



To: LEGAL NOTICES

Publication Date: August 26, 2016

Issuance Date: August 26, 2016

**NOTICE OF PLANNING COMMISSION OPEN HOUSES & PUBLIC HEARINGS &
NOTICE OF DETERMINATION OF NONSIGNIFICANCE (DNS)**

Applicant/Lead Agency: City of Bainbridge Island

Project Name: 2016 Comprehensive Plan Update

- Ordinance 2016-29: Update to the City's Comprehensive Plan
- Ordinance 2016-30: Update to the Bainbridge Island Municipal Code (BIMC) to ensure consistency with the Comprehensive Plan

Location of Project: City limits of the City of Bainbridge Island

Documents Available at: The 2016 DRAFT Comprehensive Plan, BIMC Amendment, State Environmental Policy Act (SEPA) Checklist, and additional supporting information may be found at <http://bit.ly/DRAFTCompPlan>

Planning Commission Public Hearing Dates:

Saturday, September 17: Open House 10:00 AM – 11:30 AM followed by Public Hearing 11:30 AM – 1:00 PM

Thursday, September 22: Open House 4:30 PM – 6:00 PM followed by Public Hearing 6:00 PM – 8:00 PM

Location: Council Chambers
Bainbridge Island City Hall
280 Madison Avenue North

Planning Commission Comment Period: The Planning Commission will take oral testimony on the 2016 Comprehensive Plan Update at their public hearings on September 17 and 22 (see above). Written comments to the Planning Commission must be submitted **no later than 4:00 p.m. on Monday, September 26, 2016. Written comments may be submitted to:**

Department of Planning & Community Development
280 Madison Avenue North
Bainbridge Island, WA 98110
Email: pcd@bainbridgewa.gov

Description of Proposal: The City of Bainbridge Island is conducting its periodic review and update of its Comprehensive Plan and Development Regulations pursuant to the Washington State Growth Management Act (GMA), RCW 36.70A. This proposal is a non-project amendment to the City of Bainbridge Island Comprehensive Plan and associated procedural or non-substantive amendments to the Bainbridge Island Municipal Code. The City of Bainbridge Island 2016 Comprehensive Plan Update includes amendments to the following: Introduction, Land Use Element, Housing Element, Economic Element, Environmental Element, Water Resources Element, Transportation Element, Capital Facilities Element, Utilities Element, Human Services Element, Cultural Element and Glossary. The Comprehensive Plan proposals include extension of the City's planning horizon to 2036 with updated growth targets; policy and text amendments to correspond with changes to state and regional guidance, reflect evolving community vision and city policy, increase readability, clarify direction, remove redundancies and add new/updated information. No City-sponsored amendments to the Future Land Use Map (FLUM) are proposed. The six privately sponsored comprehensive plan amendments, if approved, would amend portions of the FLUM by adding individual parcels to the neighborhood service centers at Island Center and Lynwood; add a parcel to the Business Industrial designation; create a new park designation for properties owned by the Bainbridge Island Municipal Park District; and change the existing residential designation for Pritchard Park to a new parks designation.

The City of Bainbridge Island has made a State Environmental Policy Act (SEPA) decision concerning the proposed 2016 Comprehensive Plan Update, non-project, legislative actions:

SEPA Decision: The City of Bainbridge Island (lead agency) has determined the proposal does not have a probable significant impact on the environment. This DNS is issued under WAC 197-11-340 (2). This determination was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) c. **The lead agency will not act on this proposal for 14 days. Comments must be submitted by no later than 4:00 p.m. on September 9, 2016.**

Responsible Official: Gary R. Christensen, AICP, Director
Department of Planning & Community Development

Address: City of Bainbridge Island
280 Madison Avenue North, Bainbridge Island, WA 98110
Email: pcd@bainbridgewa.gov

Signature:  Date: August 25, 2016

APPEAL: You may appeal this determination by filing a written appeal and paying the appropriate fee to the City Clerk, at 280 Madison Avenue North, Bainbridge Island, WA 98110, in accordance with the procedures set forth in the Bainbridge Island Municipal Code, Section 16.04.170 **no later than 4:00 p.m. on September 16, 2016. You should be prepared to make specific factual objections.**



SEPA Expanded Environmental Checklist for the 2016 Comprehensive Plan Update and associated Code Amendments

Prepared by Joseph W. Tovar, FAICP
Tovar Consulting

AUGUST 2016

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Introduction



The City of Bainbridge Island has prepared this expanded SEPA Environmental Checklist to study the potential environmental implications of the proposed 2016 Comprehensive Plan Update. The City is using a SEPA/Growth Management Act (GMA) integrated approach to conducting environmental review, intended to help identify potential environmental issues concurrent with considerations of possible policy changes. It is intended that the City and public will use the environmental analysis to help shape decisions on the proposed update.

This environmental document has been prepared in a manner consistent with the requirements of the Washington State Environment Policy Act (SEPA). The standard Environmental Checklist form has been integrated with an expanded description and analysis of the proposal in order to support future decision-making. The document is organized as follows:

- 1. SEPA Environmental Checklist Part A.** Part A provides background information on the proposal and proponents. Part A serves as a fact sheet, as established in WAC 197-11-235(3)(b).
- 2. Summary.** Provides a brief overview of the information considered in this environmental document, including a short description of the proposal and findings of the environmental issue papers. This summary fulfills the requirement for an environmental summary established in WAC 197-11-235(3)(b).
- 3. Proposal Overview.** Includes a description of the proposal, state and regional policy framework and environmental review process.
- 4. SEPA Environmental Checklist Part B.** Includes a statement that Part B is not required to be completed in an integrated SEPA/GMA document.
- 5. SEPA Environmental Checklist Part D.** Contains the questions and responses to the SEPA Checklist Supplemental Sheet for Non-Project Actions.
- 6. Environmental Issue Papers.** Includes issue papers that correspond to comprehensive plan elements and discuss the potential implications of the proposed action.
- 7. SEPA Environmental Checklist Part C.** Contains the SEPA Checklist.



1 SEPA Environmental Checklist:

Part A: Background

1. Name of proposed project, if applicable:

City of Bainbridge Island Comprehensive Plan Update and code amendments Ordinance 2016-29 and Ordinance 2016-30, respectively

2. Name of applicant:

City of Bainbridge Island Planning and Community Development Department is the applicant, although the Plan Update includes six docketed, privately initiated comprehensive plan amendments to the Future Land Use Map. These private parties are enumerated on page 5, and the locations of their proposed amendments are shown in Attachments 2 through 6.

3. Applicant and contact person:

*City of Bainbridge Island
Planning and Community Development Department
280 Madison Avenue North
Bainbridge Island, WA 98110
Email address: pcd@bainbridgewa.gov
Contact: Jennifer Sutton, AICP, Senior Planner*

4. Date checklist prepared: *April – August, 2016*

5. Agency requesting checklist: *City of Bainbridge Island*

6. Proposed timing or schedule (including phasing, if applicable):

The City of Bainbridge Island kicked-off review of the Bainbridge Island Comprehensive Plan Update in mid-2014. At about that same time, the City began public outreach and engagement on visioning and a variety of topics related to the Comprehensive Plan. Major public outreach efforts that began in 2014 included:

- Two community visioning workshops to update and gather thoughts on vision, land use and other topics.*
- Six scoping/listening sessions at which the public provided extensive input on the issues that should be addressed in the update process*

- Three “Community Conversations about Water” that focused on the issue of the Island’s aquifers and the long term prospect for water supply and quality to support and serve existing and future needs for potable water.
- Ten public workshops, one on each of the elements in the comprehensive plan, at which verbal and written comments were accepted.

Since the project start, the City has conducted rigorous and ongoing public outreach. The Planning Commission met 38 times from 2015 to through August 2016 to review the Introduction (Vision, Guiding Principles) and each element of the Comprehensive Plan, has included specific opportunities for public comment, both written and verbal, to be presented. Please see the discussion in Section 2 (Proposal Overview) for additional discussion of public outreach and participation.

The Planning Commission is expected to make a recommendation on the draft Comprehensive Plan to the City Council in the fall of 2016. City Council action on the Comprehensive Plan is anticipated to occur by the end of 2016.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The draft Comprehensive Plan provides policy direction and priorities for a multi-year planning work program, which will include implementing actions such as, but not limited to amendments to the development code and a subarea planning process for the designated centers. Each of these future actions will be subject to independent SEPA review and threshold determinations.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

The City has been updating its functional plans:

- [Island-wide Transportation Plan](#)
- [City General Sewer Plan](#)
- [City Water System Plan](#)

and began a [Groundwater Assessment Model Evaluation](#). Information prepared through these efforts have informed the 2016 Comprehensive Plan Update. Previous FEIS, SEIS, and Addendums have been completed for other periodic Comprehensive Plan updates and for the Winslow Master Plan subarea plan, and its revisions.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

The Comprehensive Plan provides policy guidance for the City of Bainbridge Island. On an ongoing basis, the City receives private and public proposals for land use and other actions that are within the area covered by the Comprehensive Plan. These proposals are reviewed for consistency with the current adopted Comprehensive Plan and implementing regulations.

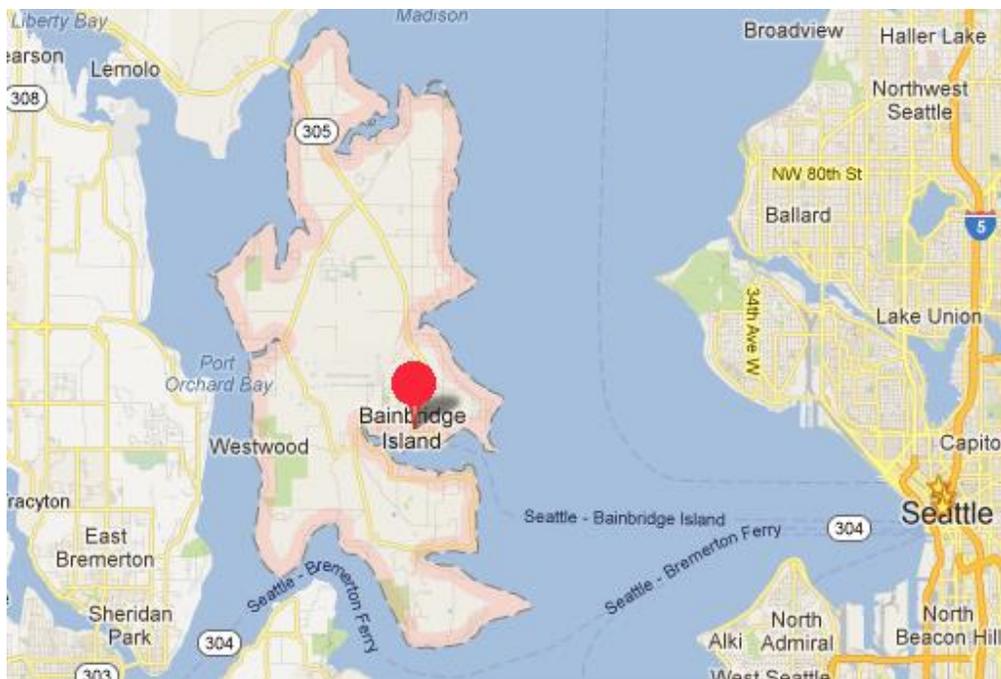
10. List any government approvals or permits that will be needed for your proposal, if known.

- Bainbridge Island City Council adoption of Ordinance 2016-29 Comprehensive Plan.

- *Bainbridge Island City Council adoption of the proposed Bainbridge Island Municipal Code (BIMC) amendments, Ordinance 2016-30.*
- *Verification of GMA compliance by WA Department of Commerce.*
- *Full implementation of the Comprehensive Plan will rely on future City budget and department work program decisions.*

11. **Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.**

Figure 1 Vicinity Map



The location of the proposed action is the City of Bainbridge Island. See Figure 1 Vicinity Map. The proposed action has two parts: (1) the 2016 update of the City of Bainbridge Island GMA Comprehensive Plan in accordance with the requirements of the Growth Management Act (GMA), and (2) amendments to the Bainbridge Island Municipal Code (BIMC) to reflect non-substantive, primarily procedural, changes to implement and achieve consistency with the proposed 2016 Comprehensive Plan Update.

A. 2016 Comprehensive Plan Update

In general, the City-initiated portion of the proposed update is intended to update and refine the Comprehensive Plan policy direction in the 2004 era plan to reflect changed conditions, the new population and employment allocations from Kitsap County, and evolving city policy since prior plan adoption.

The City's comprehensive plan was originally adopted in 1994 and the City has been updating and revising the Plan and associated development regulations on a periodic basis since that time. The last major update was in 2004. The 2016 update is considered a major update to the Comprehensive Plan and includes:

(i) Updated growth targets. *Extension of the City's GMA planning horizon to 2036 and adoption of new growth targets consistent with the Kitsap County Countywide Planning Policies. See Attachment 1.*

(ii) Policy and text amendments. *Revisions associated with changes to state and regional guidance as Vision 2040, the Multi-County Planning Policies adopted by the Puget Sound Regional Council; updates to reflect evolving city policy; rewrite and editorial changes to policies to increase readability, clarify direction and remove obsolete or redundant text; and addition of new or updated information since adoption of the current Comprehensive Plan.*

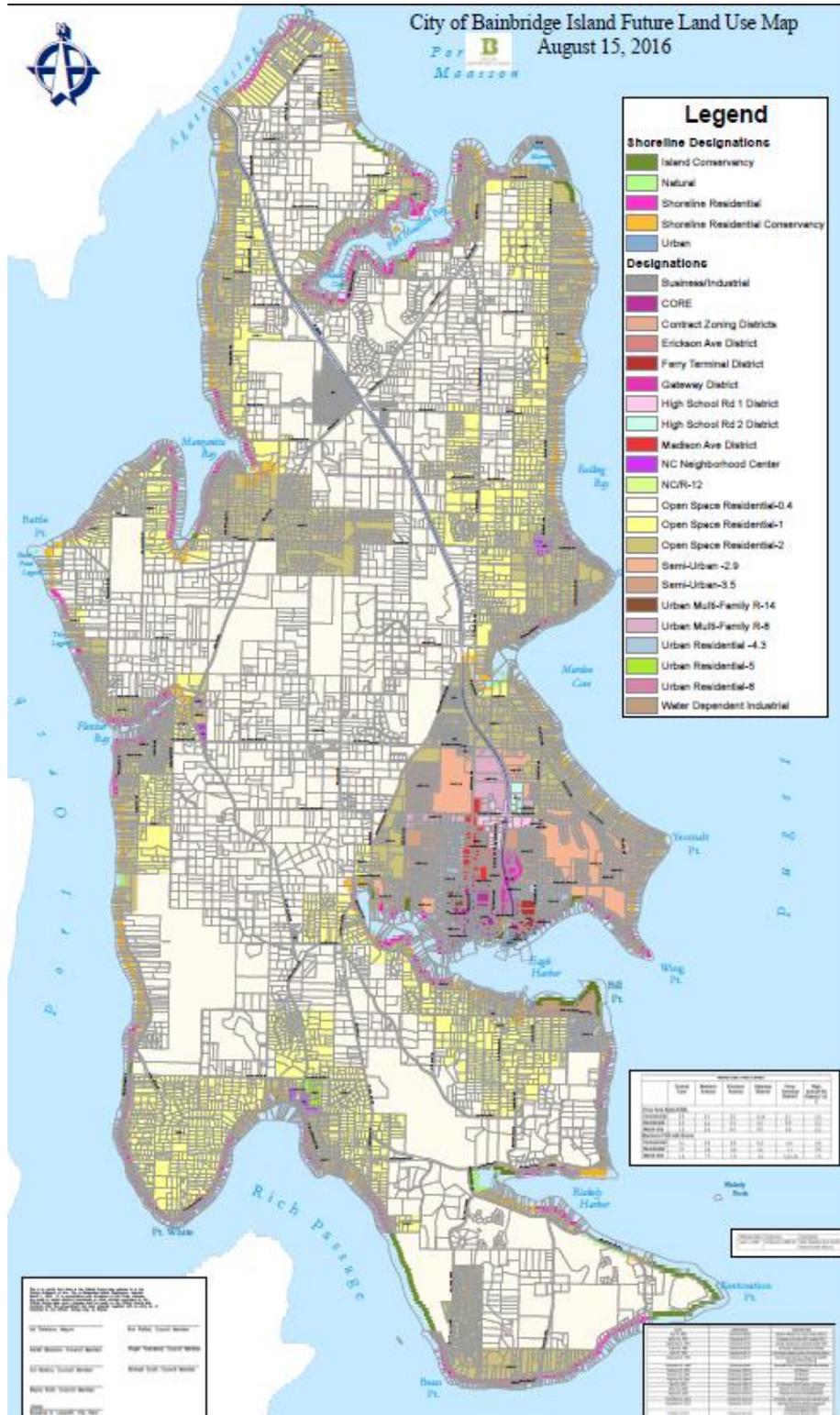
(iii) Privately initiated amendments. *In addition to the City-initiated portion of the comprehensive plan update, the proposed action includes six privately initiated proposed and docketed amendments. These are as follows:*

1. Submitted by Bainbridge Island Metro Park and Recreation District, to create a new "Park" Zone for public parks. See Attachment 2.
2. Submitted by C. Schmid, to change the designation for Pritchard Park from WD-I to OSR-2 (Location: Eagle Harbor Drive; Tax parcel Nos. 352502-1-001-2001, 352502-1-035-2001, 352502-1-034-2002). See Attachment 3.
3. Submitted by A. Cainion, to change the designation from OSR-0.4 to NSC for a property on Fletcher Bay Road (Tax parcel # 212502-3-011-2001), immediately south of the Island Center NSC area. See Attachment 4.
4. Submitted by S. Anderson, to change the designation from OSR-0.4 to NSC for a property on New Brooklyn Road (Tax parcel # 212502-2-014-2000), immediately east of the Island Center NSC area. See Attachment 4.
5. Submitted by S. Thomas, to change the designation from OSR-2 to NSC for a property located at 4552 Point White Drive, immediately west of the Lynwood Center NSC area. See Attachment 5.
6. Submitted by W. Moore, to change the designation from OSR-0.4 to Business/Industrial for a property located at the intersection of Fletcher Bay, Bucklin Hill, and Lynwood Center Roads (Tax parcel Nos. 332502-1-007-2007 & 332502-1-006-2008). See Attachment 6.

The scope of the 2016 Comprehensive Plan Amendment did not include any City-initiated amendments to the Future Land Use Map. The City proposes to re-adopt the 2014 Future Land Use Map as the 2016 Future Land Use Map. See Fig. 2.

Figure 2

2004 Future Land Use Map proposed for re-adoption in 2016 Plan Update



B. Amendments to the Bainbridge Island Municipal Code (BIMC).

1. *Amendments to throughout the BIMC are proposed to change the name of the Neighborhood Service Centers (NSC) to Neighborhood Centers (NC). This is a housekeeping change to reflect the re-naming of NSC to Neighborhood Centers in the 2016 Updated Plan. This amendment does not change uses or boundaries of the centers, and therefore has no environmental impact.*
2. *BIMC 2.16.210 is proposed to be modified so that the Special Planning Area Process would allow for a City initiated Special Planning Area Process. This is a procedural change which would have no environmental impact.*
3. *Titles 17 & 18.15.010 & 18.12.020 of the BIMC are proposed to be amended to eliminate the “cluster” subdivision option for zones R-2.9 and denser. This is a procedural change which would have no environmental impact. Table 18.12.020-1 eliminate a minimum 10 foot building to building setback that is applied through residential subdivision. This change would facilitate the construction of single-family common wall homes to allow zero-lot line subdivisions. This change will assist in lessening the area disturbed through construction by facilitating more concentrated development within a subdivision. Title 17 references to the “Flexlot Design Handbook” are proposed for elimination. This DRAFT Guidance document has not been completed, and is not used.*
4. *BIMC 18.27 is proposed to be amended so that the sending areas for Transfer of Development Rights regulations would be broadened beyond the “Critical Areas Overlay District” to include all lands “not located in designated centers.” By increasing the lands eligible as “sending areas” this amendment would potentially reduce environmental impacts.*
5. *The definition of “affordable housing” in BIMC at 18.36.030.16 is proposed to be amended to refer to the Bremerton-Silverdale MSA for median income instead of the Seattle MSA. This definitional change would increase the number of households who would potentially qualify for income-restricted housing and have no environmental impact.*
6. *Repeal of the BIMC 3.86 Health, Housing and Human Services Account is proposed because that organization no longer exists. This is a housekeeping amendment that would have no environmental impact.*
7. *Repeal of the BIMC 3.82 Bainbridge Island Arts and Humanities Account is proposed because that organization is no longer designated City agent for arts funding distribution. This is a housekeeping amendment that would have no environmental impact.*
- 12 **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

The City of Bainbridge Island is located in Kitsap County. Bainbridge Island borders Puget Sound on the east, north and south, and the Kitsap Peninsula to the west. The Island is approximately 12 miles long (north-south) and 4 miles wide (east-west) with a total city area of 27.8 square miles. See Figure 1.



2 Summary

This chapter provides a brief overview of the information considered in this environmental document, including a short description of the proposal and findings of the environmental issue papers. Please consult the balance of this environmental document for more information on these topics.

Proposal

The proposed action is the 2016 update of the City of Bainbridge Island's 2004 Comprehensive Plan in accordance with the requirements of the Growth Management Act (GMA). In general, the proposed update is intended to revise and refine the current GMA Comprehensive Plan policy direction to reflect changed conditions and broadened policy priorities such as climate change and having the comprehensive plan provide direction to the operating budget as well as the capital budget. The City's Comprehensive Plan was originally adopted in 1994 and has been reviewed and amended on a periodic basis to allow for review of citizen requests for amendments and to address changed requirements or conditions.

On a schedule for periodic review established by the GMA, the City has also conducted major updates that extend the planning horizon, update growth targets and reflect updated state and regional guidance and changed local conditions. The last major update was conducted in 2004. The 2016 update is considered a major update to the Comprehensive Plan. The update includes (1) updated growth targets; (2) city-initiated policy and text amendments; and (3) procedural and housekeeping code amendments to maintain consistency with the Updated Comprehensive Plan. Neither the City-initiated Plan Update nor the proposed code amendments would increase the buildable lands capacity of the City nor are they likely to have more than a moderate impact on the environment. The City proposes to re-adopt the 2004 Future Land Use Map as the 2016 Future Land Use Map. See Figure. 2. The number and scale of the privately initiated proposed amendments to the Future Land Use Map are so small that even were they to be approved, their likely environmental impact is minimal.

Each of these is discussed below.

(1) Updated growth targets. *Extension of the City's GMA planning horizon to 2036 for purposes of accommodating the new growth targets consistent with the Kitsap County countywide planning process.*

(2) Policy and text amendments. *Revisions associated with changes to state and regional guidance and to reflect evolving city policy; language and editorial changes to policies to increase readability, clarify direction and remove redundancies and obsolete information; and addition of new or updated information since adoption of the current Comprehensive Plan. For additional information please see Chapters 1 and 3.*

Environmental Analysis

The issue papers contained in Chapter 6 document the environmental analysis of proposed amendments to all applicable elements of the City’s Comprehensive Plan. For each element, the papers provide a review of existing and proposed policy changes, and an analysis of potential environmental implications associated with proposed new or amended policies.

Table 1 Relationship between issue papers and Comprehensive Plan Elements

ISSUE PAPER	COMPREHENSIVE PLAN ELEMENT
# 1 Land Use and Economic Vitality	<div data-bbox="829 617 1333 695" style="background-color: #000080; color: white; padding: 5px;">GUIDING PRINCIPLES & LAND USE ELEMENT</div> <div data-bbox="829 695 1333 785" style="background-color: #4B0082; color: white; padding: 5px;">GUIDING PRINCIPLES & ECONOMIC ELEMENT</div>
# 2 Environment and Water Resources	<div data-bbox="829 816 1333 894" style="background-color: #008000; color: white; padding: 5px;">GUIDING PRINCIPLES & ENVIRONMENTAL ELEMENT</div> <div data-bbox="829 894 1333 995" style="background-color: #4682B4; color: white; padding: 5px;">GUIDING PRINCIPLES & WATER RESOURCES ELEMENT</div>
# 3 Housing	<div data-bbox="829 1031 1333 1108" style="background-color: #FF0000; color: white; padding: 5px;">GUIDING PRINCIPLES & HOUSING ELEMENT</div>
# 4 Transportation	<div data-bbox="829 1152 1333 1230" style="background-color: #000000; color: white; padding: 5px;">GUIDING PRINCIPLES & TRANSPORTATION ELEMENT</div>
# 5 Capital Facilities and Utilities	<div data-bbox="829 1274 1333 1352" style="background-color: #808080; color: white; padding: 5px;">GUIDING PRINCIPLES & CAPITAL FACILITIES ELEMENT</div> <div data-bbox="829 1352 1333 1444" style="background-color: #A9A9A9; color: white; padding: 5px;">GUIDING PRINCIPLES & UTILITIES ELEMENT</div>
# 6 Human Services and Cultural	<div data-bbox="829 1497 1333 1583" style="background-color: #FF8C00; color: white; padding: 5px;">GUIDING PRINCIPLES & HUMAN SERVICES ELEMENT</div> <div data-bbox="829 1583 1333 1682" style="background-color: #8B4513; color: white; padding: 5px;">GUIDING PRINCIPLES & CULTURAL ELEMENT</div>

Summary Table

A summary table that highlights key issues and related SEPA implications is shown at the beginning of each issue paper. These summary tables have been compiled into a single summary table, below. For additional information on each of these topics, please consult Chapter 6.

Table 2 Key issues by Element and potential impacts

KEY ISSUES BY ELEMENT	POTENTIAL IMPACTS
1 LAND USE ELEMENT	
<p><i>Residential Land Capacity</i> Is the supply of vacant and re-developable land sufficient to accommodate the 20-year planned population/housing growth?</p>	<p>The supply of vacant and re-developable land is sufficient to accommodate 20-year planned population/housing growth allocated by Kitsap County. No significant impacts would occur.</p>
<p><i>Employment Land Capacity</i> Is the supply of vacant and re-developable land sufficient to accommodate the 20-year planned employment growth?</p>	<p>The supply of vacant and re-developable land is sufficient to accommodate 20-year planned employment growth. No significant impacts would occur.</p>
<p><i>Land Use Compatibility</i> Do the City's planned land uses impact compatibility?</p>	<p>The Update does not propose any changes to the Future Land Use Map (FLUM). Therefore, the FLUM is not expected to impact land use compatibility. Policy language in the draft Land Use Element and regulations in the City code would help to mitigate any minor compatibility impacts associated with growth and development.</p>
<p><i>Community Character</i> Do planned land use patterns enhance community character?</p>	<p>Proposed changes to the Comprehensive Plan Land Use Map are not expected to result in impacts to community character. The draft Land Use Element includes policy language for enhancing City character through other aspects of land use patterns, such as allowable uses, natural features and development standards, and design review processes. No significant negative impacts of these policies are anticipated.</p>
<p><i>Environmental Stewardship</i> Do policies address the need to preserve environmental resources and natural habitat areas?</p>	<p>The proposed policies seek to ensure that park facilities and programs are conducted with sensitivity to the protection and restoration of environmental resources and natural habitats. Implementation of these policies is likely to result in benefits to the natural environment.</p>
<p><i>Shoreline Access</i> <i>Will shoreline access continue to be provided?</i></p>	<p>Existing shoreline access goals and policies are carried forward. Because no significant changes are proposed to shoreline access policies, no significant adverse impacts are anticipated.</p>

KEY ISSUES BY ELEMENT

POTENTIAL IMPACTS

Bainbridge Island Community Forests

Do proposed policies support preservation of the Bainbridge Island Community Forests?

Updated goals and policies carry forward concepts in existing goals and policies. Because no significant changes are proposed to the island’s community forest and natural resource policies, no significant adverse impacts are anticipated.

Open Space Connectivity

Do proposed policies support a connected open space network?

New open space goals and policies support acquisition and development of a network of open space and public access corridors. Implementation of these policies is likely to result in benefits to the natural environment.

Historic and Cultural Resources

Does planned population/housing growth pose a threat to the City’s historic and cultural resources?

Policy language in the draft Land Use Element and City code seeks to protect and preserve historic, cultural and archeological resources in Bainbridge Island. No significant negative impacts of these policies are anticipated.

Health

Do planned land use patterns promote community health?

The draft Land Use Element includes policies that support active transportation, safe and attractive non-motorized connectivity between designated centers, uses and amenities, development regulations that encourage integration of recreation space within multifamily development, public recreational facilities that are accessible to all Bainbridge Island residents, and increased access to healthy foods. No significant negative impacts of these policies are anticipated.

2

ECONOMIC ELEMENT

Economic Development

Do the proposed economic development policies promote desired economic diversity and vitality?

Proposed policy language focuses on measures to strengthen a sustainable and diverse economy in Bainbridge Island. Many of the new policies address programmatic measures to support economic development in Bainbridge Island. In general, programmatic measures do not have any direct implications for the natural or built environment. To the extent that any of the policies might support or lead to physical development, any future project-level proposals would be subject to project-level environmental review. No significant environmental impacts are anticipated.

3

ENVIRONMENTAL ELEMENT

Sustainability and Sustainable Building Practices

How do policies promote sustainability?

The draft Environmental Element includes new and continued policy guidance on this topic. Policies address public education, regional collaboration, sustainable construction practices and energy conservation. The environmental impacts of these policies would likely be positive.

KEY ISSUES BY ELEMENT

POTENTIAL IMPACTS

Natural Hazards

Do policies limit the risks posed by natural hazards to people, property and the environment?

The draft Environmental Element expands upon existing policy guidance regarding natural hazards. New policies provide additional emphasis on geologic and flood hazards areas. The environmental impacts of these policies would likely be positive.

Air Quality and Climate Change

Do policies provide support for reducing greenhouse gas emissions and other air pollutants?

New climate change guidance in the Guiding Principles and Policies, includes support for mitigating and adapting to climate change, including a multi-pronged approach to climate change adaptation and mitigation. New air quality policies seek to maintain high air quality through coordinated land use and multi-modal transportation planning. The environmental impacts of these policies would likely be positive.

Tree Retention

Do policies provide support to ensure that the City’s tree canopy is maintained over time?

The draft Environmental Element maintains and strengthens policy concepts from the current element that support tree retention. The environmental impacts of these policies would likely be positive.

Other Emerging Issues

What other emerging environmental issues are addressed in the draft element?

Other issues addressed in the draft Environment Element include noise, light pollution and food security. Noise policies seek to limit noise to levels that protect public health. Light pollution measures support “dark sky” approaches and seek to minimize ambient light levels to protect ecological systems and public health. Draft food security policies promote increased access to locally growth foods and strategies to increase food resilience. The environmental impacts of these policies would likely be positive.

4

WATER RESOURCES ELEMENT

Fish and Wildlife Habitat

Do policies protect fish and wildlife habitat?

The draft Water Resources element contains new and expanded policy guidance seeking to protect fish and wildlife habitat. Draft policies seek to preserve habitat areas, participate in regional species protection efforts, encourage the removal of invasive species and limit stream alterations. The environmental impacts of these policies would likely be positive.

Water Quality

Do policies protect surface water quality and provide support for stormwater management best practices?

A new goal focuses on protection and enhancement of water quality, including sustainable use of water resources, a drainage basin approach to maintaining and restoring hydrologic function, protection of groundwater quality, protection/preservation of wetlands, streams and water bodies. Existing policy guidance calling for protecting the functional integrity of the City’s water courses, wetlands, bodies of water and their shores is carried forward. The environmental impacts of these policies would likely be positive.

KEY ISSUES BY ELEMENT

POTENTIAL IMPACTS

Water Supply

Do policies protect aquifers and support best practices?

New goals and policies focus on protection of the Island’s critical aquifer recharge areas, ongoing monitoring of their health and function, and adaptive management. The environmental impacts of these policies would likely be positive.

Marine Waters and Shorelines

Do policies provide for protection of marine waters and shorelines and consistency with the City’s Shoreline Master Program?

Policies for marine waters and shorelines are carried forward and include recognition of the goals and policies in the adopted Bainbridge Island Shoreline Master Program. The environmental impacts of these policies would likely be positive.

5

HOUSING ELEMENT

Housing Supply

Is the supply of vacant and re-developable land sufficient to accommodate the 20-year planned population/housing growth?

The supply of vacant and re-developable land is sufficient to accommodate 20-year planned population/housing growth. No significant impacts are anticipated.

Housing Affordability

Do policies support and encourage the provision of housing for a variety of household incomes, including low income?

The draft Housing Element expands upon existing policy concepts and identifies specific strategies and actions to encourage provision of affordable housing.

Housing Character

Do policies support community character?

The draft Housing Element carries forward existing policy language that supports community character. No significant adverse environmental impacts are anticipated.

Housing Diversity

Do policies support a range of housing types that meet the community’s needs?

The draft Housing Element expands on existing policy concepts that support diversity of housing types. From an environmental perspective, adverse impacts of these new policies are not expected to be significant, but specific impacts will depend on implementation.

Special Needs Housing

Do policies address changing housing needs associated with an aging population and the problem of homelessness?

The draft Housing Element contains new policies in support of providing for people with special needs. New policies support housing and services for older adults, persons with disabilities, those in need of drug/alcohol rehabilitation and the homeless. From an environmental perspective, adverse impacts of these new policies are not expected to be significant, but specific impacts will depend on implementation.

KEY ISSUES BY ELEMENT

POTENTIAL IMPACTS

6	TRANSPORTATION ELEMENT	
<p>Level of Service Standards</p> <p><i>Are the transportation level of service standards in the Transportation Element consistent with the overall policy direction provided by the Transportation Element?</i></p>		<p>The level of service standards supports the Transportation Element’s objectives of developing and operating an efficient transportation system that supports regional transportation priorities. No major changes to level of service standards are proposed in the draft Transportation Element, thus no significant environmental impacts are anticipated.</p>
<p>Consistency with Land Use Assumptions</p> <p><i>Do existing and planned transportation facilities support the land use patterns outlined in the Land Use Element?</i></p>		<p>The draft Transportation Element carries forward current policy guidance supporting consistency between transportation and land use. The travel demand forecasts used to determine the capital facilities necessary to support planned growth are based upon the growth assumptions in the Land Use Element. The draft Transportation Element also adds new policy language to support the regional growth strategy. The impacts of the updated policy language would likely be neutral or positive.</p>
<p>Safety and Mobility</p> <p><i>How are safety and mobility considered for all modes of transportation?</i></p>		<p>The draft Transportation Element adds policies with an emphasis on mobility choices beyond the single occupant vehicle. Safety for pedestrians, bicyclists, and the disabled are included to promote a more multi-modal transportation system. The impacts of the updated policy language would likely be neutral or positive.</p>
<p>Operations, Maintenance, and Management</p> <p><i>Is effective use of existing facilities prioritized over expansion?</i></p>		<p>The draft Transportation Element adds policies that support the utilization of existing facilities to the greatest extent possible before expansion of existing facilities or construction of new facilities. The impacts of the updated policy language would likely be neutral or positive.</p>
<p>Sustainability</p> <p><i>How are the natural environment and human health addressed with respect to increased demand for transportation?</i></p>		<p>New polices encourage the design and management of the City’s transportation system to minimize the negative impacts of transportation on the natural environment, to promote public health and safety, and to achieve optimum efficiency. The impacts of the updated policy language would likely be neutral or positive.</p>
7	CAPITAL FACILITIES ELEMENT	
<p>Consistency with Land Use and Public Service Assumptions</p> <p>Do existing and planned capital facilities support land uses and level of service standards outlined in the Comprehensive Plan?</p>		<p>The draft Capital Facilities Element requires capital facilities to support the land use patterns envisioned in the Land Use Element and establishes level of service standards for public services. It includes policy guidance for coordinating with providers to ensure adequate services and for identifying and addressing deficiencies and future needs. No significant impacts would occur.</p>

KEY ISSUES BY ELEMENT

POTENTIAL IMPACTS

Infrastructure Resilience in the face of Changing Conditions

Does the plan consider the potential impacts of changing conditions on infrastructure lifespan?

The Guiding Principles and the draft Capital Facilities Element support resilient capital facilities and consideration of the potential impacts of future climate conditions. These policies would likely have a positive impact on the lifespan of infrastructure.

8 UTILITIES ELEMENT

Utility System Capacity

Do existing and planned utility systems provide sufficient capacity to accommodate the City's 20-year population and employment targets?

The draft Utilities and Capital Facilities Elements include policy language supporting the provision of adequate utility services that support City growth plans. No significant impacts are expected.

Energy Conservation

Does the plan support City and regional goals for energy conservation?

The draft Utilities Element encourages conservation of energy resources and reduced energy consumption. These policies would likely have positive environmental impacts.

Changing Telecommunications Needs

Does the plan address changing telecommunications needs in the community?

The draft Utilities and Capital Facilities Elements recognize a need for improved telecommunication on Bainbridge Island such as high speed internet and include policy guidance for the City to evaluate ways to address this. The potential impacts of this policy guidance would depend upon how it is implemented, but would likely be minor.

9 HUMAN SERVICES ELEMENT

The policy direction in the draft Human Services Element is programmatic, rather than regulatory or capital specific oriented. Therefore, the potential impacts of any of the goals or policies in this Element are neutral.

10 CULTURAL ELEMENT

The policy direction in the draft Cultural Element is programmatic, rather than regulatory or capital specific oriented. Therefore, the potential impacts of any of the goals or policies in this Element are neutral.

3 Proposal Overview



This chapter provides a description of the proposal, a review of the planning and policy framework that guides the proposal and an overview of the guidance for the SEPA environmental review process.

Description of the Proposal

The proposed action is the 2016 update of the City of Bainbridge Island's 2004 Comprehensive Plan in accordance with the requirements of the Growth Management Act (GMA). In general, the proposed update is intended to revise and refine the current GMA Comprehensive Plan policy direction to reflect changed conditions since prior plan adoption. The City's Comprehensive Plan was originally adopted in 1994 and has been periodically reviewed and amended to allow for review of citizen requests for amendments and to address changed requirements or conditions.

On a schedule established by the GMA, the City has also conducted major updates that extend the planning horizon, update growth targets and reflect updated state and regional guidance and changed local conditions. The last major update was conducted in 2004. The 2016 update is considered a major update to the Comprehensive Plan. The update includes (1) updated growth targets and (2) policy and text amendments. Each of these is discussed below.

Updated Growth Targets

The 2016 Comprehensive Plan update is required by GMA to accommodate the forecasted population and employment in the City through 2036. The City's growth targets are the result of a multi-jurisdictional, regional process that establishes how each City is able to accommodate its fair share of future regional growth. The growth allocations that result from this process are documented in the Kitsap County Countywide Planning Policies (CPPs). Based on available countywide data, Bainbridge Island has a net population target of 5,635 persons through 2036 and a new employment target of 2,808 jobs between 2016 and 2036.

These targets, added to the City's current population and jobs, would result in a 2036 residential population of 28,660 persons and 2,941 jobs. In adopting this 20-Year Comprehensive Plan update, the City must demonstrate that these population and employment levels can be achieved. As shown in Attachment 1, the City's existing land use designations and zoning have the capacity to add 6,814 persons, which exceeds the 2036 population allocation by 1,179. The City's existing land use designations and zoning capacity for employment is 2,941, which exceeds the 2036 employment allocation by 133 jobs. The City therefore does not need in its 2016 Comprehensive Plan Update to increase either employment or population capacity for purposes of complying with the CPPs.

Policy and Text Amendments

Proposed revisions in the 2016 update are intended to reflect current state and regional guidance; capture evolving City policy since the last major update; increase readability, clarify direction and remove redundancies; and add new or updated information since the last major update. Proposed policy amendments are more specifically discussed in Chapter 6.

Planning Framework

The City of Bainbridge Island Comprehensive Plan is prepared and updated within a framework of state and regional guidance. The following provides a brief summary of the Bainbridge Island Comprehensive Plan and guidance provided by the GMA, Vision 2040 and Kitsap County Countywide Planning Policies.

City of Bainbridge Island Comprehensive Plan

Bainbridge Island's comprehensive plan is a broad statement of guiding principles, community goals and policies that direct the orderly and coordinated physical development of the City. The comprehensive plan serves as a guide for designating land uses, infrastructure development and community services and provides specific guidance for future legislative and administrative actions. The plan reflects extensive citizen involvement, technical analysis and the judgment of decision-makers.

Bainbridge Island's comprehensive plan was originally adopted in 1994 and has been updated periodically, with the last major update in 2004. Since adoption, the focus of plan has been on preserving and enhancing a vibrant Winslow Town Center and neighborhood centers, nurturing a strong and diverse local economy, and protecting the Island's sole source aquifer with a pattern of open space and lesser intensive land uses outside of centers. The current 2004 version of the Comprehensive Plan is described below.

The Comprehensive Plan also contains a number of appendices, listed below:

Appendices	Topic
A	Economic Profile
B	Water Resources Conditions and Future Needs
C	Housing Needs Assessment
D	Island-wide Transportation Plan
E	Winslow Master Plan
F	Lynwood Center Special Planning Area Report and Final Recommendations

Discussion

The City's current Comprehensive Plan is designed to minimize environmental impacts to the natural and built environment that could result from future growth and development. For example, conservation and natural hazard reduction goals and policies are focused on protection of the natural environment. The City's Comprehensive Plan provisions promote the overall quality of life, emphasize aesthetics and health, and promote land use compatibility,

among other goals. The City's current plan also incorporates by reference relevant functional plans into the Comprehensive Plan.

In the 2016 Comprehensive Plan update, amended goals and policies and new goals and policies continue to focus on measures that eliminate or minimize the potential impacts of growth on the natural and built environments. Please see the discussion in Chapter 6 for a review of policies in each of the elements.

Washington Growth Management Act

The GMA was passed in 1990 by the Washington State Legislature, signed by the Governor and codified as RCW 36.70A. The GMA contains a comprehensive framework for managing growth and coordinating land use with infrastructure. A selected summary of the major provisions of the GMA together with specific provisions that directly pertain to the alternatives is provided below.

The GMA contains broad planning goals to guide local jurisdictions in determining their vision for the future and in developing plans, regulations, programs and budgets to implement that vision. The goals discourage sprawling development, encourage development in urban areas with adequate public facilities, encourage economic development throughout the state consistent with comprehensive plans, encourage efficient multimodal transportation systems, provide for the protection of property rights, and require that adequate public facilities and services necessary to support development be available when new development is ready for occupancy.

A fundamental requirement of the GMA is early and continuous public participation in the development and amendment of plans and development regulations. Public participation procedures that are described in the procedural rules (WAC 365-195-600) include broad dissemination of proposals and alternatives, opportunity for written comment, public meetings after effective notice, provision for open discussion, communication programs, information services, and consideration of and response to public comments.

A central concept of the GMA is that comprehensive plans must be internally and externally consistent. Internally, each GMA comprehensive plan must demonstrate that the land use element, capital facilities element and financing plan are consistent. If funding is not available to support the proposed land use pattern and maintain adopted level of service standards for public facilities and services, the jurisdiction is required to reassess the land use pattern and/or the level of service standards until balance is reached. Externally, local comprehensive plans are required to be consistent with the comprehensive plans of other jurisdictions with common borders or related regional issues. Standards for transportation level of service should be regionally coordinated.

In order to ensure consistency with GMA requirements, each county or city that is preparing a comprehensive plan or implementing development regulations is required to submit the proposed plan or regulations to the State Department of Commerce for review and comment before final adoption.

Discussion

The City's current Comprehensive Plan meets the requirements of the GMA. As proposed, the draft 2016 Comprehensive Plan would continue to comply with the goals of the GMA that seek to focus growth in urban areas with adequate services, provide for environmental protection, encourage economic development, support efficient transportation systems, protect private property rights and require that adequate public services are available concurrent with new development.

As required by the GMA, the City has conducted a comprehensive public involvement program for this update, described in the Public Participation section below.

Consistent with GMA requirements, the proposed draft Comprehensive Plan uses a planning horizon of 2036 for purposes of land use capacity and sufficient services and infrastructure to accommodate the population and employment targets assigned by Kitsap County. In recognition of the fact that major capital investments and natural systems have a life cycle beyond 20 years, the Plan utilizes a longer 50-year time horizon when discussing those components.

The proposal would also amend Comprehensive Plan policies to incorporate a number of changes that are recommended and/or required by GMA. As required by GMA, the City will submit its updated Plan to the State Department of Commerce for review and comment prior to final adoption. As required by the multi-county planning policies, the City will also submit its updated Plan to the Puget Sound Regional Council for review and comment and certification of the consistency of the Comprehensive Plan's Transportation Element with the regional plan.

Kitsap County Countywide Planning Policies (CPPs)

GMA requires that counties adopt countywide planning policies to provide an agreed-upon framework within which cities and counties can develop comprehensive plans (RCW 36.70A.210). The purpose of these policies is to express a regional vision and help measure consistency of local plans. The CPPs address the major GMA goal topics, including urban growth, reduce sprawl, transportation, housing, economic development, property rights, permits, natural resource industries, open space and recreation, environment, citizen participation, public facilities and services, and historic preservation. The CPPs assign residential population and commercial/industrial land allocation targets through 2036.

Discussion

Kitsap County and its cities have worked collaboratively to update population and employment targets through 2036. The Bainbridge Island 2016 Comprehensive Plan update provides sufficient capacity to provide urban levels of growth and meet the updated growth targets established through this collaborative planning process. Consistent with the CPPs, goals and policies in the current Comprehensive Plan and the 2016 update have considered and are consistent with the environment, development patterns, transportation, housing, economy, transportation and public facilities and services topics. Proposed policy amendments are discussed in Chapter 6.

Environmental Review

The purpose of this environmental document is to assist the public and decision-makers in considering the environmental impacts of the 2016 Comprehensive Plan update on the built and natural environments.

SEPA/GMA Integration

WAC 197-11-210 authorizes jurisdictions planning under the GMA to integrate the requirements of the State Environmental Policy Act (SEPA) (RCW 43.21C) and GMA during comprehensive plan updates. The goal is to ensure that environmental analysis under SEPA occurs as an integral part of the planning and decision-making process under GMA. Analysis of environmental impacts during the planning process can result in better-informed planning decision as well as avoid delays and duplication.

WAC 197-11-228 states that the appropriate scope and level of detail of environmental review should be tailored to the GMA action under consideration; jurisdictions may modify SEPA phased review as necessary to track the phasing of GMA actions; and the process of integrating SEPA and GMA should begin at the early stages of plan development.

The City of Bainbridge Island has elected to follow an integrated SEPA/GMA process for the 2016 Comprehensive Plan update SEPA document. Integration of the environmental analysis with the planning process informs future decisions in refining the 2016 Comprehensive Plan update.

Non-Project Environmental Analysis

SEPA requires government officials to consider the environmental consequences of actions they are about to take and seek better or less impacting ways to accomplish those proposed actions. The adoption of comprehensive plans or other long-range planning activities is classified by SEPA as a non-project, or programmatic, action. A non-project action is defined as an action that is broader than a single site-specific project, and involves decisions on policies, plans or programs. SEPA establishes that environmental analysis for a non-project proposal may discuss potential impacts at a level of detail appropriate to the scope and level of planning for the proposal. This environmental document analyzes potential environmental impacts as appropriate to the general nature of this non-project proposal.

Scope of Analysis

As established in WAC 197-11-235, there is no standard format for an integrated GMA document. The environmental analysis in this document has been organized as a series of issue papers that correspond to the general city-wide elements contained in the proposed 2016 Comprehensive Plan Update. Comprehensive Plan elements and the associated approaches to environmental review are shown in Table 3.

Table 3 Comprehensive Plan Elements and environmental analysis

COMPREHENSIVE PLAN ELEMENT	ENVIRONMENTAL ANALYSIS
GUIDING PRINCIPLES & LAND USE ELEMENT	Land use and Economic Vitality Issue Paper
GUIDING PRINCIPLES & ECONOMIC ELEMENT	Land use and Economic Vitality Issue Paper
GUIDING PRINCIPLES & ENVIRONMENTAL ELEMENT	Environment and Water Resources Issue Paper
GUIDING PRINCIPLES & WATER RESOURCES ELEMENT	Environment and Water Resources Issue Paper
GUIDING PRINCIPLES & HOUSING ELEMENT	Housing Issue Paper
GUIDING PRINCIPLES & TRANSPORTATION ELEMENT	Transportation Issue Paper
GUIDING PRINCIPLES & CAPITAL FACILITIES ELEMENT	Capital Facilities and Utilities Issue Paper
GUIDING PRINCIPLES & UTILITIES ELEMENT	Capital Facilities and Utilities Issue Paper
GUIDING PRINCIPLES & HUMAN SERVICES ELEMENT	Human Services and Culture Issue Paper
GUIDING PRINCIPLES & CULTURAL ELEMENT	Human Services and Culture Issue Paper

Community Engagement

Public participation is a fundamental goal of the GMA and is central to the update of the City's Comprehensive Plan. Public engagement provides important opportunities for the community to help shape the plan, to learn more about the City and to build community connections. Recognizing the importance of this goal, WAC 365-196-800 establishes that jurisdictions planning under the GMA must establish procedures for early and continuous public participation in the development and amendment of comprehensive plans and development regulations.

The following summarizes key events and activities that the City of Bainbridge Island has undertaken to promote community engagement in the 2016 Comprehensive Plan update:

- **Two Visioning Workshops.** Two community visioning workshops were conducted in November of 2014. Each workshop had participation by over 100 community members.
- **Six Scoping and Listening Sessions:** During February and March of 2015 between 50 and 100 participants attended each of six public sessions. Each session included a

presentation on the project context and small group exercises to identify issues to be addressed in the Update and solicit opinions about desired uses, design features and priorities.

- **Three Community Conversations about Water.** Three public conversations were held in June of 2015, January of 2016 and March of 2016. Over 100 participants attended these workshops to hear presentations by City staff, representatives of the Department of Ecology, Kitsap County Public Health District, the USGS, and Aspect Consulting, the City's geo-hydrologic consultants regarding the status, trends and capacity of the Island's aquifers to support the growth allocations to 2036 and beyond. Questions were posed by citizens and answered by experts.
- **10 Public Workshops on specific Plan Elements.** As the first phase of reviewing each of the 10 plan Elements, a public workshop was held where citizens and organizations provided input which ranged from general comment about issues that should be addressed to specific proposed comprehensive plan text to be added or deleted.
- **Planning Commission meetings.** Beginning in January 2015 and continuing through August of 2016, the Planning Commission met 38 times to hear and consider public comment on the information generated at the public workshops and review draft versions of the Plan Elements regarding the issues and Elements in the comprehensive plan issues. All meetings were open public meetings, advertised and held at a regular time and location.
- **Website.** Beginning in 2014, the City's has maintained a webpage titled [Navigate Bainbridge](#) which has provided background project information and resources, project updates, information on upcoming meetings and summaries of prior meetings, survey links, and a list of ongoing opportunities to get involved in the planning process.

4 SEPA Environmental Checklist



Part B: Environmental Elements

As described in the Section 3 (Proposal Overview), the proposed Comprehensive Plan Update is a GMA action and environmental review is being conducted in an integrated SEPA/GMA document. Environmental documentation contained in the Proposal Overview, Parts A and D of this Environmental Checklist, and the attached issue papers provide the basis for the City's threshold determination. Part B is not required to be completed in an integrated SEPA/GMA document [WAC 197-11-235(3)(b)] and is not included in this document

5 SEPA Environmental Checklist



Part D: Supplemental Sheet for Non-Project Actions

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

As a non-project action, the proposal would not directly impact water, air quality, noise or release of hazardous substances. However, project-level development envisioned by the plan could result in such impacts. Future project specific development proposals within the City that may result in impacts to vegetation would be reviewed consistent with the applicable provisions of the Bainbridge Island Municipal Code and City of Bainbridge Island SEPA procedures.

Proposed measures to avoid or reduce such increases are:

The draft Comprehensive Plan provides a policy framework that is intended to protect water, air quality, noise impacts and release of hazardous substances, described below:

Water. Proposed policy guidance in the Plan's Eight Guiding Principles, the Environmental Element and Water Resources Elements carry forward and expands upon the direction established in the current Comprehensive Plan, including guidance related to water conservation and water recycling, preservation and enhancement of the City's shoreline areas, examination of streams and wetlands in a basin-wide approach, inventory of all significant drainage patterns, and restrictions on land surface modifications that would result in hydrology modifications or erosion. Draft goals and policies seek to protect water quality through working with neighboring jurisdictions and other partners, promoting the sustainable use of water resources, preventing pollution of surface and groundwater resources, ongoing inspection and maintenance of City sewer infrastructure and private septic systems, requiring best management practices and low impact development measures, striving to minimize impervious surfaces, protection of areas critical to aquifer recharge, and no net loss of wetland areas.

Air. The draft Comprehensive Plan's Eight Guiding Principles, Environmental and Transportation Elements goals and policies support maintaining high air quality through

coordinated land use and transportation planning, and reduction in airborne particulates through a variety of measures.

Hazardous Materials. The Draft Plan's the Plan's Eight Guiding Principles, Water Resources, Utilities and Environmental Elements policies support green energy and environmentally friendly construction practices to reduce potential for hazardous materials, as well as stormwater management best practices, on-going maintenance of sewer and septic systems, and continual protection and preservation of aquifer recharge areas.

Noise. The draft Comprehensive Plan's Environmental goals and policies seek to ensure that mixed use developments are designed and operated to minimize noise impacts, and to require buffering or other noise reduction to reduce noise impacts from commercial/industrial zones on residential areas.

Please see also Chapter 6, Issue Papers #2 Environmental and Water Resources, #4 Transportation, and #5 Capital Facilities and Utilities.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

As a non-project action, the proposal would not directly impact plants, animals or marine life. However, project-level development envisioned by the plan could impact plants, animals or marine life. Future project specific development proposals within the City that may result in impacts to vegetation would be reviewed consistent with the applicable provisions of the Bainbridge Island Municipal Code and SEPA procedures.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

The draft Comprehensive Plan's Eight Guiding Principles, Environmental and Water Resources Elements goals and policies seek to identify, plan and preserve habitat areas, including wildlife corridors and areas with healthy natural ecosystems; support participation in regional species protection efforts; encourage removal of invasive species and replanting with natural vegetation; and minimize stream alterations. These draft Principles and Elements also carry forward and expands upon goals and policies for tree preservation, including support for retention of mature trees, regulatory measures for tree preservation, educational outreach for planting and retention of trees, maintenance and enhancement of the City-owned trees, and consideration of off-site options in order to meet tree retention programs.

Please see also Chapter 6, Issue Paper #2 Environmental & Water Resources.

3. How would the proposal be likely to deplete energy or natural resources?

As a non-project action, the draft Comprehensive Plan would not deplete energy or natural resources. However, project specific development proposals within the City that may result in increased energy consumption and would be reviewed consistent with the City of Bainbridge Island SEPA procedures and requirements of the applicable service provider.

Proposed measures to protect or conserve energy and natural resources are:

The draft Comprehensive Plan's Guiding Principles, Environmental, Water Resources, Transportation and Utilities Elements provide support for energy conservation as a goal in the design or remodel of commercial, public and residential buildings, incentives for use of state-of-the-art energy conservation techniques in construction, green energy strategies and innovative approaches to conservation of resources, conversion of existing low-efficiency

buildings to cost-effective and environmentally sensitive technologies and energy sources, and working with Puget Sound Energy to encourage conservation and encourage renewable energy production. Please see also Chapter 6, Issue Papers #2 Environment and Water Resources, #4 Transportation and #5 Capital Facilities and Utilities.

- 4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

As a non-project action, the draft Comprehensive Plan would not directly impact the areas described above. The draft Comprehensive Plan provides a policy framework that is intended to preserve and enhance critical areas, plant and animal habitat, wetlands and floodplains.

The draft Comprehensive Plan is entirely contained within a designated urban growth area and does not adjoin any designated agricultural, forest or wilderness areas, nor to any wild and scenic rivers.

The draft Comprehensive Plan Land Use, Environmental and Transportation Elements support policy direction balance active space and passive recreation opportunities, develop a comprehensive multi-purpose trail system, support and encourage the management of Bainbridge Island's Community Forests, develop an integrated open space plan and promote stewardship of City-owned park land as well as the facilities owned and operated by the Bainbridge Island Municipal Park and Recreation District.

The draft Comprehensive Plan's Eight Guiding Principles, Land Use Element and Cultural Element proposes goals and policies intended to protect and celebrate Bainbridge Island's historic, cultural and archeological resources.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Please see the response to question D.4, above and Chapter 6, Issue Papers #1 Land Use and Economic Vitality, #2 Environment & Water Resources.

- 5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

The draft Comprehensive Plan continues and updates established land use policy for the City of Bainbridge Island. In general, the proposed update is intended to revise and refine the current GMA Comprehensive Plan policy direction to reflect changed conditions and evolving city policy since prior plan adoption. Existing adopted plans, such as the Bainbridge Island Shoreline Master Plan, are incorporated.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Please see the response to question D.5, above and Chapter 6, Issue Paper #1 Land Use and Economic Development, and #2 Environment and Water Resources.

- 6. How would the proposal be likely to increase demands on transportation or public services and utilities?**

As a non-project action, the draft Comprehensive Plan would not directly impact demand on transportation or public services or utilities. However, project-level development envisioned by the plan would generally increase motorized and non-motorized travel demand in the city.

Commuting to and from Bainbridge Island and other Kitsap county destinations would increase on State Route 305, while trips to Seattle via the Washington State Ferries also would increase. Project-level development would result in an increased demand for public services and utilities.

Proposed measures to reduce or respond to such demand(s) are:

New and amended polices call for multi-modal transportation system enhancements focusing on moving people and goods, not just automobiles; greater safety, options, and mobility for all users; an increased focus on operations, maintenance and management to preserve and maximize the capacity of existing facilities before expanding them; and a new focus on sustainability to minimize the negative impacts of transportation on the natural environment and public health. Level of service standards that consider the provision of non-motorized facilities, not only vehicle lanes, will support the completion of a network of multi-modal corridors in the city. For additional discussion, please see Chapter 6, Issue Paper #Transportation.

Proposed capital facilities goals and policies seek to provide adequate public facilities which address past deficiencies, anticipate growth needs, achieve acceptable levels of service, use fiscal resources efficiently and meet realistic timelines. Proposed utilities goals and policies emphasize effective management to provide reliable, quality service for city-owned facilities and effective coordination with other agencies for non-city owned facilities. Please see the discussion of public services and utilities in Chapter 6, Issue Paper # 5 Capital Facilities and Utilities.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

In general, the proposal seeks to protect the environment, so conflicts with local, state or federal laws for the protection of the environment are not anticipated. As described in Chapter 3, the City's current Comprehensive Plan is designed to minimize environmental impacts to the natural and built environment that could result from future growth and development. In the proposed update, existing Guiding Principles and Elements goals and policies are carried forward, amended goals and policies, and new goals and policies, continue to focus on measures that eliminate or minimize the potential impacts of growth on the natural and built environment.

In addition, the draft Comprehensive Plan has been reviewed for consistency with the Washington Growth Management Act and the Kitsap County Countywide Planning Policies. No conflicts with local, state or federal laws for the protection of the environment have been identified

6 Environmental Issue Papers



Introduction

The City is using an integrated approach to conducting environmental review and amending the Comprehensive Plan. The issue papers contained in this chapter review existing and proposed policy changes and expand upon the SEPA Environmental Checklist, Part D., Supplemental Sheet for Non-Project Actions. Each issue paper begins with a summary table that highlights emerging issues and related SEPA implications, followed by a brief discussion of these issues. The relationship between the issue papers and comprehensive plan elements is shown in Table 4 below.

Table 4 Relationship between issue papers and Comprehensive Plan Elements

ISSUE PAPER	COMPREHENSIVE PLAN ELEMENT
# 1 Land Use and Economic Vitality	<div data-bbox="829 974 1333 1052" style="background-color: #000080; color: white; padding: 5px;">GUIDING PRINCIPLES & LAND USE ELEMENT</div> <div data-bbox="829 1052 1333 1171" style="background-color: #660066; color: white; padding: 5px;">GUIDING PRINCIPLES & ECONOMIC ELEMENT</div>
# 2 Environment and Water Resources	<div data-bbox="829 1190 1333 1268" style="background-color: #008000; color: white; padding: 5px;">GUIDING PRINCIPLES & ENVIRONMENTAL ELEMENT</div> <div data-bbox="829 1268 1333 1346" style="background-color: #00A0C0; color: white; padding: 5px;">GUIDING PRINCIPLES & WATER RESOURCES ELEMENT</div>
# 3 Housing	<div data-bbox="829 1373 1333 1451" style="background-color: #FF0000; color: white; padding: 5px;">GUIDING PRINCIPLES & HOUSING ELEMENT</div>
# 4 Transportation	<div data-bbox="829 1467 1333 1545" style="background-color: #333333; color: white; padding: 5px;">GUIDING PRINCIPLES & TRANSPORTATION ELEMENT</div>
# 5 Capital Facilities and Utilities	<div data-bbox="829 1562 1333 1640" style="background-color: #A0A0A0; color: white; padding: 5px;">GUIDING PRINCIPLES & CAPITAL FACILITIES ELEMENT</div> <div data-bbox="829 1640 1333 1717" style="background-color: #C0C0C0; color: white; padding: 5px;">GUIDING PRINCIPLES & UTILITIES ELEMENT</div>
# 6 Human Services and Cultural	<div data-bbox="829 1726 1333 1803" style="background-color: #FF8C00; color: white; padding: 5px;">GUIDING PRINCIPLES & HUMAN SERVICES ELEMENT</div> <div data-bbox="829 1803 1333 1881" style="background-color: #8B4513; color: white; padding: 5px;">GUIDING PRINCIPLES & CULTURAL ELEMENT</div>

ISSUE PAPER #1 LAND USE AND ECONOMIC VITALITY

Introduction

The Guiding Principles and Policies provided over-arching direction to both of these Elements, specifically Guiding Principle #1 (*Preserve the special character of the Island, which include downtown Winslow’s small town atmosphere, historic buildings, extensive forested areas, meadows, farms, marine views, and scenic and winding roads supporting all forms of transportation*) and Guiding Policy #6.3 (*Seek appropriate ways to provide economic opportunities for all community residents within a diversified Island economy.*)

In general, the policy language in the draft Land Use and Economic Elements is also consistent with the direction of the 2004 Comprehensive Plan. Changes were made to clarify and refine language, to ensure consistency with other city and regional planning documents. The environmental impacts of projects developed under the policy framework provided by the draft Land Use and Economic Elements would be minor. There is policy language in the draft Land Use Element designed to mitigate potential adverse environmental impacts. The Bainbridge Island Municipal Code also includes regulations to control environmental impacts associated with land use and development.

KEY ISSUES	POTENTIAL IMPACTS
LAND USE	
<i>Residential Land Capacity</i> Is the supply of vacant and re-developable land sufficient to accommodate the 20-year planned population/housing growth?	The 2016 Update does not propose any city-initiated changes to the 2004 Future Land Use Map (FLUM). Both the 2004 and 2016 FLUMs are consistent with the existing zoning map. The supply of vacant and re-developable land is sufficient to accommodate 20-year planned population/housing growth. See Attachment 1 – Land Capacity Estimates. Even if all of the docketed, privately initiated plan amendments were to be approved, they are so few in number and small in scale that no significant impacts are likely.
<i>Employment Land Capacity</i> Is the supply of vacant and re-developable land sufficient to accommodate the 20-year planned employment growth?	The 2016 Update does not propose any changes to the 2014 Future Land Use Map (FLUM). Both the 2004 and 2016 FLUMs are consistent with the existing zoning map. The supply of vacant and re-developable land is sufficient to accommodate 20-year planned employment growth. See Attachment 1 – Land Capacity Estimates. No significant impacts would occur.

KEY ISSUES**POTENTIAL IMPACTS**

Land Use Compatibility

Do the City's planned land uses impact compatibility?

There are no proposed amendments to the Future Land Use so no significant impacts would occur. Policy language in the draft Land Use Element and regulations in the City code would help to mitigate any minor compatibility impacts associated with growth and development.

Community Character

Do planned land use patterns enhance community character?

The draft Land Use Element includes policy language for enhancing City character through other aspects of land use patterns, such as allowable uses, natural features and design elements. No significant negative impacts of these policies are anticipated.

Health

Do planned land use patterns promote community health?

The draft Land Use Element includes policies that support active transportation, safe and attractive non-motorized connectivity between uses and amenities, development regulations that encourage integration of recreation space within multifamily development, public recreational facilities that are accessible to all Bainbridge Island residents, and increased access to healthy foods. No significant negative impacts of these policies are anticipated.

Historic and Cultural Resources

Does planned population/housing growth pose a threat to the City's historic and cultural resources?

Policy language in the draft Land Use Element and City code seeks to protect and preserve historic, cultural and archeological resources in Bainbridge Island. No significant negative impacts of these policies are anticipated.

ECONOMIC VITALITY***Economic Development***

Do the proposed economic development policies promote desired economic diversity and vitality?

Proposed policy language focuses on measures to strengthen a sustainable and diverse economy in Bainbridge Island. Many of the new policies address programmatic measures to support economic development in Bainbridge Island. In general, programmatic measures do not have any direct implications for the natural or built environment. To the extent that any of the policies might support or lead to physical development, any future project-level proposals would be subject to project-level environmental review. No significant adverse environmental impacts are anticipated.

Proposed Policies, Impacts and Mitigation

Land Use

Residential Land Capacity

Bainbridge Island has a net population target of 5,635 additional persons through 2036. This target, added to current population, would result in a 2036 residential population of 28,660 persons.

As part of the comprehensive plan update, the City estimated land capacity based on existing zoning. This analysis found capacity for an additional 6,814 people based on existing zoning. See Attachment 1.

Employment Land Capacity

The employment target for Bainbridge Island is 2,808. There is adequate capacity for 2,941 jobs by the year 2036, exceeding the employment target. See Attachment 1. The majority of future growth will likely be focused in the Winslow Urban Town Center, Lynwood Center or other designated centers.

Land Use Compatibility

Because the City of Bainbridge Island does not propose amendments to the Future Land Use Map as part of the Comprehensive Plan update, and because the scale and number of privately initiated amendments are so small, no significant changes are expected to the overall land use pattern in the city. The 2016 Future Land Use Map will essentially look like the 2004 Plan Future Land Use Map. See Figure 2. Some of the proposed policy language could lead to incremental differences in development standards and others focus on specific limited geographic areas where land use changes are anticipated to be compatible with the surrounding area. As such, no significant land use compatibility impacts are anticipated.

The draft Land Use Element includes goals and policies that support compatible development and includes specific guidance for residential, commercial and industrial compatibility. Existing regulations in the Bainbridge Island Municipal Code also provide for compatibility between adjacent land uses, and for mitigating traffic and noise impacts of new development. This policy and regulatory framework will help to mitigate any land use compatibility issues that arise as the City grows.

Community Character

The draft Comprehensive Plan's focus on community character begins with Guiding Principle #1 (*"Preserve the special character of the Island . . ."*). This direction is carried forward through policy language under draft Land Use Element Goal LU-1 and Policy LU 1.2 which seek to promote compatible development and respect historic character in the 10% of the Island's land area that contains Winslow and other designated centers. Draft policies call for user-friendly design standards for commercial and multifamily development and ensuring that public facilities support Bainbridge Island's community character and identity. For example, Policy LU 9.10 provides: *"The neighborhood centers should achieve a mix of neighborhood-scale businesses,*

public uses, and housing which are compatible with the scale and intensity of the surrounding residential neighborhood ...”

For the 90% of the Island’s land area that is outside designated centers, the draft Land Use Element seeks to promote compatible development that respects the green and open space character of this part of the Island. Goal LU-14 provides: *“Preserve the character of the interior areas of Bainbridge Island through establishment of an Open Space Residential District.”*

The environmental impacts of these policies will depend upon how they are implemented, but are likely to result in environmental benefits and significant adverse environmental impacts are not anticipated.

Health

The draft Comprehensive Plan promotes land use and community design that encourages healthy and active living. The direction begins with Guiding Policy 8.5: *“Build reliable infrastructure and connected mobility that encourages physical activity such as biking and walking while also respecting the Island’s scenic qualities.”* Supporting Land Use Element policy language seeks to provide a complementary mix of uses within mixed use designated centers that encourage active transportation, safe and attractive non-motorized connectivity between uses and amenities, development regulations that encourage integration of recreation space within multifamily development, public recreational facilities that are accessible to all Bainbridge Island residents, and increased access to healthy foods. For example, Policy LU 5.8 provides *“Adopt development standards and program public improvements to encourage walkability within each designated center and to the surrounding areas.”* The impacts of these policies will depend upon how they are implemented, but will likely be positive and may include reductions in vehicle emissions.

Historic and Cultural Resources

Bainbridge Island contains many buildings and sites that have historic and cultural value to the community. As the City grows, these resources could be lost if they are not protected. Policy language under Goals LU-21, LU-22, LU-23 and LU-24 in the draft Land Use Element include guidance for protecting, preserving and celebrating Bainbridge Island’ historic, cultural and archeological resources. The Bainbridge Island Municipal Code also includes provisions for protection and preservation of landmarks. No significant adverse environmental impacts are anticipated from these proposed policies.

Economic Vitality

The draft Economic Development Element addresses the coordinated actions that can improve the economic health and standard of living of a community. Key goals and policies address the following topics:

- **Diversified Economy**, with a focus on a balanced and sustainable economy (Goal EC-1)
- **Retail and Commercial** uses that serves the community’s needs for employment, goods and services (Goal EC-9)

- **Tourism**, emphasizing year-round opportunities for sustainable tourism consistent with the community's vision (Goal EC-11)
- **Jobs/Housing balance** that will enable the Island's service sector employees to live on the Island (Goals EC-5 and EC-8)
- **Manufacturing and Industrial** land use designations to encourage light manufacturing and ancillary commercial opportunities (Goal EC-15)
- **Agricultural land use designations** to enhance food security and recognize the importance of farming to the Island's history, landscape and culture (Goal EC-14, and Goals EN-19 and EN 21)
- **Arts, cultural and non-profit sector uses** that enhance the quality of life for all Islanders (Goal EC-4)
- **Remove/reduce Regulatory Barriers**, streamlining regulations and providing incentives to achieve desired results (Policy LU 6.6).

Many of the new policies address programmatic measures to support economic development in Bainbridge Island. In general, programmatic measures do not have any direct implications for the natural or built environment. To the extent that any of the policies might support or lead to physical development, any future project-level proposals would be subject to project-level environmental review. No significant adverse environmental impacts are anticipated.

ISSUE PAPER #2 ENVIRONMENT AND WATER RESOURCES

Overview and Summary

The purposes of the draft Environmental and Water Resources Elements are to provide policy guidance that integrates the natural and developed environments for a sustainable environment that supports all forms of life on the Islands by protecting the Island's sole source aquifer, air and water quality, and provides habitat for fish and wildlife, and comfortable and secure places for people to live and work.

These draft Elements add new goals and policies to address sustainability, climate change, water quality, fish and wildlife habitat, air, noise, and food security. Because these draft Elements strengthen existing goals and policies and address new and emerging issues, the overall impact is likely to be one of environmental benefit and significant adverse environmental impacts are not anticipated.

KEY ISSUES	POTENTIAL IMPACTS
<hr/> ENVIRONMENT <hr/>	
<p><i>Sustainability and Sustainable Building Practices</i></p> <p>How do policies promote sustainability?</p>	<p>The Guiding Principles and draft elements include new and continued policy guidance on this topic. Policies address public education, regional collaboration, sustainable construction practices and energy conservation. Goals EN-1, EN-2, EN-4, and EN-5.</p> <p>The environmental impacts of these policies would likely be positive.</p>
<p><i>Natural Hazards</i></p> <p>Do policies limit the risks posed by natural hazards to people, property and the environment?</p>	<p>The draft elements expand upon existing policy guidance regarding natural hazards. New policies provide additional emphasis on geologic and flood hazards areas. Goals EN-6, EN-7, EN-8, and EN-9.</p> <p>The environmental impacts of these policies would likely be positive.</p>

KEY ISSUES

POTENTIAL IMPACTS

ENVIRONMENT

Air Quality and Climate Change
Do policies provide support for reducing greenhouse gas emissions and other air pollutants?

New climate change guidance is included in Guiding Policies #6 and #7 and carried forward in the Environmental Element. These policies support for a multi-pronged approach to climate change adaptation and mitigation. New air quality policies seek to maintain high air quality through coordinated land use and transportation planning, and to reduce the amount of airborne particulates. Goal EN-10.

The environmental impacts of these policies would likely be positive.

Tree Canopy
Do policies provide support to ensure that the City's tree canopy is maintained over time?

The draft Elements maintain and strengthen policy concepts from the current elements that support conservation and management of the Island's community forests. Goals EN-22 and EN-23. The environmental impacts of these policies would likely be positive.

Other Emerging Issues
What other emerging environmental issues are addressed in the draft element?

Other issues addressed in the draft Environmental Element includes light pollution, noise and sea level rise. Light pollution measures support "dark sky" approaches and seek to minimize ambient light levels to protect ecological systems and public health. Noise policies seek to limit noise to levels that protect public health. Goal EN-11. Draft policy language promotes anticipation and preparation for the consequences of sea level rise. Goal EN-7.

The environmental impacts of these policies would likely be positive.

KEY ISSUES**POTENTIAL IMPACTS****WATER RESOURCES**

<p><i>Water Quality and Quantity</i> Do policies protect surface water quality and provide support for stormwater management best practices?</p>	<p>Guiding Policy 2.2 provides: “As part of long-range land use planning, consider the impacts of future development to the quality and quantity of groundwater that will be available to future Islanders and to the natural environment. To that end, strive for sustainable groundwater withdrawal, conserve aquifer recharge, guard against seawater intrusion, and prevent adverse impacts to ground water quality from surface pollution.”</p> <p>Goals in the draft Water Resources Element carry forward existing policy guidance calling for protecting the functional integrity of the City’s watercourses, wetlands, and aquifers is carried forward.</p> <p>The environmental impacts of these policies would likely be positive.</p>
<p><i>Fish and Wildlife Habitat</i> Do policies protect fish and wildlife habitat?</p>	<p>The draft Water Resources Element expands policy guidance seeking to protect fish and wildlife habitat. Draft policies seek to preserve habitat areas, prohibit harmful pesticides, encourage the removal of invasive species and limit stream alterations.</p> <p>The environmental impacts of these policies would likely be positive.</p>
<p><i>Marine Waters and Shorelines</i> Do policies provide for protection of marine waters and shorelines and consistency with the City’s Shoreline Master Program?</p>	<p>Policies for marine waters and shorelines are carried forward and include recognition of the goals and policies in the adopted Bainbridge Island Shoreline Master Program.</p> <p>The environmental impacts of these policies would likely be positive.</p>

Proposed Policies, Impacts and Mitigation**Sustainability**

The Guiding Principles provide over-arching policy direction to both of these Elements, specifically Guiding Principle #2 (*Protect the Water Resources of the Island*), 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*), and Guiding Principle #7 (*Reduce greenhouse gas emissions and increase the Island’s Climate Resilience*). These principles provide guidance to the policy language in the draft Environmental and Water Resources Elements and are consistent with and expand upon the direction of the 2004 Comprehensive Plan to protect, preserve and enhance the natural

environment. For example, Policy EN 1.8 provides: *“The City will consider the potential impacts of climate changes and its impacts in all decisions related to natural systems and environmental quality.”*

Sustainable Building Practices

The draft Land Use and Environmental Elements contain new policies to increase the sustainability and efficiency of building practices in Bainbridge Island, including policies that support energy conservation, promote the use of environmentally friendly construction practices, suggest the use of incentives for state-of-the-art energy conservation techniques, encourage projects that utilize green energy and water conservation strategies, promote sustainable building management and maintenance practices, and encourage existing buildings to become more energy-efficient. For example, Policy LU 5.4 provides: *“Sustainable development and redevelopment will be focused in the designated centers through a combination of intergovernmental and public-private partnerships, affordable housing programs, “green” capital projects, and low impact development standards.”*

Natural Hazards

The draft Elements expand upon existing policy guidance regarding natural hazards. Draft policies carry forward existing guidance for reducing exposure to hazards, minimizing reliance on public programs for disaster mitigation, protecting public and private property, saving lives and using community resources wisely. New policies provide additional emphasis on geologic and flood hazards areas. For example, Goal EN-8 provides: *“Protect landslide hazard areas and erosion hazard areas from the impacts of use and development for the protection of public safety, property and the environment.”*

Air Quality and Climate Change

Climate change is an issue that has become more prominent since the last major update of the City’s Comprehensive Plan. New Guiding Principles (Guiding Policies #6 and 7) support a multi-pronged approach to climate change adaptation and mitigation, public practices to reduce greenhouse gas emissions, identification of potential local climate change risks and impacts, development of adaptation strategies and maintaining current knowledge of climate change science.

New air quality policies seek to maintain high air quality through coordinated land use and transportation planning. For example, Policy EN 10.2 provides: *“Promote land use patterns and transportation policies that ensure that the Island’s contribution to regional air quality is consistent with or better than State and Federal standards.”*

Tree Canopy

Bainbridge Island’s extensive tree canopy is part of the community’s identity. As the City grows and development patterns intensify, it is likely that the City will experience some tree loss. The draft element carries forward policy concepts from the current element that support tree retention, mitigate for tree loss and support education to encourage planting and retention of trees. For example, Goal EN-22 provides: *“Encourage the retention of forest land and multiple-*

aged forests, since healthy forests provide many ecological benefits to all forms of life on the Island.”

Water Quality and Quantity

Guiding Principles and goals and policies in the draft Water Resources Element focus on protection and enhancement of water quality. Supporting policies address sustainable use of water resources; a drainage basin approach to maintaining and restoring hydrologic function; protection of groundwater quality; protection/preservation of wetlands, streams and water bodies critical to aquifer recharge; and striving for no net loss of wetland acreage, function and value. For example, Policy WR 1.2 provides: *“Groundwater, surface water, and stormwater are resources that shall be protected and managed to preserve water quality and quantity, and to retain natural ecological and hydrologic function to the maximum extent practicable.”*

Existing policy guidance calling for protecting the functional integrity of the City’s watercourses, wetlands, and aquifers is carried forward. Policies call for restrictions on land surface modifications and the rigorous application Island-wide of low impact development methods.

Fish and Wildlife Habitat

The draft Environmental and Water Resources Elements contains new policy guidance seeking to protect fish and wildlife habitat. Draft policies seek to identify, plan and preserve habitat areas, encourage the removal of invasive species and replanting of natural vegetation, and limit stream alterations in order to preserve habitat.

Marine Waters and Shorelines

Policies for marine waters and shorelines are carried forward and include recognition of the goals and policies in the adopted Bainbridge Island Shoreline Master Program. Other policies include guidance for restoration and enhancement of shoreline areas, together with guidance for access to the shorelines and water-dependent and water-related uses.

Other Emerging Issues

Other issues addressed in the draft Environmental and Water Resources Elements include light pollution, noise and Sea Level Rise. Light pollution measures support “dark sky” approaches and seek to minimize ambient light levels to protect ecological systems and public health.

Goal EN-13 provides: *“Preserve and enhance the view of the dark sky by controlling glare and light trespass.”* Goal EN-11 provides: *“Promote the reduction of cumulative noise impacts.”* Goal EN-7 provides: *“Anticipate and prepare for the consequences of sea level rise.”*

The environmental impacts of these policies would likely be positive.

ISSUE PAPER #3 HOUSING

Introduction

In general, the policy language in the draft Housing Element is consistent with the direction of the 2004 Comprehensive Plan. Changes were made to clarify and refine language, to ensure consistency with other city and regional planning documents, and to address emerging issues.

KEY ISSUES	POTENTIAL IMPACTS
<i>Housing Supply</i> Is the supply of vacant and re-developable land sufficient to accommodate the 20-year planned population/housing growth?	The supply of vacant and re-developable land is sufficient to accommodate 20-year planned population/housing growth. No significant impacts are anticipated.
<i>Housing Affordability</i> Do policies support and encourage the provision of housing for a variety of household incomes, including low income?	The draft Housing Element expands upon existing policy concepts that support and encourage provision of affordable housing, but the City's ability to control the cost of housing is limited.
<i>Housing Character</i> Do policies support community character?	The draft Housing Element carries forward existing policy language that supports community character. No significant adverse environmental impacts are anticipated.
<i>Housing Diversity</i> Do policies support a range of housing types that meet the community's needs?	The draft Housing Element expands on existing policy concepts that support housing diversity. From an environmental perspective, adverse impacts of these new policies are not expected to be significant, but specific impacts will depend on implementation.
<i>Special Needs Housing</i> Do policies address changing housing needs associated with an aging population and the problem of homelessness?	The draft Housing Element contains new policies in support of providing for people with special needs including policies that support housing and services for older adults, and persons with disabilities. From an environmental perspective, adverse impacts of these new policies are not expected to be significant, but specific impacts will depend on implementation.

Proposed Policies, Impacts and Mitigation¹

Housing Supply

Draft Guiding Principles and Policies provide direction to provide an adequate supply of appropriately zoned land must be provided to accommodate the City's housing growth target. Guiding Principle #3 provides: *"Foster diversity with a holistic approach to meeting the needs of the Island's and the human needs of the residents consistent with the stewardship of our finite environmental resources."* This direction is clarified by Guiding Policy 3.1 that provides: *"Ensure a variety of housing choices to meet the needs of present and future residents in all economic segments and promote plans, projects and proposals to create affordable housing."*

As part of the comprehensive plan update, the City estimated land capacity based on existing zoning. It is anticipated that existing capacity is sufficient to accommodate the City's residential target of 5,635 people. The draft element contains goals and policies calling for increasing the supply of housing. For example, Goal HO-4 provides: *"Increase the supply of permanently affordable multifamily housing each year through the year 2036 with goals based on data provided by the Housing Needs Assessment and the City's housing reports."*

Housing Affordability

Approximately 28% of Bainbridge Island households earn less than 80% of Kitsap County AMI are "cost burdened"- spending more than 30% of household earnings on housing. When the match of rental stock to income levels is considered, the greatest need is for affordable housing for those earning less than 30% of the countywide AMI.

Cities have limited ability to control the cost of housing, but they can take actions to promote affordable housing. Policies in the draft Housing Element provide a variety measures to support the creation and maintenance of affordable housing and establish aspirational targets to measure progress toward providing a diversity of housing types and a supply of affordable housing. Goal HO-1 provides: *"Make steady progress toward the following aspirational targets for increasing the diversity of housing types and the supply of affordable housing."*

The draft Element includes policies aimed at the preservation of existing affordable stock, participation in regional efforts to meet affordable housing targets, supporting public/private agencies and partnerships to preserve and provide affordable housing, and encouraging a variety of affordable housing types. Draft policies also seek to require that affordable housing achieved through public actions remain affordable for as long as possible. Policies also consider the location of affordable housing, with a special focus on Winslow and other designated centers with good access to transit, employment, education and shopping. For example, Policy HO-6 provides: *"Facilitate the provision of a diverse affordable housing stock in all geographic areas of the community."*

¹ Unless otherwise noted, housing data provided in this paper is based on the [Bainbridge Island Housing Needs Assessment, April, 2016](#).

Proposed new housing policies also set specific targets for increasing the supply of affordable housing, advocate ongoing monitoring of progress and taking specific action if targets are not being met.

Housing Character

The draft Comprehensive Plan includes new policies that identify the need for a variety of housing types, illustrating and describing the different forms of housing including detached, stacked and attached housing. Policy HO 3.1 provides: *“Encourage innovative zoning regulations that increase the variety of housing types and choices suitable to a range of household sizes and incomes in a way that is compatible with the character of existing neighborhoods. Examples of innovative approaches are cottage housing development, conservation villages, stacked or common-wall housing, tiny houses, and accessory dwelling units.”*

Other policies encourage housing types and design that reinforce and enhance the character and scale of established neighborhoods, support design guidelines or other measures to maintain appropriate character within the respective centers or conservation areas of the Island. Other policies facilitate compatibility, encourage programs to preserve the character and condition of existing housing, and support preservation of historically significant housing.

Housing Diversity

In Bainbridge Island, an estimated 80% of homes are single family detached, 19% contain two or more units and less than 1% are mobile homes. In the next 20 years, Bainbridge Island will require a variety of housing types to meet changing market demand and community needs. Factors that indicate an increased demand for greater housing diversity and supply include a lack of jobs/housing balance on the Island, trends for smaller households, a growing elderly population and increased ethnic diversity.

The 2004 Comprehensive Plan recognizes single-family detached residential units as the primary residential form in the City, and provides for higher density housing in Winslow and Lynwood Centers. The draft Future Land Use Map (see Figure 2) continues to provide guidance for single-family detached residential units to be the primary residential outside of Winslow and other designated centers. New policies in the draft plan place a greater emphasis on housing variety and diversity. For example, Goal HO-3 provides: *“Promote and maintain a variety of housing types to meet the needs of present and future Bainbridge Island residents at all economic segments in a way that is compatible with the character of the Island, and encourages more socio-economic diversity.”*

The draft Housing Element supports a variety of residential densities and housing types including mixed-use residential, cottages, duplexes, townhouses, accessory dwelling units (ADUs), tiny houses, co-housing, micro-units and conservation villages. Consistent with the 2004 Comprehensive Plan, draft Housing Element policies support location of higher density housing in the Island’s designated centers near services and provide for flexibility in subdivision development to achieve public goals. Implementation of these policies could have the benefit of increased housing opportunity in the City. Compatibility impacts could result, but could also be

avoided if implementation occurs in concert with policy guidance related to neighborhood character and context-sensitive design guidelines.

Special Needs Housing

Over the 20-year planning timeframe, it is anticipated that there will be an increased demand for housing and services for older adults and people with special needs. Policies support accommodation for special needs housing throughout the city. For example, Goal HO-8 provides: *“Facilitate the siting and development of housing opportunities for special needs populations.”* Policy HO 8.2 provides: *“Support the development of programs to meet the housing needs of the developmentally, physically and emotionally disabled within the community.”*

The impacts of these policies would depend upon how they are implemented. They could improve the health and wellbeing of those with special needs and the community as a whole. Land use compatibility impacts could also result, but could be avoided if implementation occurs in concert with policy guidance related to neighborhood character and context-sensitive design guidelines.

For older adults, supporting policies seek to encourage the development of senior-friendly housing, promote a range of housing types and support ways for older adults and those with disabilities to remain in the community as needs change. If these policies are implemented in a way that significantly increases the number of seniors and people with disabilities to remain active within the community, there would likely be positive impacts to individual and community well-being.

ISSUE PAPER #4 TRANSPORTATION

Introduction

In general, the policy language in the draft Transportation Element is consistent with the current adopted policy. Changes were made to clarify and refine language, to ensure consistency with other city and regional planning documents, and to address emerging issues. The environmental impacts of projects developed under the policy framework provided by the draft Transportation Element would likely not be significant. There is policy language in the draft element designed to mitigate potential adverse environmental impacts. The City of Bainbridge Island Municipal Code also includes regulations to control environmental impacts associated with transportation projects.

KEY ISSUES	POTENTIAL IMPACTS
<p><i>Level of Service Standards</i></p> <p>Are the transportation level of service standards in the Transportation Element consistent with the overall policy direction provided by the Transportation Element?</p>	<p>The level of service standards supports the draft Transportation Element’s objectives of developing and operating an efficient transportation system that supports growth and provides safe facilities for all users. No major changes to level of service standards are proposed in the draft Element, thus no significant environmental impacts are anticipated.</p>
<p><i>Consistency with Land Use Assumptions</i></p> <p>Do existing and planned transportation facilities support the land use patterns outlined in the Land Use Element?</p>	<p>The draft Transportation Element carries forward current policy guidance supporting consistency between transportation and land use. The travel demand forecasts used to determine the capital facilities necessary to support planned growth are based upon the growth assumptions in the Land Use Element. The draft Transportation Element also adds new policy language to support county-wide and regional growth strategies. The impacts of the updated policy language would likely be neutral or positive.</p>
<p><i>Safety and Mobility</i></p> <p>How are safety and mobility considered for all modes of transportation?</p>	<p>The draft Transportation Element adds policies with an emphasis on mobility choices beyond the single occupant vehicle. Safety for pedestrians, bicyclists, and the disabled are include promoting a more multi-modal transportation system. The impacts of the updated policy language would likely be neutral or positive.</p>

KEY ISSUES	POTENTIAL IMPACTS
<p><i>Operations, Maintenance, and Management</i></p> <p>Is effective use of existing facilities prioritized over expansion?</p>	<p>The draft Transportation Element adds policies that support the utilization of existing facilities to the greatest extent possible before expansion of existing facilities or construction of new facilities. The impacts of the updated policy language would likely be neutral or positive.</p>
<p><i>Sustainability</i></p> <p>How are the natural environment and human health addressed with respect to increased demand for transportation?</p>	<p>New polices encourage the design and management of the city’s transportation system to minimize the negative impacts of transportation on the natural environment, to promote public health and safety, and to achieve optimum efficiency. The impacts of the updated policy language would likely be neutral or positive.</p>

Proposed Policies, Impacts and Mitigation

Level of Service Standards

Level of service (LOS) standards describe the amount, type or quality of facilities needed to serve the City; they establish a minimum threshold for provision of services and facilities. Policies in the draft Transportation Element, and its associated Island-wide Transportation Plan, set forth LOS standards for arterial corridors and for intersections and call for maintenance of those LOS. For example, Goal TR-6 provides: *“Improve the operation and mobility of the Island’s transportation system through the identification and implementation of system improvements that maintain Level of Service (LOS) standards and meet the transportation vision.”*

The draft Transportation Element includes new policy language for focusing level-of-service standards on the movement of people and goods rather than just the movement of vehicles. This is consistent with other new policy language in the Element that supports greater mobility options within Bainbridge Island. However, neither the draft Transportation Element nor the Island-wide Transportation Plan (IWTP) propose changing any transportation Level of Service Standards for cars. The IWTP does add a new non-motorized LOS. Therefore, no significant environmental impacts are anticipated.

Consistency with Land Use Assumptions

The location and design of transportation infrastructure is one of the City’s key tools for implementing the Comprehensive Plan Land Use Map. The draft Transportation Element carries forward current policy guidance to ensure that transportation facilities are coordinated with the City’s land use needs. New draft policies recognize the role that the City’s transportation system has in supporting regional growth strategies. For example, Goal TR - 14 provides: *“Coordinate with local, regional, and state, public and private organizations*

to promote regional transportation improvements and services that are compatible with the community's vision as expressed in the Comprehensive Plan. Also, Policy TR 14.2 provides: "Support the Puget Sound Regional Coordinating Council's (PSRC) long term planning efforts and studies that describe and identify the impacts of regional traffic on the Island's transportation system. The City should submit plans to PSRC for certification of consistency with regional long term planning."

Additionally, the draft Transportation Element adds new emphasis on using multimodal transportation systems to support land use objectives. For example, Goal TR-1 provides: *"Encourage the development of an integrated multimodal transportation system that provides a range of safe transportation alternatives and increases the through movement of people, maximizing use of non-motorized and public transit."*

The impacts of the updated policy language would likely be neutral or positive.

Support for Mobility Choices and Safety

Proposed transportation policies would strengthen existing policy language that supports mobility choices, including transit, pedestrian and bicycle modes of transportation. For example, Goal TR-2 provides: *"Provide the citizens of Bainbridge Island with a non-motorized transportation system that is a planned and coordinated network of shoulders, sidewalks, trails, footpaths, bikeways, and multi- purpose trails that connect neighborhoods with parks, schools, the shoreline, the ferry terminal, and commercial areas. The non-motorized system should maximize mobility, provide safety, efficiency and comfort for pedestrians, bicyclists, and equestrians, respect property owners' rights, protect the natural environment and complement the character of existing neighborhoods."*

Other draft Policies under this goal include addressing non-motorized connectivity and community education, access to schools, siting and designing transit facilities for pedestrian and bicycle access, designing transportation facilities to be safe for all users including pedestrians and bicyclists, and improving local street design for walking and bicycling.

The draft Comprehensive Plan also emphasizes the importance of safety on the Island's transportation networks. For example, Goal TR-9 provides: *"Support the safe use of the transportation system by maintaining the roadway system and including necessary safety enhancements in transportation improvement projects."*

The impacts of the draft Transportation Element's new policy language will depend on how it is implemented, but would likely be positive and could include increased access to opportunities for physical activity, decreased vehicle emissions and increased transit ridership. The impacts of the updated policy language would likely be neutral or positive.

Operations, Maintenance, and Management

Proposed transportation polices support as a high priority the maintenance, preservation, and operation the city's transportation system in a safe and functional state. Maintenance and preservation polices address the preservation and operation of existing transportation systems to provide safe and efficient transportation while avoiding more costly major

reconstruction activities. For example, draft Policy TR 2.7 provides: *“Promote the safe use of non-motorized facilities through effective transportation improvements, maintenance operations, and enforcement. Provide safety enhancement in annual capital improvement programs and individual transportation improvement projects where applicable and needed to meet safety standards. Strongly encourage the Washington State Department of Transportation to accommodate non-motorized permeability and safety enhancements on SR 305.”*

Transportation System Management policies focus on accommodating all modes of transportation including pedestrian facilities, bicycles and transit vs. relying solely on the automobile. The impacts of the updated policy language would likely be neutral or positive.

Sustainability

The draft Transportation Element includes new policy language that acknowledges the connection of transportation facilities to climate change. For example, the draft Transportation Element provides: *“Transportation is both a cause of climate change, and provides opportunity to mitigate climate change. Creating a transit plan that reduces-emission of greenhouse gases and increases our community’s resilience to the effects of climate change is a priority. These criteria should be used to evaluate all transportation solutions and proposed projects.”* Goal TR-12 provides: *“Develop, operate, and maintain a transportation system that respects and protects the natural environment including the quality of the Island’s air, water, and natural habitats.”*

The impacts of the updated policy language would likely be neutral or positive.

ISSUE PAPER #5 CAPITAL FACILITIES AND UTILITIES

Introduction

The 2004 Comprehensive Plan provides some policy guidance for capital facilities and utilities, but also relies on a number of relevant functional plans that are incorporated by reference, including the City's Capital Facilities Plan. The draft Capital Facilities and Utilities Elements build on this foundation and incorporate by reference functional plans for City-owned public facilities and services including sewer, water and stormwater management. The environmental impacts of projects developed under the policy framework provided by the draft Capital Facilities and Utilities Elements would be minor. There is policy language in the draft elements designed to mitigate potential adverse environmental impacts. The Bainbridge Island Municipal Code also includes regulations to control environmental impacts associated with land use and development.

KEY ISSUES	POTENTIAL IMPACTS
CAPITAL FACILITIES	
<i>Consistency with Land Use and Public Service Assumptions</i> Do existing and planned capital facilities support land uses and level of service standards outlined in the Comprehensive Plan?	The draft Capital Facilities Element requires capital facilities to support the land use patterns envisioned in the Land Use Element and establishes level of service standards for public services. It includes policy guidance for coordinating with providers to ensure adequate services and for identifying and addressing deficiencies and future needs. No significant impacts would occur.
<i>Cost Impacts</i> Does the plan provide guidance for managing the cost impacts of growing demand for capital facilities in a way that is financially feasible?	The draft Capital Facilities Element provides policy guidance for ensuring that planned projects are financially feasible. These policies would likely have a positive impact on cost efficiency.
<i>Infrastructure Lifespan and Changing Conditions</i> Does the plan consider the potential impacts of changing conditions on infrastructure lifespan?	The draft Capital Facilities Element supports resilient capital facilities and consideration of the potential impacts of future climate conditions. These policies would likely have a positive impact on the lifespan of infrastructure.

UTILITIES

Utility System Capacity

Do existing and planned utility systems provide sufficient capacity to accommodate the City's 20-year population and employment targets?

The draft Utilities Element includes policy language supporting the provision of adequate utility services that support City land use plans. No significant impacts are expected.

Energy Conservation

Does the plan support City goals for energy conservation?

The draft Utilities Element encourages conservation of energy resources and reduced energy consumption. These policies would likely have positive environmental impacts.

Changing Telecommunications Needs

Does the plan address changing telecommunications needs in the community?

The draft Utilities Element recognizes a need for improved telecommunication in Bainbridge Island services such as high speed internet and include policy guidance for the City to evaluate ways to address this. The potential impacts of this policy guidance would depend upon how it is implemented, but would likely be minor.

Proposed Policies, Impacts and Mitigation

Utilities

The draft Utilities Element provides a framework for the provision of utility services within the City, including power, telecommunications and natural gas. Utility service providers on Bainbridge Island include Puget Sound Energy and various telecommunications providers.

Utility System Capacity

As the City grows, the utility systems serving Bainbridge Island may need to increase capacity in order to meet demand. The draft Utilities Element calls for working with utility providers to meet the needs of residents and businesses and to support the City's present and future land use patterns. While the City does not have direct control over utility services provided by other entities, there are tools it can use to meet this objective. Goal U-1 provides: "*Ensure that reliable utility services are available to all Bainbridge Island residents.*" Goal U-8 provides: "*Cooperate with other jurisdictions and utility providers in planning and implementing utility facility additions, improvements, maintenance, and emergency response, so that such activities are coordinated to address utility needs*"

These policy concepts are consistent with the current plan, thus no significant environmental impacts are anticipated.

Energy Conservation

The draft Comprehensive Plan supports goals for energy conservation. Energy conservation has environmental benefits such as reduced air pollution associated with coal-fired power plants

and sustainable management of clean energy resources such as water and natural gas. Policy U 14.2 provides: *“Encourage the conservation of electrical energy, especially during periods of peak usage, and encourage energy saving building code strategies, local renewable energy, and other cost effective approaches to meeting the Island’s energy needs.”* In addition, Policy U 11.8 provides: *“The City should promote conservation measures through education and regulation with emphasis on reducing peak seasonal irrigation demand.”*

Specific strategies include encouraging new development to use energy-efficient and cost-effective technologies, encouraging the use of solar energy and considering incentive programs to seek and implement alternative energy resources in building and site design. Policy U 14.5 provides: *“Encourage the electric service provider to use carbon neutral electricity generation, local electricity generation, and innovative technologies such as solar power, that are reliable, cost effective, preserve resources, provide minimal environmental impact and do not contribute to global warming.”*

These policies would likely have positive environmental impacts.

Changing Telecommunication Needs

As telecommunications technology changes there is a need to update telecommunications infrastructure in order to provide quality service for residents and businesses. Policy U.16.5 provides: *“The City expects all providers to regularly evaluate the capacity of their facilities to ensure that new facilities are installed in a timely basis to meet new and future demand. Providers are expected to provide facilities to accommodate growth patterns in the City.”*

The draft Utilities Element calls for exploring options for improving telecommunication services in Bainbridge Island, with high speed internet as a high priority. Policy U 16.6 provides: *“Recognizing the importance of internet capabilities in all aspects of the lives of its citizens, the City should seek internet service of the highest standard for its citizens.”*

The potential impacts of this policy guidance would depend upon how it is implemented, but would likely be minor.

Capital Facilities

The Capital Facilities Element provides a long-range strategy for providing adequate public facilities and services to support development, including estimated costs and methods of financing. Capital facilities on Bainbridge Island are provided by the City and by other entities, including the Bainbridge Island School District, Bainbridge Island Fire District, Bainbridge Island Municipal Parks District, and the Kitsap Public Utility District. The City collaborates with these providers to ensure that growing demand does not decrease levels of service below established standards, and that there are financially feasible plans in place to pay for needed facilities improvements.

Consistency with Land Use and Public Service Assumptions

The draft Capital Facilities Element provides policy guidance to ensure consistency with land use and public service assumptions. GOAL CF-2 provides: *“Provide the capital facilities need to direct and serve future development and redevelopment.”* Goals call for capital facilities to

support existing and new development envisioned in the Land Use Element, and Policies provide guidance for the City to work with other providers to achieve this goal.

The draft plan does not propose any significant changes to land use patterns or capital facilities policy guidance, and as such no significant impacts are anticipated.

Cost Impacts

Policy concepts in the draft Capital Facilities Element support the financial feasibility of capital facilities projects. GOAL CF-3 provides: “Prudently manage fiscal resources to provided needed capital facilities.” Policy CF-3.1 calls for a balanced approach to funding sources, including various sources of public funding and developer installed improvements. Policy CF 3.6 supports the use of potential new revenue sources, including impact fees, transportation benefit districts, local improvement districts and voter-approved revenues. In the event that funding sources are anticipated to be inadequate to meet capital facility needs, Policy CF 3.7 provides a reassessment strategy in situations where a funding shortfall may occur. The impact on cost efficiency of these policy concepts would likely be positive.

Infrastructure Lifespan and Changing Conditions

The draft Capital Facilities Element includes new policy language to address issues that have become more prominent since the last comprehensive plan update, such as the potential impacts of changing conditions like climate change, technological change and man-made disasters. GOAL CF-4 provides “*Public facilities constructed on Bainbridge Island will meet appropriate safety, construction, energy conservation, durability and sustainability standards.*” These new policy concepts will likely have positive impacts on infrastructure lifespan.

ISSUE PAPER #6 HUMAN SERVICES AND CULTURE

The Goals and Policies in the Human Services and Cultural Elements are programmatic in nature. They express the importance of programs to serve both the human service and cultural needs of the community, however they do would not directly result in any physical outcomes that would create potential impacts.

A number of the policies in Human Services and Cultural Elements do support policies in other Elements, such as Land Use, Housing and Economic Development. Potential impacts attributable to those other Elements are discussed above in Issue Papers 1 (Land Use and Economic), 3 (Housing), and 5 (Capital Facilities Element).

The Cultural Element supports the priorities in the Housing Element to provide housing alternatives to enable local artists to live and work in the community. Other policies reinforce the Land Use Element's focus on designated centers as appropriate locations for civic structures and activities. Policy CUL 1.4 provides: *"Support the emergence of cultural spaces Island-wide, especially in designated centers, where they are accessible to a broad range of people, encouraging both informal and planned gatherings and recreation."*

The Cultural Element also acknowledges that the capital projects described in the Capital Facilities Element provide opportunities for placemaking through the 2% for Art program. Policy CUL 6.3 provides: *"Include public art in appropriate City capital projects."*

The Human Services Element complements the Housing Element, which deals with the development, retention and construction of *affordable housing*. Goal HS-3 provides: *"Recognize the interrelationship between housing and human services. The human services sector not only provides support services for those living in affordable housing, but also enables people at risk or in crisis situations to remain in their existing housing."*

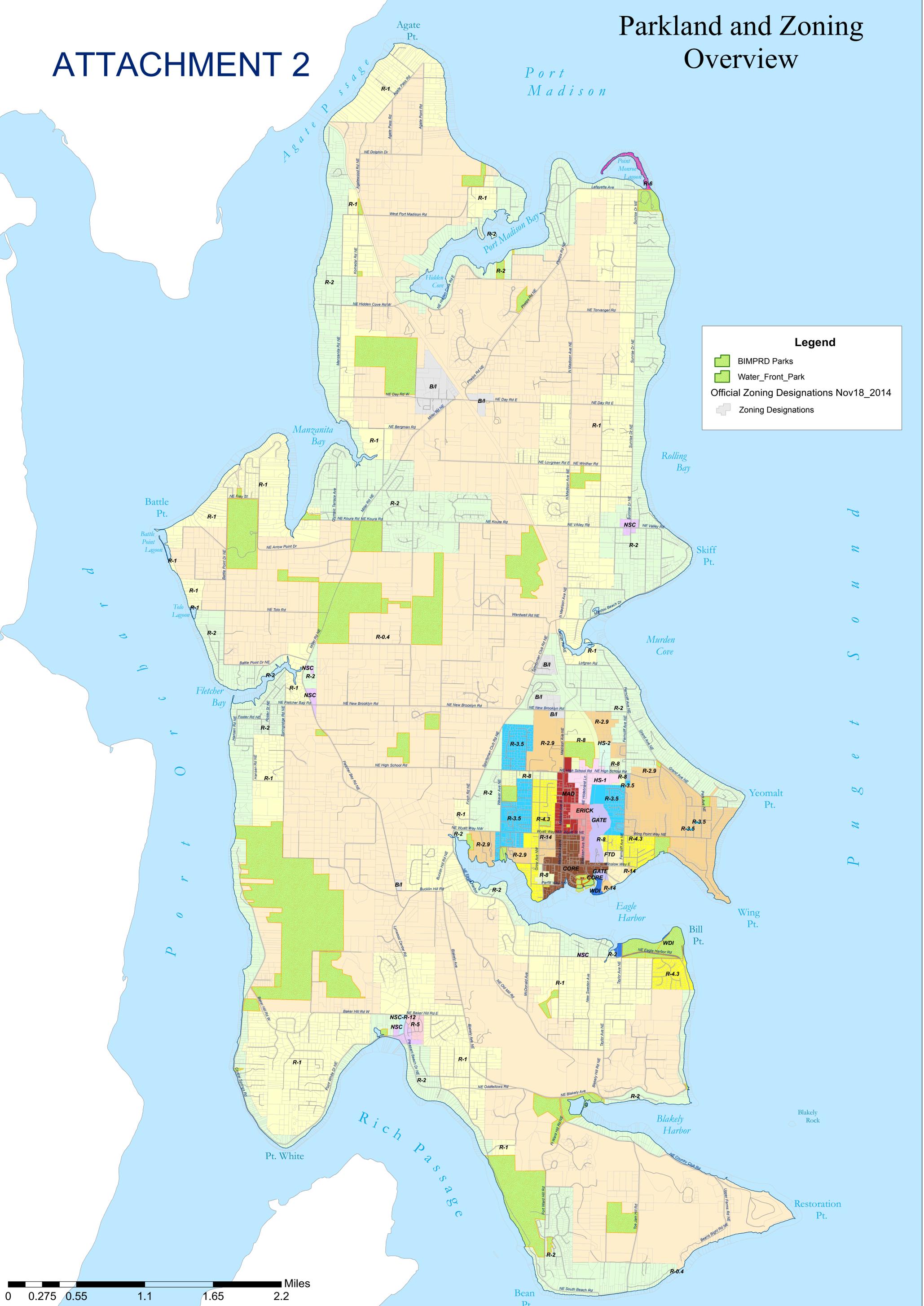
ATTACHMENT 1

2014 Kitsap County Buildable Lands Report & Residential Capacity Analysis	
2036 Bainbridge Island Population Estimate	28,660 persons
2010-2036 Allocated Population Growth	5,635 persons
Current Residential Land Capacity	6,814 persons (+1,179 persons)
2036 Population Capacity/Demand Ratio	1.21

2014 Kitsap County Buildable Lands Report & Commercial Capacity Analysis	
Adopted 2036 Population/ Employment Ratio	2.65
2036 Employment Target	2,808 jobs
Current Industrial Land Capacity	201 jobs
Current Commercial Land Capacity	2,739 jobs
Total Employment Capacity with Current Zoning	2,941 jobs (exceeds target)

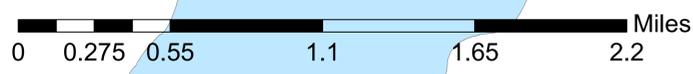
ATTACHMENT 2

Parkland and Zoning Overview



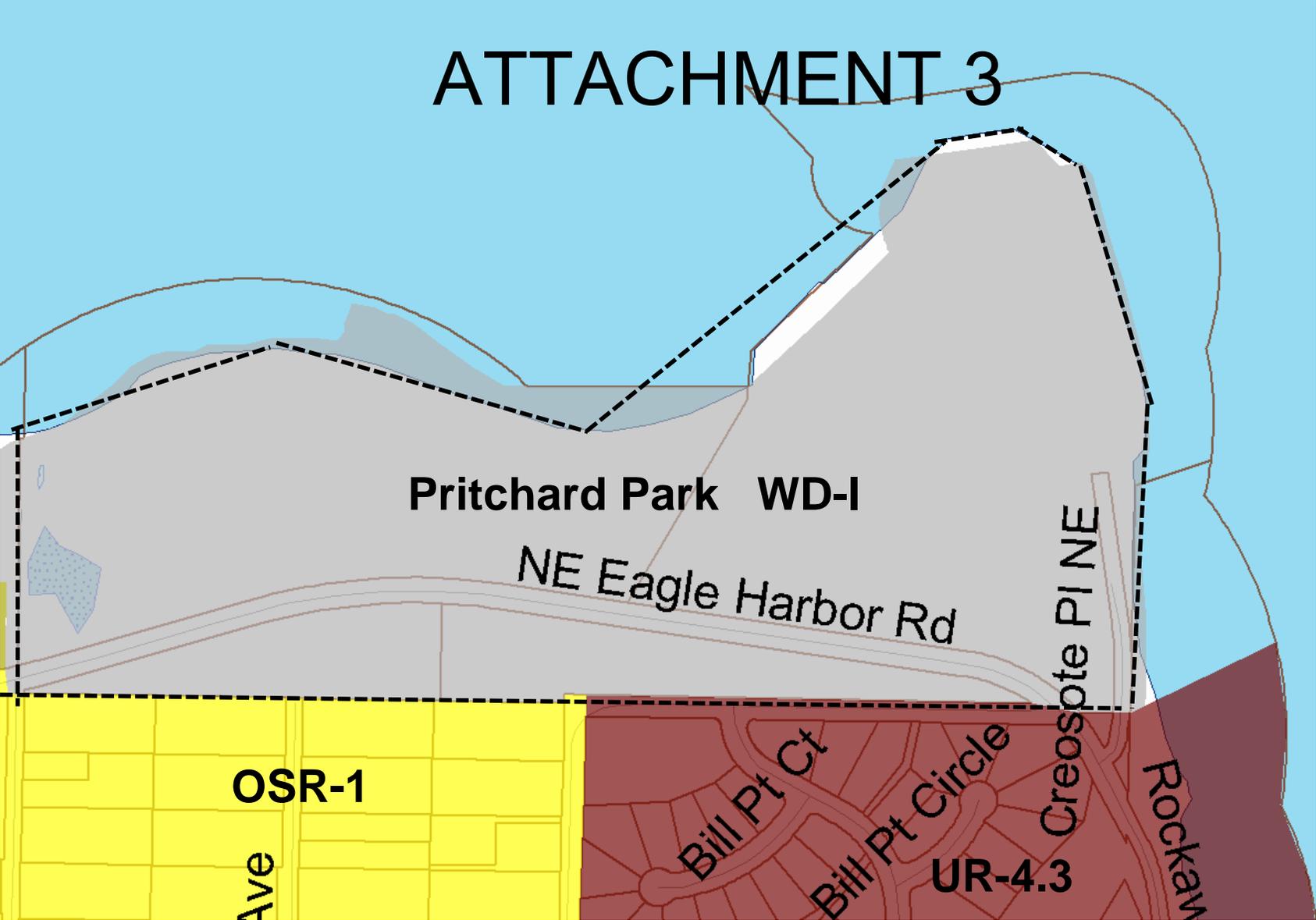
Legend

- BIMPRD Parks
- Water_Front_Park
- Official Zoning Designations Nov18_2014
- Zoning Designations

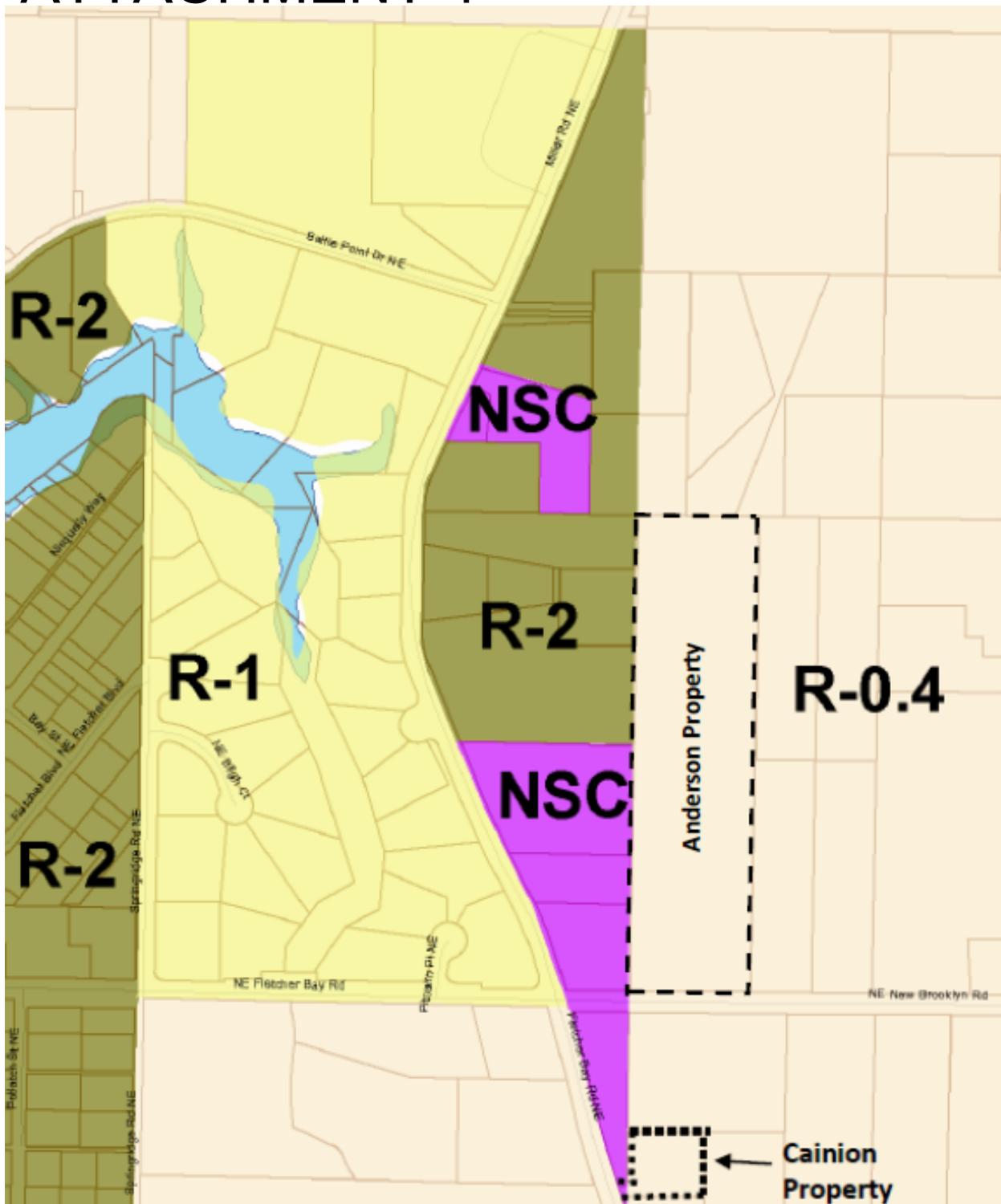


P o r t l a n d S o u n d

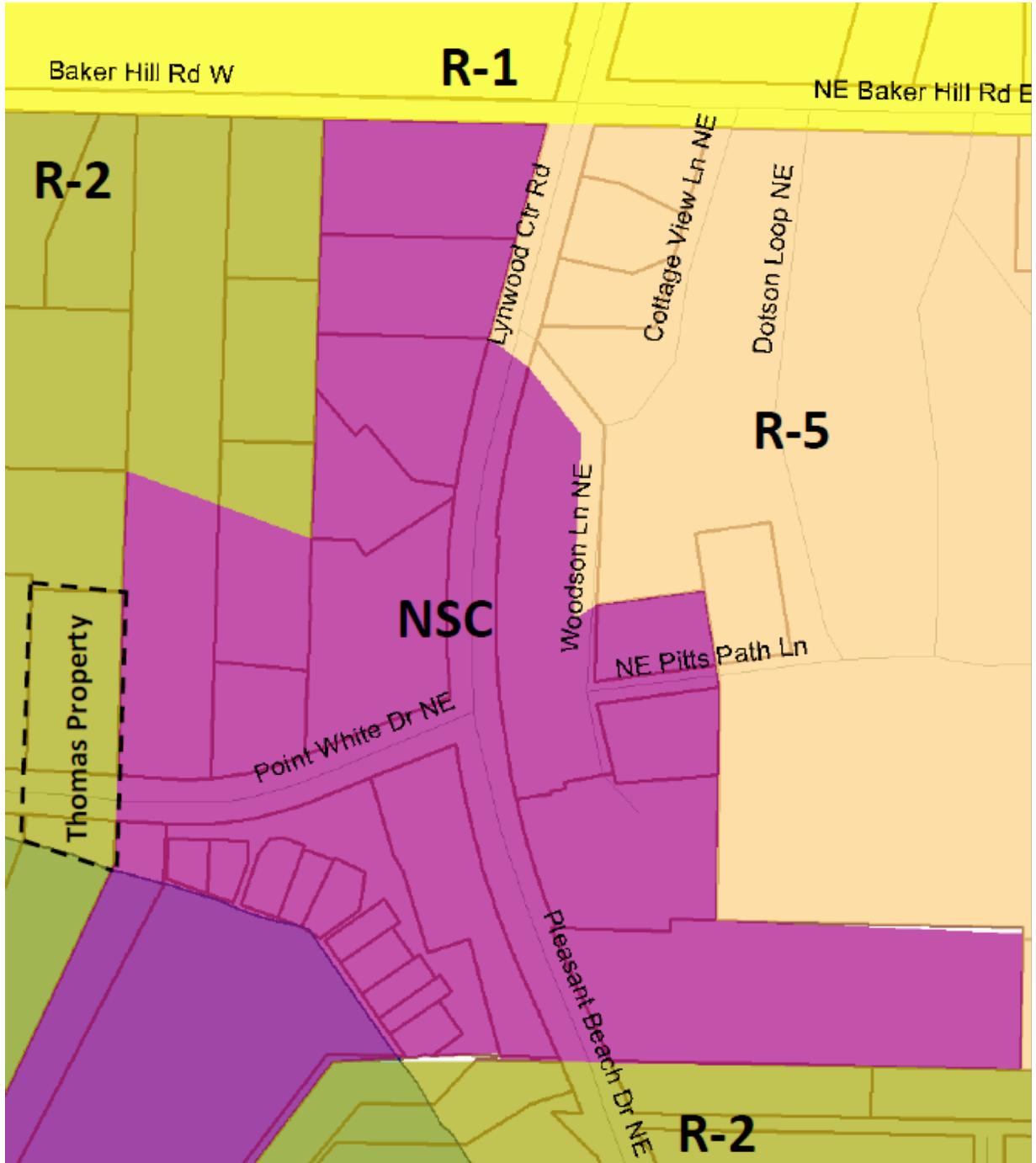
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ATTACHMENT 4



ATTACHMENT 5



ATTACHMENT 6

