



**PLANNING COMMISSION REGULAR MEETING  
THURSDAY, SEPTEMBER 25, 2025**

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

AND

ZOOM WEBINAR  
[HTTPS://BAINBRIDGEWA.ZOOM.US/J/81285913438](https://bainbridgewa.zoom.us/j/81285913438)  
OR TELEPHONE: US: +1 253 205 0468  
WEBINAR ID: 812 8591 3438

**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. AGENDA REVIEW / DISCLOSURE OF CONFLICTS - 6:05 PM**

**3. PLANNING COMMISSION MEETING MINUTES - 6:10 PM**

Review and approve meeting minutes.

**3.a Minutes** 5 Minutes  
[Planning Commission Minutes 20250828 - Draft.pdf](#)

**3.b Minutes**  
[Planning Commission Minutes 20250903 - Draft.pdf](#)

**3.c Minutes**  
[Planning Commission Minutes 20250904-Draft.pdf](#)

**3.d Minutes**  
[Planning Commission Minutes 20250911 -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](mailto: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 Planning & Community Development Department by noon on the date of the meeting at [pcd@bainbridgewa.gov](mailto:pcd@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.

**4.a Public Comment Instructions - 6:15 PM 10 Minutes**

[Instructions\\_for\\_Providing\\_Public\\_Comment\\_for all PC agendas 20250103.pdf](#)

**5. PLANNING DIRECTOR'S REPORT - 6:25 PM**

**6. UNFINISHED BUSINESS - 6:30 PM**

**6.a Continued Discussion on Updates to the Winslow Subarea Plan 2 Hours**

[September 19, 2025 Tovar Memo to Planning Commission.pdf](#)

**6.b Continue discussion on Winslow Subarea Plan Goals and Policies 15 Minutes**

[Existing\\_and\\_Proposed\\_Winslow\\_Related\\_Goals\\_and\\_Policies\\_-\\_PC\\_Reviewed\\_Approved\\_as\\_of\\_2025-09-04.pdf](#)

**7. FOR THE GOOD OF THE ORDER - 8:45 PM**

**8. ADJOURNMENT - 8:50 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](mailto: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](mailto: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:** September 25, 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 August 28, 2025, minutes, as presented.

**ATTACHMENTS:**

[Planning Commission Minutes 20250828 - Draft.pdf](#)



## Planning Commission Regular Meeting August 28, 2025

### Meeting Minutes

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

Vice Chair Criss Garcia called the meeting to order at 6:02 PM and read the Land Acknowledgement. Present in chambers were Commissioners Criss Garcia, Alex Preudhomme, and Ben Deines. Present via Zoom was Commissioner Schaab. Absent and excused were Commissioners Sean Sullivan, Sarah Blossom and Ariel Birtley. Also present in chambers were Director Patty Charnas, Senior Planner Jennifer Sutton, Consultant Joe Tovar and Council Liaison Jon Quitslund. Present via Zoom was Mayor Ashley Mathews.

#### 2) AGENDA REVIEW / DISCLOSURE OF CONFLICTS -

No conflicts disclosed.

**MOTION:** I move to amend agenda with item 6b going ahead of 6a. Agenda approved as amended.

**Schaab / Deines** - The motion carried unanimously 4-0.

#### 3) PLANNING COMMISSION MEETING MINUTES -

3.a Minutes

[Cover Page](#)

[Planning Commission Minutes20250814 - Draft.pdf](#)

**MOTION:** Benjamin Deines moved and Alex Preudhomme seconded to approve I move to approve the Planning Commission Regular Meeting Minutes from August 14, 2025, as presented.

**Deines / Preudhomme** - The motion carried unanimously, 4 – 0.

#### 4) PUBLIC COMMENT INSTRUCTIONS -

4.a Public Comment Instructions -

[Cover Page](#)

[Instructions\\_for\\_Providing\\_Public\\_Comment\\_for all PC agendas 20250103.pdf](#)

Public comments received.

## 5) PLANNING DIRECTOR'S REPORT -

Director Charnas offered comments on Growth Management Act (GMA) Hearings Board decision on Mercer Island, the Housing Action Plan (HAP) binder given to commissioners and the upcoming meeting agenda.

## 6) UNFINISHED BUSINESS -

[6.b Request to Schedule Public Hearing on Revised Ordinance No. 2025-21 Development Standards for Affordable Housing Projects](#)

[Cover Page](#)

[Ordinance No. 2025-21 Development Standards for Aff Housing.pdf](#)

[Current Zoning Downtown Winslow.pdf](#)

Senior Planner Sutton provided information and changes regarding the ordinance and upcoming PPM and requested PH on affordable housing. Discussion followed by the commission.

**MOTION:** Peter Schaab moved and Benjamin Deines seconded to approve I move to schedule a public hearing on Ordinance No. 2025-21 for the September 11, 2025 Planning Commission meeting.

Schaab / Deines – The motion carried, 3 – 1, Yea: Commissioners Deines, Schaab and Preudhomme, Nay: Commissioner Garcia

### 6.a Continued Discussion on updates to the Winslow Subarea Plan

[Cover Page](#)

[082125 Tovar memo to Planning Commission.pdf](#)

[City Attorney Legal Opinion re Growth Board Decisions.PDF](#)

[Existing and Proposed Winslow Related Goals and Policies - PC Reviewed Approved as of 2025-07-24.pdf](#)

[Commissioner Schaab and Deines Policy Wording Suggestions.pdf](#)

[Birtley Suggestions Winslow Subarea Plan Goals and Policies.pdf](#)

[Housing Action Plan Scorecard.pdf](#)

[Existing and Proposed Winslow Related Goals and Policies - PC Reviewed Approved as of 2025-07-24.pdf](#)

Consultant Joe Tovar talked about the City Attorney's memo, BI's Guiding Principles and GMA goals and review of suggested motions from Commissioner Birtley. Senior Planner Jennifer Sutton then presented information on the Civic & Cultural Overlay Amendment request.

**MOTION:** I move to adopt a ninth guiding principle for the introduction to the comprehensive plan, reading: Accommodate housing affordable to all current and future residents of the island, promote a variety of housing typologies, and encourage preservation of existing housing stock.

**Deines / Schaab** - The motion carried unanimously, 4 – 0.

**MOTION:** I move to tentatively move Policies WMP2-12.1 through 2-12.5 to the Central Core section of the Winslow Subarea Plan and then revisit whether these policies should to their own dedicated district on the September 25 Planning Commission meeting.

**Schaab / Preudhomme**- The motion carried unanimously, 4 – 0.

**MOTION:** I motion to move policy CUL 1.8 and Policy CUL 3.7 for discussion on or after September 25th Planning Commission meeting.

**Preudhomme / Schaab**- The motion carried unanimously, 4 – 0.

**MOTION:** I move to adopt Goal HSI, and all associated policies as displayed.

**Schaab / Preudhomme-** The motion carried unanimously, 4 – 0.

**MOTION:** I move to check if SU IC has a similar policy in the utilities element and then we revisit it and potentially delete it if so.

**Deines / Preudhomme-** The motion carried unanimously, 4 – 0.

**MOTION:** I move to adapt WSP SU I.A, and SU I.B as shown.

**Deines / Schaab -** The motion carried unanimously, 4 – 0.

**MOTION:** I move that policy SU I.D and WSP Goal SU 2 and associated policies be moved to the overall Comprehensive Plan as opposed to being specifically within the Winslow Subarea Plan.

**Deines / Schaab -** The motion carried unanimously, 4 – 0.

**7) FOR THE GOOD OF THE ORDER –** Nothing Offered.

**8) ADJOURNMENT - 9:05 PM**



CITY OF  
BAINBRIDGE ISLAND

## Planning Commission Regular Meeting Agenda Bill

**MEETING DATE:** September 25, 2025 **ESTIMATED TIME:**

**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 September 3, 2025, minutes, as presented.

**ATTACHMENTS:**

[Planning Commission Minutes 20250903 - Draft.pdf](#)



## Planning Commission Special Meeting September 3, 2025

### Meeting Minutes

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

Chair Blossom called the meeting to order at 1:05 PM and read the Land Acknowledgement. Present in chambers were Commissioners Blossom, Birtley, Garcia, Schaab, Deines, Sullivan, and Preudhomme. Also present in chambers were PCD Director Patty Charnas, Senior Planner Sutton, Consultant Joe Tovar and City Council Liaison Jon Quitslund.

#### 2) AGENDA REVIEW / CONFLICTS DISCLOSURE -

No conflicts disclosed.

**MOTION:** I move to approve the agenda as presented. Sullivan/Birtley.

**Sullivan / Birtley** - The motion carried unanimously, 7- 0.

#### 3) UNFINISHED BUSINESS -

##### 3a. EXPLANATION OF OBJECTIVES, MATERIALS, FORMAT & SEQUENCE FOR DISCUSSION OF WINSLOW DISTRICT DEVELOPMENT REGULATIONS -

[Cover Page](#)

[Tovar Memo August 29, 2025.pdf](#)

Consultant Joe Tovar made a brief presentation of meeting expectations and work to be covered.

##### 3b. PLANNING COMMISSION DELIBERATION: High School Road Regulations; Ferry Terminal District Regulations

[Cover Page](#)

[Sept 3 PC Land Use Materials.pdf](#)

Break

[Cover Page](#)

##### PLANNING COMMISSION DELIBERATION - Central Core District Regulations

[Cover Page](#)

#### 4) PUBLIC COMMENT INSTRUCTIONS - 4:30 PM - 5:00 PM

Public comment received.

#### 5) BREAK - 5:00 PM - 6:00 PM

Commissioner Sullivan excused himself from the meeting.

#### 6) PUBLIC COMMENT INSTRUCTIONS -

Public comment received.

#### 7) UNFINISHED BUSINESS -

7a. PLANNING COMMISSION DELIBERATION - Madison District Regulations; Ferncliff District Regulations

Cover Page

4 Middle Housing PSR ODS Detailed Toolkit Final 20230714\_SV.pdf

Pages from 4 Middle Housing PSR ODS Detailed Toolkit Final 20230714\_SV\_AP NOTES.pdf

**MOTION:** I move to recommend that the Core Zone utilize its existing base limit which is intended to be three stories, and that one or two stories can be added as an incentive for affordable housing, and one story can be added as an incentive for tuck-under parking per existing code.

**Deines / Birtley** – The motion carried unanimously, 6 – 0, Commissioner Sullivan was absent.

**MOTION:** I move to adopt, as presented on screen, this preliminary matrix of desired housing types for new construction in the specified districts.

**Schaab / Garcia** – The motion carried unanimously, 6 – 0, Commissioner Sullivan was absent.

|                                            | Mid-Rise Multifamily | Mid-Rise Mixed-Use  | Low-Rise Multifamily (3 stories or less) | Low-Rise Mixed-Use (3 stories or less) | Triples Stacked (parking possible) | Multiple Medium (3-4 stories, parking possible) | Courtyard Building (parking possible) | Townhouse (parking possible) | Cottage Court       | Fourplex Stacked    | Duplex Stacked      | Duplex Side-by-Side | Accessory Dwelling Unit (ADU) | Detached Single-Family House |
|--------------------------------------------|----------------------|---------------------|------------------------------------------|----------------------------------------|------------------------------------|-------------------------------------------------|---------------------------------------|------------------------------|---------------------|---------------------|---------------------|---------------------|-------------------------------|------------------------------|
| <b>Core Urban Center T-0.5</b>             | ✓                    | ✓                   | ✗                                        | ✗                                      | ✓                                  | ✓                                               | ✓                                     | ✓                            | ✗                   | ✗                   | ✗                   | ✗                   | ✗                             | ✗                            |
| <b>High School Urban Center T-0.5</b>      | ✓                    | ✓                   | ✓                                        | ✓                                      | ✓                                  | ✓                                               | ✓                                     | ✓                            | ✗                   | ✗                   | ✗                   | ✗                   | ✗                             | ✗                            |
| <b>Core Urban Center T-0.5</b>             | TBD by SubCommittee  | TBD by SubCommittee | TBD by SubCommittee                      | TBD by SubCommittee                    | TBD by SubCommittee                | TBD by SubCommittee                             | TBD by SubCommittee                   | TBD by SubCommittee          | TBD by SubCommittee | TBD by SubCommittee | TBD by SubCommittee | TBD by SubCommittee | TBD by SubCommittee           | TBD by SubCommittee          |
| <b>Madison Urban Transition T-0.5</b>      | ✗                    | ✗                   | ✓                                        | ✓                                      | ✓                                  | ✓                                               | ✓                                     | ✓                            | ✓                   | ✓                   | ✗                   | ✗                   | ✓                             | ✗                            |
| <b>Ferncliff Suburban Transition T-0.5</b> | ✗                    | ✗                   | ✗                                        | ✗                                      | ✓                                  | ✓                                               | ✓                                     | ✓                            | ✓                   | ✓                   | ✓                   | ✓                   | ✓                             | ✓                            |

**MOTION:** I move to establish a Winslow District's Standard Subcommittee that will refine into a final recommendation boundaries, max FAR, max height, desired housing types, and other applicable standards for the core district first, with subsequent work addressing other districts within the Winslow subarea.

**Schaab / Deines** – The motion carried unanimously, 6 – 0, Commissioner Sullivan was absent.

**MOTION:** I nominate Alex, Ben, and Peter, I'm sorry, I'm not going to say all of your last names, for the subcommittee to work on the Winslow core and additional Subarea zones and overlay zones.

**Birtley / Garcia** – The motion carried unanimously, 6 – 0, Commissioner Sullivan was absent.

**MOTION:** I move to establish a subcommittee that will evaluate affordable housing incentives across Winslow, considering increases to height, FAR, TDR as it relates to AMI and percent of affordable housing, and including other tools as the committee feels are relevant.

**Birtley / Deines** – The motion carried unanimously, 6 – 0, Commissioner Sullivan was absent.

**MOTION:** I move to nominate, Chair Blossom, Vice Chair Garcia, and Commissioner Birtley to the Incentives Subcommittee.

**Schaab / Deines** – The motion carried unanimously, 6 – 0, Commissioner Sullivan was absent.

**MOTION:** I move to direct the Winslow District Standard Subcommittee to define overlay districts along Winslow Way, Madison Avenue, and Erickson Avenue.

**Schaab / Birtley** – The motion carried unanimously, 6 – 0, Commissioner Sullivan was absent.

**MOTION:** I move to recommend that the Madison zone (as its currently named) utilize the existing zoning height limits, adding one story whether that's to the base or the max for affordable housing or other incentivized benefits.

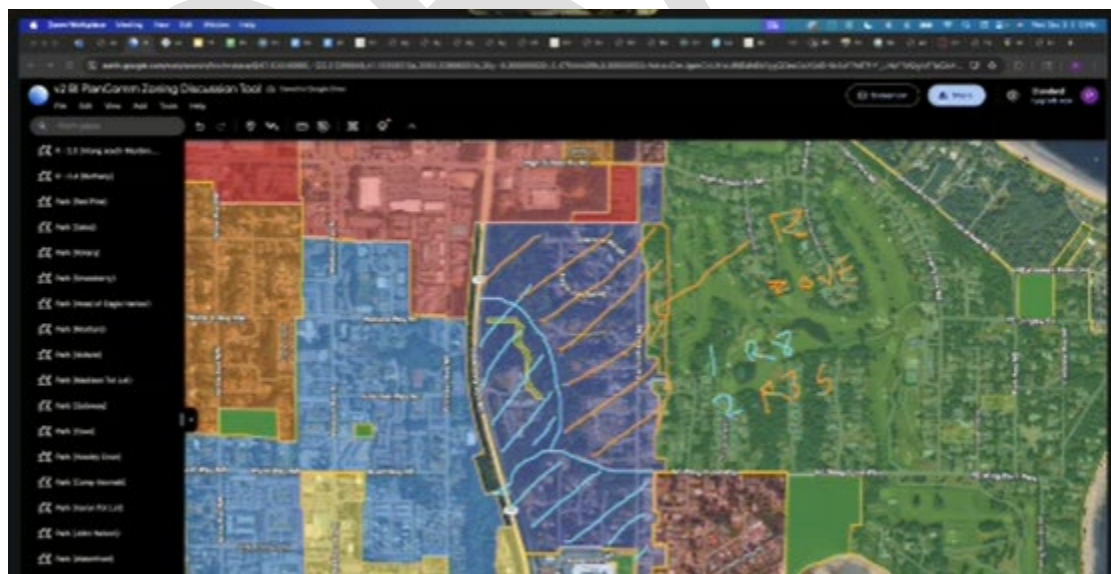
**Deines / Schaab** – The motion carried unanimously, 6 – 0, Commissioner Sullivan was absent.

**MOTION:** I'll make a motion for the Incentive Subcommittee to recommend criteria for the public benefit incentives in the Madison Zone.

**Garcia / Schaab** – The motion carried unanimously, 6 – 0, Commissioner Sullivan was absent.

**MOTION:** I move that the Winslow District Standards Subcommittee provide three alternatives to the existing Ferncliff District, as shown on the screen.

**Schaab / Deines** – The motion carried unanimously, 6 – 0, Commissioner Sullivan was absent.



5b. SUMMING UP & RECAP AGENDA FOR SEPTEMBER 4, 2025, EVENING MEETING  
[Cover Page](#)

**8) ADJOURNMENT - 9:14 PM**

DRAFT



CITY OF  
BAINBRIDGE ISLAND

## Planning Commission Regular Meeting Agenda Bill

**MEETING DATE:** September 25, 2025 **ESTIMATED TIME:**

**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 September 4, 2025, minutes, as presented.

**ATTACHMENTS:**

[Planning Commission Minutes 20250904-Draft.pdf](#)



## Planning Commission Special Meeting September 4, 2025

### Meeting Minutes

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

Chair Blossom called the meeting to order at 6:04 PM and read the Land Acknowledgement. Present in chambers were Commissioners Sarah Blossom, Ariel Birtley, Alex Preudhomme, Criss Garcia, and Peter Schaab. Absent and excused were Commissioners Ben Deines and Sean Sullivan. Also present in chambers were PCD Director Patty Charnas, Senior Planner Jennifer Sutton, Consultant Joe Tovar and City Council Liaison Jon Quitslund. Commissioner Ariel Birtley arrived at 6:16 pm.

#### 2) AGENDA REVIEW / CONFLICTS DISCLOSURE -

**MOTION:** I move to approve the agenda, as presented.

**Schaab/Preudhomme:** The motion carried unanimously 4-0. Commissioner Birtley was absent.

#### 3) PUBLIC COMMENT INSTRUCTIONS -

Public comment received.

#### 4) UNFINISHED BUSINESS -

4.a Continued Discussion on Updates to the Winslow Subarea Plan

[Cover Page](#)

[Existing and Proposed Winslow Related Goals and Policies - PC Reviewed Approved as of 2025-08-28.pdf](#)

[Commissioner Schaab and Deines Policy Wording Suggestions.pdf](#)

[Winslow Subcommittee Slides 20250904.pdf](#)

Consultant Joe Tovar presented protocols & expectations on Subcommittees. Commissioners' discussion followed.

**MOTION:** I move to adopt the recommended protocols and expectations for Planning Commission subcommittees as displayed on the screen and in the handout.

**Garcia/Schaab:** The motion carried unanimously, 5-0.

**MOTION:** I move that the Commission recommend the base height in the Ferry area to be as existing code of 3 stories, provided that an additional story should be permitted for inclusion of either affordable housing or tuck-under parking, with stepbacks, further provided that the inclusion of both affordable housing and tuck under parking would allow up to an additional two stories.

**Garcia/Preudhomme:** The motion carried unanimously, 5-0.

**MOTION:** I make a motion that the issue of stepbacks and how to access the affordable housing incentives are referred to the respective subcommittees.

**Garcia/Preudhomme:** The motion carried unanimously, 5-0.

**MOTION:** I move that the Commission recommend the base height in the High School District area be as existing code of 3 stories, provided that an additional story should be permitted for inclusion of either affordable housing or tuck-under parking, and further provided that the inclusion of both affordable housing and tuck-under parking would allow up to an additional two stories. This issue will be referred to a subcommittee to review and prepare a more detailed proposal, based on their research.

**Birtley/Preudhomme:** The motion carried unanimously, 5-0.

**MOTION:** I move to consider the parcel shown in red (Island Terrace Apartments) as part of the Ferncliff District and subject to any changes that will occur to the Ferncliff District by the Winslow District Standards Subcommittee.

**Schaab/Preudhomme:** The motion carried unanimously, 5-0.

**MOTION:** I would move that the Planning Director transmit a request from the Planning Commission: That the consultants specify the total population growth figure that underlies the assumption for the near-term action memo reference to modest growth assumptions. So that when the Planning Commission reconciles the groundwater Management Plan with the Comprehensive and Winslow Subarea Plans, we will be evaluating them on the same basis.

**Blossom/Schaab:** The motion carried unanimously, 5-0.

5) **FOR THE GOOD OF THE ORDER -**

Nothing offered.

6) **ADJOURNMENT - 9:05 PM**



CITY OF  
BAINBRIDGE ISLAND

## Planning Commission Regular Meeting Agenda Bill

**MEETING DATE:** September 25, 2025 **ESTIMATED TIME:**

**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 September 11, 2025 minutes, as presented.

**ATTACHMENTS:**

[Planning Commission Minutes 20250911 -Draft.pdf](#)



## Planning Commission Regular Meeting September 11, 2025

### Meeting Minutes

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

Chair Sarah Blossom called the meeting to order at 6:10 PM and read the Land Acknowledgement. All Planning Commissioners were present in chambers. Also present were PCD Director Patty Charnas, Senior Planner Jennifer Sutton, and City Council Liaison Jon Quitslund and Mayor Ashley Mathews.

#### 2) AGENDA REVIEW / DISCLOSURE OF CONFLICTS -

**MOTION:** I move approval of the agenda, as amended.

**Schaab / Deines** – The motion carried unanimously, 6-0. Commissioner Sullivan was absent.

**MOTION:** I motion to move item 6b ahead of 6a on the agenda.

**Sullivan / Blossom** – The motion carried unanimously, 6-0. Commissioner Birtley was absent.

#### 3) PUBLIC COMMENT INSTRUCTIONS -

Public Comment Instructions -

[Cover Page](#)

[Instructions\\_for\\_Providing\\_Public\\_Comment\\_for\\_all\\_PC\\_agendas\\_20250103.pdf](#)

Chair Blossom gave instructions on providing public comment. Public comments were received.

#### 4) PLANNING DIRECTOR'S REPORT – No Director's report provided.

#### 5) PUBLIC PARTICIPATION MEETING -

625 Winslow Way Affordable Housing Project - Public Participation Meeting

[Cover Page](#)

[625W PPM Final 2025-09-05.pdf](#)

Chair Blossom opened the Public Participation Meeting at 6:30 PM and introduced Senior Planner Jennifer Sutton who provided an overview of the project and introduced the developers, LIHI. LIHI Chief Strategy Officer - John Grant provided details on the project. Chair Blossom opened Q&A at 6:55 pm. Public Comment was received from approximately 70 individuals on the project.

Commissioner Birtley excused herself from the meeting at 9:23 PM.

## 6) PUBLIC HEARINGS –

### 6a. Consider Ordinance No. 2025- 26 Related to Accessory Dwelling Units

[Cover Page](#)

[Ordinance No. 2025-26 ADU Code Updates.pdf](#)

[Pre Approved ADUs and BIMC\\_PC 08.14.2025.pdf](#)

Director Patty Charnas introduced the Accessory Dwelling Units (ADU) Ordinance 2025-26 and provided information on this process. Chair Blossom opened the public hearing at 1:18 AM.

Public comment provided by one individual. And the chair closed the public hearing at 1:20 AM.

Discussion by the commission followed.

**MOTION:** I move to recommend approval of Ordinance No. 2025-26 related to accessory dwelling units to the City Council.

**Garcia / Preudhomme** – The motion carried unanimously 5-0. Commissioners Birtley and Schaab were absent.

### 6b. Ordinance No. 2025-21 Development Standards for Affordable Housing Projects

[Cover Page](#)

[Ordinance No. 2025-21 Development Standards for Aff Housing.pdf](#)

[Current Zoning Downtown Winslow.pdf](#)

Chair Blossom opened the public hearing at 11:06 PM. Senior Planner Jennifer Sutton introduced the ordinance and answered questions of the commission.

Public comments received from 6 individuals. The Chair closed the public hearing at 11:23 PM.

**MOTION:** I move to amend Ordinance 2025-21, Footnote 8, as presented on the screen.

[8] In the Ferry and Central Core Overlay Districts east of State Route 305, the maximum FAR for development projects with 100% of residential units designated as affordable housing is ~~2.0~~ 2.5 when a property is receiving FAR purchased from the Islander Mobile Home Park pursuant to BIMC 18.12.030.E.1.b in an amount at least equal to the difference between the maximum FAR allowed in the underlying zoning district and the proposed FAR for the development project. A maximum of 10% of the affordable housing project's proposed FAR may be devoted to commercial or other nonresidential uses allowed within the districts, without the limitation described in footnote 2. The maximum building height for such affordable housing projects shall be 55 feet as set forth in BIMC Table 18.12.020-3, provided that rooftop structures required for emergency fire and life safety egress shall not be counted toward the maximum building height.

**Schaab/Sullivan** – The motion carried 4-2, Yea: Commissioners Deines, Schaab, Sullivan and Preudhomme, Nay: Blossom & Garcia.

**MOTION:** I move to call the question (on the motion to amend Ordinance 2025-21).

**Sullivan / Deines** – The motion carried 4-2, Yea: Commissioners Deines, Schaab, Sullivan, and Preudhomme, Nay: Commissioners Blossom & Garcia. Commissioner Birtley was absent.

**MOTION:** I would make a motion to require that affordable units built by utilizing the regulations in Footnote 8 shall remain affordable to households earning 80% AMI and below for 75 years.

**Blossom / Garcia** – The motion carried unanimously 6-0. Commissioner Birtley was absent.

**MOTION:** I move for the City to strive to include an expanded beyond one meeting DRB interface, whether that happens in the ordinance or through some other mechanism.

**Deines / Blossom** – The motion carried unanimously 6-0. Commissioner Birtley was absent.

**MOTION:** I move to that we add language to this ordinance to require no more than half a space of parking per unit.

**Deines / Schaab** – The motion failed 3-3, Yea: Commissioners Deines, Schaab and Sullivan, Nay: Commissioners Blossom, Preudhomme, and Garcia. Commissioner Birtley was absent.

**MOTION:** I move to recommend to Council draft Ordinance 2025-21 as amended in our meeting this evening.

**Sullivan / Schaab** – The motion carried 4-2, Yea: Commissioners Deines, Schaab, Sullivan and Preudhomme, Nay: Commissioners Blossom and Garcia. Commissioner Birtley was absent.

**MOTION:** I move to recommend that the City Council formally reach out to the Suquamish Tribe, and the artist of the welcoming pole on the Sound to Olympic Trail, to discuss its relation to the 625 Winslow Way building project.

**Schaab / Garcia** – The motion carried unanimously 6-0. Commissioner Birtley was absent.

7) **FOR THE GOOD OF THE ORDER** - Nothing offered.

8) **ADJOURNMENT - 1:29 AM**



CITY OF  
BAINBRIDGE ISLAND

## Planning Commission Regular Meeting Agenda Bill

**MEETING DATE:** September 25, 2025 **ESTIMATED TIME:** 10 Minutes

**AGENDA ITEM:** Public Comment Instructions - 6:15 PM

**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

Members of the public are encouraged to submit written public comment to the Planning Commission at any time by emailing [pcd@bainbridgewa.gov](mailto:pcd@bainbridgewa.gov). For members of the public who wish to provide public comment in-person, at a Planning Commission meeting:

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](mailto: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](mailto: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.

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#### **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.



## Planning Commission Regular Meeting Agenda Bill

**MEETING DATE:** September 25, 2025 **ESTIMATED TIME:** 2 Hours

**AGENDA ITEM:** Continued Discussion on Updates to the 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; March 5, 13, 27; April 2, 10, 24; May 1, 8, and 22; June 5, 12, 26; July 10, 24; August 7 and 28, 2025, September 3 and 4, 2025

**PREVIOUS COUNCIL REVIEW DATE(S):**

Monthly updates to City Council, including September 16, 2025.

**RECOMMENDED MOTION:**

Receive presentations from and discuss work of the Planning Commission subcommittees formed at the September 3, 2025 Planning Commission Special Meeting.

**SUMMARY:**

During the September 3rd Special Meeting, the Planning Commission approved the following motions establishing subcommittees to work on specific topics in between Planning Commission meetings, and bring back

*I move to establish a Winslow District Standards Subcommittee that will refine into a final recommendation boundaries, max FAR, max height, desired housing types, and other applicable standards for the core district first, with subsequent work addressing other districts within the Winslow subarea. Commissioners Deines, Schaab, and Preudhomme volunteered for this subcommittee.*

*I move to establish a subcommittee that will evaluate affordable housing incentives across Winslow, considering increases to height, FAR, TDR as it relates to AMI and percent of affordable housing, and including other tools as the community committee feels are related or relevant. Commission Chair Blossom, Vice Chair Garcia, and Commissioner Birtley*

**volunteered for this subcommittee.**

The subcommittees have been meeting. The *Incentives* subcommittee is prepared to present their work to the full Planning Commission for discussion, and for possible motions.

**BACKGROUND:** The Planning Commission is reviewing and making recommendations on a preferred land use alternative for the Winslow Subarea Plan. A working outer boundary for the Winslow Subarea was recommended by the Planning Commission at their February 27, 2025, meeting. Throughout March, April, May, June, and September 4, 2025 the Planning Commission has been discussing zoning district boundaries, working from more-dense to less-dense, in addition to discussing a variety of related land use issues.

At their June 5, 2025, Special Meeting, the Planning Commission continued its discussion of downtown Winslow geographies and development standards with a focus on the boundaries of the Central Core zone and the areas to the north and west of the Central Core zone, currently identified as the "Madison" zone. The Planning Commission then discussed properties/areas previously noted as TBD, and approved motions regarding the zoning for those TBD areas.

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

Some sections of an updated Winslow Subarea Plan have been drafted and can be found on the project website under "Supporting Documents".

**ATTACHMENTS:**

[September 19, 2025 Tovar Memo to Planning Commission.pdf](#)

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## Attachment 1 - Motions regarding the Winslow Districts Standards Subcommittee

- 1 I move to establish a Winslow District Standards Subcommittee that will refine into a final recommendation boundaries max FAR, max height, desired housing types, and other applicable standards for the core district first, with subsequent work addressing other districts within the Winslow subarea.
- 2 I move that the Commission recommend the base height in the core area be as existing code of 3 stories. Provided that an additional story should be permitted for inclusion of either affordable housing or tuck under parking, and further provided that the inclusion of both affordable housing and tuck under parking would allow up to an additional two stories, and that this issue is referred to a subcommittee to prepare a more detailed proposal based upon research of what other cities have done. To create incentives, and with input from the development community.
- 3 I move to direct the Winslow District Standard Subcommittee to define overlay districts along Winslow Way, Madison Avenue, and Erickson Avenue
- 4 I move that the Winslow District Standards Subcommittee provide three alternatives to the existing Ferncliff District, [as shown on the screen]

## Motions regarding the Winslow Districts Incentives Subcommittee

- 1 I move to establish a subcommittee that will evaluate affordable housing incentives across Winslow, considering increases to height, FAR, TDR as it relates to AMI and percent of affordable housing, and including other tools as the community committee feels are related or relevant.
- 2 I move to establish a subcommittee that will evaluate affordable housing incentives across Winslow, considering increases to height, FAR, TDR as it relates to AMI and percent of affordable housing, and including other tools as the community committee feels are related or relevant.

## Attachment 2- Protocols and Expectations for Planning Commission Subcommittees

1. The Winslow Standards Subcommittee shall consist of Commissioners Deines, Schaab, and Pruedhomme.
2. The Winslow Districts Incentives Subcommittee shall consist of Commissioners Birtley, Blossom, and Garcia.
3. The scope of each subcommittee shall be as set forth in the Motions passed at the Sep. 3 Planning Commission meeting.
4. Subcommittee recommendations shall be technical rather than policy in nature.
5. Subcommittee meetings are not public, may be virtual or in person, but any emails or documents created shall be of record.
6. ( í è ù < j æ è : 1 1 e e ô ô ù \ í + + ù î ô \ 2 í e ô ù í ù í X ù • : ù • + + ù Winslow Planning Consultant Tovar and shall include him in all meetings.
7. Each Subcommittee will adopt a schedule to provide summaries, findings and recommendations to the full Planning Commission.
8. “ ô ù e ... \ ù è : 2 \ j + e í 2 e ù í 2 î ù e ... ù \ e í ù • + + ù U X : } î ô ù logistical, and research support.



## Planning Commission Regular Meeting Agenda Bill

**MEETING DATE:** September 25, 2025 **ESTIMATED TIME:** 15 Minutes

**AGENDA ITEM:** Continue discussion on Winslow Subarea Plan Goals and Policies

**AGENDA CATEGORY:** Review and Recommendation

**PROPOSED BY:** Planning & Community Development

**PREVIOUS PLANNING COMMISSION REVIEW DATE(S):**

January 9, 13, 30; February 13, 27; March 5, 13, 27; April 2, 10, 24; May 1, 8, and 22; June 5, 12, 26; July 10, 24; August 7 and 28, 2025, September 3 and 4, 2025

**PREVIOUS COUNCIL REVIEW DATE(S):**

Monthly updates to City Council

**RECOMMENDED MOTION:**

Complete discussion of Winslow Subarea Plan goals and policies. The actions include making and voting on motions.

**SUMMARY:**

The Planning Commission discussed Winslow Subarea Plan goals and policies at their meeting on August 28, 2025. The Commission will complete its discussion of goals and policies at the September 25, 2025 meeting, beginning at the top of page 15, including making and voting on motions. Also included in the Goal/Policy document are policy suggestions from Commissioners Schaab and Deines, including District Character Statements that were discussed by the Planning Commission on September 3 and 4, 2025.

**ATTACHMENTS:**

[Existing\\_and\\_Proposed\\_Winslow\\_Related\\_Goals\\_and\\_Policies\\_-\\_PC\\_Reviewed\\_Approved\\_as\\_of\\_2025-09-04.pdf](#)

## Goals/Policies for Winslow Subarea Plan

### Legend

**Red** represents text flagged for review by the Planning Commission on 6/26/2025.

**Green** represents text approved by the PC through 9/4/2025.

**Yellow highlighting** represents text held in a “parking lot” for further PC review.

**Pink highlighting** represents new policies proposed by staff/consultants.

**Blue highlighting** represents changes proposed by the Civic + Cultural Overlay District Comp Plan Amendment application.

### CURRENT WINSLOW SUBAREA PLAN LAND USE CHAPTER

**NEW Proposed WSP Goal LU 1** Establish boundaries and districts that align with the Islandwide, Winslow, and regional economic, cultural, and environmental goals.

**Policy LU 1.A** Focus future development where infrastructure already exists, in service of creating a dense, walkable, mixed-use town center environment that achieves the Island’s climate and equity goals.

**Policy LU 1.B** Modify mixed use zoning overlays into unique districts that reflect the different neighborhoods and building form that make up the Winslow subarea.

**Policy LU 1.C** Consider designating mixed use areas of Winslow as a Countywide Growth Center, in coordination with the Kitsap Regional Coordinating Council.

**Policy LU 1.D** Assign accountability in city government as needed to implement the long-term vision for Winslow by proactively working to implement future action/implementation for items that are not implemented concurrently with adoption of the Subarea Plan.

**Commented [JS1]:** New policy proposed by the Planning Commission on July 10.

### Overall Land Use Goal WMP 2-1

Strengthen Winslow—the Island’s commercial, cultural and commuter hub—as a sustainable, affordable, diverse, livable and economically vital community, by:

- Encouraging downtown living;
- Providing an enhanced pedestrian experience, with linked access to retail shopping, the ferry, major public facilities, open space and residential areas, and promoting and retaining visual access to Eagle Harbor;
- Promoting the ~~efficient~~ responsible use of land;
- Encouraging the retention and expansion of retail that serves the needs of community members and visitors;
- Providing opportunities for business expansion and private reinvestment;

*Existing and Proposed Winslow Related Land Use, Housing and Open Space Goals & Policies  
September 25, 2025 Planning Commission Discussion*

1

- Promoting development that is sustainable and supports community values;
- Developing strategies that result in the creation of less expensive housing and retail space, thereby increasing diversity while minimizing dependence on the automobile.

**NEW Proposed WSP Goal LU 2 Winslow land use densities and building forms should support transit, community amenities, and affordable housing to create a more inclusive, diverse, and resilient community.**

**Policy LU 2.A** Adopt heights and densities in mixed use zones to facilitate dense, multifamily housing.

**Policy LU 2.B** Update City policies and regulations to support housing goals.

**Policy LU 2.C** Require a minimum FAR in the mixed-use zones of Winslow. Consider requiring a minimum density in the R-8 and R-14 zones of Winslow.

**Policy LU 2.D** Implement a form-based code.

**Goal WMP 2-2: Ensure the compatibility of new and existing development in the Winslow Town Center, Mixed-Use Town Center and High School Road Districts**

**Policy WMP 2-2.1:** To promote compatibility between and within districts of the ~~Mixed-Use Town Center and High School Road districts~~ Winslow Town Center, variations in development standards and design guidelines may be provided within districts.

**Policy WMP 2-2.2:** Periodically review the City's adopted design standards to ensure that the standards are supporting planned development outcomes guidelines remain sensitive to the individual character of the districts.

**Policy WMP 2-2.3:** Minimize driveways and encourage use of joint driveways and design new alleys where possible through development review.

**Policy WMP 2-2.4:** A full-screen vegetative buffer shall be maintained along SR 305. A similar screen should be provided within the SR 305 right-of-way. This requirement would not apply to the interior renovation of existing buildings.

~~**Policy WMP 2-2.5:** Establish transition standards for other boundaries abutting less intense districts.~~

**Goal WMP 2-3: Maintain and enhance community character in the Winslow Town Center**

**Policy WMP 2-3.1:** Promote architecture that encourages green building, natural light, ventilation and rooftop gardens.

**Policy WMP 2-3.2:** Through the use of design guidelines, development standards and incentives, promote the development of courtyards that create a pattern of linked public and private gardens and gathering places, providing opportunities for pedestrian movement.

**Policy WMP 2-3.3:** Through the use of design guidelines, development standards and incentives encourage stepped-back buildings that result in a softer street edge, the retention and enhancement of visual connections to Eagle Harbor and the creation and preservation of sun-filled public gathering spaces.

*Existing and Proposed Winslow Related Land Use, Housing and Open Space Goals & Policies  
September 25, 2025 Planning Commission Discussion*

2

**Commented [PB2]:** Further work on: Consider an additional policy to supplement the Comp plan review process with a subsequent development standards to support district specific goals.

**Commented [PB3]:** Renaming geographic areas is reserved and may be done through final PC recommendation.

**Commented [PB4]:** Update terms to new WSP context

**Commented [PB5R4]:** "Winslow Town Center" (an existing Comp Plan term) will be used. If needed, the "Residential Zones" can be distinguished from the "Mixed Use" zones.

**Policy WMP 2-3.4:** Preserve, protect, adapt and restore sites, buildings and trees of historic significance.

**Policy WMP 2-3.5:** Retain and expand the historic pattern of narrow pedestrian passages between buildings or properties by recognizing desired connections in the City's Islandwide Mobility Plan.

**Policy WMP 2-3.6:** Enhance the livability of the downtown with trees and small gardens on the streets, along paths and in courtyards.

**Policy WMP 2-3.7:** Maintain the City Public Art Program as a way to integrate public art in the downtown and continue to coordinate with Arts & Humanities Bainbridge to retain the Bainbridge Creative District designation.

**Policy WMP 2-3.8:** Enhance the experience of Winslow as a waterfront town that is connected to Eagle Harbor by activity, trails, views, lanes and design features:

- Actively work to acquire land, easements and permits needed to extend the Waterfront Trail and develop a ravine trail.
- Coordinate with the business and marina communities to develop new facilities for visitors, residents and the community, including public road ends, beaches, concessions, docks, marinas and mooring.
- **Study Plan for a future water taxi connection between the Winslow and Eagledale waterfronts.**
- Improve water quality through restoration projects, management practices and environmentally responsible building techniques.
- Retain views of the harbor from public lands and streets.

**NEW Proposed Policy WMP 2-3.9:** Continue to coordinate with local nonprofits in support of community events, such as July 4<sup>th</sup> activities and the winter holiday boat parade.

**NEW Proposed WSP Goal LU 3** Provide zoning for employment growth in alignment with the City's job target and to support a robust local economy.

**Policy LU 3.A** Implement active ground floor use requirements along identified corridors in mixed use zones to expand commercial opportunities for local arts and cultural organizations and promote new retail, personal services, and other businesses.

**Policy LU 3.B** Promote essential services and uses that provide for the needs of daily living throughout Winslow, with a prioritization on those uses and services that reduce the number of non-Winslow trips required for current and future residents to thrive.

**Goal WMP 2-4: Sustain and enhance the economic vitality of the Winslow Town Center**

**Policy WMP 2-4.1:** Establish policies, programs and development standards that facilitate business expansion and private reinvestment.

**Policy WMP 2-4.2:** To stimulate investment in the downtown, create an organizational and funding structure that encourages partnerships and participation by the property owners, developers, businesses and island residents.

**Policy WMP 2-4.3:** ~~Develop an organizational structure in city government as needed to implement the long-term vision for Winslow. The City shall proactively work to implement future actions items that are not implemented concurrently with adoption of the Subarea Plan.~~

**Policy WMP 2-4.4:** Integrate sustainable solutions that address economic, social and ecological concerns into land use planning and building processes.

**NEW Proposed WSP Goal LU 4** **Update development standards to increase predictability and clarify “by-right” clarity of zoning regulations in Winslow.**

**Policy LU 4.A** ~~Allow maximum density and building height per zone, while clarifying~~ Clarify any requirements that affect development planning, such as parking or affordable housing requirements.

**Policy LU 4.B** Reduce or eliminate parking minimums in downtown mixed use zones within accessible distance of transit. Consider parking maximums.

**Policy LU 4.C** Make community expectations around building character and form clear and understandable through development regulations and predictable permit processes.

**Policy LU 4.D** Consider whether a public parking facility is necessary near the Winslow Way retail area or Washington State Ferry terminal.

**NEW Proposed WSP Goal LU 5** **Ensure new development contributes positively to and enhances the built and natural environment of Winslow.**

**Policy PSBD LU 5.A** Promote the timeless, welcoming-feel of ~~the Core, Madison, and Ferncliff districts~~ by requiring setbacks adjacent to the street and enforcing standards that create and maintain a pedestrian and local storefront scale.

**Policy LU 5.B** Ensure the area near the ferry terminal is a welcoming gateway to Bainbridge Island, including public space, art and signage that fosters inclusivity and diversity.

**Policy LU 5.C** Consider how to preserve existing, important territorial views from public spaces.

**NEW Proposed WSP Goal LU 6** **Increase diversity, equity, inclusion, and belonging in the Winslow subarea through the built environment.**

**Policy LU 6.A** ~~Center underrepresented and historically marginalized groups who do not feel welcome in Winslow in current and future planning processes, partnering with the Race Equity Advisory Committee on planning processes for collaboration on community engagement.~~

**Policy LU 6.B** Encourage affordable housing development throughout Winslow utilizing all tools available such that housing inequities impacting people of color and lower income households are reduced and, over time, eliminated.

**Policy LU 6.C** Foster a variety of housing types in residential and mixed use areas that accommodate cultural and generational shifts in housing needs, welcomes new residents, and supplies housing for generations to come, including options for both renting and home ownership.

**Commented [PB6]:** Implementation needs to be predictable (form based code, street frontage guidelines)

**Commented [JS7R6]:** Staff suggest additional language be added to Policy WMP 2-4.3.

**Commented [PB8]:** Consider environment, street frontage, human scale

**Commented [PB9R8]:** Hold in “parking lot” - staff/consultant to provide context (and likely a clarified draft policy) to PC for further consideration.

**Commented [PB10]:** Consider pairing public parking facilities with affordable housing or other beneficial uses. Structured (not surface).

**Commented [JS11]:** Phrasing suggestion from Schaab/Deines

**Commented [PB12]:** Staff: Refer to REAC and Equity Manager for review/revision and report back to PC.

**Commented [JS13R12]:** City staff provided proposed Goal 6 and its policies to City Equity and Inclusion Manager to coordinate REAC review.

**NOTE:** Information in other DRAFT WSP chapters (Existing Conditions, Synthesis, etc. provide information about development standards, so staff is proposing striking most of existing Goal 2.5 and its policies.

**Goal WMP 2-5: Determine density and intensity of development in the Mixed-Use Town Center and High School Road Districts through the Floor Area Ratio (FAR) method:**

Discussion: Floor area ratio refers to a figure that expresses the total allowable floor area in relation to the total lot area. This figure is determined by dividing the floor area of all buildings on a lot by the lot area. For example, if a lot is 25,000 square feet and the FAR is 1.0, then the total square footage allowed would be:  $25,000 \times 1 = 25,000$  sq. ft. A development of 1 FAR could have up to 25,000 sq. ft. of development that could be commercial or residential.

Although density is frequently defined by dwelling units per acre in suburban communities that are comprised of single-use districts, it is less useful in areas where a mixture of uses is desired. Using FARs provides flexibility to design a project to address a particular site. The use of FAR allows the market to determine the number and size of units and the mix in the type of development. (Conventional density limits can discourage affordability since smaller, less expensive units count the same as larger, more expensive ones.)

It is possible to relate FAR to a range of achievable units per acre, as follows:

0.4 FAR would produce 8-20 units per acre

0.8 FAR would produce 16-40 units per acre

1.5 FAR would produce 24-60 units per acre

The unit range results from the variety of unit sizes that can occur.

Parking requirements also influence the number of units that a site could accommodate. The form of parking also affects the extent to which a development actually reaches the densities suggested by each range. Surface parking coupled with larger average unit sizes would tend to produce the lower end of the range, while structured parking coupled with smaller average unit sizes would allow the higher end to be possible.

FAR allows uses to be weighted according to the characteristics of a particular district. For example, one district might allow an FAR of 0.4 for commercial and 0.4 for residential, while another might allow 0.4 for commercial and 0.8 for residential. Each development would be a unique blend of uses and unit sizes.

**Policy WMP 2-5.1:** Establish base floor area ratio levels for commercial, residential and mixed-use development (FAR) for each of the five overlay districts in the MUTC and the High School Road Districts, in coordination with a study of the necessary infrastructure, particularly transportation.

**Policy WMP 2-5.2:** Establish maximum FAR levels of development beyond the base for each of the districts through the use of bonus FAR provisions. The bonus FAR provisions are a means of advancing specific Comprehensive Plan policies and community values. Bonus FAR may be achieved by:

**Commented [PB14]:** Provide similar useful conversion where appropriate.

**Commented [PB15R14]:** Consider graphical example

**Commented [PB16R14]:** Hold in "parking lot" for final document layout.

• Preserving open space, agricultural land and critical areas, through participation in a Transfer of Development Rights (TDR) program or contribution to a land preservation effort; • Providing public open space that is visibly accessible to the public, with adequate access from a public corridor.

• Contributing toward or providing public amenities (above and beyond what is required to mitigate the impacts of the project itself) that serve the community and enhance the livability and vitality of Winslow. Public amenities may include, but are not limited to, pedestrian connections; on-site places for public gathering; streetscape improvements; public art; and other public benefits as determined by the City;

• Preserving exceptional and/or legacy trees or trees within designated greenways;

• Preserving historic structures;

• Providing affordable housing;

• Utilizing green building and low impact development techniques;

• Creation of permanent open space on parcels that contain critical areas, by transferring development potential from the critical areas to another parcel within the Mixed-Use Town Center or High School Road Districts; and

• Relocating existing surface commuter parking to underbuilding (Ferry Terminal District only).

Priorities among the bonus FAR provisions may be established in the zoning code through the level of bonus that can be achieved through each of the provisions, and by phasing implementation of the provisions.

**Policy WMP 2-5.3:** The bonus FAR provisions may be changed based on future conditions without amending the Master Plan, as long those changes continue to meet the goals of the Comprehensive Plan and Winslow Master Plan, and provided that changes are made in coordination with a study of the necessary infrastructure, particularly transportation.

**NEW Policy WMP 2-5.X:** The City has reduced the options to achieve bonus FAR and multifamily residential density to prioritize incentives for affordable housing and conserving lands outside of designated centers.

### Policies for Specific Districts

Specific land use policies in the Winslow Town Center:

#### **Central Core District Character Statement:**

The Central Core District serves as the civic and cultural heart of the Island and is the third most intensely developed district after the High School and Ferry districts. It is the home to Winslow Way, our town's *Main Street*, with all of its historic and cultural character, large and small parks, public waterfront access, and marinas. Future development should only enhance the features and foster a sense of discovery. Services and activities for both residents and tourists are intermixed. Development is encouraged to provide public enhancements and connections by focusing parking under buildings. Within this district, multifamily and mixed-use development with pedestrian site connectivity and dedicated public rights-of-way that enhance the walkability of Winslow are encouraged, but exclusive office and/or retail uses should also be permitted. New development should engage the street with minimal setbacks wherever possible.

*Existing and Proposed Winslow Related Land Use, Housing and Open Space Goals & Policies*  
September 25, 2025 Planning Commission Discussion

6

**Commented [PB17]:** Hold in "parking lot" for discussion with district preferred alternatives, standards and potential bonus programs.

**Commented [PB18R17]:** Staff: Bring back broadened language with a list of items that we want to protect/create, including with incentives. Primarily a rephrasing of Policy 2-5.2

**Commented [JS19]:** Proposal to revise Policy 2-5.2. TBD to a certain extent due to continued policy discussion.

**Commented [JS20]:** PC reviewed/made suggestions on 9/3-4.

### **Central Core Overlay District Policy**

**WMP 2-6.1:** Establish FARs and development standards that support mixed-use development at a level that encourages downtown living with a variety of housing sizes and types, provides commercial and retail services that meet the needs of the community, and enhances the vitality of the downtown.

**Policy PSBD 2-6.X:** Mixed-use development within the Core district that includes a residential component may be exempt from requirements to provide off-street parking for the residential component of the project.

**Policy WMP 2-6.2:** Encourage the retention and development of ground floor retail on Winslow Way, Madison Avenue, ~~Bjune Drive~~ and other appropriate areas, and establish the implementing FAR levels and development regulations.

**Policy PSBD 2-6.2:** Development in the vicinity of the Ravine must be held to the highest environmental standards so as to protect the integrity of that natural space.

**Policy WMP 2-6.3:** Increase the vitality of the civic plaza — currently comprised of the Farmers' Market, BPA and City Hall — by developing better circulation and enhanced pedestrian amenities, providing opportunities for future civic and cultural buildings; and encouraging a greater variety of activities.

**Policy WMP 2-6.4:** Design Winslow Way as the community's "living room"-- the stage for community gatherings and a gallery to showcase art and gardens. The central section of Winslow Way should function as a civic plaza, with artistic gathering spaces and unique design features.

**NOTE:** Civic + Cultural Connection Overlay Comprehensive Plan Amendment (CPA) request shown below noted by "Aqua" highlighting.

~~**Land Use Element Policy LU 7.3 Central Core Overlay District** The Central Core is the a most densely developed district within the Mixed Use Town Center. Within this Overlay District, residential uses are encouraged, but exclusive office and/or retail uses are permitted. Mixed use development within the Central Core Overlay District that includes a residential component may be exempt from requirements to provide off street parking for the residential component of the project.~~

**Land Use Element Policy LU 7.8 Civic + Cultural Connection Overlay District** The Civic + Cultural Connection Overlay is a densely developed district within the Mixed-Use Town Center. Within this Overlay District, mixed-use development is encouraged, pedestrian site porosity and dedicated public rights-of-way to enhance the walkability of Winslow are encouraged. Below-grade parking is encouraged. Developments are encouraged to thoughtfully meet the Civic and Cultural center of Bainbridge and provide public enhancements and gateways.

**Policy WMP 2-12.1** – Encourage below-grade parking to further the goals of making the Winslow downtown a pedestrian oriented town center where residents and visitors are encouraged to 'Park-First' and do their business on foot.

**Policy WMP 2-12.2** – Provide increased FAR incentives to encourage a diversity of housing to create a multigenerational and multi-income downtown core.

**Commented [PB21]:** Consider more context on historic winslow and waterfront

**Commented [JS22R21]:** See discussion of Existing Conditions in Winslow in the DRAFT WSP Existing Conditions Section, posted to the WSP project website.

**Commented [23]:** Language is from existing comp plan

**Commented [JS24]:** New policy suggestion from Schaab/Deines

**Commented [PB25]:** Discuss as part of WSP district policies

**Commented [JS26]:** Schaab/Deines suggest deleting this policy, and replace with new Central Core character statement.

**Commented [JS27]:** Schaab/Deines suggest not adding this policy, that the topics covered in proposed policy are in the draft district character statement.

**Commented [JS28]:** Tentatively Move the CCCO CPA policy proposal for new policies WMP 2-12.1- 12.5 over to the Central Core policy section or even apply a wider area. Continue consideration of a smaller area within Central Core. Examine for duplication. Revisit on 9/25. Motion approved

**Policy WMP 2-12.3** – Permit increased height incentives to allow for additional pedestrian open and green space at the ground plane, encourage pedestrian thoroughfares where opportunities align with comprehensive plan goals with the goal of increasing the pedestrian orientation of Winslow.

**Policy WMP 2-12.4** – Encourage mixed-use development to enhance the livability and vitality of Winslow as well as increasing tourist opportunities for visitors. Or encourage culturally oriented uses to bolster the civic and cultural heart of downtown.

**Policy WMP 2-12.5** – In addition to the specific policies listed for this overlay district, comply with policies 2-6.1 and 2-6.3 for the Central Core Overlay District.

**NOTE:** Current Madison, Ericksen & Gateway Districts Proposed for 2025 WSP Updated Draft to be consolidated into *MADISON* and *FERNCLIFF* zones, west and east of SR 305, respectively.

#### ***Ericksen Overlay District Policy***

**WMP 2-7.1:** Establish FARs and development standards that provide for a mix of residential and small-scale commercial development, while preserving the unique and historical features of the Ericksen Avenue neighborhood.

**Land Use Element Policy LU 7.4 Ericksen Avenue Overlay District** The purpose of this Overlay District is to preserve the unique and historical features of the neighborhood and to provide for a mix of residential and small-scale non-residential development. Retail development is permitted only on the ground floor, while residential and office development is permitted on the upper floors. Historic (pre-1920) single-family residential structures on Ericksen may be converted to non-residential use, provided that the structure is preserved. However, any additions to the structure must be added to the rear and must be compatible with the character of the original structure. New buildings shall employ traditional building forms, roof shapes, and relationship of building to street to be compatible with the historic structures on Ericksen Avenue.

#### ***Madison Overlay District Character Statement***

The purpose of the Madison District is to provide for a mix of residential and small-scale commercial development. It serves as a medium intensity bridge between the Central Core and High School Districts, with an emphasis on “missing middle” housing types. Micro-neighborhoods scattered throughout should provide an opportunity for “surprise” in contrast to the more expansive spaces common in the Central Core and High School districts. It should be as walkable and bikeable as the Central Core, High School, and Ferry Districts. Within the Madison District, all retail and office development should include a residential component. Retail development should be permitted only the ground floor. Residential development would only be required for buildings greater than one story in height, however, single-purpose commercial development should not be permitted as the intent is to achieve urban higher density residential use in this area.

**Policy PSBD 2-8.1:** Development in the vicinity of the Ravine must be held to the highest environmental standards so as to protect the integrity of that natural space.

*Existing and Proposed Winslow Related Land Use, Housing and Open Space Goals & Policies*  
September 25, 2025 Planning Commission Discussion

**Commented [PB29]:** Consider keeping Ericksen district or integrate into design standards.

**Commented [JS30R29]:** Further discussion warranted.

**Commented [JS31R29]:** Add Ericksen Avenue street frontage to list of urban street frontages to consider standards for. Ericksen Avenue classified as “Neighborhood Mixed Use” Street Type in Chapter 5 of Design for Bainbridge.

**Commented [JS32]:** PC reviewed/made suggestions on 9/3-4.

**Policy PSBD 2-8.2:** Encourage “missing middle” housing types such as townhomes, cottage courts, courtyard apartments, and low-rise multiplexes.

**Policy PSBD 2-8.3:** Madison Ave and Ericksen Ave should serve as primary north-south multimodal transportation corridors west of SR 305.

**Policy WMP 2-8.1:** Establish FARs and development standards that provide for a mix of residential and small-scale commercial development, with retail located on the ground floor.

**Land Use Element Policy LU 7.5 Madison Avenue Overlay District** The purpose of this Overlay District is to provide for a mix of residential and small-scale non-residential development. All retail and office development greater than one story above grade shall include a residential component. Retail development is permitted only on the ground floor.

NOTE: The “Madison” policies can be further amended once the preferred land use alternative is firmed up regarding the presence of “Active ground floor corridors.”

#### **Ferncliff District Character Statement**

The purpose of the Ferncliff District is to serve as a medium density bridge between the higher density development of the Ferry and High School Road Districts with an emphasis on lower intensity middle housing types. The western area of the Ferncliff District is the Winslow Ravine and its forested protected buffer. Some light intensity mixed use commercial development should be permitted on parcels along Ferncliff Avenue or that adjoin the Ferry or High School Road Districts.

**Policy PSBD 2-X.1:** Development in the vicinity of the Ravine must be held to the highest environmental standards so as to protect the integrity of that natural space.

**Policy PSBD 2-X.2:** Encourage “missing middle” housing types such as duplexes, triplexes, townhomes, and cottage courts.

**Policy PSBD 2-X.3:** Ferncliff Ave should serve as a primary north-south multimodal transportation corridor east of SR 305.

#### **Gateway Overlay Policy**

**WMP 2-9.1:** Establish FARs and development standards that provide for commercial, multifamily, and tourist-oriented uses while ensuring protection of the natural character of the Ravine.

**Policy WMP 2-9.2:** Development within the district should include provisions for pedestrian access to adjoining parcels and neighborhoods, and as part of the pedestrian link to the ferry terminal and waterfront.

**Policy WMP 2-9.3:** Implement policies to restore and protect the habitat, forest and water resources of the Ravine and provide for non-motorized public access.

**Land Use Element Policy LU 7.6 Gateway Overlay District** The corridor along SR 305 from Winslow Way to the parcel north of Vineyard Lane is the gateway to Bainbridge Island, and new uses should enhance its role as the gateway while also protecting the Winslow Ravine.

#### **Ferry Terminal Overlay District Character Statement**

The Ferry district is the most intensely developed district on the Island, serving as a gateway to Bainbridge Island, the Kitsap and Olympic Peninsulas for residents, commuters, and visitors, with

**Commented [JS33]:** New policy suggestions from Schaab/Deines

**Commented [JS34]:** This policy is replaced by new character statement.

**Commented [JS35]:** PC reviewed/made suggestions on 9/3-4, with staff addition related to Ravine and trees.

**Commented [JS36]:** New policy suggestions from Schaab/Deines.

**Commented [PB37]:** Consider keeping gateway zone or make a general policy focused on the ravine.

**Commented [PB38R37]:** New ferry district may be acting as the gateway now

**Commented [JS39R37]:** The Gateway zone was consolidated into some of the Central Core zone and the previously proposed “Transition” zone, which is considered to become the Planning Commission proposed “Ferncliff” zone. Further Planning Commission discussion necessary.

**Commented [PB40R37]:** WMP 2-9.1 and 2-9.2 are redundant to policies in remaining districts in gateway area.

WMP 2-9.3 is redundant to center-wide ravine policy.

LU 7.6 should be converted into a center-wide policy.

**Commented [JS41]:** Check to see if concepts in WMP 2-9.2 and 3 is already addressed in Ferry policies, and if not, then add to ferry policies.

**Commented [JS42R41]:** Pedestrian connections to neighborhood, Ferry and waterfront covered in Ferry policies WMP 2-10.1, 10.2 & 10.3. C.

**Commented [JS43]:** Policies WMP 2-9.1, 9.2 and 9.3 are existing policies for the existing “Gateway” district. Staff suggest deleting, as topics covered in Ferncliff character statement and policies.

**Commented [JS44]:** PC reviewed/made suggestions on 9/3-4

prime views of Eagle Harbor, Puget Sound, and Seattle. This district is intended as a pedestrian and transit-oriented hub with multifamily mixed-use buildings that complement the character and vitality of the Core district. New development should replace large areas of surface parking wherever possible. Higher density housing is appropriate for this area because of its proximity to the ferry, transit, and downtown services and retail.

**Discussion:** The Ferry Terminal Overlay District — currently dominated by parking — could undergo significant change as it transforms from surface parking lots for commuters to a new pedestrian and transit oriented, mixed-use neighborhood. Although the Core District is designated for the most intense development in the Mixed Use Town Center, development in the Ferry Terminal District should complement the character and vitality of the Core District. Higher density housing is appropriate for this area because of its proximity to the ferry and downtown and because it is a prime view location. Parking for both commuters and new development may be integrated within (or under) housing or in adjacent garages.

**Policy WMP 2-10.1:** Establish FARs and development standards that provide for a pedestrian/transit oriented, mixed-use neighborhood with higher density residential development, commercial development, and some retail, while protecting the adjacent residential neighborhoods.

**Policy PSBD 2-10.1:** Each new development is encouraged to leverage every opportunity for dramatic views.

**Policy WMP 2-10.2:** Enhance the district's status as the "gateway" to Winslow by maximizing opportunities for visual and physical access to the shoreline while protecting, reclaiming and sustaining high quality, native shoreline vegetation. Civic and public uses, and protection for any sites important to local tribes should be provided along the waterfront.

**Policy WMP 2-10.3:** The area south of Winslow Way is intended to redevelop as a transit and pedestrian friendly mixed-use neighborhood, with small blocks served by a network of streets, alleys, public open space and pedestrian walkways. Consider adding parking maximums to support transit oriented development.

**Policy WMP 2-10.4:** Allow additional parking spaces in structured parking in the Ferry Terminal District for use by non-commuter ferry passengers in off-peak hours (e.g., after 9:00 a.m.), when constructed in conjunction with replacement of an equivalent amount of existing surface ferry parking in structure.

**Policy WMP 2-10.5:** Any redevelopment of the ferry terminal and/or related transit services should maximize public open space and minimize the development footprint, and should provide shoreline views, a public plaza and a pedestrian accessible waterfront.

**Discussion:** The transit center should address multimodal users and should integrate access to the public plaza and shoreline. "Stacking" of vehicle holding, transit and terminal activities is preferred.

**Policy WMP 2-10.6:** Commuter parking located in the Ferry Terminal Overlay District shall be limited in number and/or area to achieve the following objectives:

- Protect the character of the district from being further dominated by parking;
- Encourage the redevelopment of the district;

*Existing and Proposed Winslow Related Land Use, Housing and Open Space Goals & Policies*  
*September 25, 2025 Planning Commission Discussion*

**Commented [JS45]:** 9/3-4 PC discussion: would like to include the following topics: enterprising attributes, showcases the historical, Bainbridge Island culture and history.

**Commented [JS46]:** New policy suggestion from Schaab/Deines.

**Commented [PB47]:** Consider adding recognition to tribal sites

**Commented [JS48R47]:** Staff added language related to tribal sites. Note that shoreline permits that require work on the shoreline have conditions of approval related to protections of tribal sites.

- Study and limit traffic and parking impacts; and
- Encourage transit, non-motorized, and other travel methods as alternatives to low occupancy vehicles.
  - Encourage below-grade parking over above grade parking structures. Any above grade parking structures should be “wrapped” with retail space.

**Policy WMP 2-10.7:** Encourage innovative methods to physically deconflict pedestrian and motorized uses where possible for safety.

**Policy WMP 2-10.7:** North of Winslow Way, the City shall protect adjacent residential neighborhoods from adverse impacts associated with development by establishing transition standards, such as landscaped buffers, lower height limits, small-scale buildings and other appropriate measures:

**Land Use Element Policy LU 7.7 Ferry Terminal Overlay District** This District is intended to provide an attractive setting for ferry and associated transportation-oriented uses, and to serve as the entry point for Winslow. This District is also a new mixed-use neighborhood that complements the character and vitality of the Core District, serving both neighborhood residents and commuters.

#### **High School Road District Character Statement and High School Road II Policy**

The High School Road District is designated as the second most intensely developed district on the Island, providing a variety of commercial uses that offer goods and services primarily for the convenience of Island residents. In addition to arterial roads, the district is connected by nonmotorized facilities including the Sound-to Olympics multimodal trail and improved Madison Avenue bike lanes and sidewalks. Multifamily and mixed-use development should replace the large areas of surface parking wherever possible. Commercial uses serve as a “third place” for youth, complement adjacent districts, and benefit from location at the crossroads of arterial roads. Transportation projects should continue improving pedestrian and bike connectivity.

**Policy WMP 2-11.1:** Establish FARs and development standards that provide for a variety of commercial uses that complement downtown Winslow and benefit from automobile access near the highway, while creating a pedestrian-friendly retail area. In High School Road II, retail uses shall be limited to 14,400 sq. ft. (See Land Use Element Policy W 5.3.)

**Land Use Element GOAL LU-8** The High School Road District is intended to provide mixed use and commercial development in a pedestrian-friendly retail area.

**Land Use Element Policy LU 8.1** The High School Road District includes a diversity of types of shopping and employment. A variety of commercial uses are allowed which offer goods and services for the convenience of Island residents.

**Land Use Element Policy LU 8.2** Promote pedestrian-oriented mixed use and residential development to offer a variety of housing types and sizes.

**Commented [PB49]:** Consider this as applicable farther north to the transition between ferry and ferncliff.

**Commented [PB50R49]:** Staff recommend deleting this policy for the same reason as deletion of WMP 2-2.5 - Transition standards already in place.

**Commented [PB51]:** Need new policies to align with HSR discussions. Equity considerations for drive throughs.

**Commented [PB52R51]:** Review new vision statement

**Commented [JS53R51]:** Suggest deletion of Policy WMP 2-11.1 because Land Use Element Policies for HS Road area are more recent to recognize walkability and housing.

**Commented [JS54R51]:** PC reviewed/made suggestions on 9/3-4

**Commented [JS55]:** Suggest addition to MUTC umbrella goal/policy re: supporting multifamily affordable housing



Fig. LU-10 High School Road Area

**Policy LU 8.3** Auto-oriented uses and drive-through businesses that benefit from access to SR-305 shall be limited to the yellow dashed area shown in Fig. LU-10.

**Policy LU 8.4** To visually screen development year round, properties with frontages along SR 305 shall provide a vegetated buffer along the highway that includes the preservation and protection of existing vegetation. Access to these properties should not be directly from SR 305.

**Policy LU 8.5** The properties designated on the Land Use Map as High School Road District II are each limited to no more than 14,400 square feet of retail use. Retail use between 5,000 and 14,400 square feet requires a conditional use permit. This portion of High

School Road is immediately adjacent to a semi-urban, residential area of 2.9 to 3.5 units per acre and *should* have less intense uses than the remainder of the High School Road district.

Since existing businesses are located in this area and infrastructure is in place, this Plan recommends the area for the High School Road designation, but with a limitation on the size of retail uses.

**Policy LU 8.6** To ensure visual appeal and pedestrian and bicycle safety, the land development regulations include design standards for:

- Building height, bulk and placement.
- Landscaping including screening of parking lots and development of pedestrian-oriented streetscape with building and landscaping (including trees) located at the street edge.
- Lot coverage.
- Open space.
- Road access and internal circulation including pedestrian connections, developing more pedestrian crossings and requiring parking in the rear wherever possible.
- Signage.
- Additional transit stops on both sides of SR 305.

**Commented [JS56]:** Staff check to see if this provision is in the bIMC already, or if any undeveloped HS 2 property left.

**Commented [JS57R56]:** Note: All properties in current HS Road 2 zone developed (Kitsap Bank and Walgreens north to Builders First Source. Retail size limitation in BIMC 18.09.030.D.9.b Use Specific Standards for Retail Sales.

**Commented [JS58]:** Check at MUTC/WTC level that there is reference to visual appeal are mentioned in other policies.

**Commented [JS59R58]:** Connection between visual appeal and development standards mentioned in overall goals/policies WMP Goal 2-2 and its policies, and WMP Policies 2-3.2 and 2-3.3.

### Legend Reminder

**Red** represents text flagged for review by the Planning Commission on 6/26/2025.

**Green** represents text approved by the PC through 9/4/2025.

**Yellow highlighting** represents text held in a “parking lot” for further PC review.

**Pink highlighting** represents new policies proposed by staff/consultants.

**Blue highlighting** represents changes proposed by the Civic + Cultural Overlay District Comp Plan Amendment application.

**NOTE: Civic + Cultural Connection Overlay Comprehensive Plan Amendment (CPA) request for Comprehensive Plan Cultural Element shown below**

**Policy CUL-1.8:** Prioritize Civic and Cultural core enhancements on and around the City’s property in Winslow.

**Policy CUL-3.7:** Support the expansion and enhancement of the Bainbridge Island Historical Society Museum and its grounds through public and private partnerships.

### NEW Proposed Human Services and Sustainability Goals and Policies

**NEW Proposed WSP Goal HS 1:** Promote opportunities for all Bainbridge residents to find care and support in Winslow.

**Policy HS 1.A** Winslow is a hub that supports the well-being of all community members, including vulnerable populations, and ensures they have the ability to meet their basic physical, behavioral, educational, economic, and social needs.

**Policy HS 1.B** Winslow is a center on the Island where families, neighbors, schools, and organizations all work together to help young people flourish on the island, and address their unique needs.

**Policy HS 1.C** Address the unique needs of older adults, and strive to maintain and improve the quality of life for community members of all ages.

**NEW Proposed WSP Goal SU 1:** Reduce greenhouse gases (GHGs) emissions per capita by focusing growth where services and infrastructure already exist, while preserving and enhancing access to nature.

**Policy SU 1.A** Support dense development in the updated Winslow Subarea to achieve climate goals via zoning and development standards, and minimize any zoning changes in the Conservation Area that would increase development capacity where services and infrastructure are lacking.

**Policy SU 1.B** Make the best use of already developed areas by encouraging infill, and decrease the amount of impervious surface per new housing unit added over time utilizing parking

**Commented [PB60]:** Consider adopting even if CCCO does not get adopted.

**Commented [PB61R60]:** Bake into DNA of CC policies

**Commented [JS62R60]:** Move these 2 policies for consideration of the Cultural Element.

**Commented [PB63]:** “Ensure” might be too strong.

reductions, multimodal infrastructure investments, and other programmatic and regulatory methods.

**Policy SU 1.C** Enable connections to sewer and water for remnant properties within the subarea that are not currently served by public infrastructure.

**Policy SU 1.D** Preserve and enhance access to green space, open space, natural areas, and other natural amenities in collaboration with public and private partners.

**NEW Proposed WSP Goal SU 2** Promote new “green” buildings in Winslow.

**Policy SU 2.A** Require some type of green building certification for new buildings over a certain scale, use, or location, as allowed by state law.

**Policy SU 2.B** Encourage renewable energy integration and access in new projects and redevelopment.

**NEW Proposed WSP Goal SU 3** Increase resilience and climate readiness for Winslow residents, businesses and visitors.

**Policy SU 3.A** Balance between built, ecological, and social priorities on Bainbridge Island to ensure that the built environment is utilized to its fullest extent to contribute to a resilient community, and that any future green building requirements do not become cost prohibitive.

**Policy SU 3.B** Sustainably manage and restore neighborhood tree canopy levels to enhance biodiversity, decrease localized heat island effects, stabilize geologically hazardous areas, and increase the functions and values of critical areas and their buffers.

**Policy SU 3.C** Integrate implementation of the Winslow Subarea Plan and Bainbridge Island Climate Action Plan as necessary.

**Missing, Firewise mgmt./Bainbridge Prepares/ essential facilities/ cooling centers/ resilience hubs**

**NOTE** Make sure that there is a goal about preserving the natural environment

**Planning Commission stopping point on 8/28/2025**

**Commented [PB64]:** Consider adding “public benefit”. Need to be cognizant of capacity.

**Commented [JS65R64]:** Staff reply, additional details not necessary here because the City sewer plan, goals and policies should have specificity.

**Commented [JS66R64]:** Check to see if there is a similar policy in the Utilities Element, and if so, delete.

**Commented [JS67R64]:** Topic addressed in Utilities Element Goal U-3, Policy U 11.1, Goal U-12, Policies 12.1, 12.2, 12.3

**Commented [JS68]:** Policy SU 1.D & Goal 2 and its policies Should be citywide. Check to see if we have an existing green building policy in comp plan.

**Commented [JS69R68]:** Utilities Element Policy 14.5, Guiding Principle 5.2 and 6.1, Land Use Element Policy 5.5, Economic Element Policy 3.1

**Commented [PB70]:** Consider more clear/specific (remove “some type of”) (add “innovative”)

**Commented [PB71R70]:** Also consider costs associated with certification

**Commented [PB72R70]:** Staff added language related to cost considerations to SU 3.A

**Commented [JS73]:** Guiding Principle 3.2 and Guiding 6 and its policies.

**Commented [JS74]:** Environmental Element Policies 3.1, 12.1; [BI Comprehensive Emergency Mgmt Plan \(2024\)](#); Other City Preparedness Information: <https://bainbridgewa.gov/194/Preparedness>

**Commented [PB75]:** Consider adding ecological, indigenous cultural significance

**Commented [JS76R75]:** Note cultural resources added to Policy WMP 2-10.2 above.

**Commented [JS77]:** See Land Use Element Goals 1-5 Environmental Element

## CURRENT WINSLOW SUBAREA PLAN HOUSING CHAPTER GOALS & POLICIES

See also Citywide Comprehensive Plan [Housing Element](#)

**Goal WMP 3-1: Promote and facilitate the provision of diverse and affordable housing choices in a manner that encourages socio-economic diversity.**

**Policy WMP 3-1.1:** Through FAR levels, development standards and incentives, encourage a variety of housing sizes and types that meet the needs of a broad range of households, including smaller units suitable for small families, single individuals and senior citizens.

**Policy WMP 3-1.2:** The ~~bonus FAR~~ program established for the ~~Mixed Use Town Center and High School Road districts~~ Winslow Town Center may include a provision that allows bonus FAR to be achieved in exchange for providing for-rental and for-purchase income-qualified housing.

**Policy WMP 3-1.3:** Recognizing that rental and homeownership opportunities are important components of a diverse community and healthy residential market, develop programs and incentives to encourage a healthy balance between rental and owner occupied units.

### Mobile Home Park

**Policy WMP 3-1.4:** ~~The City shall continue to coordinate with the Islander Mobile Home Park board regarding any future changes, with respect to the 2004 Agreement that enabled the mobile home park to remain. The existing mobile home park situated to the north of the BPA provides an existing source of affordable housing. Because the site is zoned for higher intensity residential/commercial use, it is possible that the housing could be lost. Several mechanisms should be established to encourage the preservation of affordable housing on the site: (1) the unused development potential from the parcels on which the mobile home park is located may be transferred to another parcel within the MUTC and (2) allow the permanent preservation of the mobile homes to be used as an affordable housing bonus on another parcel within the MUTC.~~

**Commented [PB78]:** Likely need to reframe for update

**Commented [JS79R78]:** Staff recommendation: revisit goal once proposed housing tools are firmed up depending on Planning Commission preferred alternative.

**Commented [PB80]:** Consider in context of increases of FAR in CC district

## CURRENT WINSLOW SUBAREA PLAN OPEN SPACE & TRAILS CHAPTER

### GOALS & POLICIES

**NOTE:** Staff suggest striking introductory language below. The concepts in this overview are covered in proposed new chapters *Existing Conditions, Synthesis & Vision* ([see Draft under Supporting Documents on WSP Update project website](#)) and a future “Preferred Alternative” chapter.

#### Overview

In order to create a sustainable community in Winslow, ecological connections must be strengthened and enhanced. Development of Winslow will include an open space network consisting of a combination of small pocket parks and larger parks, private open space and portions of the natural systems such as the Ravine and drainage facilities that would be used for passive recreation and trails to provide for the needs of the residents of Bainbridge Island in the future, and for those who live, work or shop in Winslow.

**Open Space Goal WMP 4-1** Incorporate open space and green spaces throughout Winslow by:

- enhancing existing parks and developing new parks;
- providing street trees, small gardens and other landscaping that provides visual relief and enhances the character;
- providing a series of green spaces, plazas and corridors that connect the community, define character and protect resources; and
- celebrating and connecting the town to the Harbor and the Ravine.

**WMP 4-1.1:** Development standards, design guidelines, and incentives should be provided to encourage retention or development of open space, public gathering spaces and parks.

**WMP 4-1.2:** Prime public viewpoints, view corridors, and road ends should be designated and either preserved or enhanced.

**NEW Proposed WSP Goal OS 1** Coordinate with the Bainbridge Island Metro Park and Recreation District (BIMPRD) to preserve and expand the park and open space network to strengthen livability as growth occurs.

**Policy OS 1.A** Close gaps in the public open space network as identified in a updated open space framework and other adopted plans through development review and support for the BIMPRD.

**Policy OS 1.B** Enhance existing parks by enhancing access when adjacent private development occurs.

**Policy OS 1.C** Support the BIMPRD to balance recreation space needs with habitat preservation and restoration, ensuring a diverse array of natural and recreational experiences are available to all people residents, workers, and visitors.

**Commented [PB81]:** Identify the specific language that replaced the strikethrough language.

**Commented [JS82R81]:** See Draft Winslow Subarea Plan on the City's project webpage, Existing Conditions section on page 30 and Synthesis & Vision section pages 54-58)

**Commented [JS83]:** Staff proposed for removal as it is duplicative to Goal WMP 2-3 and many of it's policies.

**Commented [PB84]:** Consider “all people”

**Commented [JS85R84]:** Staff revised.

**Policy OS 1.D** Enhance public access to water through coordination with other agencies on wayfinding and City road end improvements.

#### **The Ravine**

**Policy WMP 4-1.3:** the Ravine should be preserved as open space and low impact trails should be developed to provide access to this green space. Habitat and water quality in the Ravine should be restored by eliminating invasive species such as English Ivy and designing appropriate stormwater facilities. (Figure 4.2 provides an illustration of the trail.)

#### **Market Square**

**Policy WMP 4-1.4:** Increase and improve ~~Continue to maintain and improve~~ the public space in the Farmer's Market Square between City Hall and the Bainbridge Performing Arts Center.

**Goal WMP 4-2:** As new growth is concentrated in the Winslow area, there will be a need for centrally-located parks and gathering places for passive recreation; therefore, usable parks throughout the Winslow area should be created or enhanced.

**Policy WMP 4-2.1:** Improve and enhance existing parks in the downtown area.

#### **Waterfront Park**

**Policy WMP 4-2.2:** Winslow should be experienced as a waterfront town, well-connected to Eagle Harbor by activity, trails, views, lanes and design details. An attractive Waterfront Park will connect Winslow to the waterfront, drawing people from the central retail area to the harbor and showcasing the waterfront character of the community. To achieve this connection, the Waterfront Park Master Plan should be updated and implemented.

**Policy WMP 4-2.3:** New parks should be acquired ranging from pocket parks (approximately 10,000 s.f.) to sites up to 1 acre or larger.

**NOTE:** Staff suggesting deleting these trail policies from the open space section for consolidating in Transportation section, to be renamed mobility, to prevent duplication and note additional details in the Islandwide Mobility Plan.

**Commented [PB86]:** Consider with gateway district comments

**Commented [PB87R86]:** Removed gateway policy in lieu of this broader policy.

**Commented [JS88]:** Work on a Waterfront Park Plan has been completed and improvements made.

**Commented [PB89]:** Provide explanation for why these are struck

**Commented [JS90R89]:** Revised.

**Commented [JS91R89]:** Goal WMP 4-2 and Policy WMP 4-2.1 covered by proposed new goal and policy OS 1 and it's policies, recognizing that generally, the BIMPRD is the lead agency on parks.

**Commented [PB92]:** Consider Grow park dedication as case study

**Commented [PB93]:** Hold for review with Transportation policies