

City of Bainbridge Island



kitsap2035
Growing for a Better Tomorrow



UNDERUTILIZED LANDS	R-0.4 <i>1 unit per 2.5 acres (100,000 sf)</i>	R-1 <i>1 unit per acre (40,000 sf)</i>	R-2 <i>2 units per acre (20,000 sf)</i>	R-2.9 <i>2.9 units per acre (15,000 sf)</i>	R-3.5 <i>3.5 units per acre (12,500 sf)</i>	R-4.3 <i>4.3 units per acre (10,000 sf)</i>	R-5 <i>5 units per acre (8,500 sf)</i>	R-6 <i>6 units per acre (6,543 sf)</i>	R-8 <i>8 units per acre (5,400 sf)</i>	R-14 <i>14 units per acre (3,100 sf)</i>	FERRY TERMINAL DISTRICT	GATEWAY DISTRICT	GRAND TOTAL
Gross Residential Acres (Developed Parcels only)													
Total Gross Acres	7537.48	2425.77	2486.38	442.94	155.62	147.06	13.90	8.03	77.56	18.90	23.20	14.53	13351.37
Multi - Family Dwelling (-)	12.45	3.61	5.72	1.86	0.59	1.55	0.33	0.25	13.69	5.52	0.00	0.00	45.57
Public/Current Use/Utilities (-)	6479.78	1802.42	1581.34	386.36	134.67	122.83	0.52	6.49	40.63	13.38	18.44	0.00	10586.86
Subtotal	1045.25	619.74	899.32	54.72	20.36	22.68	13.05	1.29	23.24	0.00	4.76	14.53	2718.94
Redevelopable Acres													
Redevelopable Acres	1045.25	619.74	899.32	54.72	20.36	22.68	13.05	1.29	23.24	0.00	4.76	14.53	2718.94
Subtotal	1045.25	619.74	899.32	54.72	20.36	22.68	13.05	1.29	23.24	0.00	4.76	14.53	2718.94
Remove 100% of Platted lots (acres)	46.79	132.62	234.06	17.82	0.58	6.82	0.00	0.92	0.68	0.00	0.00	0.00	440.29
Critical Areas													
Total Redevelopable Acres	998.46	487.12	665.26	36.90	19.78	15.86	13.05	0.37	22.56	0.00	4.76	14.53	2278.65
Unencumbered Acres	540.47	286.56	343.89	21.85	12.18	13.68	7.40	0.00	9.39	0.00	4.76	6.92	1247.10
Acres within Critical Areas	175.55	83.79	115.96	0.77	3.70	0.52	0.03	0.02	6.37	0.00	0.00	0.15	386.86
Critical Areas reduction 75% (-)	43.89	20.95	28.99	0.19	0.93	0.13	0.01	0.01	1.59	0.00	0.00	0.04	96.72
Acres within Area of Concern	282.44	116.76	205.39	14.27	3.90	1.65	5.62	0.34	6.80	0.00	0.00	1.57	638.74
Area of Concern reduction 50% (-)	141.22	58.38	102.70	7.14	1.95	0.83	2.81	0.17	3.40	0.00	0.00	0.79	319.37
Subtotal	725.58	365.89	475.58	29.18	15.06	14.64	10.22	0.18	14.38	0.00	4.76	7.74	1650.68
Public Facility (Future)													
15% (-)	616.74	311.00	404.24	24.80	12.80	12.44	8.68	0.15	12.23	0.00	4.05	6.58	1413.71
Unavailable Lands													
15% (-)	524.23	264.35	343.60	21.08	10.88	10.57	7.38	0.13	10.39	0.00	3.44	5.59	1201.65
Platted Lots													
Underutilized Platted Lots 25% (+)	11.70	33.16	58.52	4.46	0.15	1.71	0.00	0.00	0.00	0.00	0.00	0.00	109.67
Platted Lot existing dwelling unit (count)	5	45	145	22	1	12	0	1	2	0	0	0	233
Dwelling Unit count (-75%)	1	11	36	6	0	3	0	0	0	0	0	0	58
Existing Dwelling Units													
Existing Dwelling Units (non platted lots) (-)	130	138	381	18	11	18	0	0	16	0	0	0	712
Total Dwelling Units (-)	131	149	417	24	11	21	0	1	9	0	0	0	770
TOTALS													
Net Developable Acres	535.93	297.51	402.12	25.54	11.02	12.28	7.38	0.13	10.39	0.00	3.44	5.59	1311.32
	<i>100,000 sf</i>	<i>40,000 sf</i>	<i>20,000 sf</i>	<i>15,000 sf</i>	<i>12,500 sf</i>	<i>10,000 sf</i>	<i>8,500 sf</i>	<i>6,543 sf</i>	<i>5,400 sf</i>	<i>3,100 sf</i>			
Dwelling Unit Capacity	83	148	387	51	27	32	37	0	74	0	180	84	1103
	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>1.7 pph</i>	<i>1.7 pph</i>	
Population Capacity	208	371	967	126	68	79	92	1	185	0	306	143	2547

City of Bainbridge Island
 Land Capacity December 31, 2012
 Revised April 2, 2014

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VACANT LANDS	R-0.4 <i>1 unit per 2.5 acres (100,000 sf)</i>	R-1 <i>1 unit per acre (40,000 sf)</i>	R-2 <i>2 units per acre (20,000 sf)</i>	R-2.9 <i>2.9 units per acre (15,000 sf)</i>	R-3.5 <i>3.5 units per acre (12,500 sf)</i>	R-4.3 <i>4.3 units per acre (10,000 sf)</i>	R-5 <i>5 units per acre (8,500 sf)</i>	R-6 <i>6 units per acre (6,543 sf)</i>	R-8 <i>8 units per acre (5,400 sf)</i>	R-14 <i>14 units per acre (3,100 sf)</i>	FERRY TERMINAL DISTRICT	GATEWAY DISTRICT	GRAND TOTAL
Gross Residential Acres (Developed Parcels only)													
Total Gross Acres	1491.06	526.92	407.59	11.99	8.21	13.99	1.38	1.35	21.07	1.82	0.00	14.39	2499.77
Subtotal	1491.06	526.92	407.59	11.99	8.21	13.99	1.38	1.35	21.07	1.82	0.00	14.39	2499.77
Redevelopable Acres													
Redevelopable Acres	1491.06	526.92	407.59	11.99	8.21	13.99	1.38	1.35	21.07	1.82	0.00	14.39	2499.77
Subtotal	1491.06	526.92	407.59	11.99	8.21	13.99	1.38	1.35	21.07	1.82	0.00	14.39	2499.77
Remove 100% of Platted lots (acres)	179.14	141.13	149.50	7.03	4.45	2.03	0.00	0.48	0.35	1.24	0.00	0.16	485.51
Critical Areas													
Total Redevelopable Acres	1311.92	385.79	258.09	4.96	3.76	11.96	1.38	0.87	20.72	0.58	0.00	14.23	2014.26
Unencumbered Acres	734.85	212.63	132.14	1.35	2.51	11.41	0.67	0.00	8.83	0.58	0.00	0.17	1105.14
Acres within Critical Areas	183.34	39.85	41.26	0.98	0.67	0.00	0.28	0.18	5.81	0.00	0.00	10.49	282.86
Critical Areas reduction 75% (-)	45.84	9.96	10.32	0.25	0.17	0.00	0.07	0.05	1.45	0.00	0.00	2.62	70.72
Acres within Area of Concern	393.74	133.31	84.70	2.63	0.58	0.55	0.43	0.68	6.07	0.00	0.00	3.56	626.25
Area of Concern reduction 50% (-)	196.87	66.66	42.35	1.32	0.29	0.28	0.22	0.34	3.04	0.00	0.00	1.78	313.13
Subtotal	977.56	289.25	184.81	2.91	2.97	11.69	0.96	0.39	13.32	0.58	0.00	4.57	1483.83
Public Facility (Future)													
15% (-)	830.92	245.86	157.08	2.47	2.52	9.93	0.81	0.33	11.32	0.49	0.00	3.89	1265.63
Unavailable Lands													
5% (-)	789.38	233.57	149.23	2.35	2.40	9.44	0.77	0.31	10.75	0.47	0.00	3.69	1202.35
Platted Lots													
Vacant Platted Lots (+)	105	173	296	19	26	8	0	5	1	21	0	0	654
Net Developable Acres	789.38	233.57	149.23	2.35	2.40	9.44	0.77	0.31	10.75	0.47	0.00	3.69	1202.35
	<i>100,000 sf</i>	<i>40,000 sf</i>	<i>20,000 sf</i>	<i>15,000 sf</i>	<i>12,500 sf</i>	<i>10,000 sf</i>	<i>8,500 sf</i>	<i>6,543 sf</i>	<i>5,400 sf</i>	<i>3,100 sf</i>			
Dwelling Unit Capacity	421	407	594	26	34	49	4	7	87	28	0	75	1731
	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>2.5 pph</i>	<i>1.7 pph</i>	<i>1.7 pph</i>	
Population Capacity	1052	1016	1486	65	86	121	10	17	218	69	0	128	4267

City of Bainbridge Island
Land Capacity Analysis
December 31, 2012
Revised April 2, 2014

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UNDERUTILIZED LANDS	R-0.4 <i>1 unit per 2.5 acres (100,000 sf)</i>	R-1 <i>1 unit per acre (40,000 sf)</i>	R-2 <i>2 units per acre (20,000 sf)</i>	R-2.9 <i>2.9 units per acre (15,000 sf)</i>	R-3.5 <i>3.5 units per acre (12,500 sf)</i>	R-4.3 <i>4.3 units per acre (10,000 sf)</i>	R-5 <i>5 units per acre (8,500 sf)</i>	R-6 <i>6 units per acre (6,543 sf)</i>	R-8 <i>8 units per acre (5,400 sf)</i>	R-14 <i>14 units per acre (3,100 sf)</i>	FERRY TERMINAL DISTRICT	GATEWAY DISTRICT	GRAND TOTAL
Net Developable Acres	535.93	297.51	402.12	25.54	11.02	12.28	7.38	0.13	10.39	0.00	3.44	5.59	1311.32
Dwelling Unit Capacity	83	148	387	51	27	32	37	0	74	0	180	84	1103
Population Capacity	208	371	967	126	68	79	92	1	185	0	324	151	2573

VACANT LAND	R-0.4 <i>1 unit per 2.5 acres (100,000 sf)</i>	R-1 <i>1 unit per acre (40,000 sf)</i>	R-2 <i>2 units per acre (20,000 sf)</i>	R-2.9 <i>2.9 units per acre (15,000 sf)</i>	R-3.5 <i>3.5 units per acre (12,500 sf)</i>	R-4.3 <i>4.3 units per acre (10,000 sf)</i>	R-5 <i>5 units per acre (8,500 sf)</i>	R-6 <i>6 units per acre (6,543 sf)</i>	R-8 <i>8 units per acre (5,400 sf)</i>	R-14 <i>14 units per acre (3,100 sf)</i>	FERRY TERMINAL DISTRICT	GATEWAY DISTRICT	GRAND TOTAL
Net Developable Acres	789.38	233.57	149.23	2.35	2.40	9.44	0.77	0.31	10.75	0.47	0.00	3.69	1202.35
Dwelling Unit Capacity	421	407	594	26	34	49	4	7	87	28	0	75	1731
Population Capacity	1052	1016	1486	65	86	121	10	17	218	69	0	135	4275

GRAND TOTAL	R-0.4 <i>1 unit per 2.5 acres (100,000 sf)</i>	R-1 <i>1 unit per acre (40,000 sf)</i>	R-2 <i>2 units per acre (20,000 sf)</i>	R-2.9 <i>2.9 units per acre (15,000 sf)</i>	R-3.5 <i>3.5 units per acre (12,500 sf)</i>	R-4.3 <i>4.3 units per acre (10,000 sf)</i>	R-5 <i>5 units per acre (8,500 sf)</i>	R-6 <i>6 units per acre (6,543 sf)</i>	R-8 <i>8 units per acre (5,400 sf)</i>	R-14 <i>14 units per acre (3,100 sf)</i>	FERRY TERMINAL DISTRICT	GATEWAY DISTRICT	GRAND TOTAL
Net Developable Acres	1325.30	531.08	551.35	27.89	13.42	21.71	8.15	0.44	21.15	0.47	3.44	9.29	2513.68
Dwelling Unit Capacity	504	555	981	76	62	80	41	7	161	28	180	159	2834
Population Capacity	1260	1387	2454	191	154	201	102	18	403	69	306	270	6814