



# 2024 Comprehensive Plan Periodic Update

## Land Capacity Analysis for DRAFT Preferred Land Use Alternative

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- A. Draft Preferred Alternative Land Capacity Tables- Citywide (outside Winslow)
- B. Existing Future Land Use Map  
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- C. 2021 Kitsap County Buildable Land Report

## Alternatives Analyzed- 2024

In 2024, the following Draft Environmental Impact Statement (DEIS) alternatives were analyzed for the areas outside of the Winslow Town Center.

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

The alternatives are mapped & analyzed in Appendices D and E of the 2024 Land Capacity Analysis (LCA) for Draft EIS. Key assumptions for the alternatives are documented in Appendix B and C of that document.

## Draft Preferred Alternative- March 2026

The City’s Planning Commission discussed options for updating the Winslow Subarea Plan and land use throughout 2025 and completed its recommendations in December 2025. The Planning Commission recommended a larger outer boundary for the Winslow subarea and therefore affected this citywide LCA because some properties that had been analyzed in the *Citywide 2024* Land Capacity Analysis (LCA) for Draft EIS are now analyzed as part of the Winslow Subarea LCA for the Draft Preferred Alternative, completed by the City’s Winslow Subarea Plan consultant LMN.

On January 8, 2026, the Planning Commission discussed land use and the *Land Use Element* for the citywide Comprehensive Plan Update, and approved motions affecting land use and this LCA

- I move that the Planning Commission recommend that the lot coverage standard for the Business/Industrial (B/I) zone be increased from 35 to 50%.  
**Staff response: This change has been made in this LCA as part of analyzing potential employment capacity for B/I zoned areas.**
- I move that the Planning Commission request that staff come back to the Planning Commission with recommendations on how to address the Bainbridge Gardens, on conforming use, whether that be to include it in the neighborhood center zone or otherwise.  
**Staff response: Planning staff recommend that implementation of this motion be addressed by changing the land use and zoning of the Bainbridge Gardens properties from residential (R-1 and R-0.4) to Neighborhood Center (NC), the only mixed use or commercial zone in the Island Center NC area. That change has been made for the following properties for this LCA, which increases the amount of developable land area in NC zoning (accounting for critical areas, see LCA Step 3).**

202502-1-006-2003

202502-1-009-2000

172502-4-034-2008

## Source Data

The following data was used for this land capacity analysis.

- Kitsap County tax parcel data from November 2023.
- City of Bainbridge Island critical area data from November 2023.

- Comprehensive Plan Draft Preferred Land Use Alternative (outside Winslow) recommended by the City’s Planning Commission December 2025 (Winslow boundary) and areas outside of Winslow (January 2026).

## Methodology

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

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

The LCA methodology used to analyze the DEIS alternatives, and this Draft Preferred Alternative is substantially similar to the methodology describe for the City in the 2021 Kitsap County. Any modifications are described in this document.

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

Figure 1 – Kitsap County Residential LCA Process



Source: 2020 BLR, Appendix A

Figure 2 – Kitsap County Residential Land Supply Data Processing Diagram

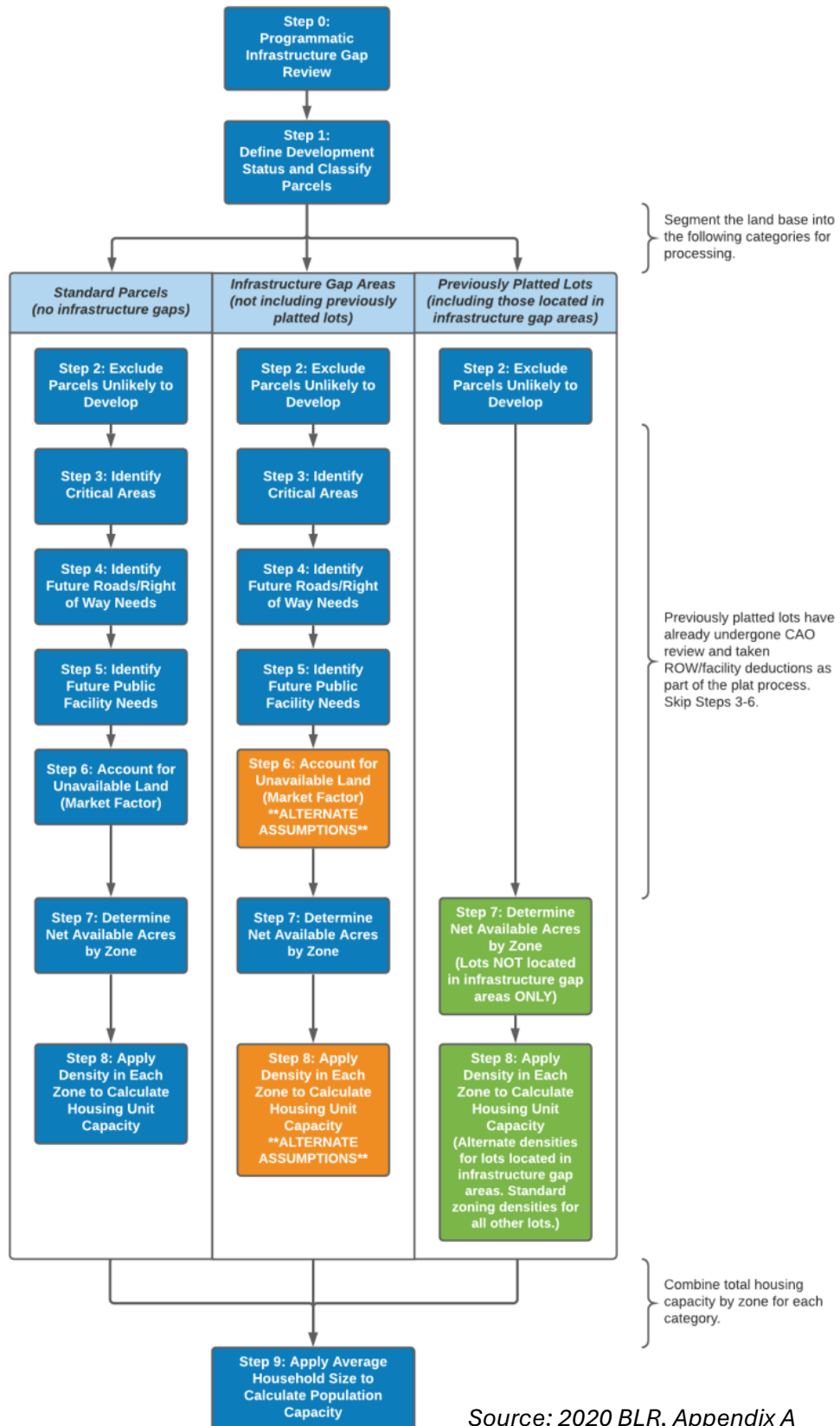
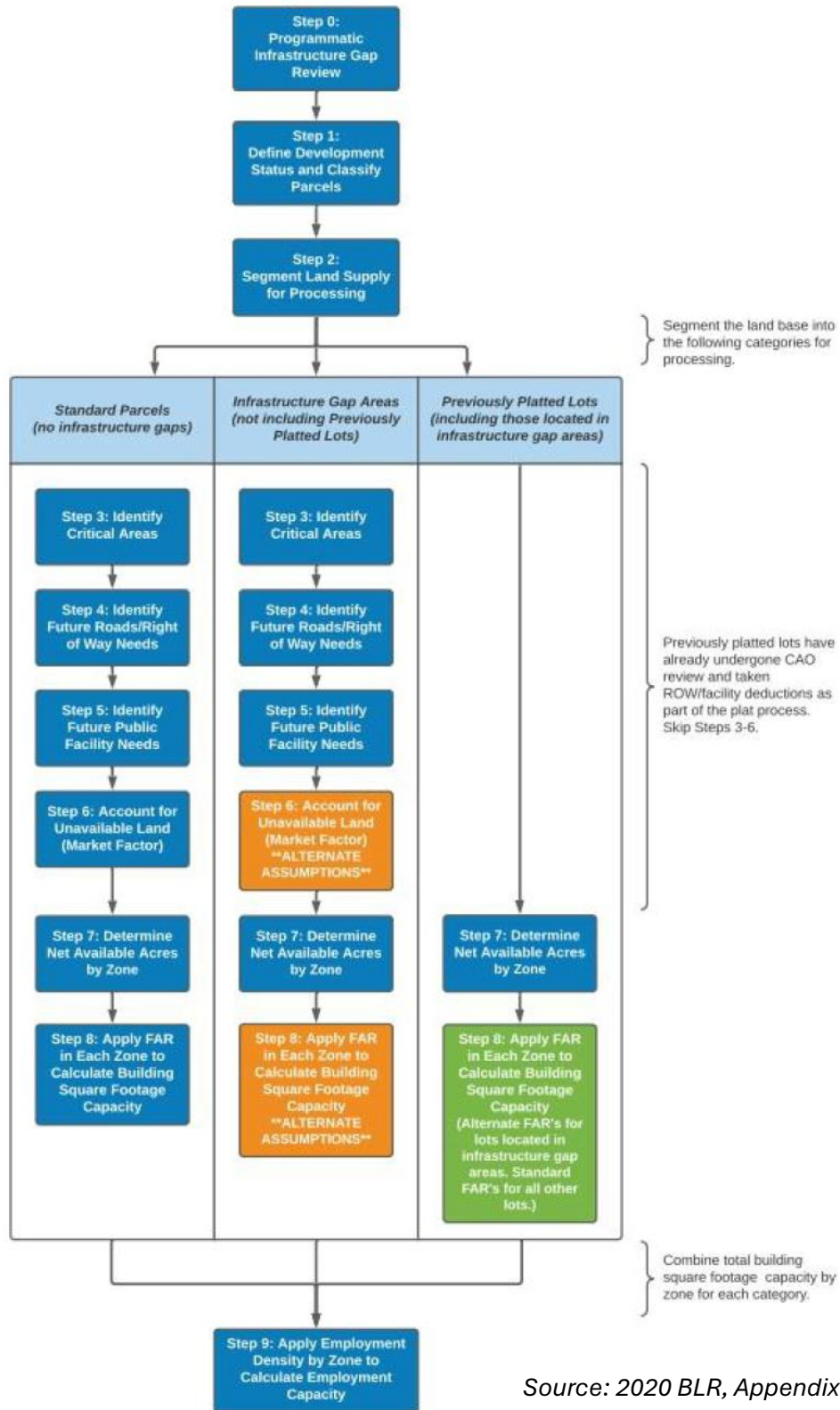
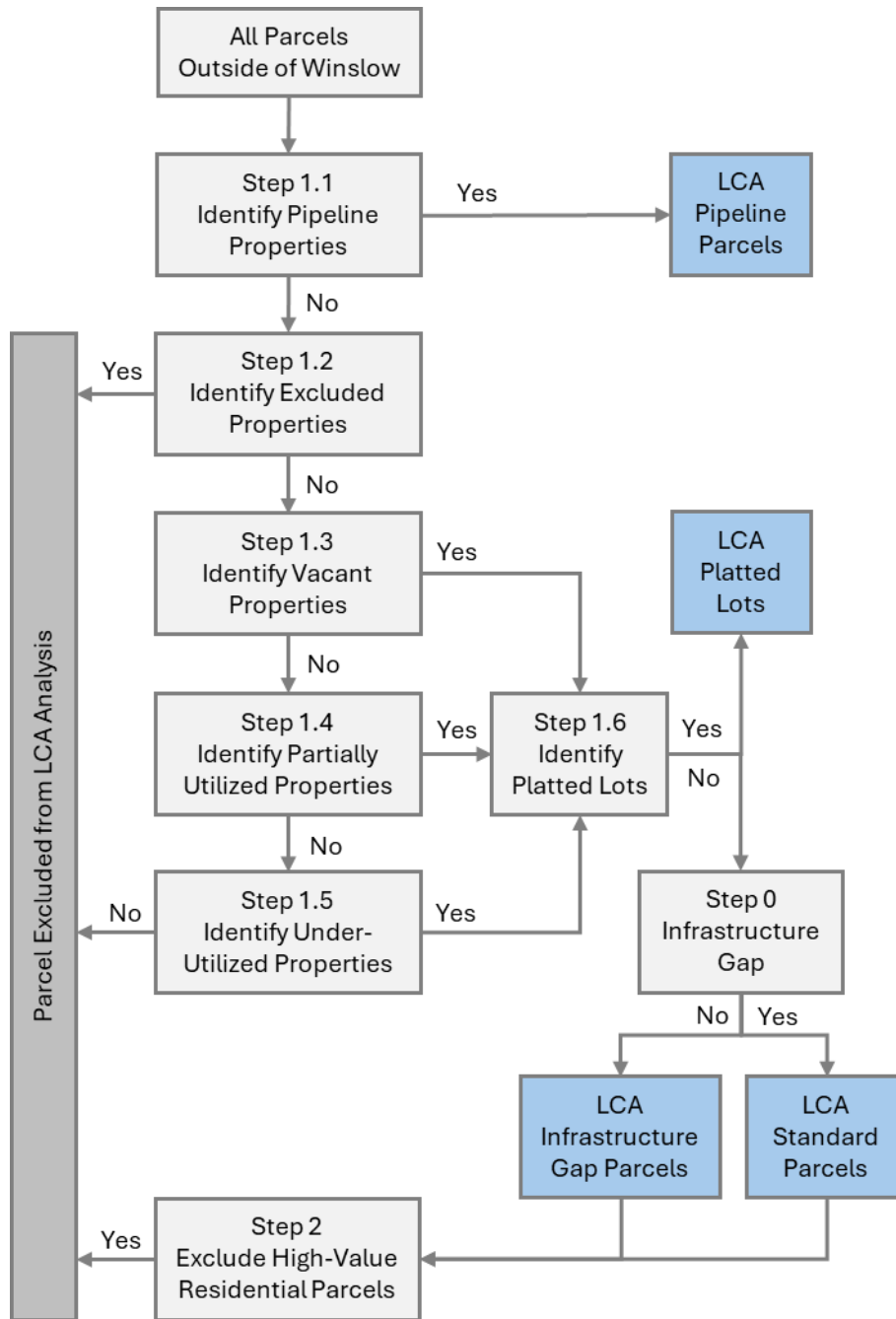


Figure 3 – Kitsap County Commercial/Industrial Land Supply Data Processing Diagram



Source: 2020 BLR, Appendix A

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



## Pre-Processing of Parcel Data

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

Table 1 – "Prop\_Class" Codes for LCA Analysis

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

<b>Prop Class Code &amp; Description</b>	<b>Prop_Class Status for LCA Step 1</b>	<b>Reason Excluded</b>	<b>“Under-Utilized” Class when in a Mixed-Use Zone for LCA Step 1.5</b>
470- Communications	Excluded	Per BLR Appendix A	No
480- Utilities	Excluded	Per BLR Appendix A	No
483- Water systems	Excluded	Per BLR Appendix A	No
485- Sanitary land fills	Excluded	Per BLR Appendix A	No
Stormwater retention	Excluded	Per BLR Appendix A	No
489- State-assessed utilities	Excluded	Per BLR Appendix A	No
541- Conv store w/gas pumps	Analyze		No
580- Restaurants	Analyze		No
590- Other retail trade	Analyze		No
591- Neighborhood center	Analyze		No
624- Cemeteries	Excluded	Per BLR Appendix A	No
637- General warehouse	Analyze		No
638- Mini-warehouse	Excluded	No new mini storage/self-service storage facility is permitted (BIMC 18.09.020), making existing mini storage particularly valuable. Existing mini storage can expand.	No
640- Repair services	Analyze		No
656- Convalescent centers	Excluded	Per BLR Appendix A	No
670- Governmental services	Excluded	Per BLR Appendix A	No
680- Educational services	Excluded	Per BLR Appendix A	No
690- Misc. services	Analyze		No
691- Churches	Excluded	Per BLR Appendix A	No
710- Cultural activities	Excluded	Per BLR Appendix A	No
720- Public assembly	Excluded	COBI modified	No
740- Recreational	Excluded	COBI modified	No
744- Marina	Excluded	Per BLR Appendix A	No
760- Parks	Excluded	Per BLR Appendix A	No
810- Agricultural (not O.S.)	Analyze	Per BLR Appendix A	Yes
822- Veterinarian services	Analyze		No
830- CU Agriculture	Excluded	Per BLR Appendix A	No
880- Forest land	Analyze		Yes
910- Undeveloped land	Vacant	Per BLR Appendix A	No
911- Common area	Excluded	Per BLR Appendix A	No
939- Tidelands	Excluded	Per BLR Appendix A	No
940- CU Open Space	Excluded	Per BLR Appendix A	No
950- CU Timber	Excluded	Per BLR Appendix A	No
990 - Other Undeveloped Land	Vacant	Per BLR Appendix A	No
999 - Excluded for LCA by COBI	Excluded	COBI modified	No

Table 2 – Parcels Excluded from LCA Analysis based on Landowner

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

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

# RESIDENTIAL LAND CAPACITY ANALYSIS

## Step 0 – Programmatic Infrastructure Gap Review

There are no infrastructure gaps for the Draft Preferred Alternative as documented in the 2021 Buildable Lands Report.

## Step 1 - Define Development Status and Classify Parcels

### Step 1.1: Identify Pipeline Properties (Optional)

Pipeline properties were identified as follows:

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

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

### Step 1.2: Identify Excluded Properties

Parcels were excluded using:

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

### Step 1.3: Identify Vacant Properties

Used the assumptions outlined in BLR Appendix A.

### Step 1.4: Identify Partially Utilized Properties

Used the assumptions outlined in BLR Appendix A.

### Step 1.5: Identify Under-Utilized Properties

Used the assumptions outlined in BLR Appendix A.

## Step 1.6: Identify Platted Lots

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

### Historic Platted Lots

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

### Modern Platted Lots

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

## Step 1.7: Segment Land Base for Processing

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

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

## Step 2: Exclude Parcels Unlikely to Develop

Used the assumptions outlined in BLR Appendix A.

## Step 3: Identify Critical Areas

Used the assumptions outlined in BLR Appendix C, summarized in the table below.

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

## Step 4: Identify Future Roads/Right of Way Needs

Used the assumptions outlined in BLR Appendix C.

## Step 5: Identify Future Public Facility Needs

Used the assumptions outlined in BLR Appendix C.

## Step 6: Account for Unavailable Lands (Market Factor)

Used the assumptions outlined in BLR Appendix C.

## Step 7: Determine Available Net Acres

Used the assumptions outlined in BLR Appendix A.

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

### Step 8.1. Calculate Gross Housing Unit Capacity

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

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

Table 4–Residential Density Assumptions by Zone (BIMC Table18.12.020-2)

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

### Step 8.2. Calculate Net Housing Unit Capacity

Used the assumptions outlined in BLR Appendix A.

### Step 8.3. Address Pipeline Development

Used the assumptions outlined in BLR Appendix A.

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

ADUs are not allowed or not applicable in the following zones:

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

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

- Alternative 1 used the assumptions outlined in BLR Appendix C.

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

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

## Step 9: Apply Average Household Size to Calculate Population Capacity

Used the assumptions outlined in BLR Appendix A. For ADUs, applied multifamily dwelling unit assumption of 2.22 persons per household.

# COMMERCIAL/INDUSTRIAL LAND CAPACITY ANALYSIS

## Step 0 – Programmatic Infrastructure Gap Review

See discussion under Residential Step 0.

## Step 1 - Define Development Status and Classify Parcels

### Step 1.1: Identify Pipeline Properties (Optional)

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

### Step 1.2: Identify Excluded Properties

See discussion under Residential Step 1.2.

### Step 1.3: Identify Vacant Properties

Used the assumptions outlined in BLR Appendix A.

### Step 1.4: Identify Under-Utilized Properties

Used the assumptions outlined in BLR Appendix A.

### Step 1.5: Identify Platted Lots

**NOTE:** LCA STEP 2 APPLICABLE TO RESIDENTIAL LCA ONLY (see also BLR Appendix A).

## Step 3: Identify Critical Areas

Used the assumptions outlined in BLR Appendix C, and summarized below.

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

## Step 4: Identify Future Roads/Right of Way Needs

Used the assumptions outlined in BLR Appendix C.

## Step 5: Identify Future Public Facility Needs

Used the assumptions outlined in BLR Appendix C.

## Step 6: Account for Unavailable Lands (Market Factor)

Used the assumptions outlined in BLR Appendix C.

## Step 7: Determine Available Net Acres

Used the assumptions outlined in BLR Appendix A.

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

### Step 8.1. Calculate Gross Commercial/Industrial Square Footage Capacity

Used the assumptions provided in Table 4.

Table 4 – Commercial/Industrial Building Area Assumptions by Zone

Zone	Primary Employment Type	Employment Density Assumed for Capacity Calculations	FAR	Overall % Non-Res
NC/R-12	Commercial	1 employee / 400 sq. ft.	1.05	50%
NC	Commercial	1 employee / 400 sq. ft.	1.05	50%
B/I	Industrial	1 employee / 800 sq. ft.	1.0*	100%
WDI	Industrial	1 employee / 800 sq. ft.	1.0	100%

\*NOTE: B/I Assumed FAR outside Winslow increased to 1.0 in this LCA for the Draft Preferred Alternative, reflecting the Planning Commission recommendation to increase lot coverage from 35% to 50%

### Step 8.2. Calculate Net Commercial/Industrial Square Footage Capacity

Used the assumptions outlined in BLR Appendix A.

### Step 8.3. Address Pipeline Development

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

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

### Step 9.1 Classify each Zone as Either Commercial or Industrial

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

### Step 9.2 Select Employment Density Assumptions for Commercial and Industrial Zones

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

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

Used the assumptions outlined in BLR Appendix A.

# Appendix A

Draft Preferred Alternative Land Capacity Tables- Citywide  
(outside Winslow)

**Preferred Alternative - Housing and Population Capacity (outside of Winslow Subarea)**

Updated 3/3/2026

	Designation	Existing DUs in Built-out & Excluded Parcels (pre-2020)	Vacant, Partially Utilized, & Under-Utilized Parcels Analyzed for Land Capacity (2020-2044)								Approx. Dus: Existing + Capacity	Approx. Population: Existing + Capacity
			Net Developable SqFt	Min Lot Size per DU	Gross DU Capacity	Existing DUs (pre-2020)	Pipeline Parcel DUs	ADUs	Net DU Capacity	Population Capacity		
Land Use	Neighborhood Center & R-5	112	757,802		61	10	43	43	137	289	259	575
	Industrial Center	1									1	2
	Conservation Area	6,424	82,504,216		1,875	721	418	148	1,720	3,969	8,864	21,717
	<b>Total</b>	<b>6,537</b>	<b>83,262,018</b>		<b>1,936</b>	<b>731</b>	<b>461</b>	<b>191</b>	<b>1,857</b>	<b>4,257</b>	<b>9,124</b>	<b>22,294</b>
Zoning	NC/R-12	60	92,230	3,630	25	-	-	-	25	54	85	190
	NC	38	631,719	20,000	32	10	-	-	22	45	70	154
	R-6	56		-							56	137
	R-5	14	33,854	8,500	4		43	43	90	190	104	231
	R-4.3	84	71,015	10,000	7	7	-	-	-	-	91	223
	R-2	2,566	18,964,855	20,000	948	404	166	53	763	1,764	3,733	9,145
	R-1	1,906	18,980,129	40,000	475	161	101	35	450	1,039	2,517	6,165
	R-0.4	1,811	44,488,217	100,000	445	149	151	60	507	1,166	2,467	6,044
	WDI	1									1	2
	B/I	1									1	2
	Park											
	<b>Total</b>	<b>6,537</b>	<b>83,262,018</b>		<b>1,936</b>	<b>731</b>	<b>461</b>	<b>191</b>	<b>1,857</b>	<b>4,257</b>	<b>9,124</b>	<b>22,294</b>

**Preferred Alternative - Employment Capacity (Outside of Winslow Subarea) March 2026**

Traditional Employment										
Designation	Existing Floor Area in Built-out & Excluded Parcels	Vacant, Partially Utilized, & Under-Utilized Parcels Analyzed for Land Capacity (as of 2020)						Approx. Floor Area: Existing + Capacity	Approx. Jobs: Existing + Capacity	
		Net Developable Land Area (SqFt)	Gross Floor Area Capacity	Existing Floor Area	Pipeline Parcel Floor Area	Net Floor Area Capacity	Job Capacity			
Land Use	Neighborhood Center	165,402	723,949	380,073	62,222	-	317,851	795	545,475	1,364
	Industrial Center	34,824	1,387,281	1,387,281	199,220	-	1,188,061	1,485	1,422,105	1,778
	Conservation Area & WDI	276,032	15,522	15,522	-	-	15,522	19	291,554	703
	<b>Total</b>	<b>476,258</b>	<b>2,126,752</b>	<b>1,782,877</b>	<b>261,442</b>	<b>-</b>	<b>1,521,435</b>	<b>2,299</b>	<b>2,259,135</b>	<b>3,845</b>
Zoning	NC/R-12	90,708	92,230	48,421		-	48,421	121	139,129	348
	NC	74,694	631,719	331,652	62,222	-	269,430	674	406,346	1,016
	WDI	4,886	15,522	15,522		-	15,522	19	20,408	26
	B/I	34,824	1,387,281	1,387,281	199,220	-	1,188,061	1,485	1,422,105	1,778
	Other	271,146							271,146	678
	<b>Total</b>	<b>476,258</b>	<b>2,126,752</b>	<b>1,782,877</b>	<b>261,442</b>	<b>-</b>	<b>1,521,435</b>	<b>2,299</b>	<b>2,259,135</b>	<b>3,845</b>

# Appendix B

Existing Future Land Use Map

<https://www.bainbridgewa.gov/DocumentCenter/View/4353/Official-Future-Land-Use-Map?bidId=>



















Draft Preferred Alternative Future Land Use and Zoning Map

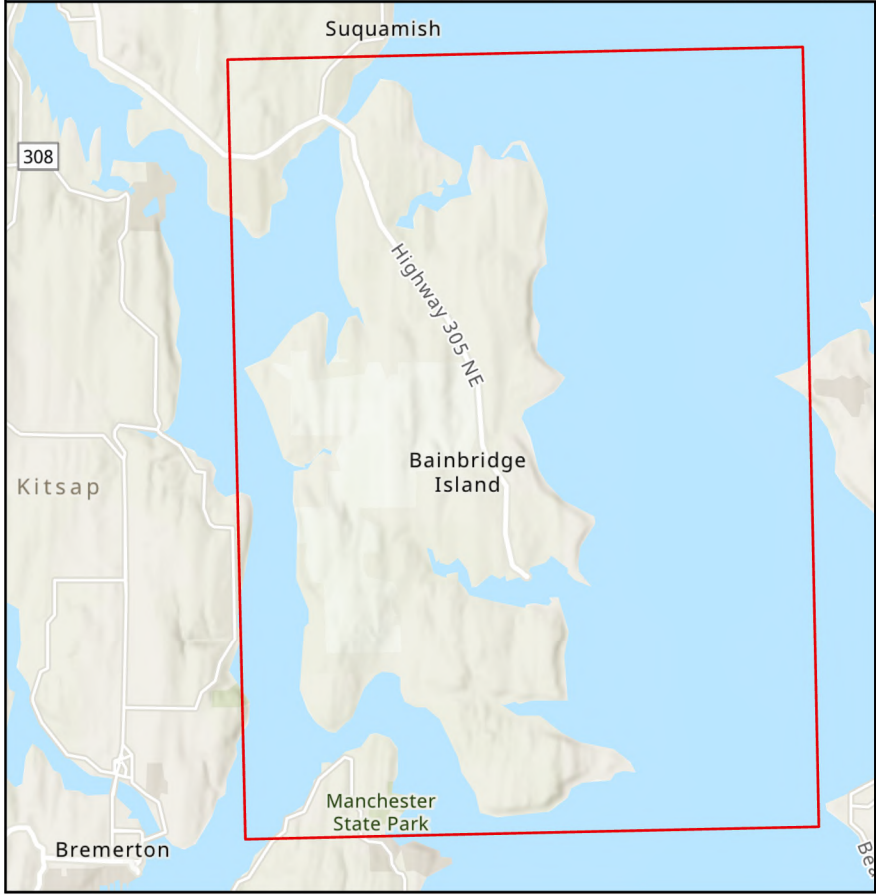
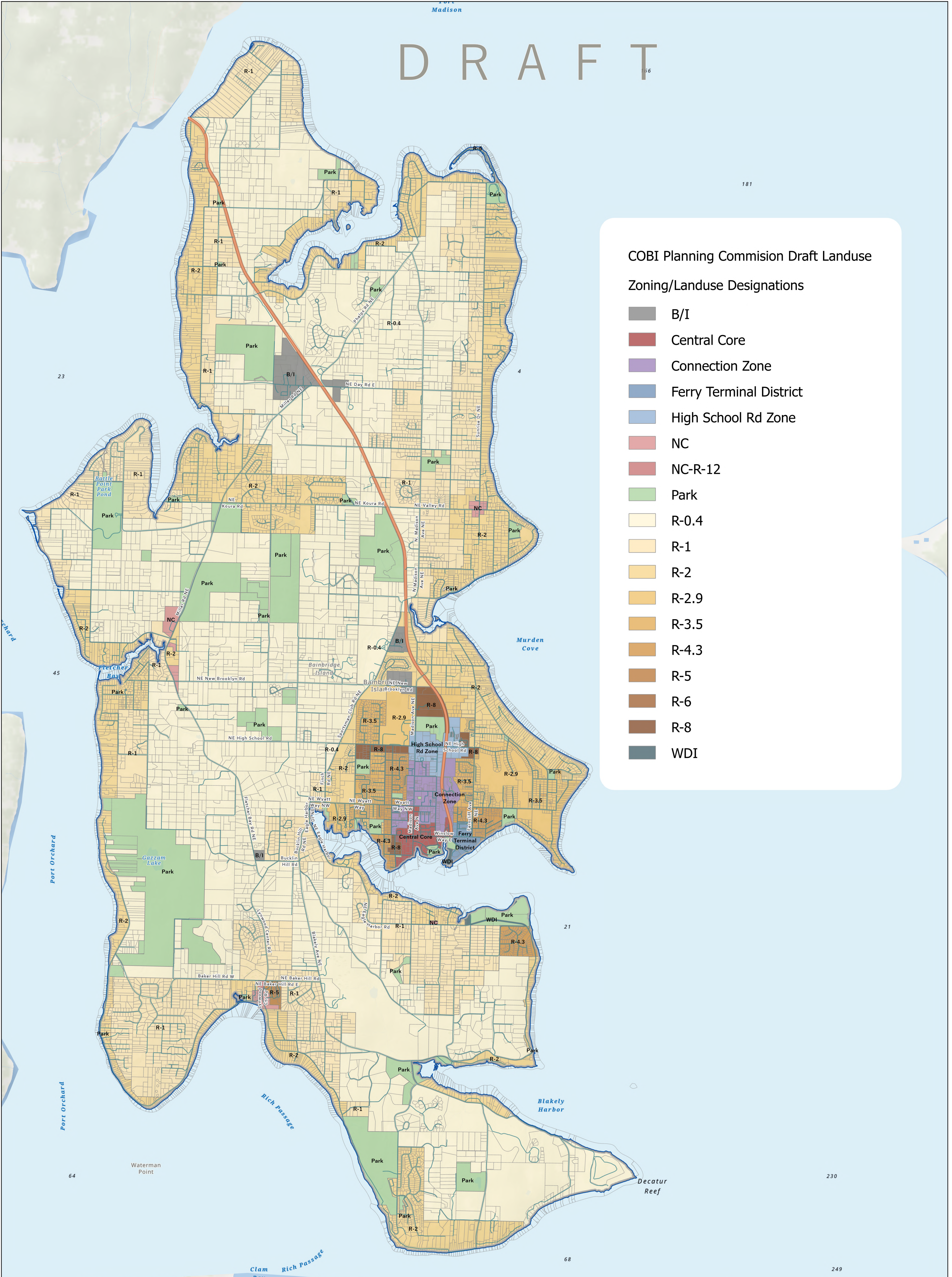
DRAFT

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COBI Planning Commision Draft Landuse

Zoning/Landuse Designations

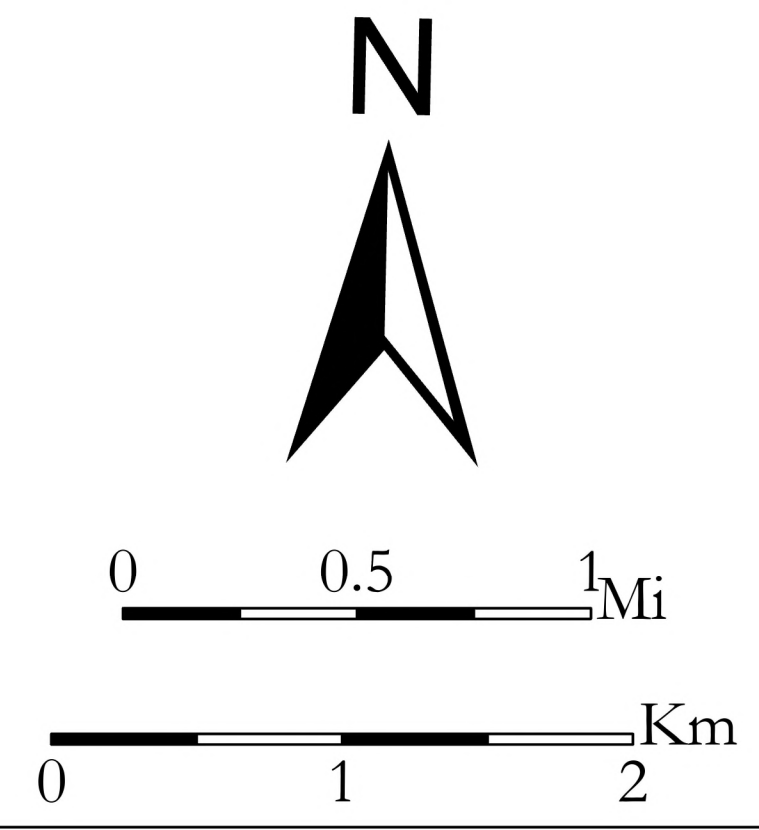
-  B/I
-  Central Core
-  Connection Zone
-  Ferry Terminal District
-  High School Rd Zone
-  NC
-  NC-R-12
-  Park
-  R-0.4
-  R-1
-  R-2
-  R-2.9
-  R-3.5
-  R-4.3
-  R-5
-  R-6
-  R-8
-  WDI



**DRAFT**  
**City of Bainbridge Island Future Land Use Map**  
**March 6, 2026**

City of Bainbridge Island  **2026**

Coordinate System: NAD 1983 2011 StatePlane Washington North FIPS 4601 Ft US



# Appendix C

2021 Kitsap County Buildable Lands Report

[https://www.kitsap.gov/dcd/Pages/Buildable\\_Lands\\_Update.aspx](https://www.kitsap.gov/dcd/Pages/Buildable_Lands_Update.aspx)