



2024 Comprehensive Plan Periodic Update Land Capacity Analysis for Draft EIS

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 Proposed Zoning Maps (Alternatives 2 & 3)
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Alternatives Analyzed

The following Draft Environmental Impact Statement (DEIS) alternatives were analyzed for the areas outside of the Winslow Town Center.

1. No Action
2. Dense Centers – “Go Up”
3. Distributed Density – “Go Out”

The alternatives are mapped in Appendices D and E. Key assumptions for the alternatives are documented in Appendix B and C.

Source Data

The following data was used for this land capacity analysis.

- Kitsap County tax parcel data from November 2023.
- City of Bainbridge Island critical area data from November 2023.
- Winslow Subarea Plan Update alternatives from April 19, 2024.
- Comprehensive Plan alternatives (outside Winslow) from May 2, 2024.

Methodology

The methodology for land capacity analysis (LCA) used by the City of Bainbridge Island (and all jurisdictions in Kitsap County) is documented in the 2021 Kitsap County Buildable Lands Report (BLR, Appendix F). Specifically:

- Appendix A of the BLR describes the base LCA methodology used by all jurisdictions.
- Appendix C of the BLR describes modifications to the LCA methodology used by the City of Bainbridge Island for the capacity calculations in the BLR.

The LCA methodology used to analyze these alternatives is substantially similar. Any modifications are described in this document.

The following process diagrams summarize the 10-step LCA process.

Figure 1 – Kitsap County Residential LCA Process



Source: 2020 BLR, Appendix A

Figure 2 – Kitsap County Residential Land Supply Data Processing Diagram

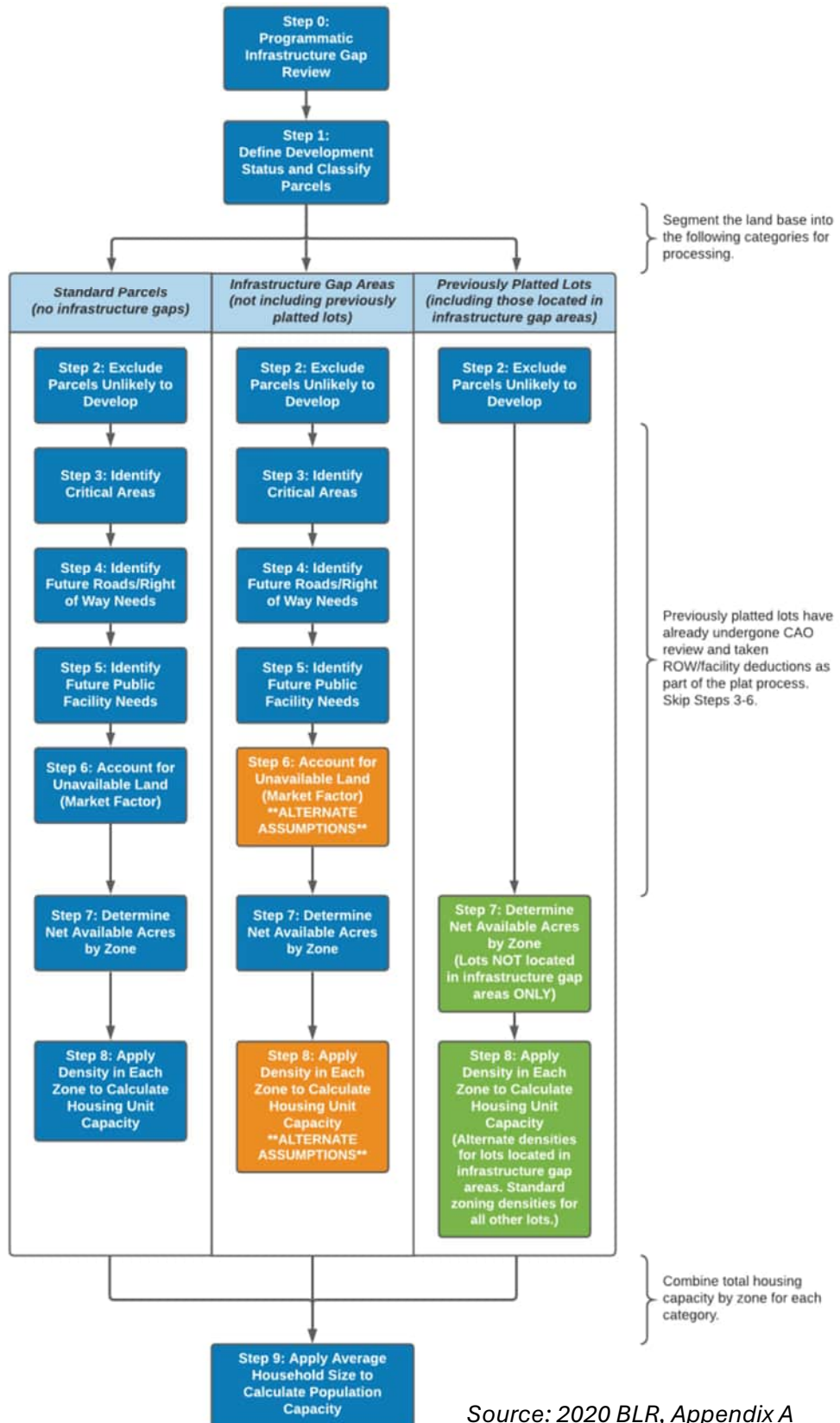
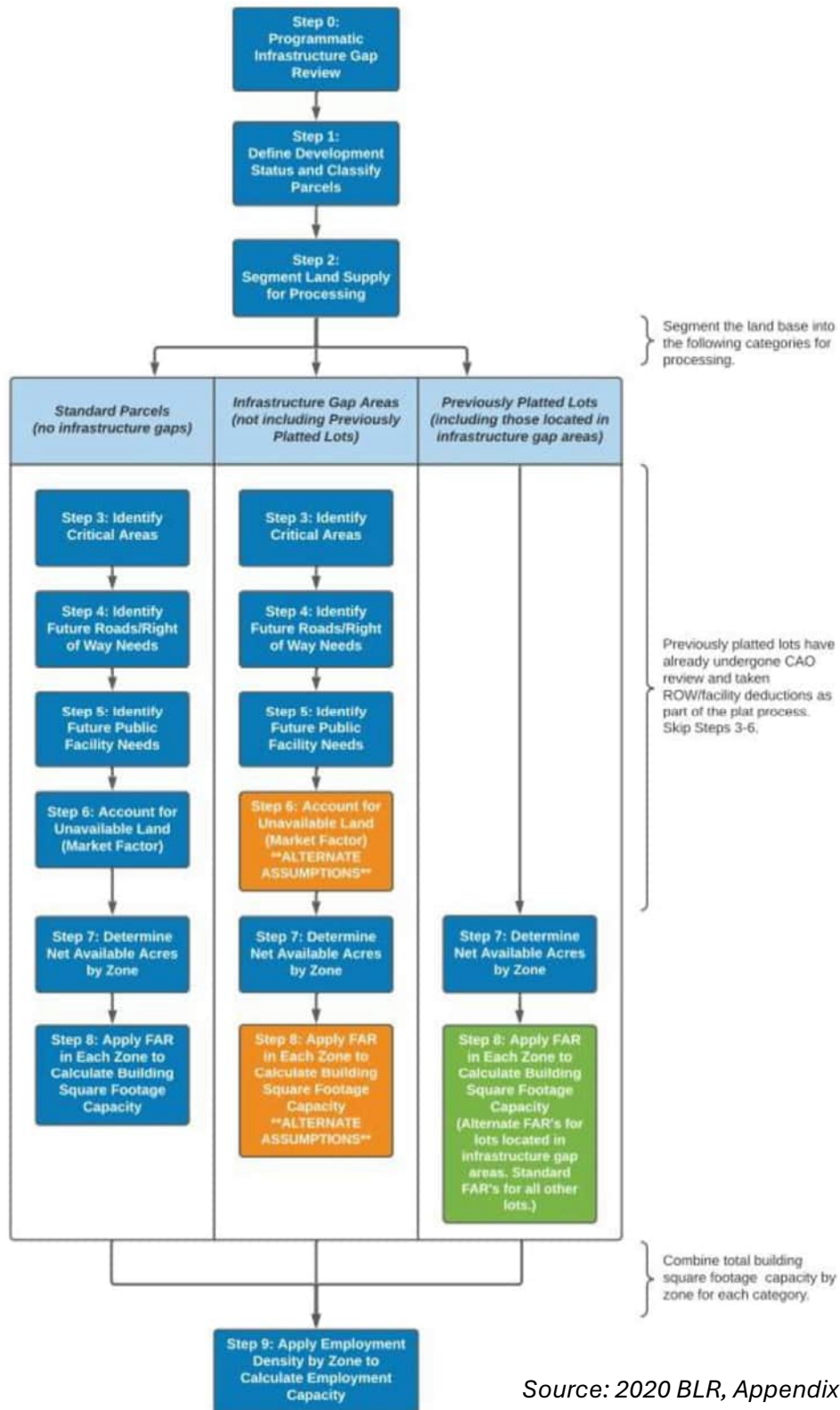
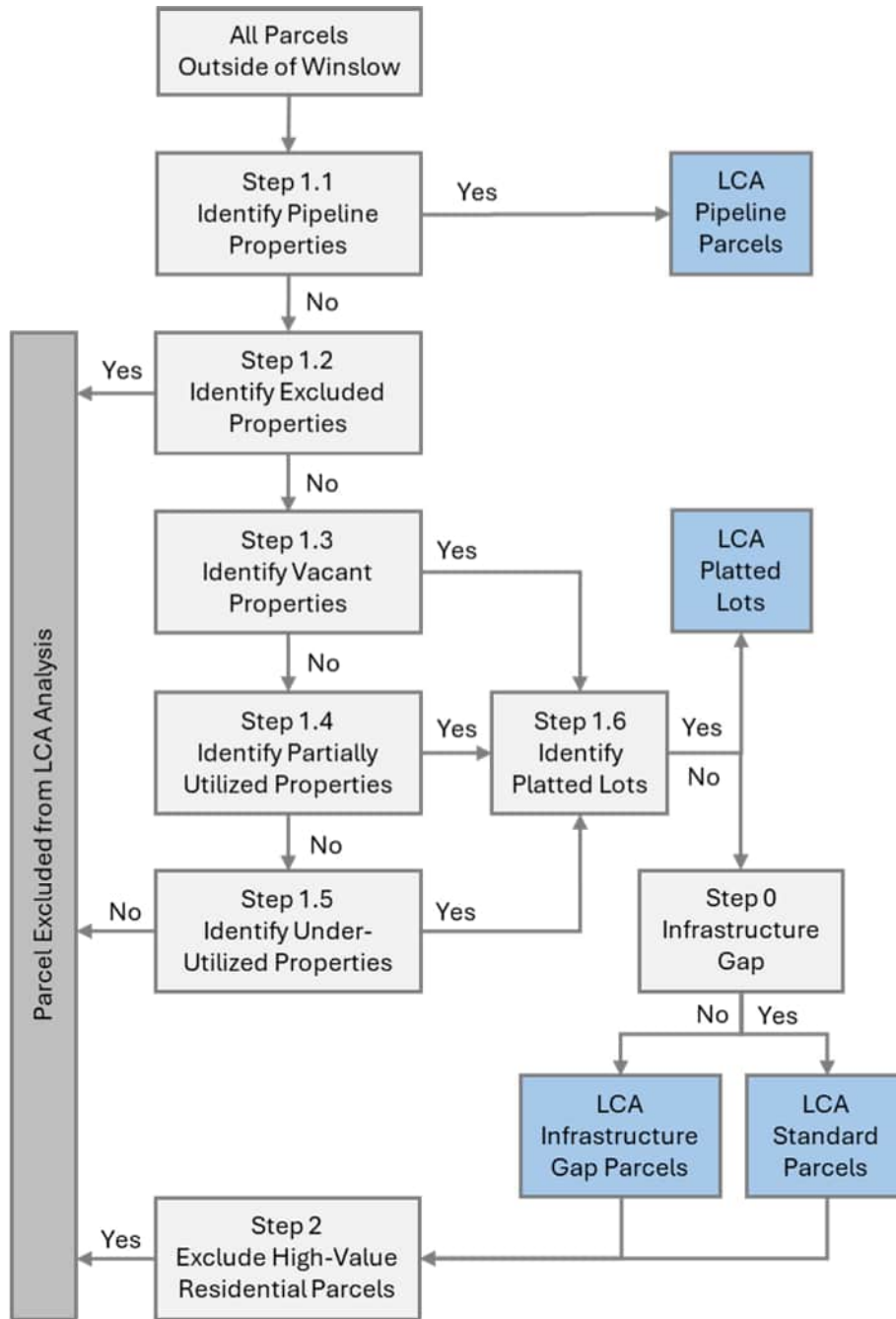


Figure 3 – Kitsap County Commercial/Industrial Land Supply Data Processing Diagram



Source: 2020 BLR, Appendix A

Figure 4 – Summary Logic of Parcel Categorization in Steps 1 & 2



Pre-Processing of Parcel Data

1. Clip the parcel layer using the shoreline (approximate ordinary high water line) layer to ensure parcels include only upland land area.
2. Create/update the "Parcel_Acreage" and "Parcel_SQFT" fields in the parcel layer based on the geometry of the clipped parcels.
3. Review and correct the "Prop_Class" field as needed (see Tables 1 and 2). This is primarily focused on identifying parcels that should be in an excluded land use category for LCA Step 1. "Prop_Class" 999 is assigned to parcels that should be excluded from the LCA analysis but have an otherwise correct "Prop_Class" code that would not be otherwise excluded.
 - a. For example, land trust conservation easement properties are assigned "Prop_Class" 999.
4. Assign/update the Zoning field based on an overlay analysis of the parcels with the zoning layer applicable to the alternative.
 - a. Ignore minor misalignments of zoning boundaries and parcel boundaries as these are artifacts of mapping precision errors.
 - b. Identify "split-zoned" parcels (i.e. parcels with more than one zoning designation).
5. Prepare split-zoned parcels:
 - a. Divide the split-zoned parcels into sub-parcels based on zoning boundaries.
 - b. Create/update the "Parcel_Acreage" and "Parcel_SQFT" fields for each sub-parcel.
 - c. Remove any sub-parcel record that is less than 100sf as these are artifacts of mapping precision errors.
 - d. Assign the appropriate zone to the zoning field for each sub-parcel.
 - e. Edit the number of existing dwelling units located in each sub-parcel to ensure (1) any existing structures will be tallied in the correct zone and (2) there is no double counting.

Table 1 – "Prop_Class" Codes for LCA Analysis

Prop_Class Code & Description	Prop_Class Status for LCA Step 1	Reason Excluded	"Under-Utilized" Class when in a Mixed-Use Zone for LCA Step 1.5
111- Single family residence	Analyze		Yes
118- MH - Leased land	Analyze		Yes
119- MH - Real Property	Analyze		Yes
121- Duplex	Analyze		No
122- Triplex	Analyze		No
123- Four units	Analyze		No
131- 5-9 units	Analyze		No
134- 20-29 units	Analyze		No
141- Condo, residential	Analyze		No
160- Hotels and motels	Analyze		No
180- Other residential	Analyze		No
183- Sheds and garages	Analyze		Yes
198- Cabins	Analyze		Yes

459- Totally esmt encumbered	Excluded	Per BLR Appendix A	No
470- Communications	Excluded	Per BLR Appendix A	No
480- Utilities	Excluded	Per BLR Appendix A	No
483- Water systems	Excluded	Per BLR Appendix A	No
485- Sanitary land fills	Excluded	Per BLR Appendix A	No
Stormwater retention	Excluded	Per BLR Appendix A	No
489- State-assessed utilities	Excluded	Per BLR Appendix A	No
541- Conv store w/gas pumps	Analyze		No
580- Restaurants	Analyze		No
590- Other retail trade	Analyze		No
591- Neighborhood center	Analyze		No
624- Cemeteries	Excluded	Per BLR Appendix A	No
637- General warehouse	Analyze		No
638- Mini-warehouse	Analyze		No
640- Repair services	Analyze		No
656- Convalescent centers	Excluded	Per BLR Appendix A	No
670- Governmental services	Excluded	Per BLR Appendix A	No
680- Educational services	Excluded	Per BLR Appendix A	No
690- Misc. services	Analyze		No
691- Churches	Excluded	Per BLR Appendix A	No
710- Cultural activities	Excluded	Per BLR Appendix A	No
720- Public assembly	Excluded	COBI modified	No
740- Recreational	Excluded	COBI modified	No
744- Marina	Excluded	Per BLR Appendix A	No
760- Parks	Excluded	Per BLR Appendix A	No
810- Agricultural (not O.S.)	Analyze	Per BLR Appendix A	Yes
822- Veterinarian services	Analyze		No
830- CU Agriculture	Excluded	Per BLR Appendix A	No
880- Forest land	Analyze		Yes
910- Undeveloped land	Vacant	Per BLR Appendix A	No
911- Common area	Excluded	Per BLR Appendix A	No
939- Tidelands	Excluded	Per BLR Appendix A	No
940- CU Open Space	Excluded	Per BLR Appendix A	No
950- CU Timber	Excluded	Per BLR Appendix A	No
990 - Other Undeveloped Land	Vacant	Per BLR Appendix A	No
999 - Excluded for LCA by COBI	Excluded	COBI modified	No

Table 2 – Parcels Excluded from LCA Analysis based on Landowner

Landowner	Prop_Class Correction	Note/Exception
ARBOR FUND	710- Cultural activities	Bloedel Reserve
BAINBRIDGE ISLAND CITY OF	Varies	Current parcels are various excluded Prop_Class, EXCEPT Parcel 272502-3-028-2006 should remain Prop_Class 111
BAINBRIDGE ISLAND LAND TRUST	999 - Excluded for LCA by COBI	
BAINBRIDGE ISLAND METRO PARK & REC DIST	760- Parks	
BAINBRIDGE ISLAND METRO PARK & RECREATION DISTRICT	760- Parks	
BAINBRIDGE ISLAND METRO PARKS & REC DIST	760- Parks	
BAINBRIDGE ISLAND METROPOLITAN PARK & RECREATION DISTRICT	760- Parks	
BAINBRIDGE ISLAND METROPOLITAN PARKS & REC DIST	760- Parks	
BAINBRIDGE ISLAND METROPOLITAN PARKS AND	760- Parks	
BAINBRIDGE ISLAND METROPOLITAN PK & REC DIST	760- Parks	
BI METROPOLITAN PARK & REC DIST	760- Parks	
CITY OF BAINBRIDGE ISLAND	Varies	Current parcels are various excluded Prop_Class
DEPARTMENT OF TRANSPORTATION	999 - Excluded for LCA by COBI	
FIRE DIST 02 (BAINBRIDGE IS)	Varies	Current parcels are various excluded Prop_Class
ISLANDWOOD FNA PUGET SOUND ENVIROMENTAL	680- Educational services	
KITSAP COUNTY CONSOLIDATED HOUSING AUTHORITY	Varies	Current parcels are vacant and will be analyzed for housing, but need to review in future to ensure no other Prop_Class
KITSAP COUNTY PUBLIC WORKS	Varies	Current parcel is park, but need to review in future to ensure no other Prop_Class
KITSAP COUNTY SEWER DISTRICT 7	Varies	Current parcels are various excluded Prop_Class
KITSAP COUNTY TAX TITLE	999 - Excluded for LCA by COBI	
KITSAP COUNTY TIDELANDS	939- Tidelands	
PORT MADISON WATER CO	Varies	Current parcels are various excluded Prop_Class
PUBLIC UTILITY DIST NO 1 OF KITSAP COUNTY	483- Water systems	

SCHOOL DIST 303 BAINBRIDGE ISL	Varies	Current parcels are various excluded Prop_Class
SEWER DIST NO 7 SO BAINBR	Varies	Current parcels are various excluded Prop_Class
STATE AGENCY LANDS	Varies	Current parcels are various excluded Prop_Class
STATE OF WA DNR	Varies	Current parcels are excluded, but need to review in future to ensure no other Prop_Class
STATE OF WASHINGTON DOT	Varies	Current parcels are excluded, but need to review in future to ensure no other Prop_Class
BAINBRIDGE ISLAND SCHOOL 303	Varies	Current parcels are various excluded Prop_Class
Hyla Middle School	680- Educational services	
BAINBRIDGE DAY CARE/PRESCHOOL	680- Educational services	
MONTESSORI COUNTRY SCHOOL	680- Educational services	
ISLAND SCHOOL INC	680- Educational services	
WOODWARD MIDDLE SCHOOL	680- Educational services	
BLAKELY CAPTAIN J ELEMENTARY	680- Educational services	
WILKES CAPTAIN C ELEMENTARY	680- Educational services	
BAINBRIDGE ISLAND HS ADMIN & ORDWAY ELEM	680- Educational services	

RESIDENTIAL LAND CAPACITY ANALYSIS

Step 0 – Programmatic Infrastructure Gap Review

There are no infrastructure gaps for Alternative 1 as documented in the 2021 Buildable Lands Report. However, there will be residential sewer infrastructure gaps and alternative residential densities applicable in Rolling Bay and Island Center for Alternatives 2 & 3 (see Table 3).

Table 3 – Infrastructure Gap Areas and Alternative Densities

Infrastructure Gap	Infrastructure Gap Areas		Alt-2 Alternative Density		Alt-3 Alternative Density		
	Center	Zone	Residential FAR	Overall % Res	Residential Density	Residential FAR	Overall % Res
Residential Sewer	Rolling Bay	R-5	n/a	n/a	1 DU / 8,500 sqft lot (+ 1 ADU max)	n/a	100%
		NC	0.45	77.5%	n/a	0.43	80%
	Island Center	NC	0.45	77.5%	n/a	0.43	80%

Notes:

- See Residential Step 8.1 for footnotes explaining overall % residential in the NC zone.
- Sewer is not planned to be extended to the Rolling Bay, Island Center, or Day Road centers during the planning period.
- The sewer infrastructure gap applies to residential only because commercial septic (in mixed-use and B/I development) is assumed to fit on the remaining lot coverage per guidance from Kitsap Public Health District (KPHD).
- Industrial process waste cannot be discharged to septic systems per guidance from KPHD.

Step 1 - Define Development Status and Classify Parcels

Step 1.1: Identify Pipeline Properties (Optional)

Pipeline properties were identified as follows:

- Parcels with dwelling units built in years 2020 through 2023 using the “Year_Built” field. These were labelled as “built” pipeline properties because the baseline year for this LCA analysis is 2020.
- Approved plats where the subdivided lots have not yet been reflected in the parcel layer.

A comprehensive search of the City’s permit database identified no other residential pipeline properties.

Step 1.2: Identify Excluded Properties

Parcels were excluded using:

- The “Prop_Class” codes categorized as “excluded” for Step 1.2 in Table 1.
- Shoreline parcels less than 1 acre (per the assumptions outlined in BLR Appendix A)
- Parcels with land trust conservation easements
- Parcels in the R-6 zone (i.e. Point Monroe) which is assumed to be built-out due to undeveloped lots being used for septic systems or just being too small to practically develop a dwelling unit.

Step 1.3: Identify Vacant Properties

Used the assumptions outlined in BLR Appendix A.

Step 1.4: Identify Partially Utilized Properties

Used the assumptions outlined in BLR Appendix A.

Step 1.5: Identify Under-Utilized Properties

Used the assumptions outlined in BLR Appendix A.

Step 1.6: Identify Platted Lots

There are many lots on Bainbridge Island that were historically platted prior to modern subdivision requirements and critical area regulations. These historically platted lots are subject to subdivision requirements and critical area regulations when developed. Therefore, previously platted lots were categorized as “historic” or “modern” for this analysis.

Historic Platted Lots

Previously platted lots were categorized as “historic” and processed with “LCA Standard Parcels” if more than 25% of all parcels in the plat were developed prior to 1995 using the “Year_Built” field, which is prior to when most modern critical area regulations would have been in effect.

Modern Platted Lots

All other previously platted lots were categorized as “modern” and processed as “LCA Platted Lots” consistent with the assumptions in BLR Appendix A.

Step 1.7: Segment Land Base for Processing

Used the assumptions outlined in BLR Appendix A, except that:

- LCA Platted Lots include only “modern” platted lots from Step 1.6.

Step 2: Exclude Parcels Unlikely to Develop

Used the assumptions outlined in BLR Appendix A.

Step 3: Identify Critical Areas

Used the assumptions outlined in BLR Appendix C.

Deduction	25%	75%	90%
Streams & Buffers		X	
Wetlands & Buffers			X
Slopes 40% or more			X
Slopes 15-39%	X		
USGS Mapped Landslides	X		
Liquefaction Areas	X		
Fault Hazard Area (50' on either side of fault)	X		

Step 4: Identify Future Roads/Right of Way Needs

Used the assumptions outlined in BLR Appendix C.

Step 5: Identify Future Public Facility Needs

Used the assumptions outlined in BLR Appendix C.

Step 6: Account for Unavailable Lands (Market Factor)

Used the assumptions outlined in BLR Appendix C.

Step 7: Determine Available Net Acres

Used the assumptions outlined in BLR Appendix A.

Step 8: Apply Density in Each Zone to Calculate Housing Unit Capacity

Step 8.1. Calculate Gross Housing Unit Capacity

For “LCA Standard Parcels”, the residential density assumptions are provided in Table 4.

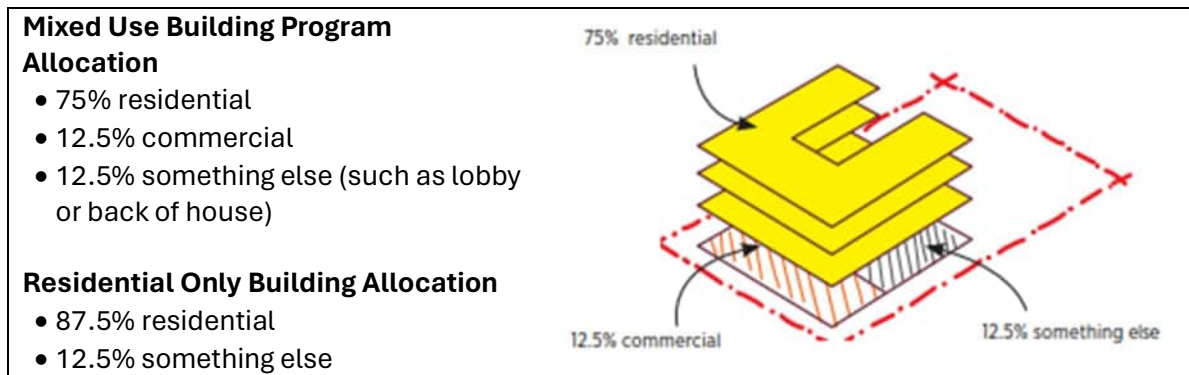
- For the NC zone (Alternative 1):
 - Used the assumptions outlined in BLR Appendix C.

- For the NC zone (Alternatives 2 & 3):
 - The percentage of total building floor area assumed to be residential (i.e. dwelling unit) floor area is calculated using the building program allocation in Figure 5.
 - The assumed average dwelling unit size is 850 sqft.
 - Formula: Housing unit capacity = ([Lot Area] * [FAR] * [Overall % Residential]) / 850 sqft

For “LCA Infrastructure Gap Parcels”, the alternative density assumptions are provided in Table 3.

For “LCA Platted Lots”, the residential density assumptions are outlined in BLR Appendix A.

Figure 5 - Building Program Allocation for the NC Zone



Source: Winslow 2044 Alternatives Capacity Frameworks

Table 4 – Residential Density Assumptions by Zone

Zone	Alternative 1			Alternative 2			Alternative 3		
	Min Lot Size per Unit (SQFT)	FAR	Overall % Res	Min Lot Size per Unit (SQFT)	FAR	Overall % Res	Min Lot Size per Unit (SQFT)	FAR	Overall % Res
R-0.4	100,000	n/a	100%	100,000	n/a	100%	100,000	n/a	100%
R-1	40,000	n/a	100%	40,000	n/a	100%	40,000	n/a	100%
R-2	20,000	n/a	100%	20,000	n/a	100%	20,000	n/a	100%
R-2.9	15,000	n/a	100%	15,000	n/a	100%	15,000	n/a	100%
R-3.5	12,500	n/a	100%	12,500	n/a	100%	12,500	n/a	100%
R-4.3	10,000	n/a	100%	10,000	n/a	100%	10,000	n/a	100%
R-5	8,500	n/a	100%	8,500	n/a	100%	8,500	n/a	100%
R-6	7,260	n/a	100%	7,260	n/a	100%	7,260	n/a	100%
NC/R-12	3,630	n/a	100%	n/a	n/a	n/a	n/a	n/a	n/a
NC	20,000	n/a	100%	n/a	1.50	77.5% ¹	n/a	1.20	80% ²

¹ Assumes:

- 20% of development is residential (NOT mixed-use), of which 87.5% is dwelling unit floor area (12.5% other).
- 80% of development is mixed-use, of which 75% is dwelling unit floor area.
- Formula: (20% * 87.5%) + (80% * 75%) = 77.5% of total floor area

² Assumes:

- 40% of development is residential (NOT mixed-use), of which 87.5% is dwelling unit floor area (12.5% other).
- 60% of development is mixed-use, of which 75% is dwelling unit floor area.
- Formula: (40% * 87.5%) + (60% * 75%) = 80% of total floor area

Step 8.2. Calculate Net Housing Unit Capacity

Used the assumptions outlined in BLR Appendix A.

Step 8.3. Address Pipeline Development

Used the assumptions outlined in BLR Appendix A.

Step 8.4. Address Capacity for Accessory Dwelling Units (ADU's) for Additional Urban Housing Capacity (Optional)

ADUs are not allowed or not applicable in the following zones for all Alternatives:

- R-6 (not allowed)
- NC (not applicable)
- NC/R-12 (not applicable)

For the R-5 Zone, the following assumptions were used:

- Alternative 1 used the assumptions outlined in BLR Appendix C.
- For Alternatives 2 & 3, 1 ADU (or compact apartment in MF buildings) per primary dwelling was assumed on all lots, including in infrastructure gap areas. This is because 1 ADU (or compact apartment in MF buildings) would be required while a second ADU (or compact apartment in MF buildings) would be allowed in the R-5 zone where there is no infrastructure gap (i.e. in Lynwood Center).

The assumptions outlined in BLR Appendix C were used for the following zones for all Alternatives:

- R-0.4 (3 ADUs/yr)
- R-2 (2.625 ADUs/yr)
- R-3.5 (0.75 ADU/yr)
- R-1 (1.75 ADUs/yr)
- R-2.9 (0.125 ADUs/yr)
- R-4.3 (1.125 ADU/yr)

Step 9: Apply Average Household Size to Calculate Population Capacity

Used the assumptions outlined in BLR Appendix A.

COMMERCIAL/INDUSTRIAL LAND CAPACITY ANALYSIS

Step 0 – Programmatic Infrastructure Gap Review

See discussion under Residential Step 0.

Step 1 - Define Development Status and Classify Parcels

Step 1.1: Identify Pipeline Properties (Optional)

Used the assumptions outlined in BLR Appendix A. A comprehensive search of the City’s permit database identified no commercial/industrial pipeline projects outside of Winslow.

Step 1.2: Identify Excluded Properties

See discussion under Residential Step 1.2.

Step 1.3: Identify Vacant Properties

Used the assumptions outlined in BLR Appendix A.

Step 1.4: Identify Under-Utilized Properties

Used the assumptions outlined in BLR Appendix A.

Step 1.5: Identify Platted Lots

Step 3: Identify Critical Areas

Used the assumptions outlined in BLR Appendix C.

Deduction	25%	75%	90%
Streams & Buffers		X	
Wetlands & Buffers			X
Slopes 40% or more			X
Slopes 15-39%	X		
USGS Mapped Landslides	X		
Liquefaction Areas	X		
Fault Hazard Area (50’ on either side of fault)	X		

Step 4: Identify Future Roads/Right of Way Needs

Used the assumptions outlined in BLR Appendix C.

Step 5: Identify Future Public Facility Needs

Used the assumptions outlined in BLR Appendix C.

Step 6: Account for Unavailable Lands (Market Factor)

Used the assumptions outlined in BLR Appendix C.

Step 7: Determine Available Net Acres

Used the assumptions outlined in BLR Appendix A.

Step 8: Apply Density in Each Zone to Calculate Building Square Footage Capacity

Step 8.1. Calculate Gross Commercial/Industrial Square Footage Capacity

Used the assumptions provided in Table 4.

Table 4 – Commercial/Industrial Building Area Assumptions by Zone

Zone	Primary Employment Type	Employment Density Assumed for Capacity Calculations	Alternative 1		Alternative 2		Alternative 3	
			FAR	Overall % Non-Res	FAR	Overall % Non-Res	FAR	Overall % Non-Res
NC/R-12	Commercial	1 employee / 400 sqft	1.05	50%	n/a	n/a	n/a	n/a
NC	Commercial	1 employee / 400 sqft	1.05	50%	1.50	10% ³	1.20	7.5% ⁴
B/I	Industrial	1 employee / 800 sqft	0.70	100%	1.50	100%	0.70	100%
WDI	Industrial	1 employee / 800 sqft	1.00	100%	1.00	100%	1.00	100%

³ Assumes:

- 80% of development is mixed-use, of which 12.5% is commercial floor area.
- Formula: $(80\% * 12.5\%) = 10\%$ of all floor area

⁴ Assumes:

- 60% of development is mixed-use, of which 12.5% is commercial floor area.
- Formula: $(60\% * 12.5\%) = 7.5\%$ of all floor area

Step 8.2. Calculate Net Commercial/Industrial Square Footage Capacity

Used the assumptions outlined in BLR Appendix A.

Step 8.3. Address Pipeline Development

Used the assumptions outlined in BLR Appendix A. A comprehensive search of the City's permit database identified no commercial/industrial pipeline projects outside of Winslow.

Step 9. Apply Employment Density by Zone to Determine Employment Capacity

Step 9.1 Classify each Zone as Either Commercial or Industrial

Used the assumptions outlined in BLR Appendix C. See Table 4.

Step 9.2 Select Employment Density Assumptions for Commercial and Industrial Zones

Used the assumptions outlined in BLR Appendix C. See Table 4.

Step 9.3 Divide Net Square Foot Capacity by Employment Density to Calculate Employment Capacity

Used the assumptions outlined in BLR Appendix A.

Home-Based Business Employment

The number of home-based businesses has increased significantly since the beginning of the COVID-19 pandemic and now represents a notable sector of employment in the community. For the first time, the City will reflect this non-traditional employment in the City's comprehensive planning process. The WA Department of Commerce encouraged the City to pursue this effort but had no specific methodology or guidance and no other jurisdiction was identified that could serve as a model for this effort. Therefore, the City's approach borrows heavily from methodologies used for demographic analysis and population allocation already used in comprehensive planning. For this inaugural effort, a conservative approach was taken for projecting growth. Appendix C summarizes assumptions, projection, and allocation of home-based business jobs for the 20-year planning period (2020-2044).

Appendix A

Island-wide Alternatives Land Area (acres)

Zoning Designation	Alt-1	Alt-2	Alt-3
Park	n/a	1,450.4	1,461.0
WDI	60.9	8.9	8.9
B/I	132.1	134.3	129.3
Core	87.4	115.0	99.2
Ferry	26.3	49.8	29.1
MAD	52.6	n/a	n/a
ERICK	30.9	n/a	n/a
GATE	41.1	n/a	n/a
Transition	n/a	138.4	126.0
HSR-1	46.0	n/a	n/a
HSR-2	12.9	n/a	n/a
HSR	n/a	147.6	92.7
NC	33.9	42.2	50.5
NC/R-12	4.9	n/a	n/a
R-14	22.2	n/a	37.8
R-8	114.5	162.5	365.9
R-6	10.2	10.2	10.2
R-5	15.5	16.2	93.2
R-4.3	191.8	131.1	299.8
R-3.5	196.4	166.4	129.5
R-2.9	488.7	407.2	359.0
R-2	3,173.2	3,099.3	2,912.6
R-1	3,177.4	3,153.3	3,120.6
R-0.4	9,473.9	8,164.5	8,072.7
CUR	1.5	n/a	n/a
Total Land Area	17,394	17,397	17,398

Land Use Designation	Alt-1	Alt-2	Alt-3
Industrial Centers	133.1	127.7	99.3
- Day Road	94.2	88.8	99.3
- Sportsman's Triangle	38.9	38.9	n/a
Neighborhood Centers	53.0	58.5	143.6
- Rolling Bay	10.5	10.5	52.3
- Island Center	9.1	13.3	17.4
- Lynwood Center	33.4	34.7	73.9
Winslow Town Center	1,355.7	1,355.7	1,208.8
Candidate Countywide Growth Center	n/a	452.1	356.5
Conservation Area	15,853	15,855	15,946

Total Land Area	17,394	17,397	17,398
- Centers	1,542	1,542	1,452
	8.9%	8.9%	8.3%
- Conservation Area	91.1%	91.1%	91.7%

Minor differences in total land area are due to rounding and limited mapping inconsistencies.

Comprehensive Plan Alternatives (Centers outside Winslow) Land Area (acres)

Day Road	Alt-1	Alt-2	Alt-3
B/I	94.2	88.8	99.3
Overall Center Size	94.2	88.8	99.3

Sportsman's Triangle	Alt-1	Alt-2	Alt-3
B/I	38.9	38.9	n/a
Overall Center Size	38.9	38.9	n/a

Rolling Bay	Alt-1	Alt-2	Alt-3
NC	10.5	10.5	14.6
R-5	n/a	n/a	37.7
Overall Center Size	10.5	10.5	52.3

Island Center	Alt-1	Alt-2	Alt-3
NC	9.1	13.3	17.4
R-5	n/a	n/a	n/a
Overall Center Size	9.1	13.3	17.4

Lynwood Center	Alt-1	Alt-2	Alt-3
NC/R-12	4.9	n/a	n/a
NC	13.0	18.4	18.5
R-5	15.5	16.3	55.4
Overall Center Size	33.4	34.7	73.9

Isolated NC Rezone	Alt-1	Alt-2	Alt-3
NC	1.5	n/a	n/a
B/I	n/a	1.2	1.2
R-2	n/a	0.3	0.3



**Land Capacity Analysis
by
Land Use & Zoning Designation**

Updated 5/8/2024

Updated 5/9/2024

Alternative 1 - Housing and Population Capacity

Updated 5/9/2024

	Designation	Existing DUs in Built-out & Excluded Parcels (pre-2020)	Vacant, Partially Utilized, & Under-Utilized Parcels Analyzed for Land Capacity (as of 2020)							Approx. DUs at Full Build-out	Approx. Population at Full Build-out	
			Net Developable SqFt	Gross DU Capacity	Existing DUs (pre-2020)	Pipeline Parcel DUs	ADUs	Net DU Capacity	Population Capacity			
Land Use	Neighborhood Center	112	580,841	52	10	43	43	128	232	250	555	
	Industrial Center	1								1	2	
	Conservation Area	6,629	83,141,896	1,898	730	418	188	1,774	4,074	9,133	22,376	
	Total	6,742	83,722,737	1,950	740	461	231	1,902	4,306	9,384	22,933	
Zoning	NC/R-12	60	92,230	25	-	-	-	25	56	85	190	
	NC	38	454,757	23	10	-	-	13	28	61	135	
	R-6	56								56	137	
	R-5	14	33,854	4	-	43	43	90	147	104	231	
	R-4.3	84	71,015	7	7	-	23	23	23	114	278	
	R-3.5	17	30,281	2	1	-	15	16	18	34	84	
	R-2.9	37	79,611	5	5	-	3	3	3	45	110	
	R-2	2,710	19,206,234	960	407	166	53	772	1,815	3,889	9,528	
	R-1	1,906	19,056,116	476	161	101	35	451	1,055	2,518	6,170	
	R-0.4	1,818	44,698,638	447	149	151	60	509	1,160	2,476	6,066	
	WDI	1									1	2
	B/I	1									1	2
	Park											
Total	6,742	83,722,737	1,950	740	461	231	1,902	4,306	9,384	22,933		

Alternative 1 - Employment Capacity (Outside of Winslow)

Updated 5/9/2024

		Traditional Employment								Home-Based Business			
Designation	Existing Floor Area in Built-out & Excluded Parcels	Vacant, Partially Utilized, & Under-Utilized Parcels Analyzed for Land Capacity (as of 2020)						Approx. Floor Area at Full Build-out	Approx. Jobs at Full Build-out	Existing Jobs (2020)	Projected Job Growth (2020-2044)	Total Jobs (2044)	
		Net Developable Land Area (SqFt)	Gross Floor Area Capacity	Existing Floor Area	Pipeline Parcel Floor Area	Net Floor Area Capacity	Job Capacity						
Land Use	Neighborhood Center	165,402	546,987	574,336	61,022	-	513,314	1,283	739,738	1,849	27	58	85
	Industrial Center	70,734	1,880,978	1,316,685	322,083	-	994,602	1,243	1,387,419	1,734	23	25	48
	Conservation Area	327,632	15,522	15,522	-	-	15,522	19	343,154	832	740	1,364	2,104
	Total	563,768	2,443,487	1,906,543	383,105	-	1,523,438	2,546	2,470,311	4,416	790	1,447	2,237
Zoning	NC/R-12	90,708	92,230	96,841	-	-	96,841	242	187,549	469			
	NC	74,694	454,757	477,495	61,022	-	416,473	1,041	552,189	1,380			
	WDI	4,886	15,522	15,522	-	-	15,522	19	20,408	26			
	B/I	70,734	1,880,978	1,316,685	322,083	-	994,602	1,243	1,387,419	1,734			
	Other	322,746							322,746	807			
	Total	563,768	2,443,487	1,906,543	383,105	-	1,523,438	2,546	2,470,311	4,416			

Alternative 2 - Housing and Population Capacity (Outside of Winslow)

5/3/2024

	Designation	Existing DUs in Built-out & Excluded Parcels (pre-2020)	Vacant, Partially Utilized, & Under-Utilized Parcels Analyzed for Land Capacity (as of 2020)						Net DU Capacity	Population Capacity	Approx. DUs at Full Build-out	Approx. Population at Full Build-out
			Net Developable SqFt	Gross DU Capacity	Existing DUs (pre-2020)	Pipeline Parcel DUs	ADUs					
Land Use	Neighborhood Center	112	603,120	370	19	63	63	477	981	608	1,349	
	Industrial Center	5								5	12	
	Conservation Area	7,020	75,869,435	1,703	614	557	188	1,835	4,223	9,469	23,198	
	Total	7,137	76,472,555	2,073	633	620	251	2,311	5,204	10,081	24,559	
Zoning	NC/R-12											
	NC	95	584,980	368	19	-	-	349	774	463	1,027	
	R-6	73								73	179	
	R-5	17	18,140	2	-	63	63	128	208	145	322	
	R-4.3	90	9,950	1	1	-	23	23	23	114	278	
	R-3.5	18	841	-	-	-	15	15	15	33	81	
	R-2.9	41	17,249	1	2	-	3	3	3	46	111	
	R-2	2,962	16,716,845	836	300	216	53	804	1,894	4,066	9,962	
	R-1	1,956	18,289,271	457	156	139	35	475	1,113	2,587	6,338	
	R-0.4	1,870	40,835,279	408	155	202	60	515	1,175	2,540	6,223	
	WDI	2									2	5
	B/I	5									5	12
	Park	8									8	20
	Total	7,137	76,472,555	2,073	633	620	251	2,311	5,204	10,081	24,559	

Alternative 2 - Employment Capacity (Outside of Winslow)

5/3/2024

		Traditional Employment								Home-Based Business			
Designation	Existing Floor Area in Built-out & Excluded Parcels	Vacant, Partially Utilized, & Under-Utilized Parcels Analyzed for Land Capacity (as of 2020)						Approx. Floor Area at Full Build-out	Approx. Jobs at Full Build-out	Existing Jobs (2020)	Projected Job Growth (2020-2044)	Total Jobs (2044)	
		Net Developable Land Area (SqFt)	Gross Floor Area Capacity	Existing Floor Area	Pipeline Parcel Floor Area	Net Floor Area Capacity	Job Capacity						
Land Use	Neighborhood Center	99,825	147,742	22,161	26,513	-	-	-	126,338	316	27	77	104
	Industrial Center	307,970	901,025	1,351,537	104,680	-	1,246,857	1,559	1,659,507	2,074	23	25	48
	Conservation Area	4,406	-	-	-	-	-	-	4,406	6	740	1,210	1,950
	Total	412,201	1,048,767	1,373,699	131,193	-	1,246,857	1,559	1,790,251	2,396	790	1,312	2,102
Zoning	NC/R-12												
	NC	99,825	147,742	22,161	26,513	-	-	-	126,338	316			
	WDI	4,406	-	-	-	-	-	-	4,406	6			
	B/I	307,970	901,025	1,351,537	104,680	-	1,246,857	1,559	1,659,507	2,074			
	Other	381,628							381,628	954			
	Total	793,829	1,048,767	1,373,699	131,193	-	1,246,857	1,559	2,171,879	3,350			

Alternative 3 - Housing and Population Capacity (Outside of Winslow)

Designation	Existing DUs in Built-out & Excluded Parcels (pre-2020)	Vacant, Partially Utilized, & Under-Utilized Parcels Analyzed for Land Capacity (as of 2020)							Approx. DUs at Full Build-out	Approx. Population at Full Build-out	
		Net Developable SqFt	Gross DU Capacity	Existing DUs (pre-2020)	Pipeline DUs	ADUs	Net DU Capacity	Population Capacity			
Land Use	Neighborhood Center	142	1,960,447	568	54	65	65	644	1,351	840	1,865
	Industrial Center	5								5	12
	Conservation Area	7,198	75,933,718	1,724	604	567	173	1,859	4,305	9,661	23,670
	Total	7,345	77,894,165	2,292	658	632	238	2,504	5,656	10,507	25,548
Zoning	NC/R-12										
	NC	95	800,759	432	23	-	-	409	908	527	1,170
	R-6	72								72	176
	R-5	47	1,159,688	136	31	65	65	235	443	313	696
	R-4.3	90	9,950	1	1	-	23	23	23	114	278
	R-3.5	4	-	-	-	-	-	-	-	4	10
	R-2.9	397	177,611	12	5	19	3	28	65	430	1,054
	R-2	2,910	17,101,943	855	302	216	53	822	1,937	4,034	9,882
	R-1	1,926	17,984,845	450	147	132	35	470	1,100	2,543	6,229
	R-0.4	1,861	40,659,368	407	149	200	60	518	1,181	2,528	6,192
	WDI	2								2	5
	B/I	5								5	12
	Park	8								8	20
	Total	7,417	77,894,165	2,292	658	632	238	2,504	5,656	10,579	25,724

Alternative 3 - Employment Capacity (Outside of Winslow)

5/3/2024

		Traditional Employment								Home-Based Business			
Designation	Existing Floor Area in Built-out & Excluded Parcels	Vacant, Partially Utilized, & Under-Utilized Parcels Analyzed for Land Capacity (as of 2020)						Approx. Floor Area at Full Build-out	Approx. Jobs at Full Build-out	Existing Jobs (2020)	Projected Job Growth (2020-2044)	Total Jobs (2044)	
		Net Developable Land Area (SqFt)	Gross Floor Area Capacity	Existing Floor Area	Pipeline Parcel Floor Area	Net Floor Area Capacity	Job Capacity						
Land Use	Neighborhood Center	99,825	147,643	13,288	26,513	-	-	-	126,338	316	27	121	148
	Industrial Center	234,834	606,912	424,839	3,316	-	421,523	527	659,673	825	23	25	48
	Conservation Area	292,861	-	-	-	-	-	-	292,861	727	740	1,208	1,948
	Total	627,520	754,555	438,127	29,829	-	421,523	527	1,078,872	1,867	790	1,354	2,144
Zoning	NC/R-12												
	NC	99,825	147,643	13,288	26,513	-	-	-	126,338	316			
	WDI	4,406	-	-	-	-	-	-	4,406	6			
	B/I	234,834	606,912	424,839	3,316	-	421,523	527	659,673	825			
	Other	288,455							288,455	721			
	Total	627,520	754,555	438,127	29,829	-	421,523	527	1,078,872	1,867			

Appendix B

2024 Comprehensive Plan Periodic Update

Key Assumptions for Centers Outside Winslow

Key Changes to Zoning Standards*	"Go Up" Alternative 2 (Dense Centers)			"Go Out" Alternative 3 (Distributed Density)		
	R-5	NC	B/I	R-5	NC	B/I
Change to required (from max.) floor area ratio (FAR) and dwelling units per square feet (DU/sf) of lot area	1 DU/8,500sf (no change)	1.5 FAR 20% residential 80% mixed-use (from 1 DU/20,000sf + commercial)	Limited by other standards (no change)	1 DU/8,500sf (no change)	1.2 FAR 40% residential 60% mixed-use (from 1 DU/20,000sf + commercial)	Limited by other standards (no change)
Maximum Lot Coverage	35% (from 25%)	50% (from 25%)	50% (from 35%)	35% (from 25%)	50% (from 25%)	35% (no change)
Maximum base building height	45' (from 25')	45' (from 35')	45' (from 35')	35' (from 25')	45' (from 35')	35' (no change)
Encourage mix of smaller dwelling unit sizes (average DU size shown)	1,200sf	850sf	(no change)	1,200sf	850sf	(no change)
Encourage internal conversion of existing buildings to multi-family with 50% bonus density (consistent with HB-1042 mandate)	✓	✓	N/A	✓	✓	N/A
ADUs up to 1,000sf consistent with HB-1337 (from 900sf)	2 (from 1)	N/A with FAR	N/A	2 (from 1)	N/A with FAR	N/A

* These changes do not apply within Shoreline Jurisdiction.

Other Key Assumptions

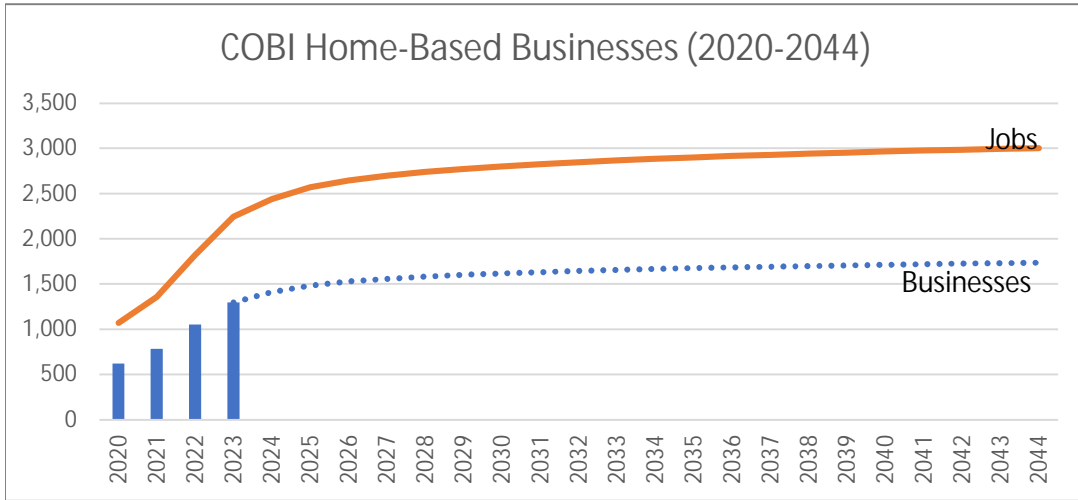
- Sewer service will not be extended to the Rolling Bay, Island Center, and Day Road centers during this planning period.
- Walkable neighborhood areas are generally substantially unencumbered land within approximately ¼ mile (5-minute walk).

Appendix C



2024 Comprehensive Plan Periodic Update & Winslow Subarea Plan Update

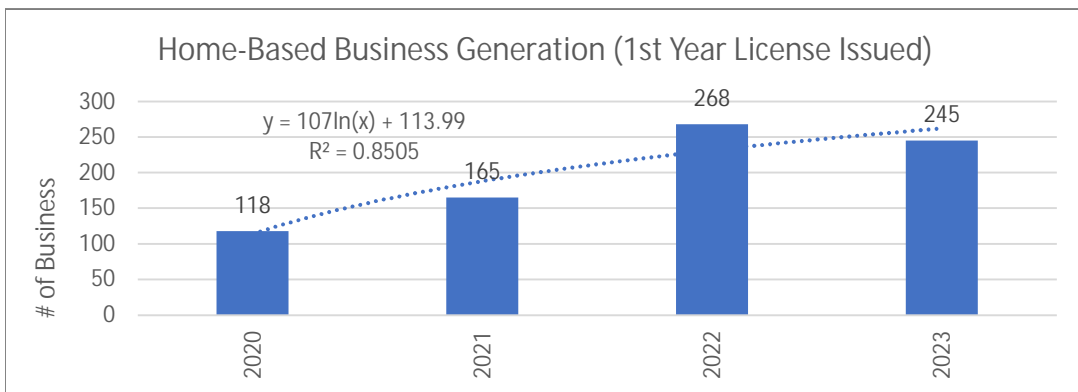
Home-Based Business (HBB) Growth Projection



Due to limited historic data and uncertainties related to home-based business trends during and after the COVID-19 pandemic, a logarithmic trend (declining growth over time) is assumed for conservative forecasting.

Home-Based Businesses (2020-2044)

Year	Businesses	Jobs	Jobs/Business
2020 (Estimate)	619	1,070	1.7 (assumed)
2023 (Actual)	1,297	2,243	1.7
2044 (Forecast)	1,737	3,003	1.7 (assumed)
2020-2044 Growth	1,118	1,933	1.7 (assumed)



2024 Comprehensive Plan Periodic Update & Winslow Subarea Plan Update

Home-Based Business (HBB) Employment Characterization

5/3/2024

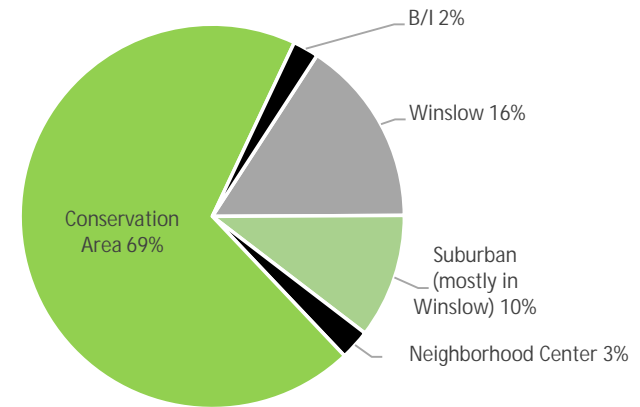
HBB Employment by Location (2023)

Zone	Subarea	Businesses	% Bus	Jobs	% Jobs	Jobs/HBB
CORE	Winslow	138	11%	353	16%	2.6
MAD						
ERICK						
FTD						
GATE						
HS-1						
R-14						
R-8						
R-4.3	Suburban (mostly in Winslow)	145	11%	235	10%	1.6
R-3.5						
R-2.9						
NC	Neighborhood Center	13	1%	57	3%	4.4
NC-R-12						
R-5						
R-6	Conservation Area	992	77%	1,550	69%	1.6
R-2						
R-1						
R-0.4						
B/I	B/I	9	1%	48	2%	5.3
Total		1,288	100%	2,243	100%	1.7

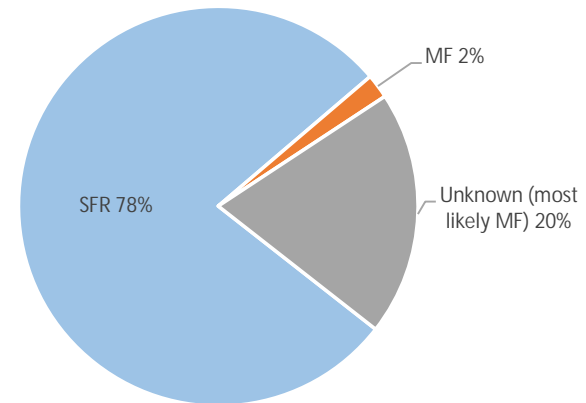
HBB Employment by Housing Type (2023)

Housing Type	Businesses	% Bus	Jobs	% Jobs	Jobs/HBB
Single-family (SFR)	1,119	86%	1,754	78%	1.6
Multi-family (MF)	16	1%	44	2%	2.8
Unknown (most likely MF)	162	12%	445	20%	2.7
Total	1,297	100%	2,243	100%	1.7

HBB Jobs by Location (2023)



HBB Jobs by Housing Type (2023)



2024 Comprehensive Plan Periodic Update & Winslow Subarea Plan Update

Home-Based Business (HBB) Employment Growth Allocation

Alt-1	Planned Housing Capacity 2020-2044		2020 HBB Distribution (Est)		2023 HBB Distribution (Actual)				2024-2044 HBB Growth (Projection)		2024-2044 HBB Growth (Allocation)				2020-2024 HBB Job Growth		
	Units	% Total	Business	Jobs	Business	% Bus	Jobs	% Jobs	Business	Jobs	Business	% Bus	Jobs	% Jobs	Business	Jobs	% Jobs
	Winslow Town Center	592	19.8%	135	281	283	21.8%	588	26.2%	440	760	92	20.9%	178	23.4%	240	485
Neighborhood Centers	127	4.3%	6	27	13	1.0%	57	2.5%	12			2.7%	29	3.8%	19	58	3.0%
Industrial Centers	0	0.0%	4	23	9	0.7%	48	2.1%				5	25	1.3%			
Conservation Area	2,266	75.9%	473	740	992	76.5%	1,550	69.1%	336			76.3%	554	72.9%	854	1,364	70.6%
Total	2,985	100%	619	1,070	1,297	100%	2,243	100%	440			100%	760	100%	1,118	1,933	100%

Alt-2	Planned Housing Capacity 2020-2044		2020 HBB Distribution (Est)		2023 HBB Distribution (Actual)				2024-2044 HBB Growth Projection		2024-2044 HBB Growth (Allocation)				2020-2024 HBB Job Growth		
	Units	% Total	Business	Jobs	Business	% Bus	Jobs	% Jobs	Business	Jobs	Business	% Bus	Jobs	% Jobs	Business	Jobs	% Jobs
	Winslow Town Center	2,868	55.4%	135	281	283	21.8%	588	26.2%	440	760	170	38.7%	313	41.1%	318	620
Neighborhood Centers	477	9.2%	6	27	13	1.0%	57	2.5%	23			5.2%	47	6.2%	30	77	4.0%
Industrial Centers	0	0.0%	4	23	9	0.7%	48	2.1%				5	25	1.3%			
Conservation Area	1,835	35.4%	473	740	992	76.5%	1,550	69.1%	247			56.1%	400	52.6%	765	1,210	62.6%
Total	5,180	100%	619	1,070	1,297	100%	2,243	100%	440			100%	760	100%	1,118	1,933	100%

Alt-3	Planned Housing Capacity 2020-2044		2020 HBB Distribution (Est)		2023 HBB Distribution (Actual)				2024-2044 HBB Growth Projection		2024-2044 HBB Growth (Allocation)				2020-2024 HBB Job Growth		
	Units	% Total	Business	Jobs	Business	% Bus	Jobs	% Jobs	Business	Jobs	Business	% Bus	Jobs	% Jobs	Business	Jobs	% Jobs
	Winslow Town Center	2,388	44.5%	135	281	283	21.8%	588	26.2%	440	760	146	33.3%	272	35.7%	294	579
Neighborhood Centers	1,114	20.8%	6	27	13	1.0%	57	2.5%	48			11.0%	91	12.0%	55	121	6.3%
Industrial Centers	0	0.0%	4	23	9	0.7%	48	2.1%				5	25	1.3%			
Conservation Area	1,859	34.7%	473	740	992	76.5%	1,550	69.1%	245			55.7%	397	52.2%	763	1,208	62.5%
Total	5,361	100%	619	1,070	1,297	100%	2,243	100%	440			100%	760	100%	1,118	1,933	100%

Assumptions:

1. The location of housing growth will influence where HBB growth will occur.
2. No additional HBB growth is anticipated in the Industrial Centers.

5/3/2024

Appendix D

City of Bainbridge Future Land Use Map

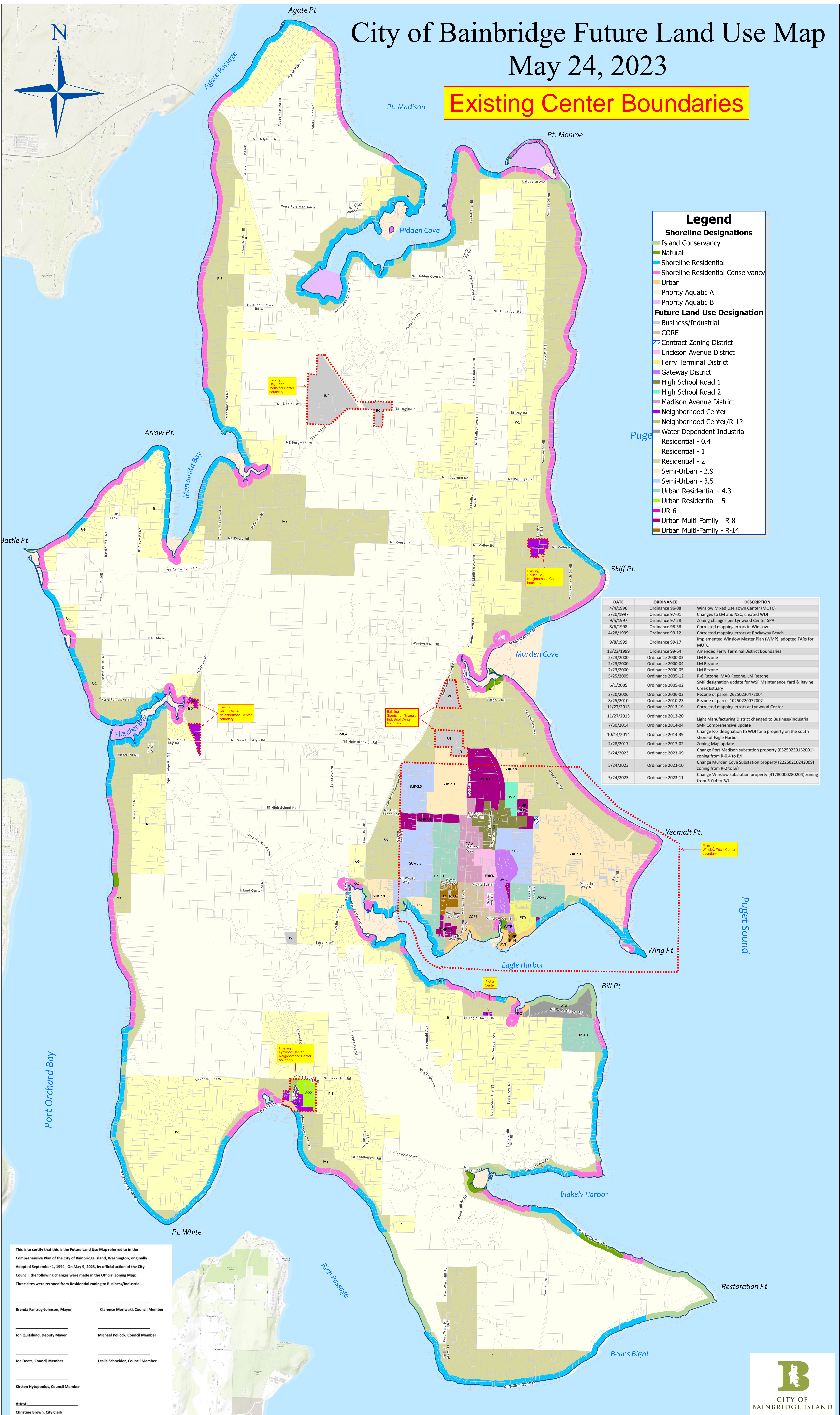
May 24, 2023

Existing Center Boundaries



Legend	
Shoreline Designations	
	Island Conservancy
	Natural
	Shoreline Residential
	Shoreline Residential Conservancy
	Urban
	Priority Aquatic A
	Priority Aquatic B
Future Land Use Designation	
	Business/Industrial
	CORE
	Contract Zoning District
	Erickson Avenue District
	Ferry Terminal District
	Gateway District
	High School Road 1
	High School Road 2
	Madison Avenue District
	Neighborhood Center
	Neighborhood Center/R-12
	Water Dependent Industrial
	Residential - 0.4
	Residential - 1
	Residential - 2
	Semi-Urban - 2.9
	Semi-Urban - 3.5
	Urban Residential - 4.3
	Urban Residential - 5
	UR-6
	Urban Multi-Family - R-8
	Urban Multi-Family - R-14

DATE	ORDINANCE	DESCRIPTION
4/4/1996	Ordinance 96-08	Winslow Mixed Use Town Center (MUTC)
3/20/1997	Ordinance 97-01	Changes to LM and NSC, created WDI
9/5/1997	Ordinance 97-28	Zoning changes per Lynwood Center SPA
8/6/1998	Ordinance 98-38	Corrected mapping errors in Winslow
4/28/1999	Ordinance 99-12	Corrected mapping errors at Rockaway Beach
9/8/1999	Ordinance 99-17	Implemented Winslow Master Plan (WMP), adopted FARs for MUTC
12/22/1999	Ordinance 99-64	Amended Ferry Terminal District Boundaries
2/23/2000	Ordinance 2000-03	LM Rezone
2/23/2000	Ordinance 2000-04	LM Rezone
2/23/2000	Ordinance 2000-05	LM Rezone
5/25/2005	Ordinance 2005-12	R-8 Rezone, MAD Rezone, LM Rezone
6/1/2005	Ordinance 2005-02	SMP designation update for WSF Maintenance Yard & Ravine Creek Estuary
3/20/2006	Ordinance 2006-03	Rezone of parcel 26250230472004
8/25/2010	Ordinance 2010-23	Rezone of parcel 10250220072002
11/27/2013	Ordinance 2013-19	Corrected mapping errors at Lynwood Center
11/27/2013	Ordinance 2013-20	Light Manufacturing District changed to Business/Industrial
7/30/2014	Ordinance 2014-04	SMP Comprehensive update
10/14/2014	Ordinance 2014-39	Change R-2 designation to WDI for a property on the south shore of Eagle Harbor
2/28/2017	Ordinance 2017-02	Zoning Map update
5/24/2023	Ordinance 2023-09	Change Port Madison substation property (03250230132001) zoning from R-0.4 to B/I
5/24/2023	Ordinance 2023-10	Change Murden Cove Substation property (22250210242009) zoning from R-2 to B/I
5/24/2023	Ordinance 2023-11	Change Winslow substation property (41780000280204) zoning from R-0.4 to B/I



This is to certify that this is the Future Land Use Map referred to in the Comprehensive Plan of the City of Bainbridge Island, Washington, originally Adopted September 1, 1994. On May 9, 2023, by official action of the City Council, the following changes were made in the Official Zoning Map:

Three sites were rezoned from Residential zoning to Business/Industrial.

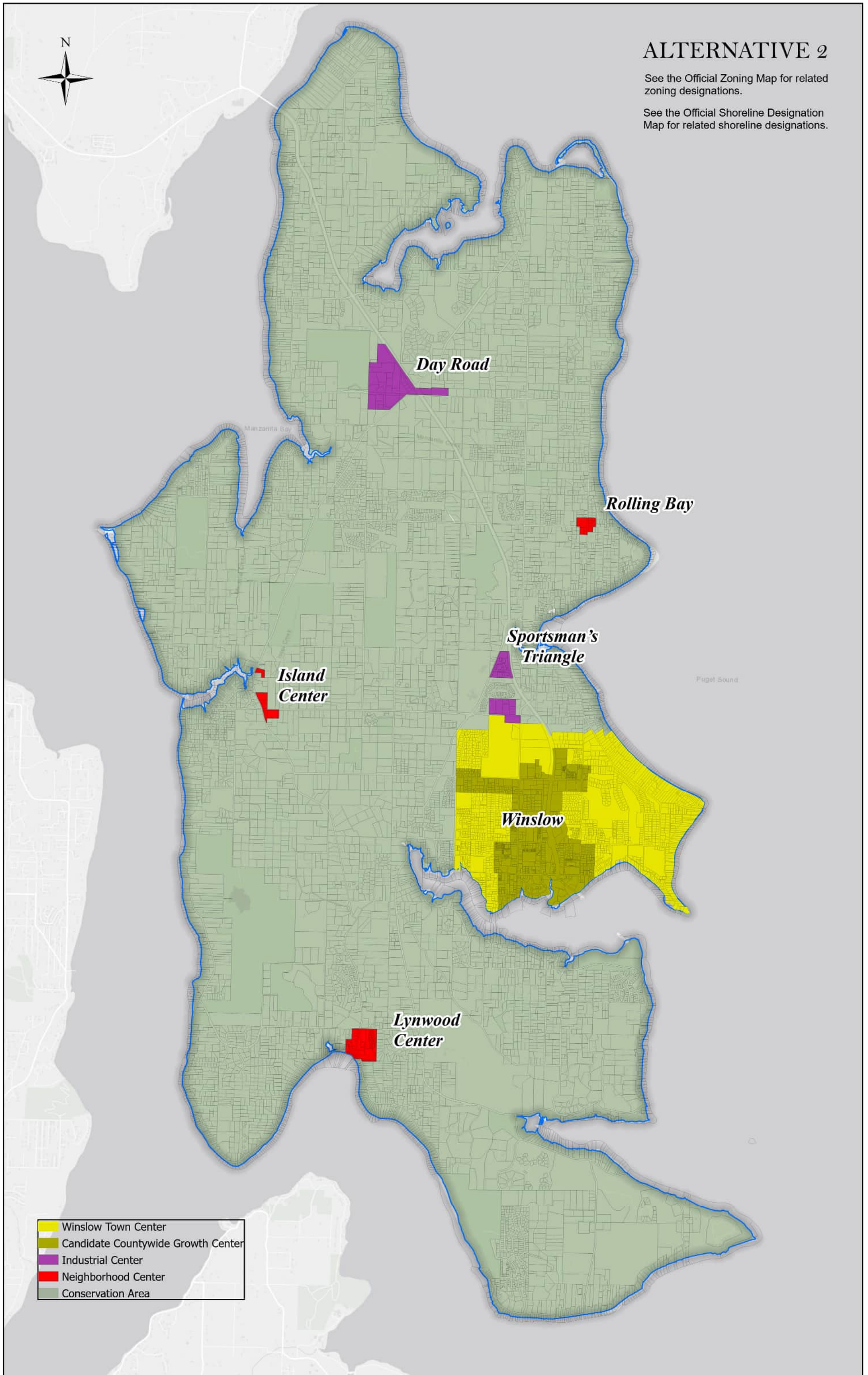
_____	_____
Brenda Fantry-Johnson, Mayor	Clarence Moriawki, Council Member
_____	_____
Jon Quitslund, Deputy Mayor	Michael Pollock, Council Member
_____	_____
Joe Deets, Council Member	Leslie Schneider, Council Member
_____	_____
Kirsten Htopoulos, Council Member	
Attest:	
Christine Brown, City Clerk	



ALTERNATIVE 2

See the Official Zoning Map for related zoning designations.

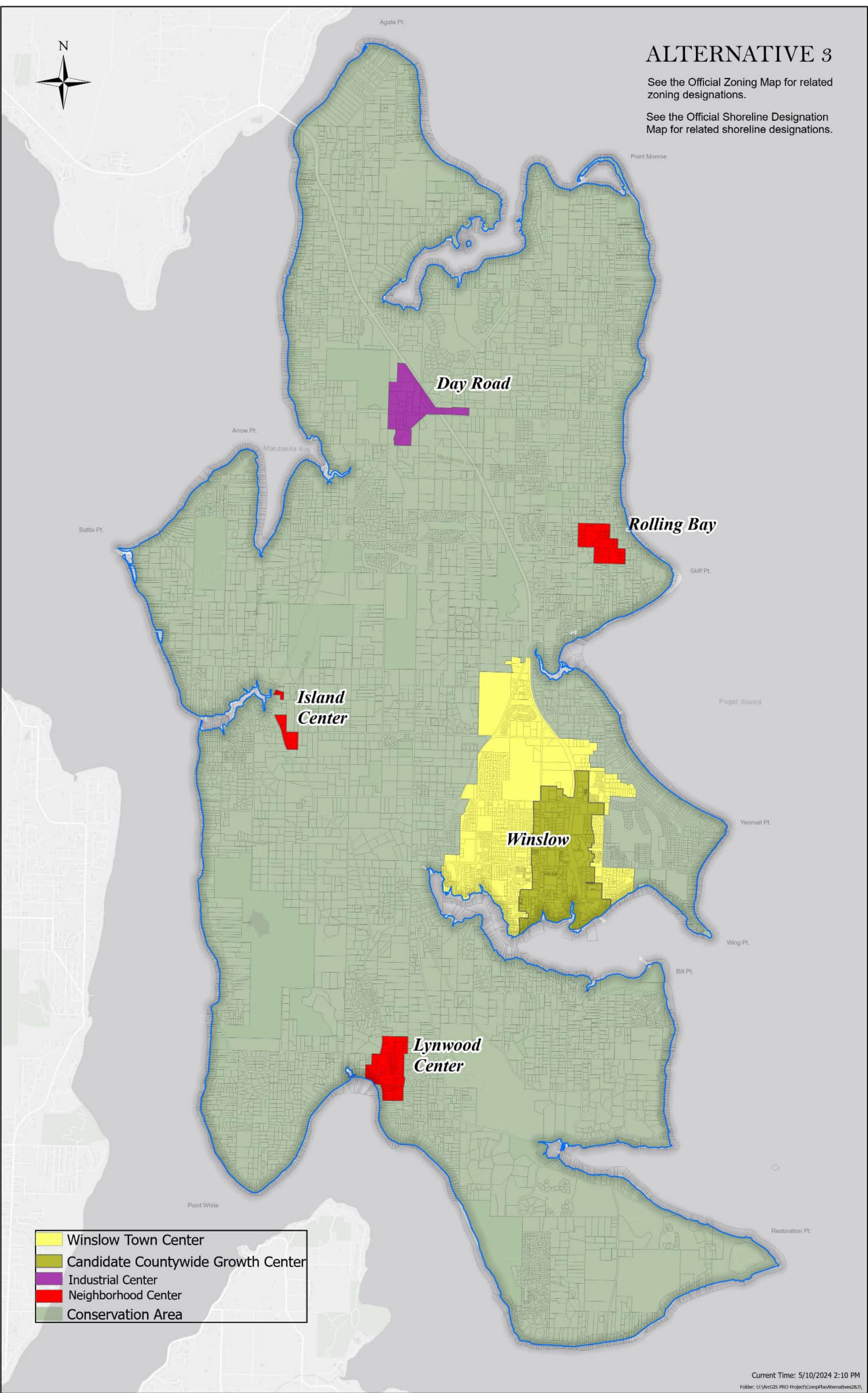
See the Official Shoreline Designation Map for related shoreline designations.



ALTERNATIVE 3

See the Official Zoning Map for related zoning designations.

See the Official Shoreline Designation Map for related shoreline designations.



- Winslow Town Center
- Candidate Countywide Growth Center
- Industrial Center
- Neighborhood Center
- Conservation Area

Appendix E

City of Bainbridge Island Official Zoning Map

May 24, 2023



Legend

Shoreline Designations

- Island Conservancy
- Natural
- Shoreline Residential
- Shoreline Residential Conservancy
- Urban
- Priority Aquatic A
- Priority Aquatic B

Zoning Designations

- Business/Industrial
- CORE
- Ericksen Avenue District
- Ferry Terminal District
- Gateway District
- High School Road 1
- High School Road 2
- Limited to Current Use
- Madison Avenue District
- Neighborhood Center
- Neighborhood Center/R-12
- Water Dependent Industrial

R-0.4 1 Unit per 2.5 Acres Zone (100,000 Sq.Ft.)

R-1 1 Unit per Acre Zone (40,000 Sq.Ft.)

R-2 2 Units per Acre Zone (20,000 Sq.Ft.)

R-2.9 2.9 Units per Acre Zone (15,000 Sq.Ft.)

R-3.5 3.5 Units per Acre Zone (12,500 Sq.Ft.)

R-4.3 4.3 Units per Acre Zone (10,000 Sq.Ft.)

R-5 5 Units per Acre Zone (8,500 Sq.Ft.)

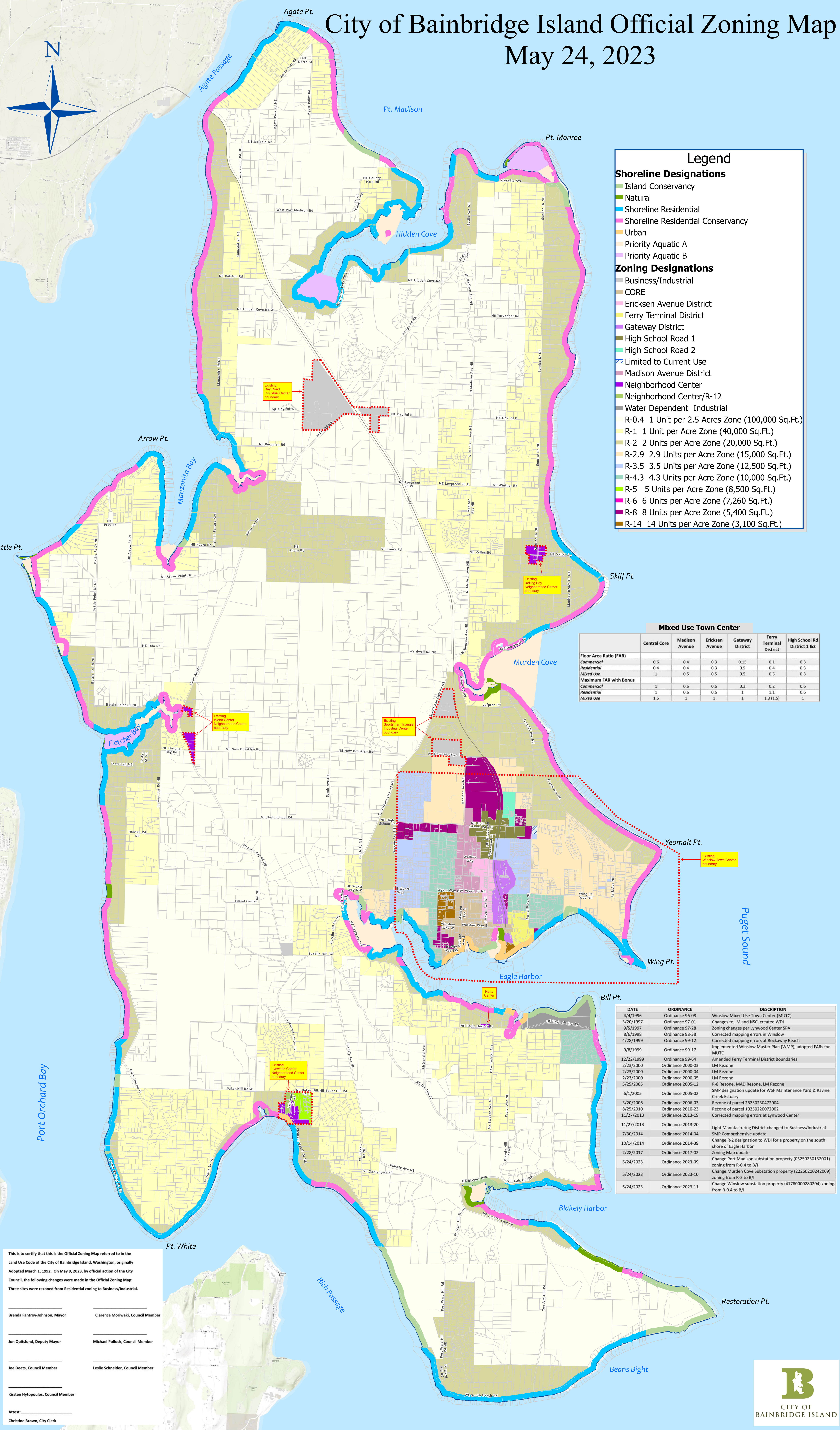
R-6 6 Units per Acre Zone (7,260 Sq.Ft.)

R-8 8 Units per Acre Zone (5,400 Sq.Ft.)

R-14 14 Units per Acre Zone (3,100 Sq.Ft.)

Mixed Use Town Center

	Central Core	Madison Avenue	Ericksen Avenue	Gateway District	Ferry Terminal District	High School Rd District 1 & 2
Floor Area Ratio (FAR)						
Commercial	0.6	0.4	0.3	0.15	0.1	0.3
Residential	0.4	0.4	0.3	0.5	0.4	0.3
Mixed Use	1	0.5	0.5	0.5	0.5	0.3
Maximum FAR with Bonus						
Commercial	1	0.6	0.6	0.3	0.2	0.6
Residential	1	0.6	0.6	1	1.1	0.6
Mixed Use	1.5	1	1	1	1.3 (1.5)	1



DATE	ORDINANCE	DESCRIPTION
4/4/1996	Ordinance 96-08	Winslow Mixed Use Town Center (MUTC)
3/20/1997	Ordinance 97-01	Changes to LM and NSC, created WDI
9/5/1997	Ordinance 97-28	Zoning changes per Lynwood Center SPA
8/6/1998	Ordinance 98-38	Corrected mapping errors in Winslow
4/28/1999	Ordinance 99-12	Corrected mapping errors at Rockaway Beach
9/8/1999	Ordinance 99-17	Implemented Winslow Master Plan (WMP), adopted FARs for MUTC
12/22/1999	Ordinance 99-64	Amended Ferry Terminal District Boundaries
2/23/2000	Ordinance 2000-03	LM Rezone
2/23/2000	Ordinance 2000-04	LM Rezone
2/23/2000	Ordinance 2000-05	LM Rezone
5/25/2005	Ordinance 2005-12	R/S Rezone, MAD Rezone, LM Rezone
6/1/2005	Ordinance 2005-02	SMP designation update for WSF Maintenance Yard & Ravine Creek Estuary
3/20/2006	Ordinance 2006-03	Rezone of parcel 26250230472004
8/25/2010	Ordinance 2010-23	Rezone of parcel 10250220072002
11/27/2013	Ordinance 2013-19	Corrected mapping errors at Lynwood Center
11/27/2013	Ordinance 2013-20	Light Manufacturing District changed to Business/Industrial
7/30/2014	Ordinance 2014-04	SMP Comprehensive update
10/14/2014	Ordinance 2014-39	Change R-2 designation to WDI for a property on the south shore of Eagle Harbor
2/28/2017	Ordinance 2017-02	Zoning Map update
5/24/2023	Ordinance 2023-09	Change Port Madison substation property (03250230132001) zoning from R-0.4 to B/I
5/24/2023	Ordinance 2023-10	Change Murden Cove Substation property (22250210242009) zoning from R-2 to B/I
5/24/2023	Ordinance 2023-11	Change Winslow substation property (4178000280204) zoning from R-0.4 to B/I

This is to certify that this is the Official Zoning Map referred to in the Land Use Code of the City of Bainbridge Island, Washington, originally Adopted March 1, 1992. On May 9, 2023, by official action of the City Council, the following changes were made in the Official Zoning Map:

Three sites were rezoned from Residential zoning to Business/Industrial.

Brenda Fantroy-Johnson, Mayor

Jon Quitslund, Deputy Mayor

Joe Deets, Council Member

Kirsten Hytopoulos, Council Member

Attest:
Christine Brown, City Clerk

Clarence Moriwaki, Council Member

Michael Pollock, Council Member

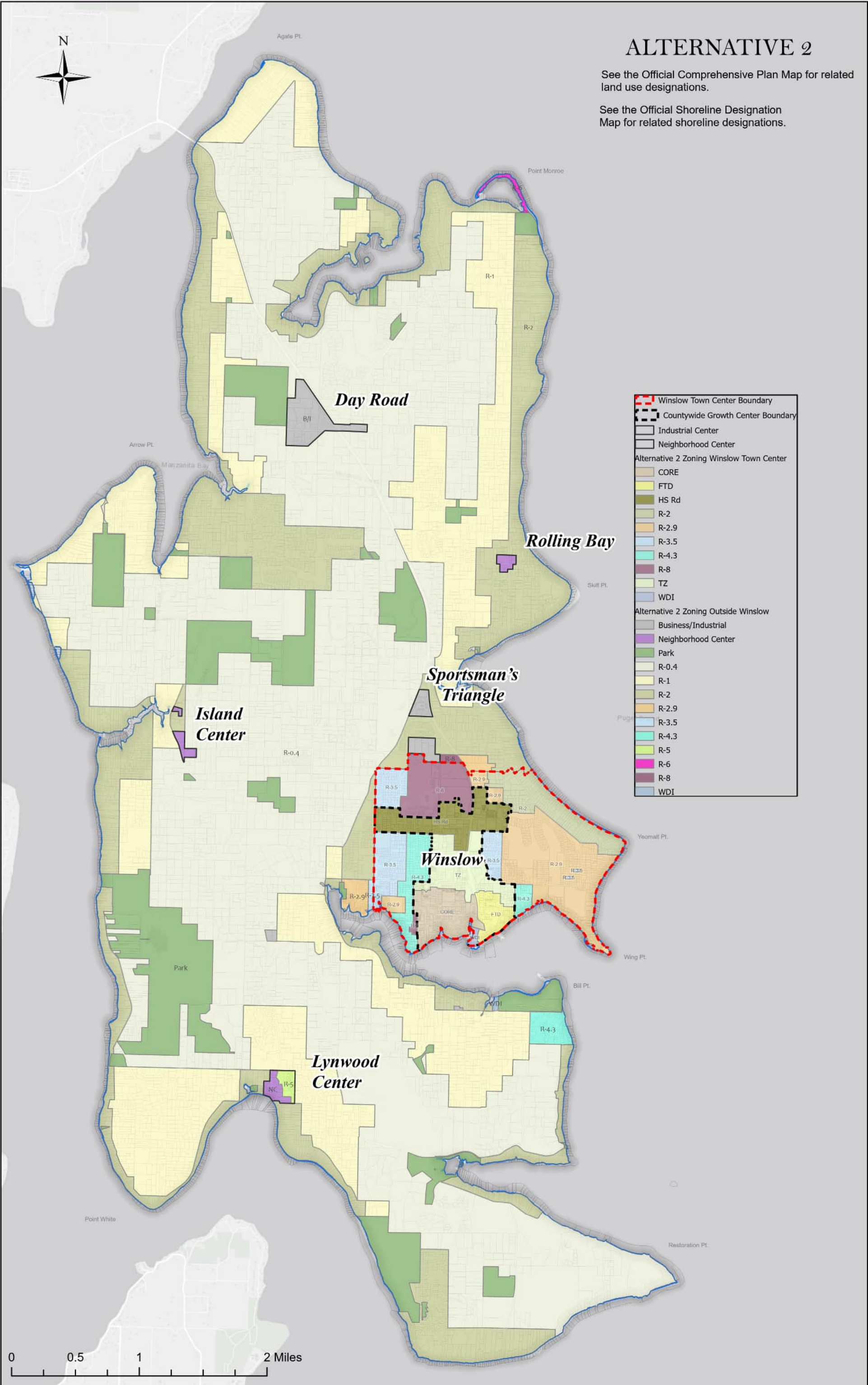
Leslie Schneider, Council Member



ALTERNATIVE 2

See the Official Comprehensive Plan Map for related land use designations.

See the Official Shoreline Designation Map for related shoreline designations.

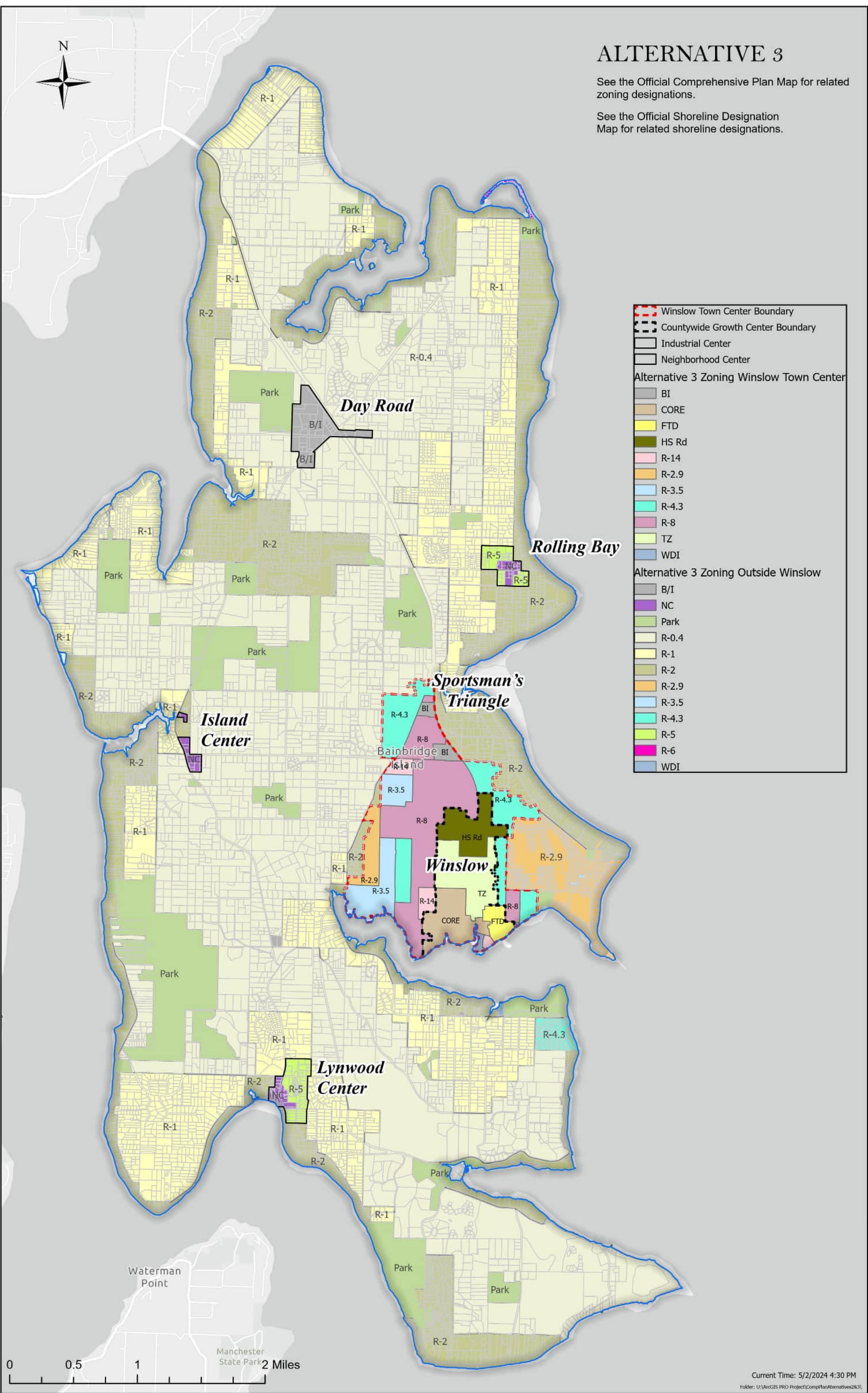




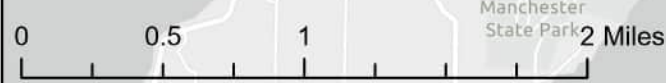
ALTERNATIVE 3

See the Official Comprehensive Plan Map for related zoning designations.

See the Official Shoreline Designation Map for related shoreline designations.



	Winslow Town Center Boundary
	Countywide Growth Center Boundary
	Industrial Center
	Neighborhood Center
Alternative 3 Zoning Winslow Town Center	
	BI
	CORE
	FTD
	HS Rd
	R-14
	R-2.9
	R-3.5
	R-4.3
	R-8
	TZ
	WDI
Alternative 3 Zoning Outside Winslow	
	B/I
	NC
	Park
	R-0.4
	R-1
	R-2
	R-2.9
	R-3.5
	R-4.3
	R-5
	R-6
	WDI

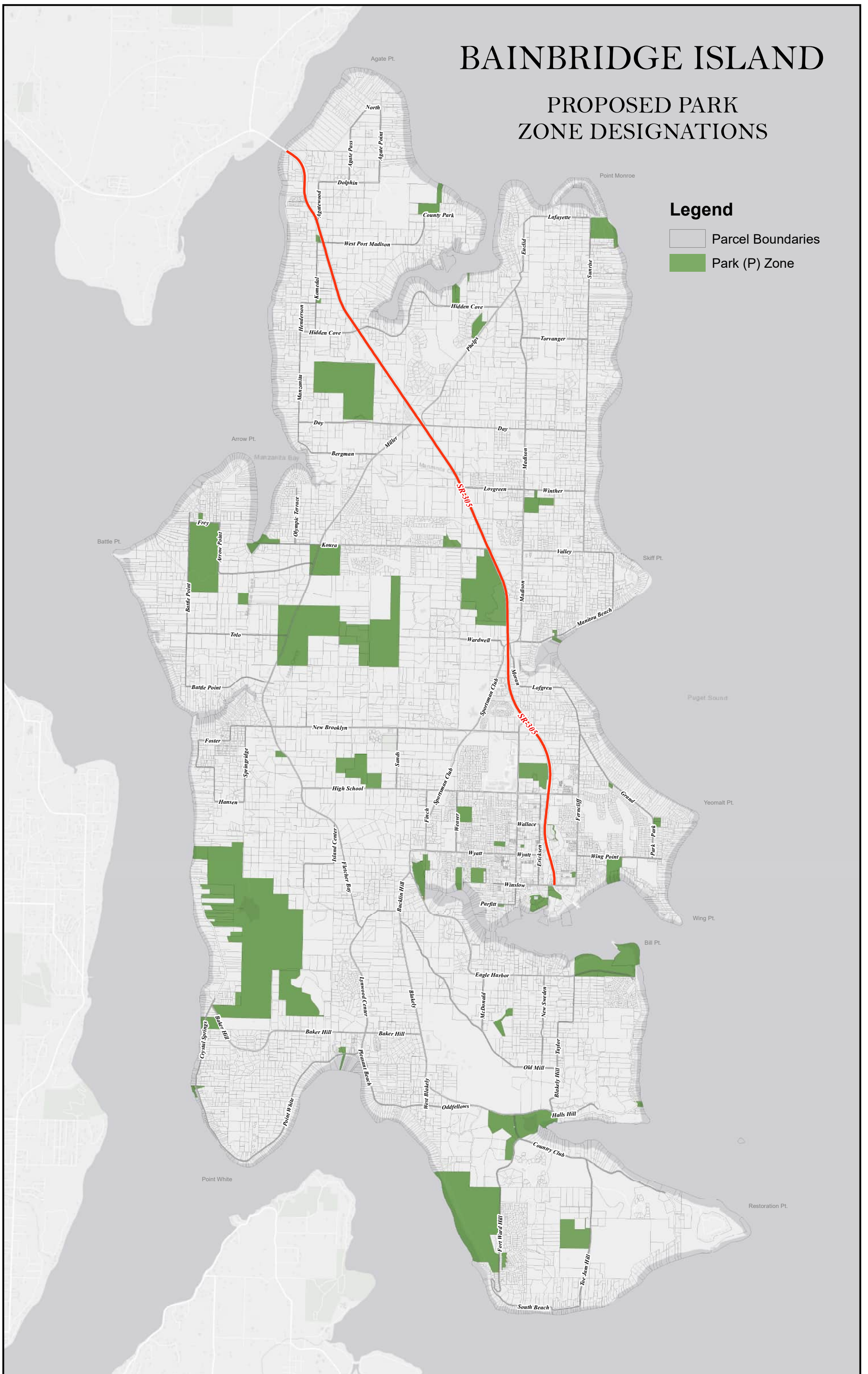


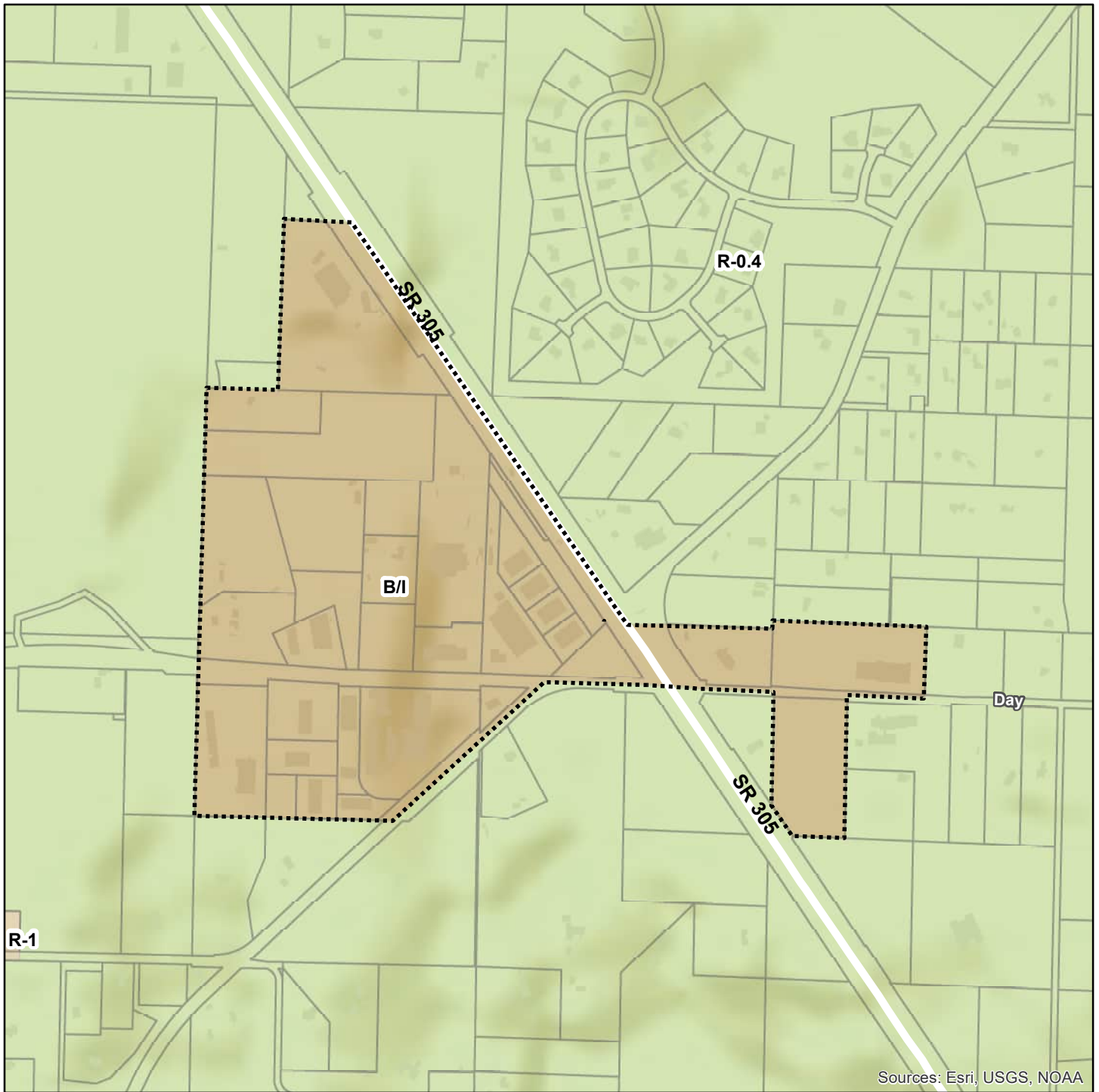
BAINBRIDGE ISLAND

PROPOSED PARK ZONE DESIGNATIONS

Legend

- Parcel Boundaries
- Park (P) Zone





Sources: Esri, USGS, NOAA

DAY ROAD

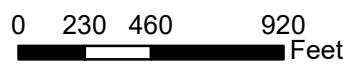
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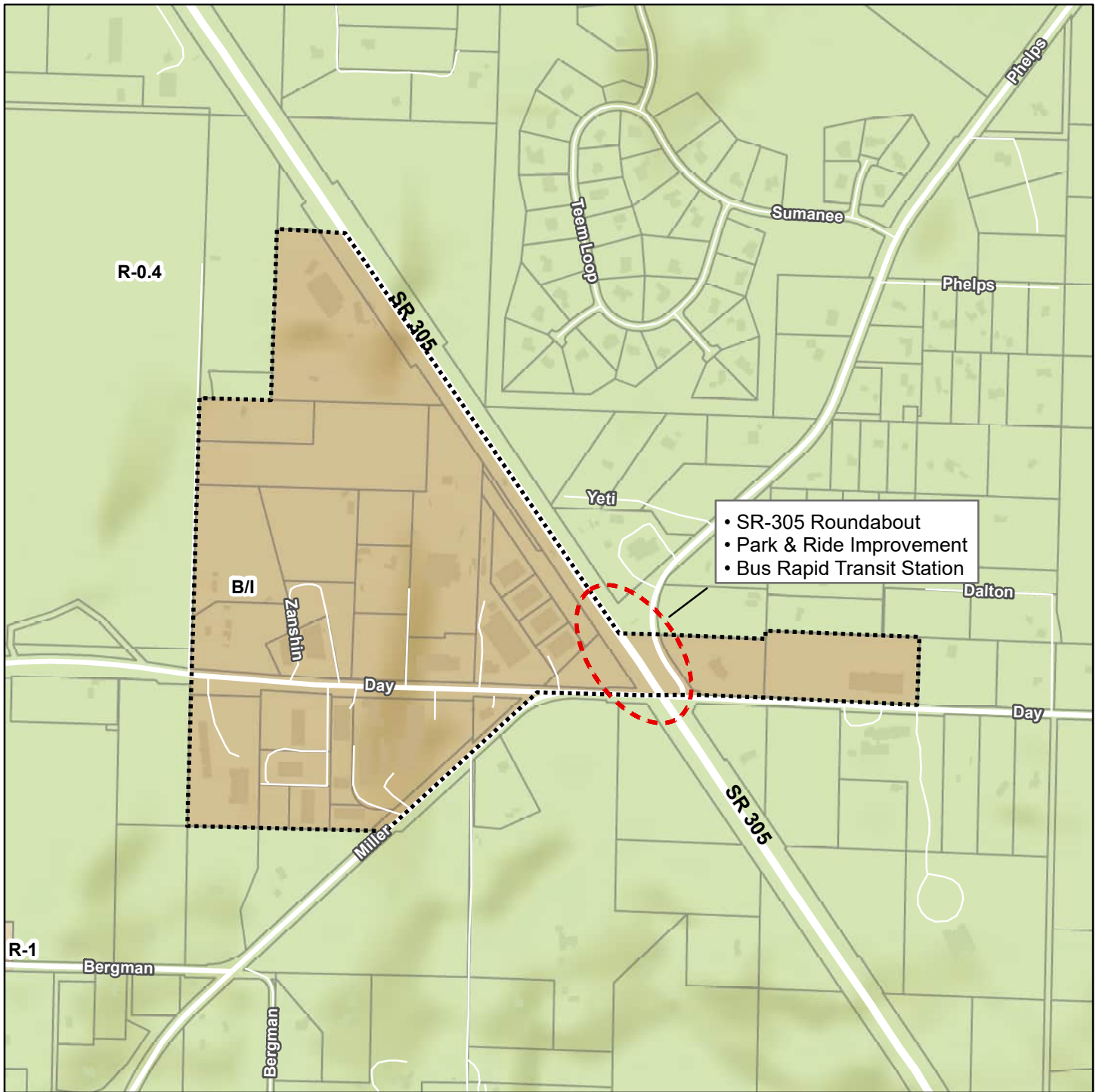
Alternative 1 - Land Use & Transportation

Legend

 Day Road Boundary	 Parcel	 Major Road	 Residential / Private
---	--	--	--

1 inch = 667 feet





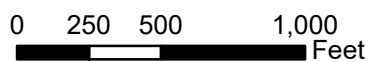
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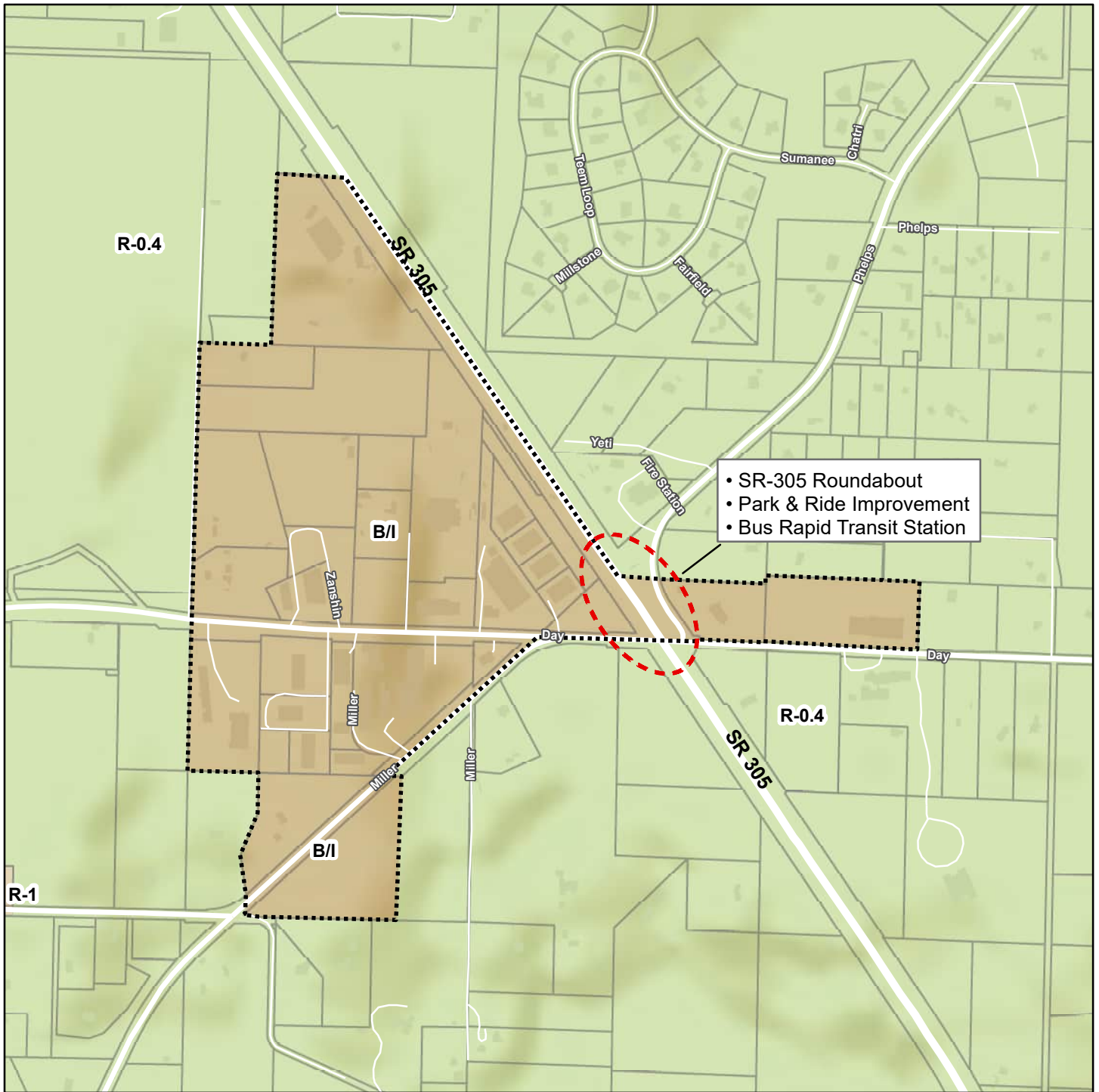
(INDUSTRIAL CENTER)

Alternative 2 - Land Use & Transportation

Legend		
Day Road Boundary	Major Road	Planned Road (alignment TBD)
Active Ground Floor Corridor	Residential / Private	Existing Trail/Path

1 inch = 667 feet





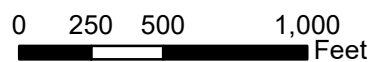
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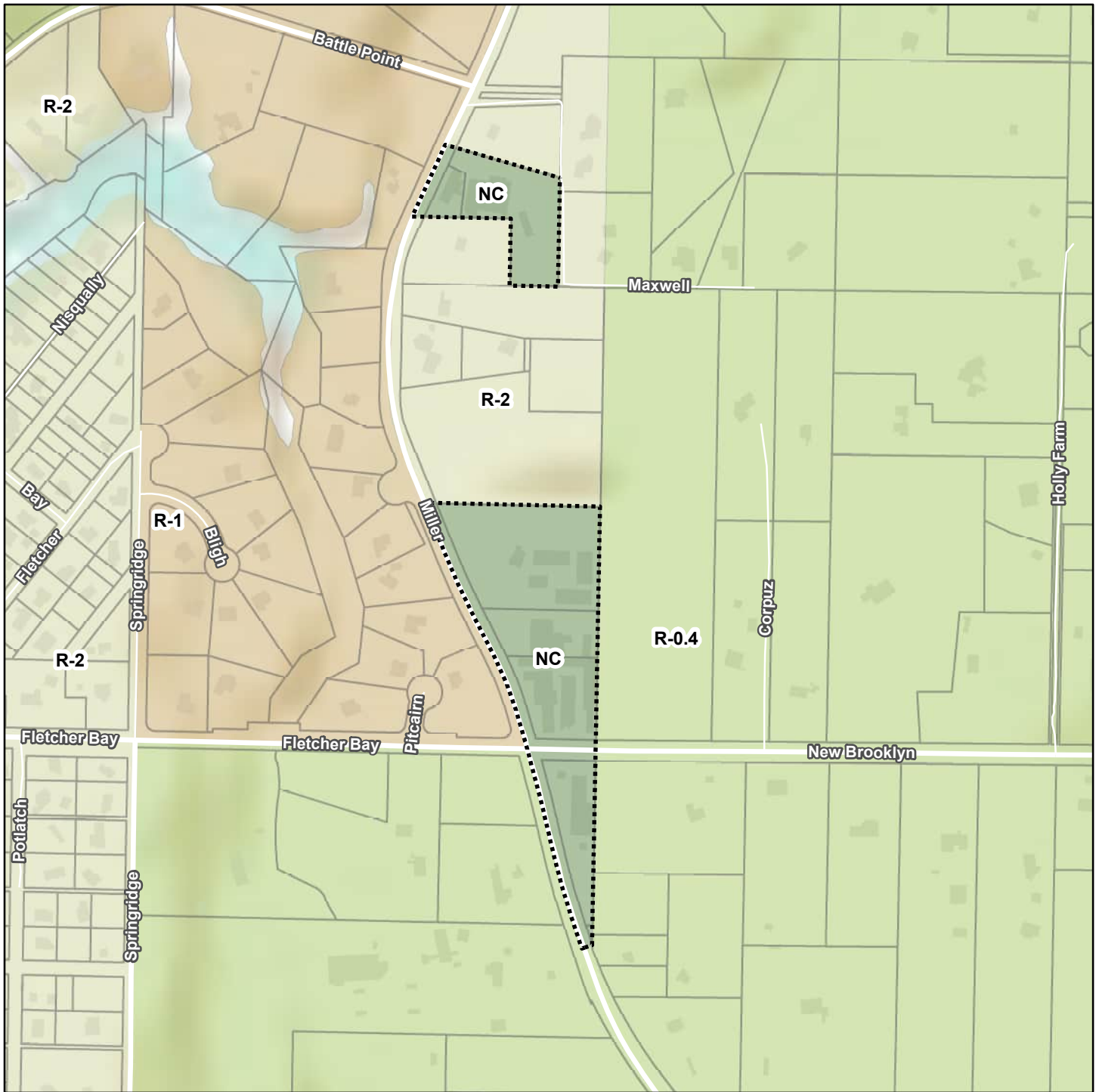
(INDUSTRIAL CENTER)

Alternative 3 - Land Use & Transportation

Legend			
	Day Road Boundary		Major Road
	Active Ground Floor Corridor		Residential / Private
	Planned Road (alignment TBD)		Future Road
	Planned Trail (alignment TBD)		Existing Trail/Path
	Future Trail		

1 inch = 667 feet





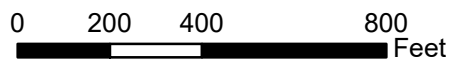
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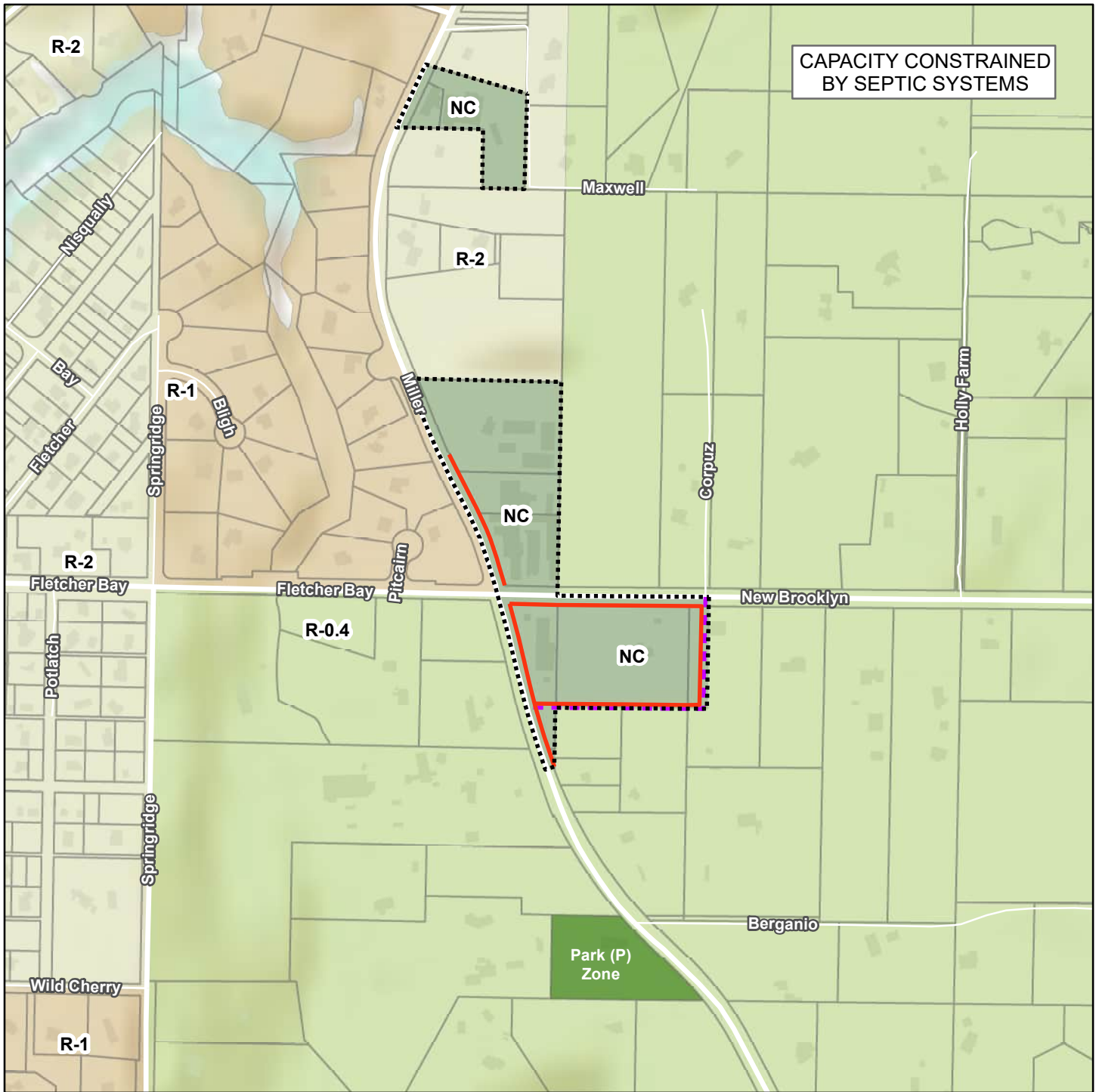
(NEIGHBORHOOD CENTER)

Alternative 1 - Land Use & Transportation

Legend	
Island Center Boundary	Parcel
Major Road	Residential / Private

1 inch = 417 feet



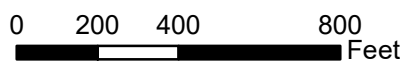


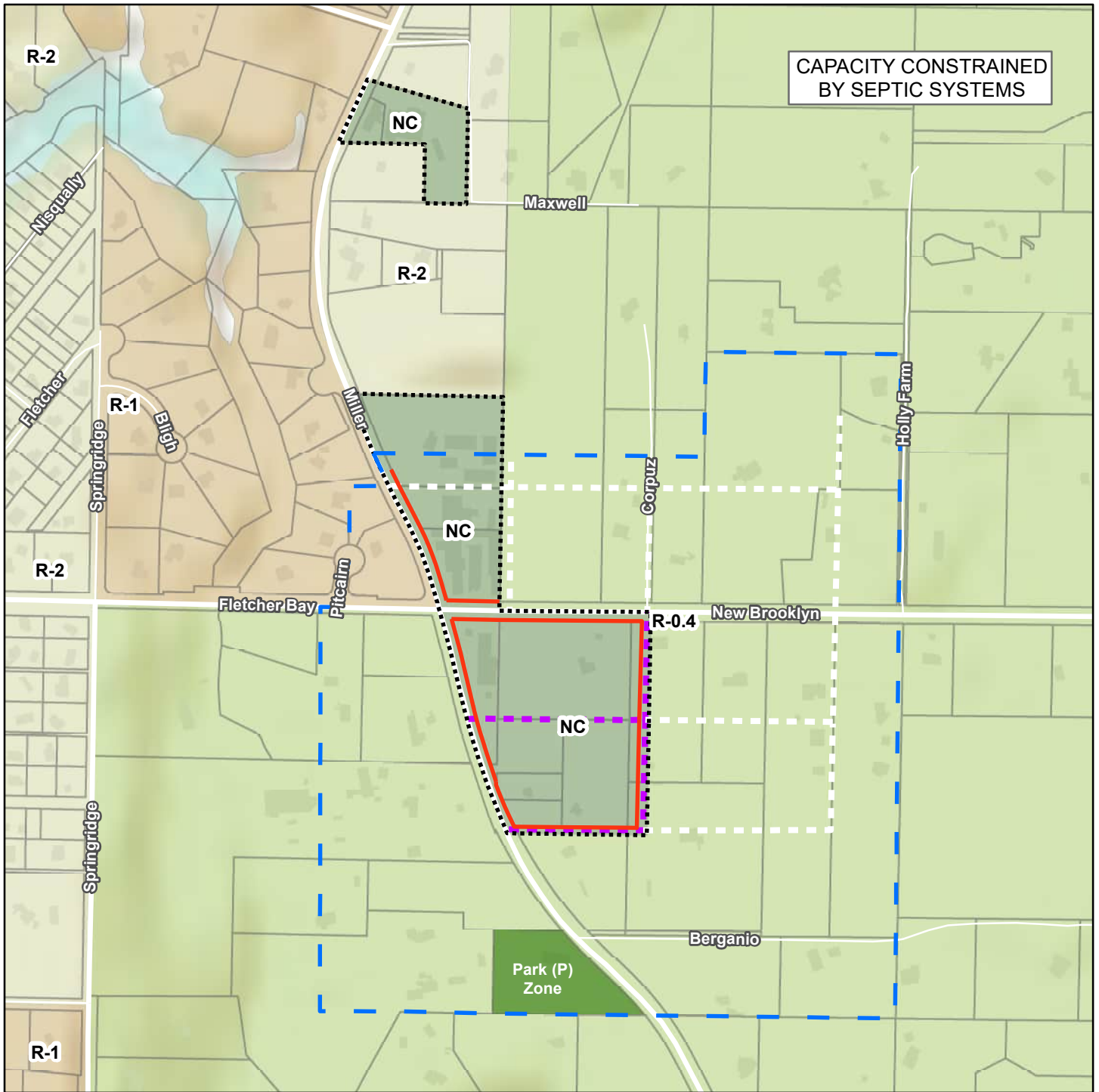
ISLAND CENTER (NEIGHBORHOOD CENTER)

Alternative 2 - Land Use & Transportation

Legend		
Island Center Boundary	Major Road	Planned Road (alignment TBD)
Active Ground Floor Corridor	Residential / Private	Existing Trail/Path

1 inch = 475 feet



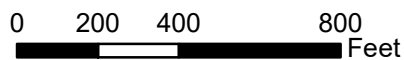


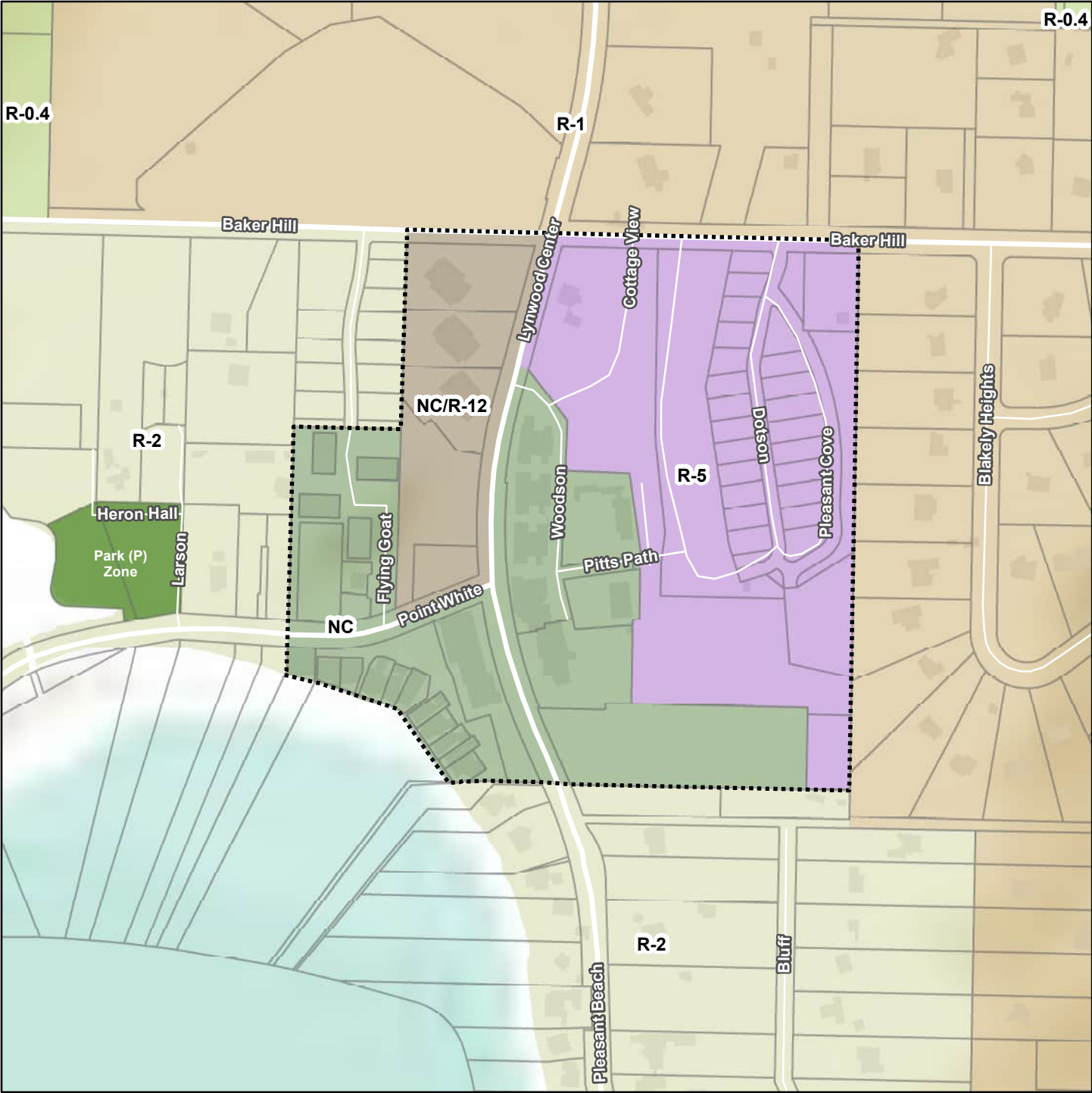
ISLAND CENTER (NEIGHBORHOOD CENTER)

Alternative 3 - Land Use & Transportation

Legend			
	Island Center Boundary		Major Road
	Active Ground Floor Corridor		Residential / Private
	Planned Road (alignment TBD)		Future Road
	Planned Trail (alignment TBD)		Future Trail
	Walkable Neighborhood		Existing Trail/Path

1 inch = 475 feet





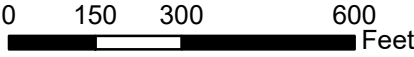
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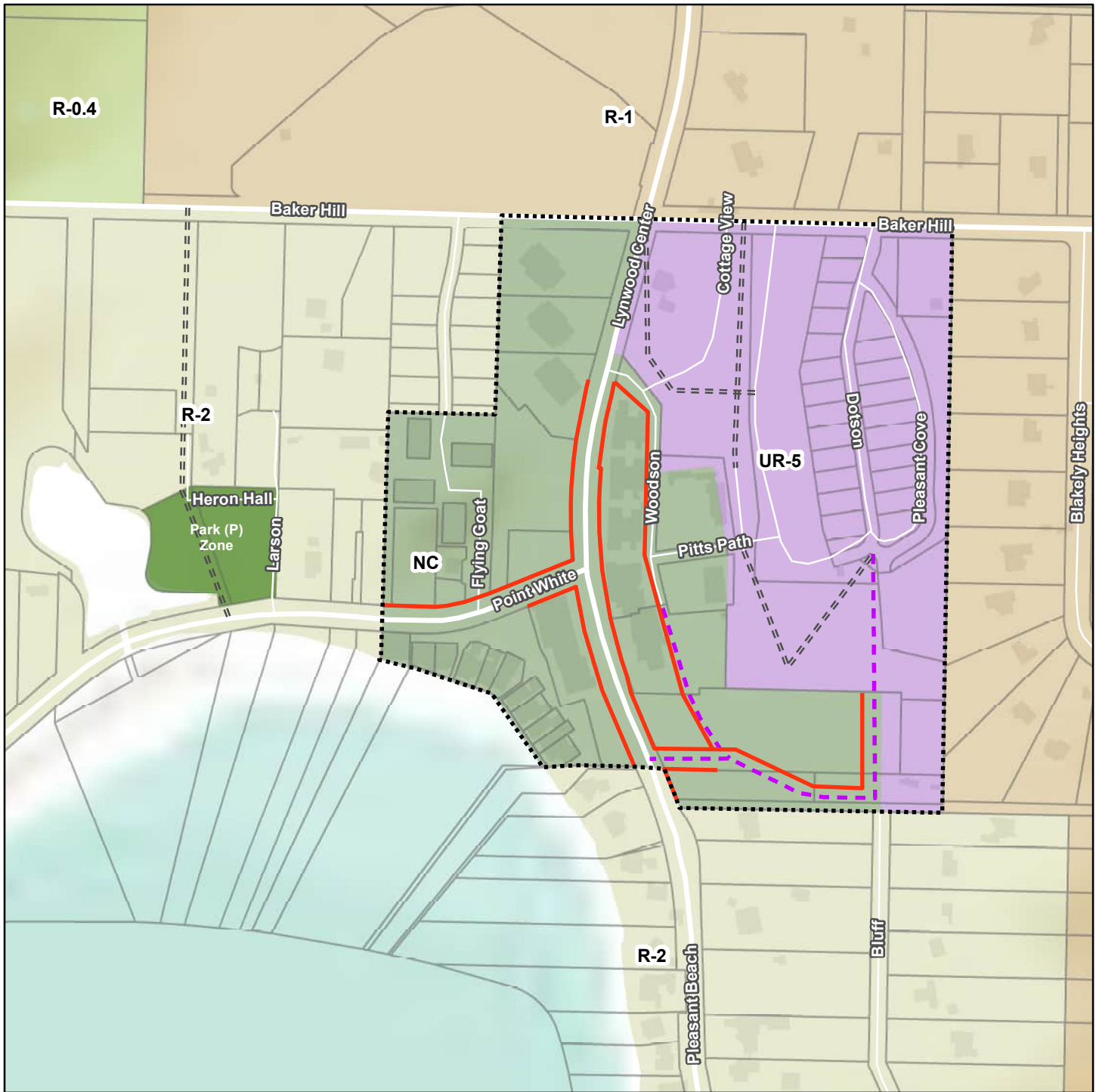
(NEIGHBORHOOD CENTER)

Alternative 1 - Land Use & Transportation

Legend			
Center Boundary	Parcel	Major Road	Residential / Private

1 inch = 333 feet

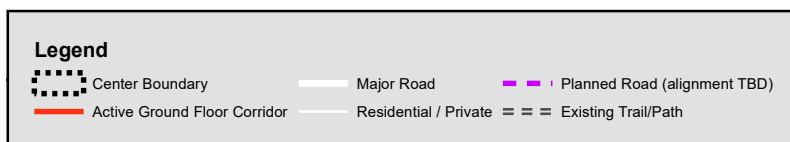




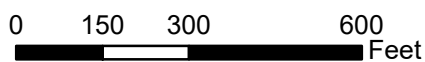
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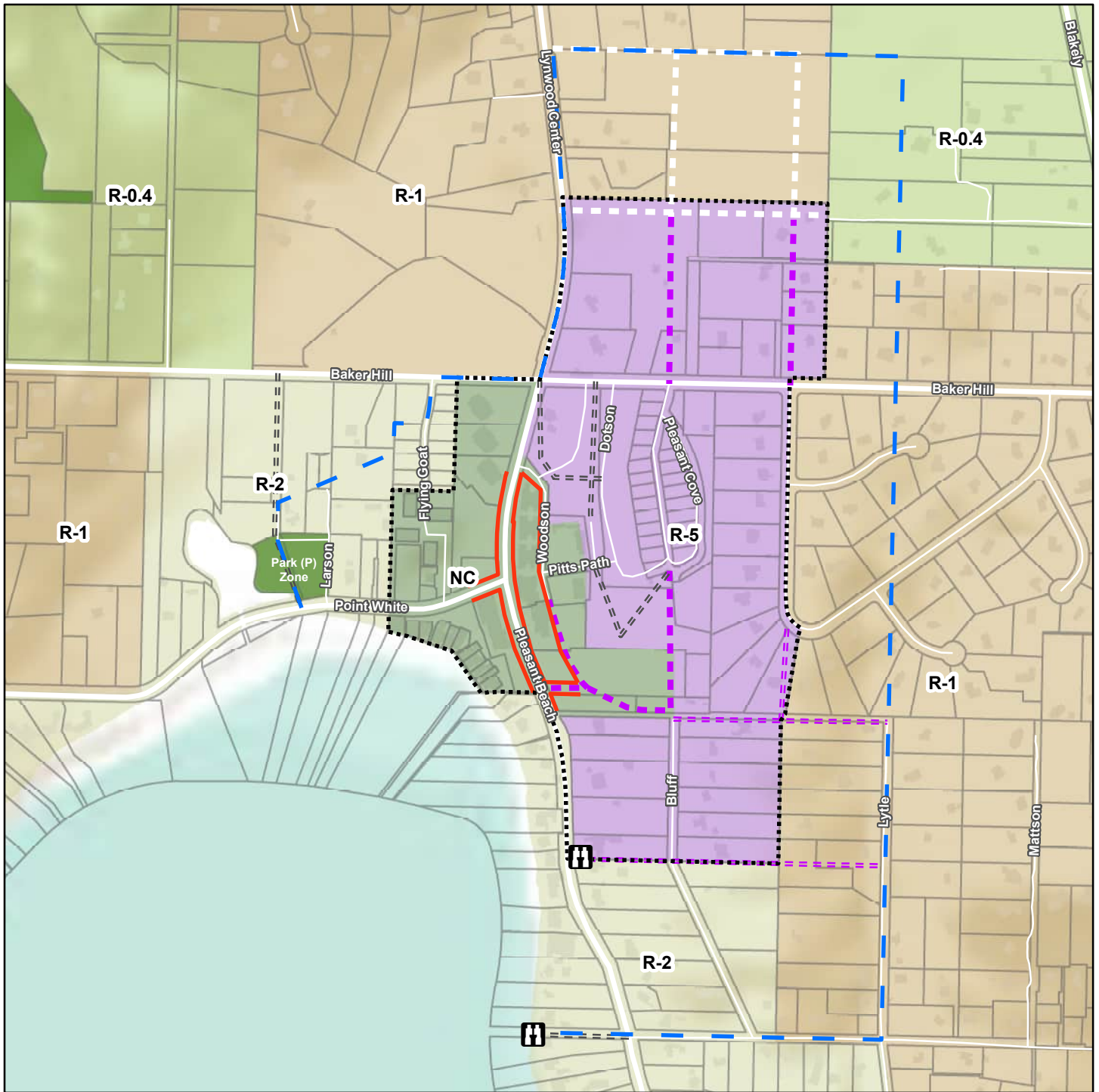
(NEIGHBORHOOD CENTER)

Alternative 2 - Land Use & Transportation



1 inch = 333 feet





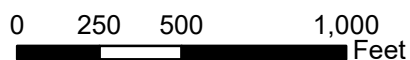
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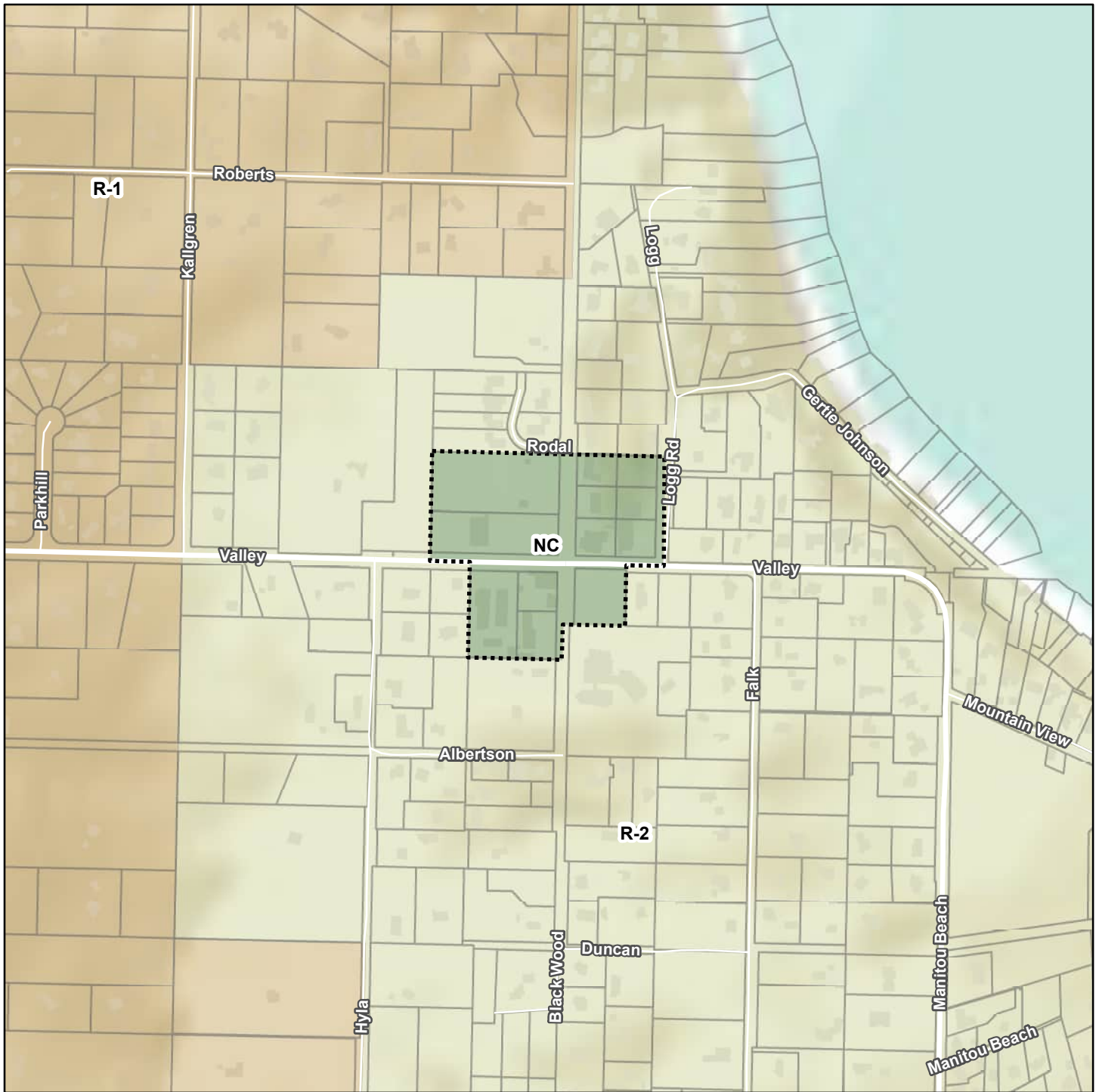
(NEIGHBORHOOD CENTER)

Alternative 3 - Land Use & Transportation

Legend			
	Center Boundary		Major Road
	Active Ground Floor Corridor		Residential / Private
	Planned Trail (alignment TBD)		Future Road
	Existing Trail/Path		Future Trail
	Walkable Neighborhood		

1 inch = 583 feet





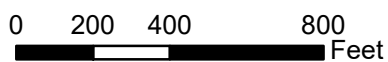
ROLLING BAY

(NEIGHBORHOOD CENTER)

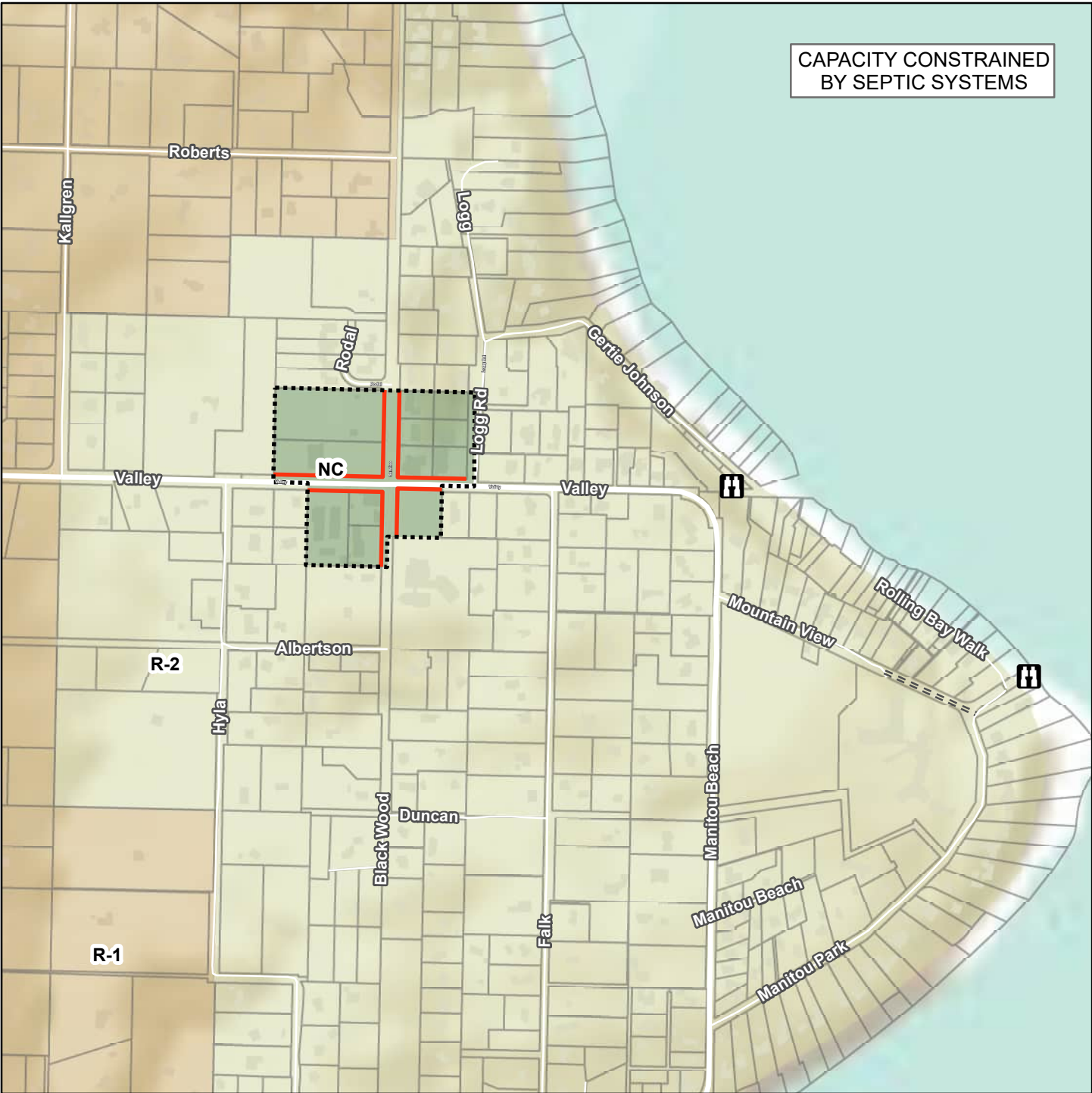
Alternative 1 - Land Use & Transportation

Legend			
	Center Boundary		Parcel
	Major Road		Residential / Private

1 inch = 500 feet



CAPACITY CONSTRAINED
BY SEPTIC SYSTEMS









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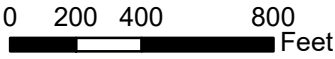
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Alternative 2 - Land Use & Transportation

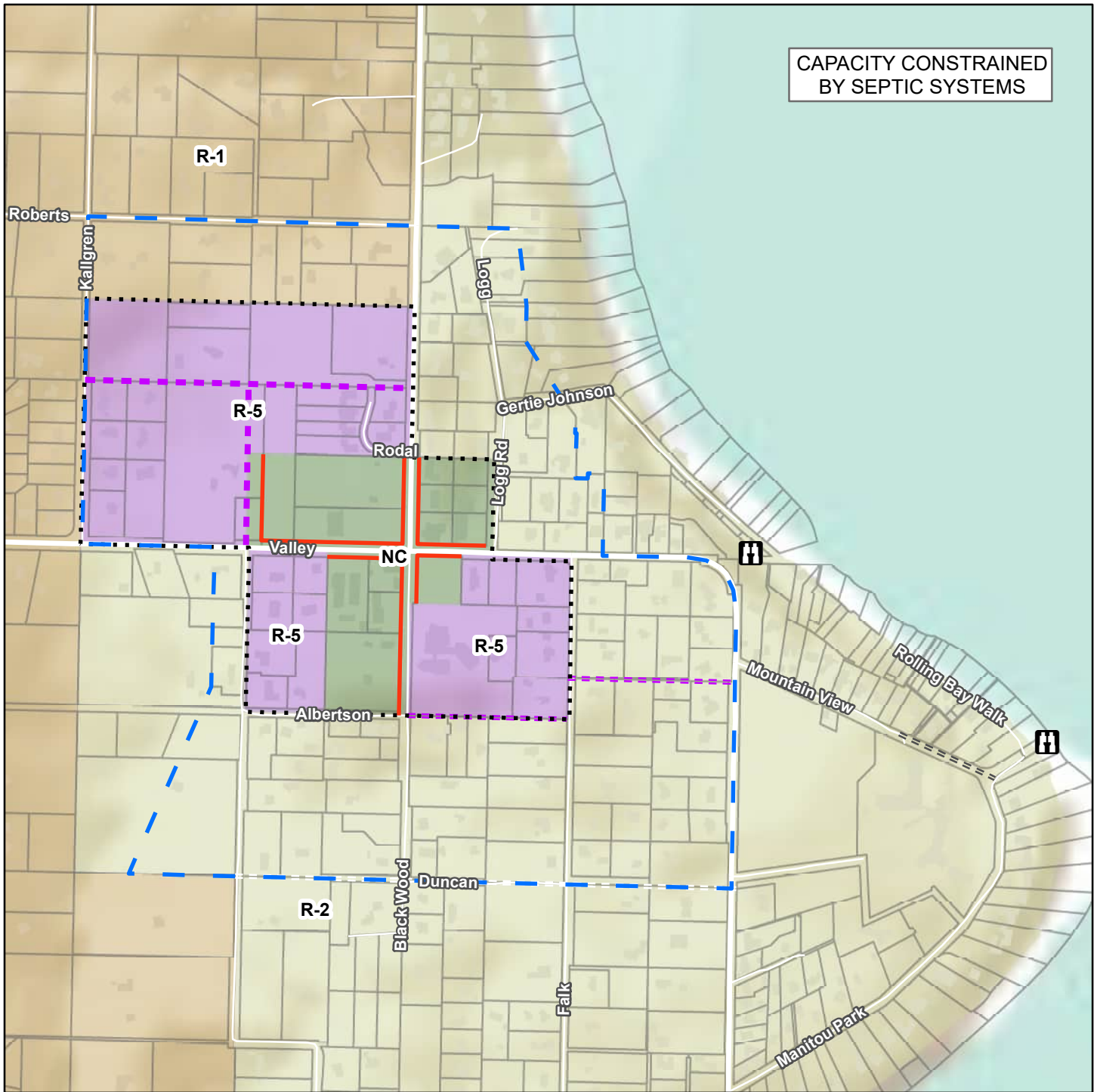
Legend

 Center Boundary	 Planned Road (alignment TBD)	 Major Road
 Active Ground Floor Corridor	 Existing Trail/Path	 Residential / Private

1 inch = 583 feet



CAPACITY CONSTRAINED
BY SEPTIC SYSTEMS



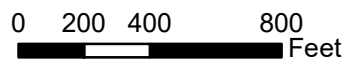
ROLLING BAY

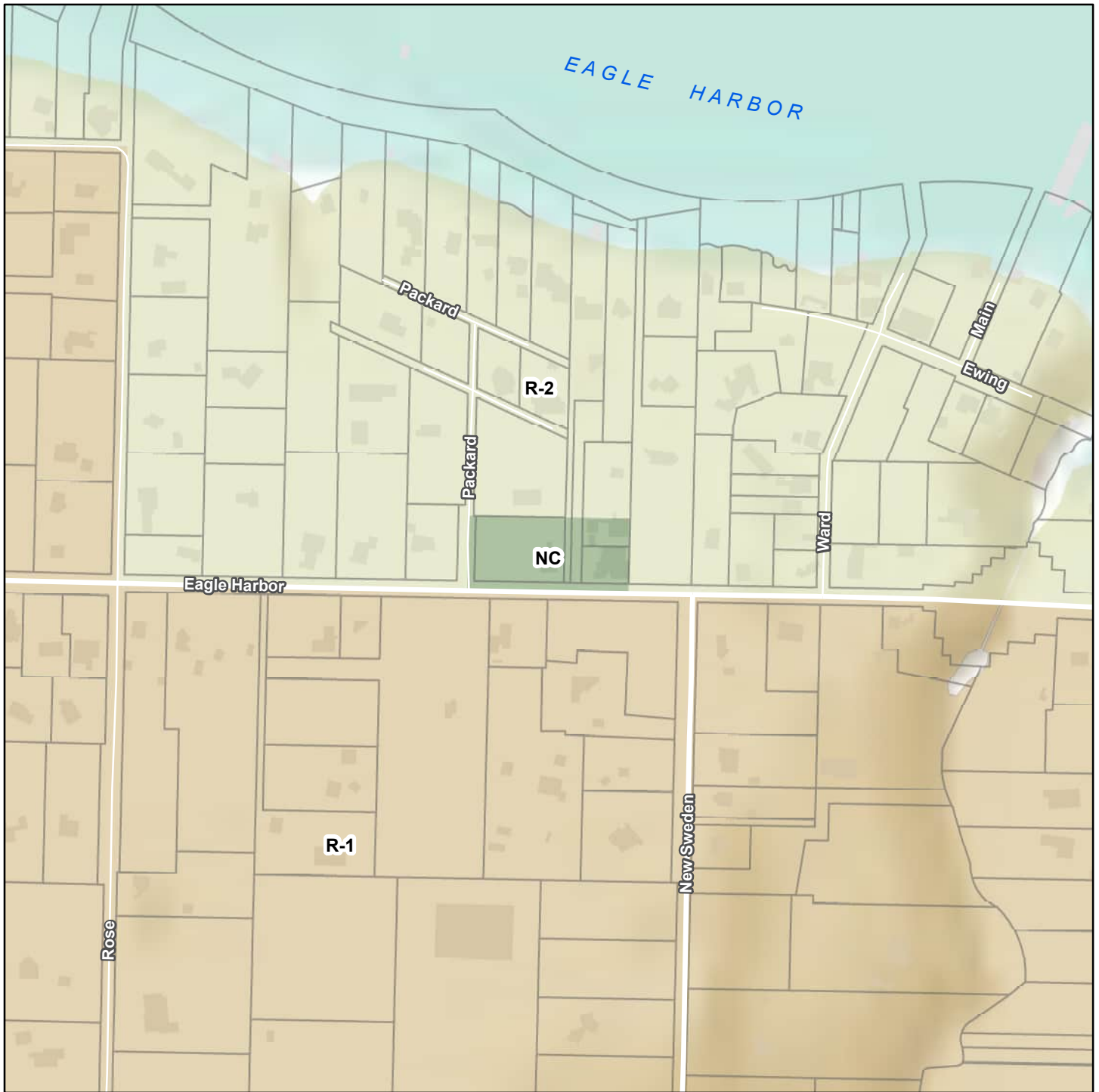
(NEIGHBORHOOD CENTER)

Alternative 3 - Land Use & Transportation

Legend			
	Center Boundary		Major Road
	Active Ground Floor Corridor		Planned Trail (alignment TBD)
	Residential / Private		Existing Trail/Path
	Future Road		Walkable Neighborhood
	Future Trail		

1 inch = 583 feet









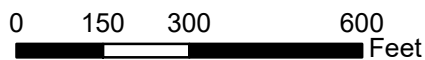
ISOLATED NC REZONE

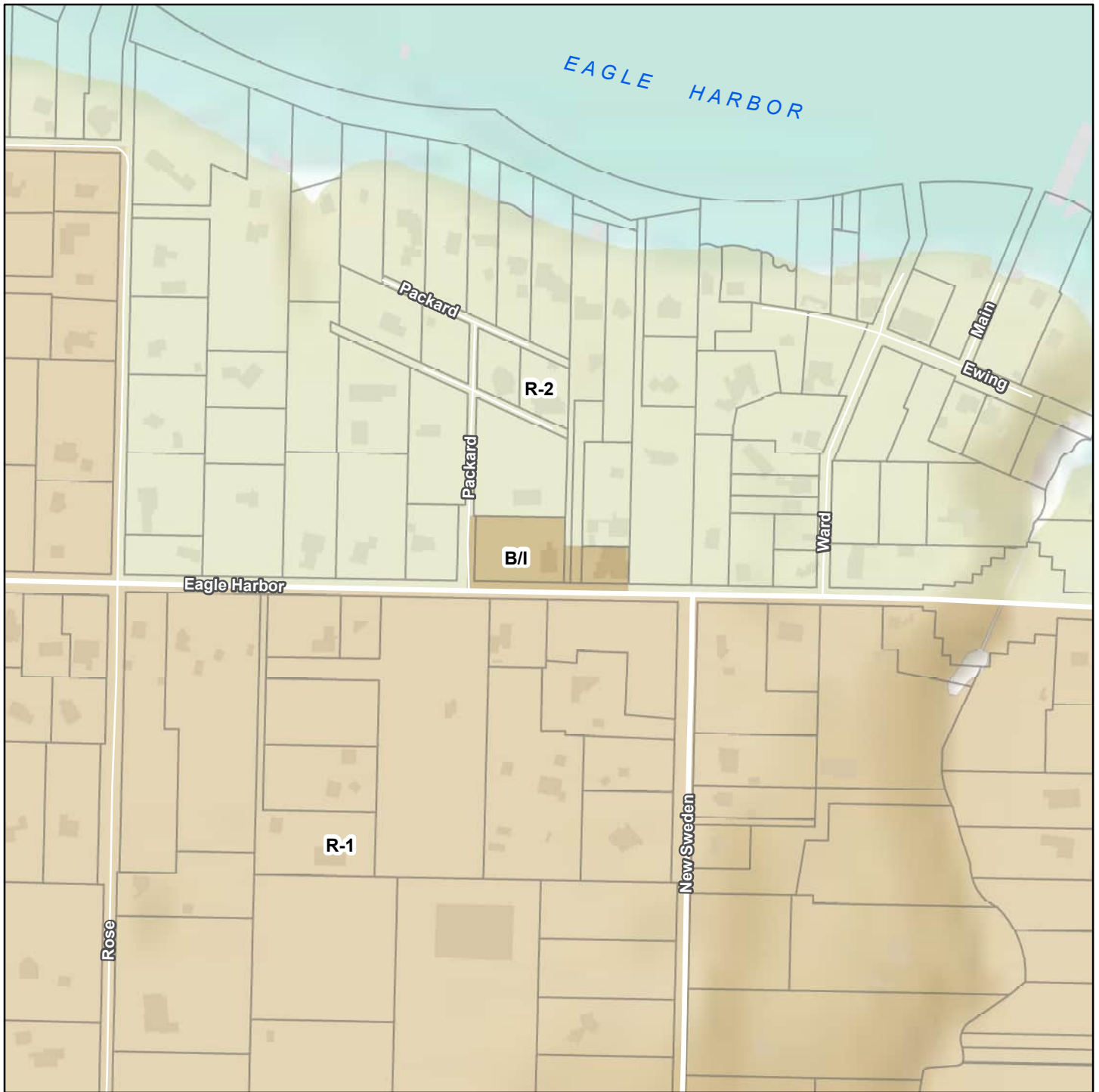
Alternative 1 - Land Use & Transportation

Legend

	Center Boundary		Parcel		Major Road		Residential / Private
---	-----------------	---	--------	---	------------	--	-----------------------







1 inch = 333 feet



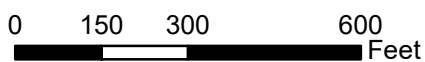


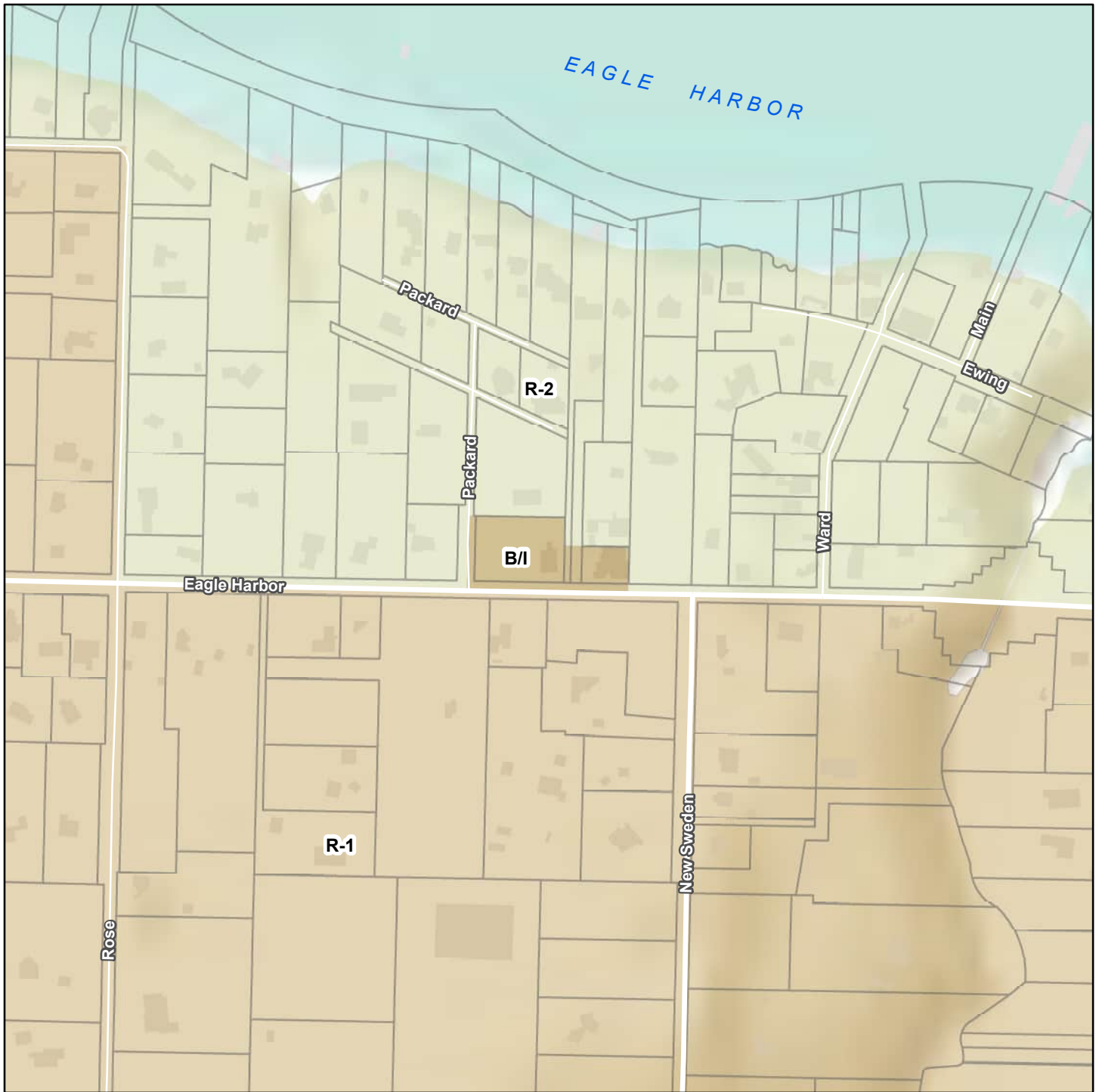
ISOLATED NC REZONE

Alternative 2 - Land Use & Transportation

Legend		
	Center Boundary	 Major Road
	Active Ground Floor Corridor	 Residential / Private
		 Planned Road (alignment TBD)
		 Existing Trail/Path

1 inch = 333 feet





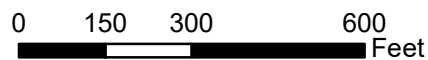
ISOLATED NC REZONE

Alternative 3 - Land Use & Transportation

Legend

Center Boundary	Major Road	Planned Road (alignment TBD)	Future Road	Existing Trail/Path
Active Ground Floor Corridor	Residential / Private	Planned Trail (alignment TBD)	Future Trail	

1 inch = 333 feet



Appendix F

2021 Kitsap County Buildable Lands Report

https://www.kitsapgov.com/dcd/Pages/Buildable_Lands_Update.aspx