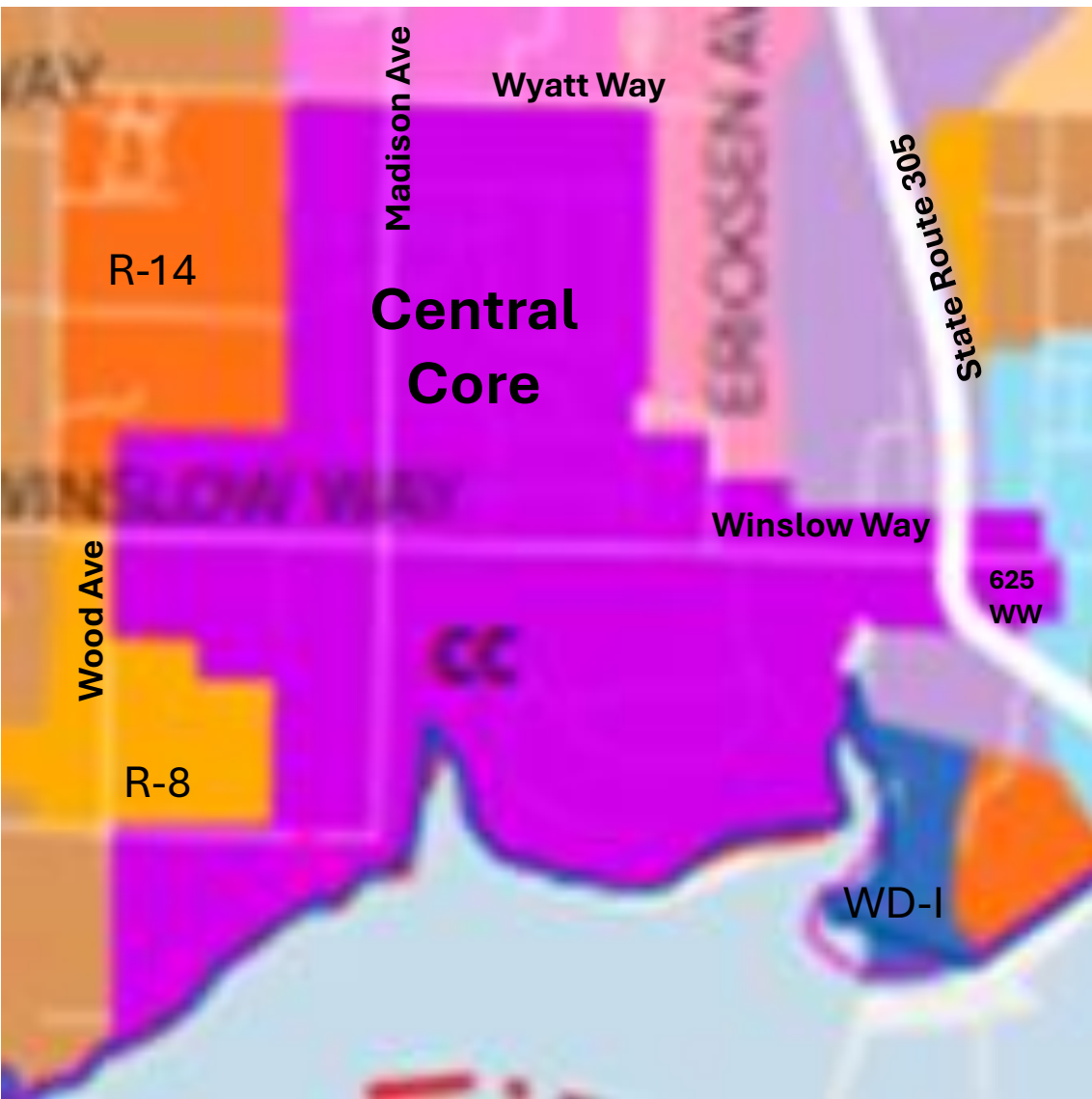


Ferry Zone Development Standards		
	Alt. 1 existing	Draft Pref. Alt.
Mixed Use Density Floor Area Ratio (FAR)	0.5 (base) 1.4 (max)	3.0
Max. Building Height	45 ft	65 ft

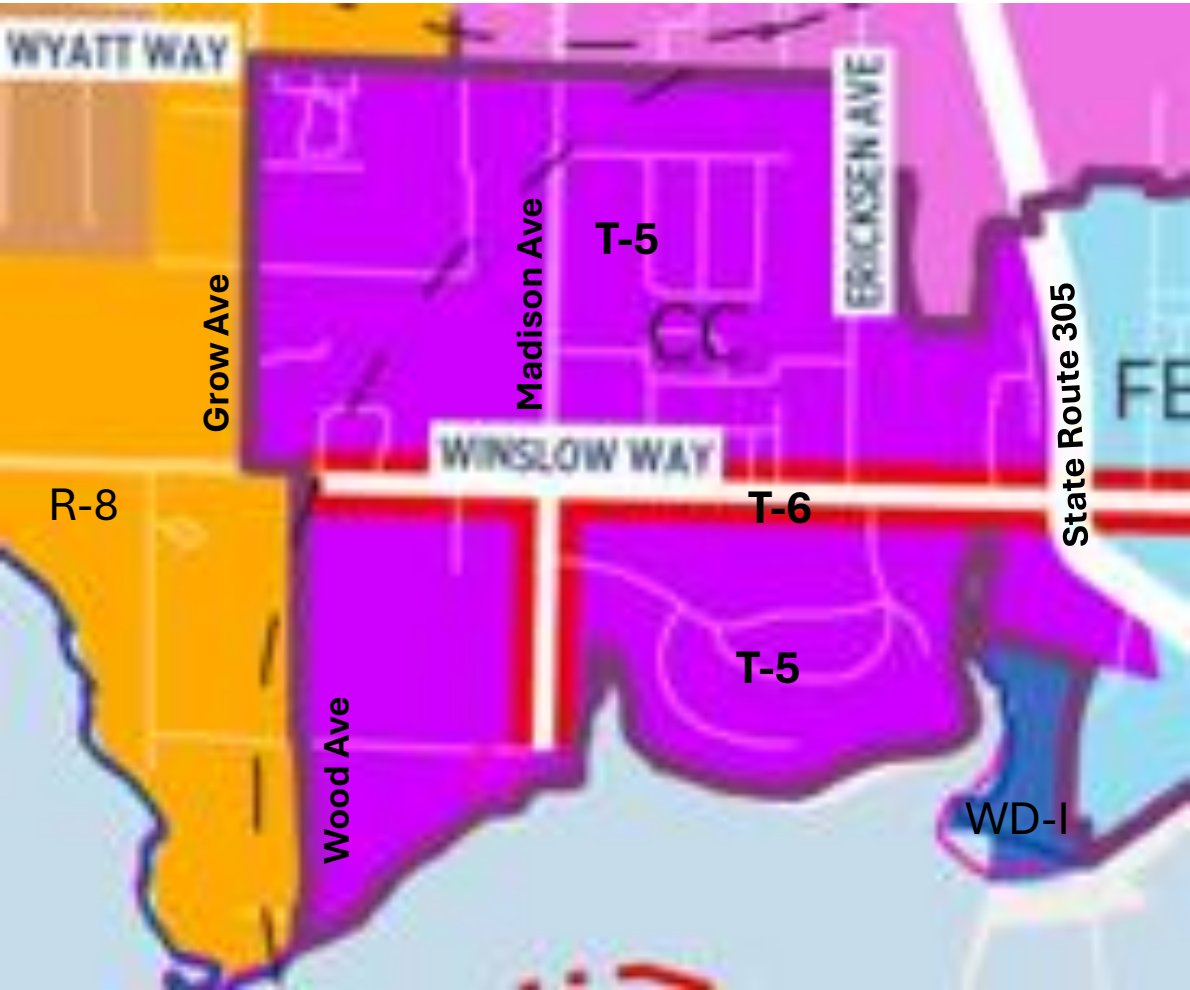


Note: Transect Estimate for Current Bldg Form (Schaab, 2/27 Planning Commission Mtg.)

Existing Central Core Zone



Draft Alternative Central Core Zone



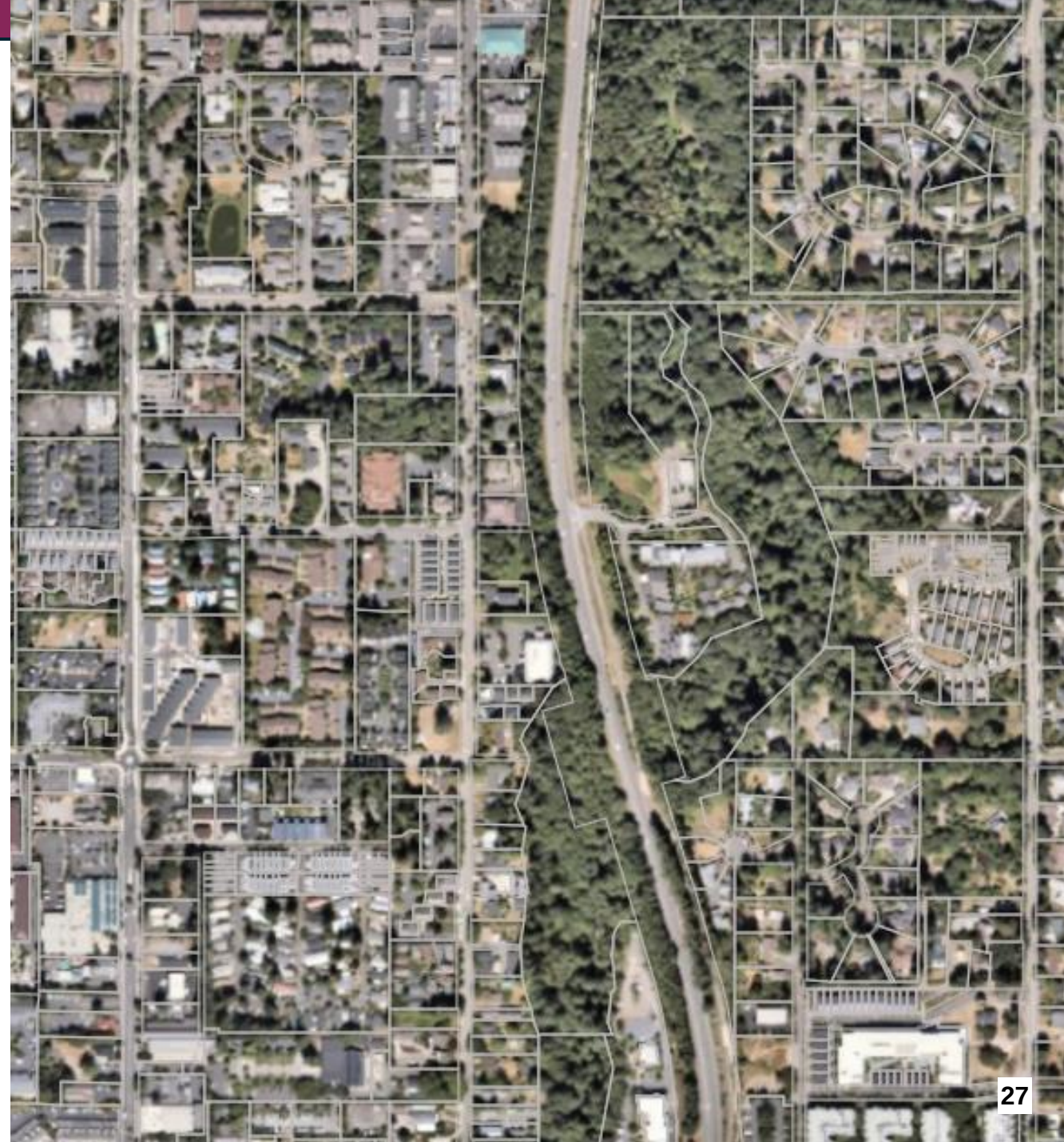
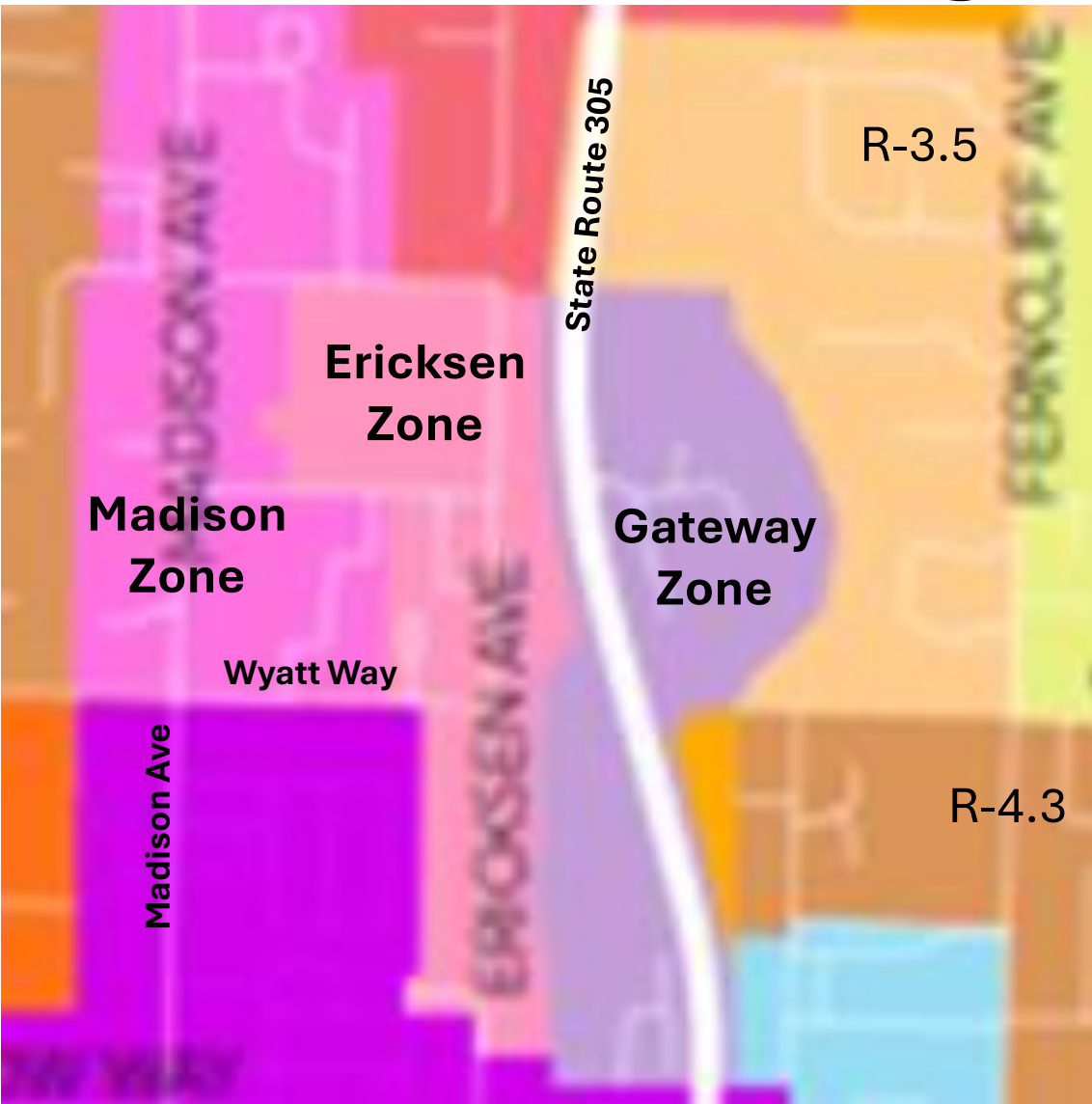
Note: Transect Estimate for Current Bldg Form
(Schaab, 2/27 Planning Commission Mtg.)



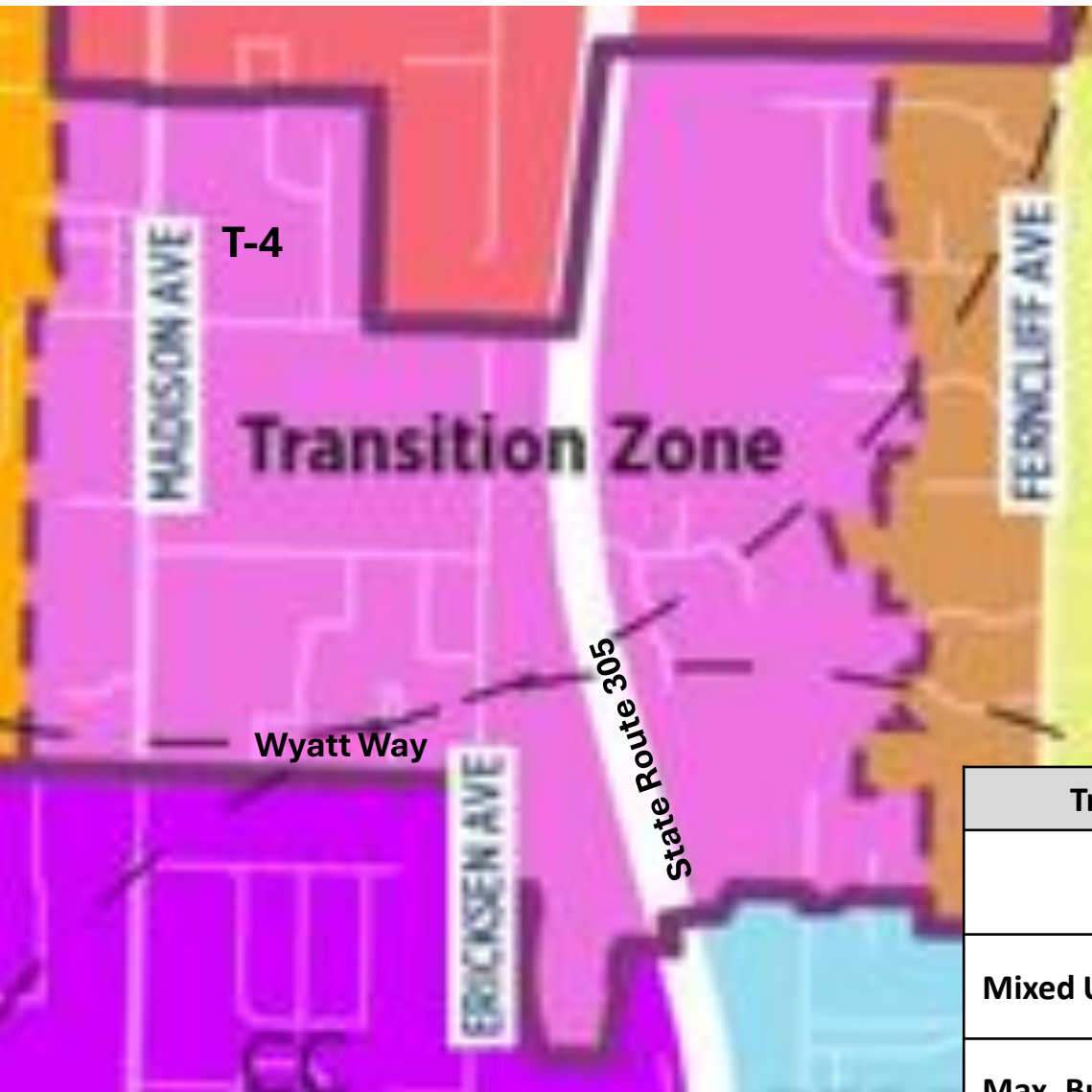
Central Core Zone Development Standards		
	Alt. 1 existing	Draft Pref. Alt.
Mixed Use Density FAR	1.0 (base) 1.5 (max)	2.0
Max. Building Height	45 ft	55 ft

Other Zoning Districts and Development
Standards in the Winslow Subarea for Planning
Commission Consideration

Existing Transition Area Zoning



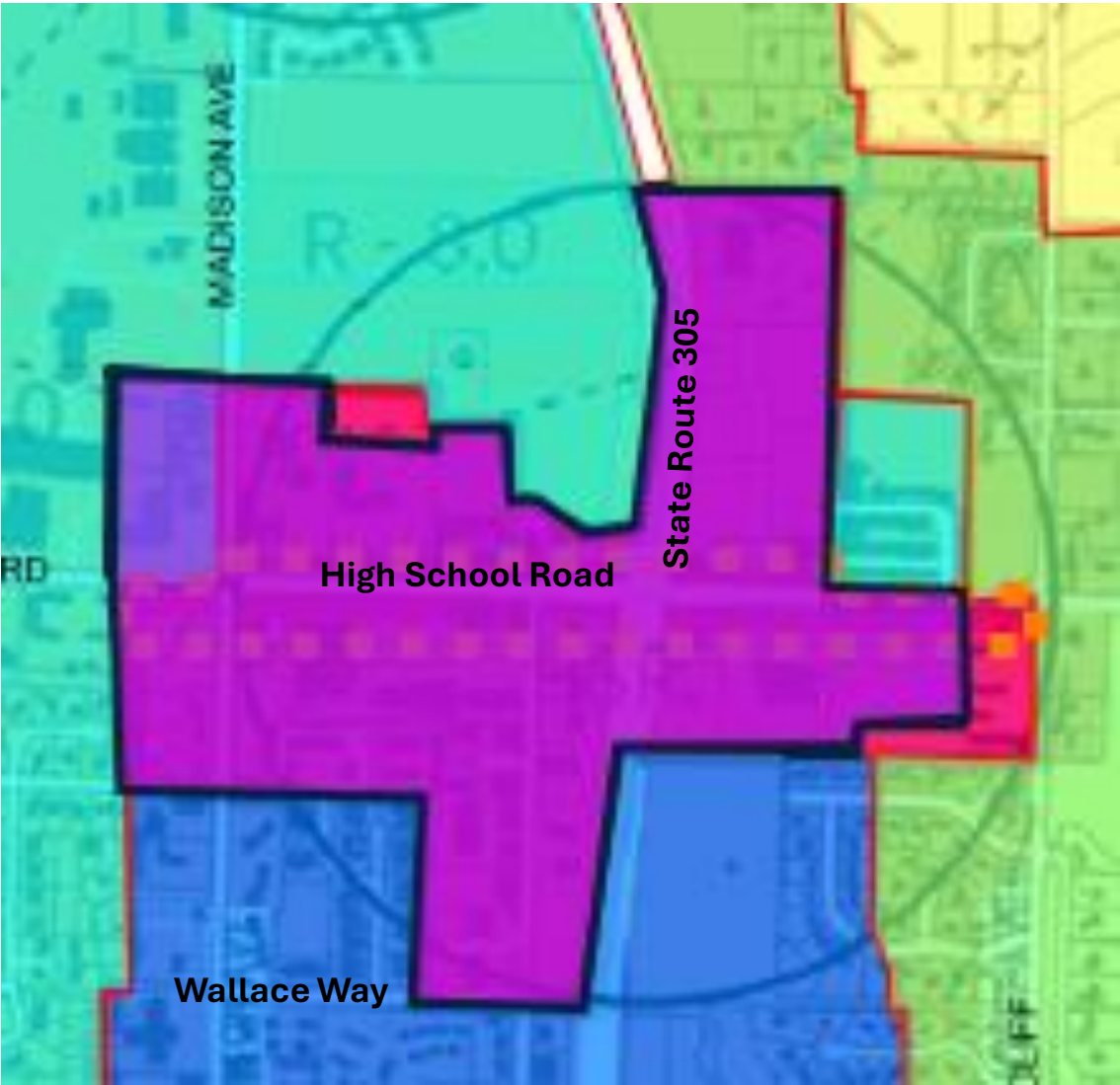
Draft Alternative Transition Zone



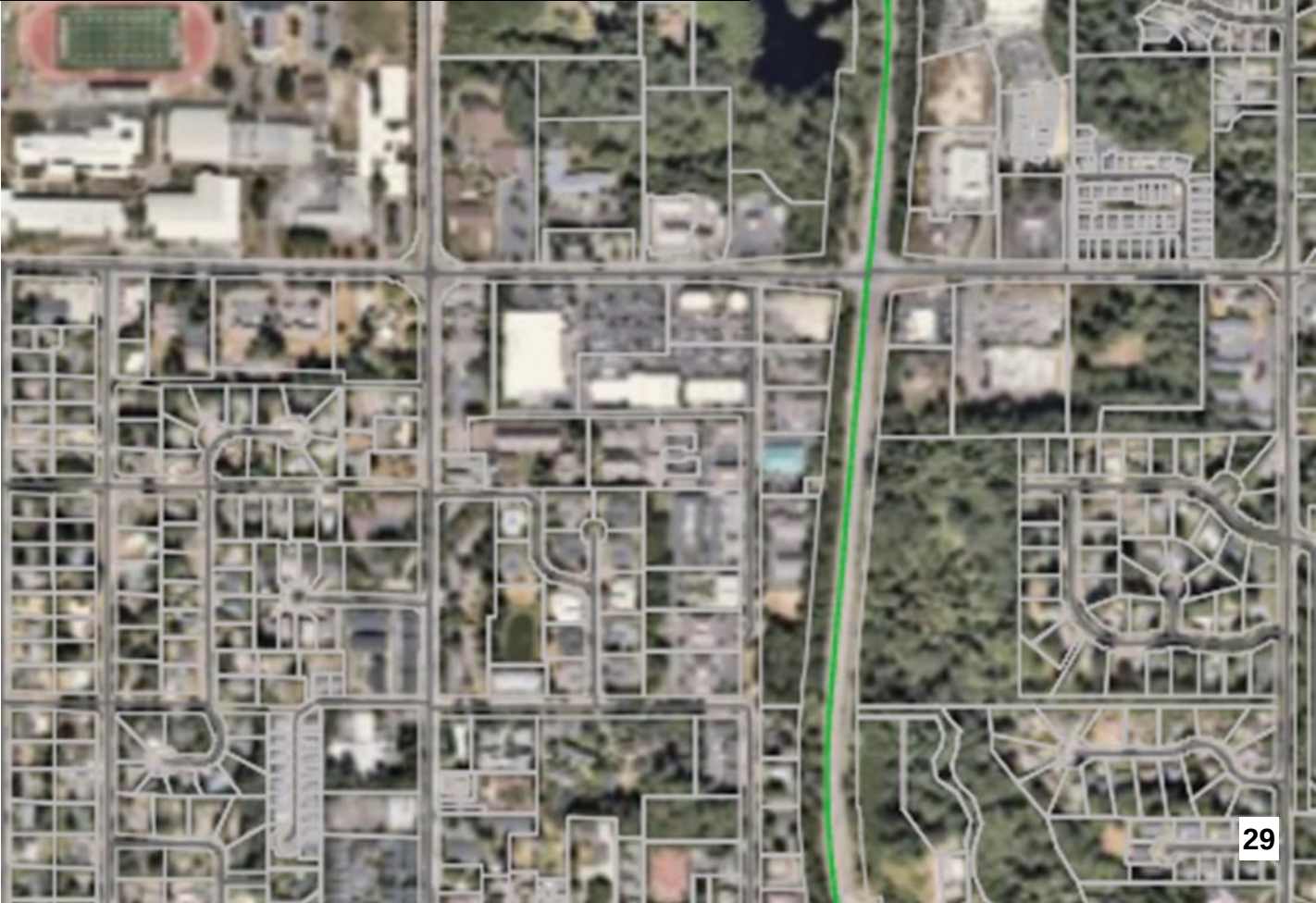
Transition Zone Development Standards		
	Alt. 1 existing	Draft Pref. Alt.
Mixed Use Density FAR	0.5 (base) 0.9/1.0 (max)	1.2
Max. Building Height	35 ft	45 ft

Note: Transect Estimate for Current Bldg Form (Schaab, 2/27 Planning Commission Mtg.)

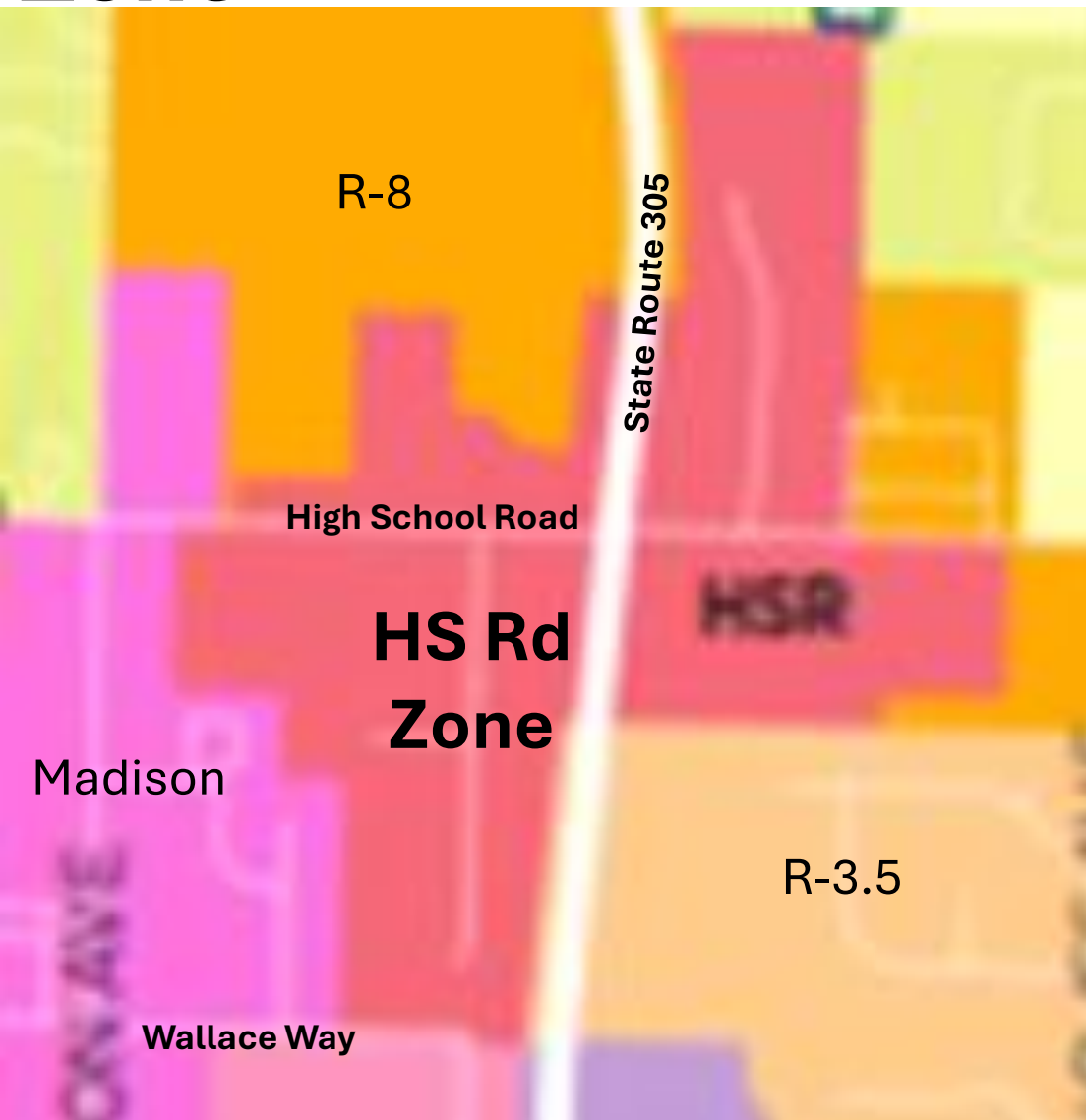
Draft Alternative High School Rd Zone (3/5 Planning Commission Boundary)



HS Road Zone Development Standards		
	Alt. 1 existing	Draft Pref. Alt.
Mixed Use Density Floor Area Ratio (FAR)	0.3 (base) 0.9 (max)	2.5
Max. Building Height	45 ft	65 ft



Existing High School Rd Zone



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