



City of Bainbridge Island 2016 Comprehensive Plan



Adopted December ____,
Ordinance No. 2016-29

ACKNOWLEDGMENTS

Bainbridge Island City Council

Val Tollefson, Mayor

Anne Blair, Mayor*

Kol Medina

Sarah Blossom

Ron Peltier

Wayne Roth

Michael Scott

Roger Townsend

Steve Bonkowski*

2016 Bainbridge Island Planning Commission

Mack Pearl, Chair

Bill Chester, Vice-Chair

Maradel Gale

Mike Killion

Mike Lewars

Lisa Macchio

Jon Quitslund

*Term ended prior to Planning Commission recommendation or City Council adoption

Contributing City Staff

Doug Schulze, ICMA-CM, City Manager
Morgan Smith, MPP, Deputy City Manager
Gary Christensen, AICP, Planning Director
Kathy Cook, Planning Director*
Kellie Stickney, MPA, Communications Manager
Jennifer Sutton, AICP, Senior Planner, Project Manager
Christy Carr, AICP, PWS, Senior Planner
Heather Beckmann Wright, Senior Planner
Joshua Machen, AICP, Planning Manager
Jane Rasely, Administrative Specialist
Barry Loveless, PE, Public Works Director
Chris Hammer, PE, PMP, Engineering Manager, Public Works
Cami Apfelbeck, MS, Water Resources Specialist, Public Works
Ellen Schroer, MPA, Finance Director
Gretchen Brown, GIS Specialist

Contributing Consultants

Joe Tovar, FAICP, Principal, Tovar Planning
EcoAdapt
Tim Flynn, LHG, CGWP, Principal, Aspect Consulting
Peter Bannister, PE, Aspect Consulting
Victor Salemann, PE, Principal, Transportation Solutions Inc.

Special Thanks to Citizen Advisory Committees and Community Organizations and Outside Agencies that Contributed Comments

Arts and Humanities Bainbridge, Association of Bainbridge Communities,
Bainbridge Community Foundation, Bainbridge Island Chamber of Commerce,
Bainbridge Island Downtown Association, Bainbridge Island Fire Department,
Bainbridge Island Metropolitan Parks and Recreation District, Bainbridge Island Land Trust,
Bainbridge Island Parks Foundation, Bainbridge Island Senior Community Center, EcoAdapt,
Environmental Technical Advisory Committee, Friends of the Farms, Historic Preservation Commission,
Helpline House, Housing Kitsap Public Health District, Housing Resources Bainbridge,
Island Volunteer Caregivers, Island Non-Motorized Transportation Advisory Committee,
Puget Sound Energy, Quality Bainbridge, Sound Food, Squeaky Wheels Bicycle Club,
Sustainable Bainbridge, Utilities Advisory Committee, Watershed Council, Zero Waste



TABLE OF CONTENTS

PLAN CHAPTERS	PAGES
Introduction.....	IN-1 to IN-16
Land Use Element.....	LU-1 to LU-34
Economic Element.....	EC-1 to EC-14
Environmental Element.....	EN-1 to EN-22
Water Resources Element.....	WR-1 to WR-16
Housing Element.....	HO-1 to HO-12
Transportation Element.....	TR-1 to TR-24
Capital Facilities Element.....	CF-1 to CF-14
Utilities Element.....	U-1 to U-10
Cultural Element.....	CU-1 to CU-7
Human Services Element.....	HS-1 to HS-6
Glossary.....	G-1 to G-16
APPENDICES	
A	Economic Profile
B	Water Resources Existing Conditions & Future Needs
C	<u>Housing Needs Assessment</u>
D	<u>Island-wide Transportation Plan</u>
E	<u>Winslow Master Plan</u>
F	<u>Lynwood Center Special Planning Area Report & Final Recommendations</u>

LIST OF FIGURES

Introduction Chapter Figures

Fig. IN-1	Population age cohorts 2000 to 2019.....	Page IN-4
Fig. IN-2	Population by age cohort in 2016.....	Page IN-4
Fig. IN-3	Land Coverage Types.....	Page IN-5
Fig. IN-4	Land Use Types.....	Page IN-5
Fig. IN-5	Comprehensive Plan Structure.....	Page IN-8

Land Use Element Figures

Fig. LU-1	Typical conservation area.....	Page LU-2
Fig. LU-2	Typical designated center.....	Page LU-2
Fig. LU-3	Island-wide Land Use Concept.....	Page LU-3
Fig. LU-4	Listening Session	Page LU-5
Fig. LU-5	Future Land Use Map.....	Page LU-7
Fig. LU-6	State Route 305 Corridor.....	Page LU-8
Fig. LU-7	Low Impact Development methods.....	Page LU-9
Fig. LU-8	Winslow Way buildings and uses.....	Page LU-11
Fig. LU-9	Winslow Residential, Commercial and Civic Uses.....	Page LU-12
Fig. LU-10	Aerial of High School Road Area.....	Page LU-14
Fig. LU-11	High School Road Mid and Low Rise Buildings.....	Page LU-14
Fig. LU-12	Lynwood Center.....	Page LU-16
Fig. LU-13	Rolling Bay Center.....	Page LU-16
Fig. LU-14	Typical Views from the Road.....	Page LU-21
Fig. LU-15	Farmland.....	Page LU-24
Fig. LU-16	Fort Ward.....	Page LU-28

Water Resources Element Figures

Fig. WR-1.	The Hydrologic Cycle.....	Page WR-1
-------------------	---------------------------	-----------

Housing Element Figures

Fig. HO-1	Single family home.....	Page HO-5
Fig. HO-2	Cottage housing.....	Page HO-5
Fig. HO-3	Accessory dwelling unit.....	Page HO-5

Fig. HO-4 Duplex.....	Page HO-5
Fig. HO-5 Row houses.	Page HO-5
Fig. HO-6 Zero lot line.....	Page HO-5
Fig. HO-7 Garden apartment.....	Page HO-5
Fig. HO-8 Mixed use, mid-rise.....	Page HO-5
Fig. HO-9 Micro units.....	Page HO-5

Capital Facilities Element Tables

Table CF-1 City Land and Office Facility Inventory.....	Page CF-8
Table CF-2 City Public Works Facilities Inventory.....	Page CF-8
Table CF-3 City Undeveloped Land Inventory.....	Page CF-9
Table CF-4 Group A & B Water Systems.....	Page CF-10
Table CF-5 Water Systems with over 100 Connections.....	Page CF-10

NOTE: All referenced documents below are hyperlinked.

CITY FUNCTIONAL PLANS ADOPTED BY REFERENCE

[City General Sewer Plan](#)

[City Water System Plan](#)

[Island-wide Transportation Plan](#)

SPECIAL PURPOSE DISTRICT FUNCTIONAL PLANS ADOPTED BY REFERENCE

[Bainbridge Island Municipal Parks & Recreation District 2014 Comprehensive Plan](#)

[Bainbridge Island School District 2014-2020 Capital Facilities Plan](#)

[Bainbridge Island Fire Department 2013-2022 Strategic Plan](#)

[Kitsap Public Utility District 2011 Water System Plan](#)

[Kitsap County Sewer District #7](#)

[Kitsap Regional Library Vision 2020 Strategic Plan](#)