



CITY OF  
BAINBRIDGE ISLAND

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

**Date:** April 2, 2019  
**To:** City Council  
**From:** Christy Carr, AICP  
Senior Planner  
**Subject:** **Ordinance 2019-03 – Subdivision Update**

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This memorandum provides additional information requested at the March 19, 2019 City Council study session related to subdivision potential on the Island. Information is provided from two sources:

- Kitsap County 2014 Buildable Lands Report
- City of Bainbridge Island GIS data

Neither source is exact and is intended to be representative only. Detailed spatial analysis and ground truthing have not been completed. Tabular data and maps showing the spatial distribution of potential subdivision development are provided for each source.

Kitsap County 2014 Buildable Lands Report

The Kitsap County 2014 Buildable Lands Report (BLR) includes a land capacity analysis for Bainbridge Island, completed by Kitsap County using permit data through December 2012. The analysis is useful in that it includes a “discount” for critical areas, includes underutilized as well as vacant land, and provides a map of the available land. The analysis is limited for reporting current subdivision potential due to its date (five years of subdivision development has been permitted since its completion) and that it is cumulative; that is, it provides total number of dwelling unit capacity not number of subdivisions, and was not ground-truthed (for example, lots within existing subdivisions are included).

The BLR takes the net developable acres in each zoning district and divides it by the underlying density (minimum lot size) of that zone to calculate the “dwelling unit capacity.” It does not include figures for neighborhood centers or the mixed-use town center district. The table below shows both underutilized and vacant properties.

**Table 1. Dwelling Unit Capacity/Number of Potential Lots by Zoning District**

R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	R-14
421	407	594	26	34	49	4	7	87	28

City of Bainbridge Island GIS data

Current City of Bainbridge Island GIS data were reviewed to estimate potential subdivision development. While no detailed spatial analysis was done, some assumptions and limited ground-truthing were used to present the most likely potential subdivision development.

**Table 2. Dwelling Unit Capacity/Number of Potential Lots by Zoning District – High Density Residential**

R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	R-14
			29	63	40	2	0	116	11

**Table 3. Number of Potential Subdivisions by Size and Zoning District – Low Density Residential**

Size of Subdivision (Number of Lots)	Zoning District		
	R-0.4	R-1	R-2
<b>2 lots</b>			
<i>Underutilized</i>	120	55	194
<i>Vacant</i>	41	8	31
<b>3-4 lots</b>			
<i>Underutilized</i>	47	64	217
<i>Vacant</i>	20	25	38
<b>5-9 lots</b>			
<i>Underutilized</i>	10	30	62
<i>Vacant</i>	12	18	18
<b>10+ lots</b>			
<i>Underutilized</i>	2	3	10
<i>Vacant</i>	3	1	10

Underutilized land has the capacity for subdivision due to its size and zoning designation but is less likely to subdivide because it has an existing single-family residence. For example, in Table 3, the data show 483 underutilized parcels in the R-2 zoning designation – 357 (74%) are shoreline properties with an existing home. Additionally, a critical area “discount” was not applied; therefore, subdivision potential may be lower due to limitations on buildable area due to the presence of critical areas. Analysis of additional data (age/value of home, adjacent common ownership, adjacent vacant land, etc.) would further refine the estimate of subdivision potential throughout the island.

Note: The map provided for subdivision potential in the low density residential zoning districts shows only vacant parcels.