



**CITY OF BAINBRIDGE ISLAND
REGULAR PLANNING COMMISSION MEETING
THURSDAY, DECEMBER 11, 2014
280 MADISON AVENUE N., BAINBRIDGE ISLAND, WASHINGTON**

- 7:00 p.m. CALL TO ORDER**
Call to Order, Agenda Review, Conflict Disclosure
- 7:05 p.m. PUBLIC COMMENT**
Accept public comment on off-agenda items
- 7:15 p.m. REVIEW AND APPROVE MEETING MINUTES**
October 23rd Planning Commission meeting
- 7:20 p.m. NAVIGATE BAINBRIDGE/ 2016 COMPREHENSIVE PLAN UPDATE
DEBRIEF OF 11/12 & 11/17 VISIONING WORKSHOPS**
Discussion
- 8:45 P.M. NEW/OLD BUSINESS**
- 9:00 P.M. ADJOURN**

*****TIMES ARE ESTIMATES*****

Public comment time at meeting may be limited to allow time for Commissioners to deliberate. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110.

Americans with Disabilities Act (ADA) accommodations provided upon request. Those requiring special accommodations, please contact the City Clerk at 206-842-2545 (cityclerk@bainbridgewa.gov) by noon on the day preceding the meeting.



**CITY OF BAINBRIDGE ISLAND
REGULAR PLANNING COMMISSION MEETING MINUTES
OCTOBER 23, 2014
280 MADISON AVENUE N., BAINBRIDGE ISLAND, WASHINGTON**

CALL TO ORDER - Call to Order, Agenda Review, Conflict Disclosure
PUBLIC COMMENT - Accept public comment on off-agenda items
REVIEW AND APPROVE MEETING MINUTES - October 1st and 9th Planning Commission meetings
PUBLIC RECORDS ACT & OPEN PUBLIC MEETINGS ACT - Presentation by City Attorney
BAINBRIDGE ARTISAN RESOURCE NETWORK SITE PLAN & DESIGN REVIEW PERMIT –
Public Meeting/ Recommendation
NEW/OLD BUSINESS
ADJOURN

CALL TO ORDER - Call to Order, Agenda Review, Conflict Disclosure

Meeting was called to order at 3:17 PM by Mack Pearl. Planning Commissioners present were Michael Lewars, Maradel Gale, Jon Quitslund, Julie Kriegh and John Thomas. Kate Kelly was absent and excused. Staff members present were City Attorney Lisa Marshall and Planning Manager Josh Machen. Administrative Specialist Jane Rasely monitored the recording of the meeting and prepared the minutes. There were not any conflicts to disclose.

PUBLIC COMMENT - Accept public comment on off-agenda items

There were not any public comments.

REVIEW AND APPROVE MEETING MINUTES - October 1st and 9th Planning Commission Meetings

7:02 PM **Motion: I move that we approve the minutes of October 1, 2014**

Gale/Quitslund: The motion carried 4-0

7:03 PM **Motion: I move that we approve the minutes of October 9, 2014**

Gale/Quitslund: The motion carried 4-0

PUBLIC RECORDS ACT & OPEN PUBLIC MEETINGS ACT - Presentation by City Attorney

7:04 PM Lisa Marshall briefed/trained the Planning Commission on updates to the Public Records Act. City e-mail use is mandatory. Lisa stressed the importance of using City email accounts to protect both the individual and City. Commissioners Gale and Quitslund asked about accessing e-mail at home and whether or not they would then be stored on their home computers. Lisa stated the e-mail is stored on the cloud so even if you delete the e-mail at home it still exists in the City system.

7:21 PM Lisa asked if there were any questions.

7:22 PM Commissioner Gale asked about an outstanding case here at the City asking if it had been resolved. Lisa replied that she would not comment on that.

7:22 PM The Open Public Meeting Act was reviewed. The definition of “meeting” was defined as a gathering of a quorum at which action is taken. “Action” was defined as the transaction of

official business of a public agency. Actions include deliberations and discussions, as well as final actions. Purely social gatherings, travel etc., do not fall under the definition of a public meeting if city business is not discussed. Lisa warned the Commissioners to be careful of virtual meetings by e-mail. The differences between Regular and Special meetings as well as Executive Sessions, Exempt Meetings (deliberations on quasi-judicial matters, collective bargaining strategies, or other restrictions for exempt gatherings) were discussed.

BAINBRIDGE ARTISAN RESOURCE NETWORK (BARN) SITE PLAN & DESIGN REVIEW

PERMIT- Public Meeting/ Recommendation

- 7:33 PM Josh Machen presented to the Commission an overview of the BARN project that resides just west of the Madison Avenue fire station and east of the Island Craft site. Commissioner Quitslund asked if the Island Craft project is going forward. Josh replied that yes, Island Craft is undergoing the permitting process right now. There was discussion of BARN being considered an educational purpose in an industrial zone. There will be a 100 foot buffer between BARN and the North Town Woods neighborhood with potential for an incomplete trail to be completed in the future. The trail will go along the eastern border and through open space into North Town Woods. The trail starts at New Brooklyn and will connect with the North Town Woods community.
- 7:40 PM Commissioner Gale asked about the path not being connected due to the North Town Woods community. Josh responded saying the residents there are concerned about privacy because the trail access into their neighborhood is through a very narrow open space.
- 7:46 PM Commissioner Lewars asked about the development already going on at the site which was confirmed as Island Craft. Island Craft and BARN will share a driveway. Commissioner Gale asked whether or not it would be more logical to use the access road for trail access instead. Josh responded that there could be a future agreement to provide access to the trail. To eliminate the trail the plat would have to be amended and that the North Town Woods Homeowners Association will be in control of whether the trail to their neighborhood will actually be finished. Commissioner Gale felt it was important to put a sidewalk in from New Brooklyn to encourage pedestrians. She was afraid the area will get developed and without any sidewalks for pedestrians. Josh stated that business park/light industrial entrances do not usually want to encourage pedestrians along the streetscape due to high volume of commercial traffic in the area. Commissioner Quitslund asks if Mr. Coultas would grant an easement to allow for sidewalks because the traffic study does estimate considerable vehicular traffic and it would be great if it would allow for pedestrian use/safety as well. Commissioner Gale stated she was not satisfied just because the guidelines do not require it.
- 7:56 PM Commissioner Lewars asked what it would take for there to be a pedestrian connection from the Three Trees access road to the North Town Woods access road. Josh stated that is a private access easement and estimated there a 30 foot easement in that area. Commissioner Lewars asked if they made it a condition that they had to provide a sidewalk or path, BARN would be picking up the cost. Commissioner Pearl asked if the other path was going to be developed. Josh replied that it will need to be relocated and restored on the eastern portion of the site.
- 7:59 PM Developer Jeanne Huber stated there is a 23 foot setback and 15 feet for a trail on the east side of the property, but they do not own the land between New Brooklyn and the project. The owner has planted ornamental cherry trees and she is not sure how they can create a path with the trees in that space. Commissioner Kriegh said it might be possible to raise the edge of the shoulder on the road to create a quasi walking path meeting an intermediate need. Josh added that another option would be to pave the road a little wider and stripe it for pedestrians.
- 8:02 PM BARN representatives Sally Marin and Jean Huber presented an overview of their project stating they are a non-profit organization. The all star cast working on the project was introduced and their mission to create a real community center based on craft and invention related. Their goal is to provide classes, open studio time and community projects developing 10 different craft areas. Each craft area will have a dedicated area as well as interrelating with other crafts. The key elements of the BARN space were

presented and site choice discussed. Site choice was deliberate being central to schools, HWY 305 (for longer distance participants) and a bus stop close by. Commissioner Quitslund asked about not having retail and wondered if there was any way to serve food?

8:10 PM Site development and the slope on the south side of the property along New Brooklyn was discussed. Site images were displayed showing where and how the site will be developed. Commissioner Gale asked about the “gateway” tree. She thought it was wonderful they are making an effort to keep the trees.

8:17 PM Presentation continued with landscape plans then moved to an overview of building organization by John Paul Jones. Mr. Jones mentioned they had meetings with the North Town Woods community to work together to make project work for the whole community. BARN responded to their request to have the “noisy” arts on the southern end of the building by doing just that. Drawings of the exterior of building and materials planned for use were presented with a LEED Silver Goal. Commissioner Quitslund asks if there were plans for utilizing solar power. Mr. Jones replied they will be solar ready. Commissioner Quitslund also asked about dust collection. Mr. Jones stated the collection site will be outside and they are working with an acoustical engineer to keep the collection noise down. Commissioner Gale asked if they had planned an elevator. The response was yes, in the gallery and common space and everything would be ADA accessible. Commissioner Gale also mentioned the need for sidewalks to walk down to New Brooklyn and that they need to be lit.

8:31 PM Commissioner Pearl asked about cutting through the fire station land. Josh answered the earlier question about easement width stating it is 40 feet wide with an 18-20 feet wide gravel access road leaving approximately 5 feet on either side available for sidewalk. Commissioner Gale stated that since there is not a sidewalk in front of the fire station, cutting across that land is not really an option and is worried about providing safe access to the facility for pedestrians. Commissioner Pearl asked if it really needs a short plat amendment to create a sidewalk up Three Tree lane. Josh stated he would have to look into it further but that Mr. Coultas would need to buy off on it and Mr. Coultas feels it is dangerous to have pedestrians along an industrial road.

8:38 PM Commissioner Gale asked about metering water from the detention pond questioned where the water goes? It was stated that water flows onto the fire department land and North Town Woods open space. There is currently a control device on the pond that receives water from the 2 northern plots of land. Commissioner Kriegh liked the landscaping and preserving of trees and Commissioner Lewars thinks it is a fantastic project and does not want to hold the project up over the problem of a sidewalk when it does not seem possible to solve that issue tonight. He would like to recommend approval of the site plan.

8:40 PM Motion: I move that we approve the BARN site plan.

Lewars/Quitslund: Motion approved unanimously.

ADJOURN

8:41 PM Meeting adjourned.

Minutes accepted by:

J. Mack Pearl, Chair

Jane Rasely, Recording Secretary

City of Bainbridge Island
PLANNING & COMMUNITY DEVELOPMENT



MEMORANDUM

TO: Planning Commission

FROM: Jennifer Sutton, AICP
Special Project Planner

DATE: December 11, 2014

RE: Debrief of Navigate Bainbridge 2016 Comprehensive Plan Update
Visioning Workshops: November 12 and 17

The City began the substantive work on the 2016 Comprehensive Plan Update process by holding two identical workshops to discuss the *Vision Statement* and *5 Overriding Principles...* of the Comprehensive Plan. The workshops were held the evening of November 12th and the morning of November 17th, and led by Island residents and consultants, Lara Hansen and Eric Mielbrecht of EcoAdapt. Their *Workshop Outcomes Summary* is Attachment A. The workshop began with a presentation about how Bainbridge Island has changed in the last 14 years in areas such as population, income, and the built environment. Workshop attendees were seated at table with 6-10 persons, and given "Worksheets" that had "food for thought" type questions for the participants; some (but not all) participants handed in their worksheets at the end of the workshops. The comments from those worksheets have been put into tables, and are attached (Attachment B).

At each table were 3 large posters printed with 3 components of the existing Comprehensive Plan: the *Vision Statement*, *5 Overriding Principles*, and a list of the *Elements* in the existing Plan, both required and other elements. The participants were instructed to discuss each component, one at a time at their tables. The groups could propose edits to the text, and write any other comments. The edits proposed by the groups to the *Vision* and *Principles* are shown in strikethrough/ underline format in red (one page per table) are attached. The participants made many other comments on the posters; those comments have been transcribed into the tables in Attachment E. The City had conducted an online survey during the month of November which had six questions. The poster comments were sorted by which survey question seemed the best match. This method of sorting will allow the city staff, Planning Commission, City Council, and public to review the survey results alongside with the comments from the Visioning workshops.

The Comprehensive Plan Elements posters had ideas for other plan Elements, and are discussed in the attached EcoAdapt memo. The following concepts were mentioned more than once for consideration to be new Comprehensive Plan Elements:

Agriculture
Sustainability
Subarea plans for Rolling Bay and Island Center
Subarea plan for the Business/Industrial Areas.

Emergency Management
Governance
Open Space

The Comprehensive Plan Update Steering Committee had a debrief meeting on the Visioning Workshops on November 20th. The Committee decided to form a subcommittee to deeply discuss proposed changes to the Vision Statement; subcommittee members Commissioner Mack Pearl and City Councilmember Val Tollefson are meeting on December 10th, at 9am.

The results of the Online Survey and photos of the Vision workshop posters will be available on the City's Navigate Bainbridge webpage the week of December 8th. The City is also beginning to plan for six listening sessions for February and March, organized around the six Priority Based Budgeting themes.

Attachments

- A. EcoAdapt Vision Workshop Outcomes Summary
- B. Participant Worksheet Comment Tables
- C. Participant Edits to Vision Statement
- D. Participant Edits to Guiding Principles
- E. Other Workshop Poster Comments Categorized by Online Survey Questions

City of Bainbridge Island Comprehensive Plan Update Vision Workshop and Survey Coarse Outcomes



The City of Bainbridge Island elicited input for framing of the City's Comprehensive Plan Update through two in person workshops (November 12 and 17, 2014) and an online survey. The following indicates the elements that were identified as important to the citizens of Bainbridge Island through those comment opportunities. This document highlights the most common themes. There are additional details in the notes from each workshop (full files available from Jennifer Sutton) and in the online survey output.

Workshops

The two workshops drew approximately 55 participants each. Workshops began by asking participants to consider what was important to them about Bainbridge Island. From this they were asked to consider how change would affect this feature of value to them, and how this applied to the Comprehensive Plan Vision, Guiding Principles and Core Elements.

Key issues for participants:

Shoreline living
Aging population
Environmental protection vs. affordability
Sustainable
Diversity- expanding, maintaining
Growth
Transportation (motorized & non-motorized) and traffic
Linked globally
Develop neighborhood centers
Special character
Water
Emergency preparedness

12 November 2014 Evening Workshop

Breakout 1: Considering the Vision Statement

Report Back Main Themes

- In general, the vision statement was considered suitable but would benefit from updating and enhancing some components.
- Implementation and good governance ought to be included: codify, apply, enforce
- Sustainability, affordability, opportunities, coexistence, enhanced global perspective and better relationships with Seattle and Kitsap County.
- Focus now more on neighborhood service centers and less on Winslow

Breakout 2: Overriding Principles

Report Back Main Themes

Principle 1, Preserve the Special Character of the Island

- Overall it is still relevant and appropriate



- Preserve, sustain, foster special rural character, special cultural characteristics/resources/people
 - o Marine views, social fabric

Principle 2, Protect Fragile Water Resources

- Critical resource = high priority. Include both surface and ground/drinking water, city and private management
- Change from 'protect' to 'conserve and enhance'
- Balance current vs. future residents
- Codify, apply, enforce

Principle 3, Foster Diversity

- Valuable but complicated implementation. Expand to include creative fostering of inclusion and opportunities.
- Include ethnic, cultural, multi-generational components and diversity of skills

Principle 4, Consider Costs and Benefits to Property Owners and Land Use Decisions

- Needs rewriting to make better sense.
- Make more supportive and less defensive

Principle 5, Promote Sustainable Development

- 'Resources' is a broad term/concept that is common throughout the comp plan. Clarity on agreed definition of 'sustainability' is needed. Resources are finite (not only water). Adapt to changes. Language or stewardship clarity on who decides what is sustainable and what is to be sustained.
- Strengthen language to 'must'.
- Viability of current resource base. Buildable vs. non-buildable land related to aquifer recharge and other natural resources.
- Population and cultural growth. Community sustainability.
- Mobility & Transportation
- Access to resources and 'spaces'

Breakout 3: Core Elements

Report Back Main Themes

- All required and optional elements ought to remain
 - o Separate cultural development from economic development
 - o Add governance element
 - o Add agricultural/farmland element
 - o Integrate change, climate related and other
- Develop sub-area plans for Rolling Bay, Island Center and other neighborhood service areas as needed.
- Integrate a 'Pedestrian Safe City' theme
- Utilities
 - o Improve internet & telecommunication services
 - o Stronger inclusion of utilities
 - o Integrate renewable energy
- Transportation
 - o Separate and emphasize public transportation



- o Include ferries
- Emergency preparedness and response
- Cultural development
- Land use
 - o Pay attention to business and industrial use
 - o Link land use to environmental elements

17 November 2014 Morning Workshop

Breakout 1: Considering the Vision Statement

Report Back Main Themes

- Generally, the vision statement is good
 - o Shorten and more to the point with statements on how to accomplish the vision. Wording: Should -> shall
 - o Should focus on people and values - environment, history, culture. Consider the whole not just the parts.
 - o Include tipping point considerations
 - o Include businesses, industry, job creation
 - o Is Bainbridge a cohesive community? May be more defined by space than by way of life.
 - o Include promotion of diversity
- Strengthen neighborhood service center components and thinking
 - o Consideration of traffic impacts
- Infrastructure related tipping points
 - o Water supply
 - o Car dependency is not sustainable. Emphasize walkers, bikers and associated infrastructure
- Consider relationships with Seattle and West Sound/Kitsap County, but information such as economic relationships would be helpful in decision-making.

Breakout 2: Overriding Principles

Report Back Main Themes

Principle 1, Preserve the Special Character of the Island

- Include human (psychological and social) and historical characteristics of the island in addition to natural aspects
- Expand and diversify economy
- Emphasize that the island's unique location and its connections within the region and world are crucial
- Prioritize non-motorized transport aspects

Principle 2, Protect Fragile Water Resources

- Protect and sustain
- Expand to incorporate shorelines and Salish Sea

Principle 3, Foster Diversity

- Add specific details about what diversity means to the island and expand to be more comprehensive and integrated throughout

Principle 4, Consider Costs and Benefits to Property Owners and Land Use Decisions

- Expand to consider cost/benefit to community



- Consider land use decisions in broader context

Principle 5, Promote Sustainable Development

- Development principles directly influence finite island resources, natural and other. Ought to be a strong two way relationship. Development as benefit to the larger public good.
- Improve clarity and local perspective for key terms: resources, sustainable, development
- Growth management is key and challenging. Agreed on clarity and broad integration is important.

Added principles and other notes

- Add 'Developing Resilience' ¹
- Create a citizens advisory group to monitor and report on plan efficacy

Breakout 3: Core Elements

Report Back Main Themes

- Optional elements should not be listed as 'optional', but 'additional'
- Cross element integration is needed. It would be helpful that each element not be considered in isolation. Formalize and evaluate this integration.
- Create separate element for good governance and efficacy or make overarching and integrate throughout. Comprehensive Plan ought to clearly inform policies and regulations - with community involvement components.
- Elements to formalize, incorporate and integrate: agriculture element, emergency preparedness, public health, food security, wildlife risks, fire hazard, public education system, harbor moorage challenges
 - o Example of cross-element integration: public health linked with transportation where walking & biking are encouraged by improved infrastructure components.
- Formalize inclusion of neighborhood service centers/economic hubs: Island Center, Rolling Bay, Coppertop, Day Rd, Lynwood Center
- Utilities, add/include/emphasize:
 - o Water recycling
 - o Reduction, efficiency
- Transportation, add/include/emphasize:
 - o Public transportation
 - o 305 and Winslow congestion
 - o Non-motorized mobility
- Housing, add/include/emphasize:
 - o Diversity
 - o Research and understand demographics of anticipated population growth
- Water resources, add/include/emphasize:
 - o Expand beyond drinking water
- Economic development, add/include/emphasize:
 - o Very broad and ought to be integrated throughout

¹ Details were recorded by this breakout group on their workshop working documents



Online Survey

Online survey participants responded between November 4th and 30th, and were asked:

What is the most positive change you've seen occur on the Island in the time that you have lived here?

What is the most negative change?

What aspect(s) of the Island would you like to be sure to preserve for the future?

What aspect(s) would you like to see changed?

Of the aspects of the Island you prize the most, which of these do you think is most at risk?

Considering your thoughts about the future, is the existing Comprehensive Plan Vision appropriate?

An opportunity for other comments was also given.

There were 711 survey responses.

69% of respondents indicated that the Vision was still appropriate.

All of the guiding principles seem to be still applicable by at least 72% of respondents. Considering costs and benefits to land owners when making land use decisions receiving the least affirmation. This principle was also flagged as requiring revision by workshop attendees. Particular interests in revision included addition of sustainable jobs and inclusion of community cost/benefit issues.

Key issues for participants (**bold** indicates several participants discussed, underlined indicates >10 participants discussed):

Parks/Open space/land acquisition/Land Trust /road end access

Non-motorized transport (pedestrians, bikes)/walkability

Public Transportation

Roads/roundabouts/traffic/parking (too much & too little)/speeding

City dock/Recreational boating/rowing/eagle harbor/water access

All island gov't (Love it/Feel it doesn't work)

Arts/BIMA/Music/Frog Rock-Public Art

Downtown /Winslow Way/ T&C/Business development

High density and low income development

Community gatherings/networking/character /senior center

Sustainability

Shoreline Protection Planning/Access

Sewer expansion/functionality

Agriculture/Farmer's Market

Sports facilities (public and community)/pool

Energy Efficiency/RePower Bainbridge

More reliable electricity/internet

Diversity/Demographics

Schools/Education/Community Education (including Kidimu)/library

Hub development (esp. Lynwood)

Emergency services/medical care

Visitor services (including ferry, waypoint park and restaurants)

Theft

Cost of living on Island



Population growth

Development/Visconci/non-chain businesses

Freshwater

Biodiversity (flora, fauna)/Ecological function

Implementation of the plan

Nothing good

75% of the 711 respondents had lived on Bainbridge Island for more than 10 years. With participation diminishing as time in residence decreased (5-10 years: 12%, 1-5 years: 10%, <1 year: 3%). 70% of respondents were 55 or older. Only 16 (~3%) were under 33.

Structural Ideas

Based on the comments from community members there seem to be a few innovative ways to address some of the more mechanistic issues.

Update the Vision: There is some expressed interest in shortening the Vision Statement. However given the range of issues and opinions on those issues represented by the community, it may or may not be beneficial to shorten.

Clarify roles of sections: Consider creation of additional sections that address issues around implementation. For example one structure might include:

- Vision Statement: Presents the aspirational vision of what the Bainbridge Island community desires.
- Mission Statement: Presents the approach the City of Bainbridge Islands plans to take to make the Vision Statement a reality.
- Principles: Key themes of action. These could be replaced by the Bainbridge Island Themes:
 - Safe City
 - Green, Well-Planned Community
 - Reliable Infrastructure & Connected Mobility
 - Healthy and Attractive Community
 - Vibrant Economy
 - Good Governance

It would be advisable to add details behind each of these in at least a sentence.

- Goals: Specific metrics for the success of the vision statement and specific mechanisms for implementation of the mission statement. This can include actions by partners and enabling conditions to support those.
- Elements: The Comprehensive Plan elements (required and optional) as defined by state law.
- Pathway to implementation: This section should include the steps and timeline (dates or events) that lead to the Comprehensive Plan becoming part of City practice. This could include updating of code, monitoring to know when vulnerabilities require action, having a regular process to reflect on the Comprehensive Plan in annual budgeting and programmatic review, etc.



Draft Change Analysis

Virtually all of the issues explored by workshop and survey participants will be affected by the many changes Bainbridge Island is set to experience in the coming decades. This table offers a cursory assessment of some of the questions and interactions that should be considered in the creation of a durable comprehensive plan.

Issue	Changes	Sample Implications
Shoreline living		Coastal instability and sea level rise may affect where current homes and roads can be located.
Aging population		What services will our community need more of? How do we support them? How to we leverage other age groups to build an intergenerational community?
Environmental vs. affordable		Can we be innovative to accommodate both in the face of increasing energy costs, possible water challenges, increasing population, etc.?
Sustainable	- Increasing population - Changing demographics - Altered precipitation patterns - Increasing temperature - Sea level rise/coastal instability	Sustainability requires an agreed upon community definition but any of these changes will require regular responses to stay within the range of what is sustainable. How does being an island compound this challenge?
Transportation (motorized & non-motorized) and traffic		Increased population will require new planning to maintain traffic flow in challenge with meeting open space and development concerns. Creating incentives to reduce motorized traffic may help with traffic issues, as well as air quality issues relating to increasing temperatures.
Linked globally		How does our status as an island complicate our access to good and our connectivity?
Develop neighborhood centers		How can these be supported to decrease traffic or in the face of increasing traffic? Will water and sewer support with changing precipitation patterns and sea level rise?
Special character		How is this affected by population growth?
Water		Does extraction exceed recharge due to altered precipitation and increased demand?
Emergency preparedness		Are we considering all future emergency types (more intense storms, fire) and complicating conditions (drought, king tide/sea level rise)?
Open Space		Will features of our open space change based on growth around it, changing plant species compositions, altered precipitation patterns?



Worksheet Questions**What is important to you about Bainbridge Island?**

Workshop Date	Comment
12-Nov	Trees and upscale reputation. Healthy air. Maintain 50%/50% population growth plan- 50% in Winslow.
12-Nov	Preserving open spaces, public beach access, encouraging use of all public facilities, responsible development (residential and commercial), continued improvements for non-motorized transport/ public transportation. Already great resources for elementary ages and below but tweens/ teens need focus (i.e. teen center).
12-Nov	The sense of community; small-town, local businesses that are unique, not big-box stores.
12-Nov	A sense of home, safety, clean air and environment. A place where my family can walk and enjoy ourselves in the community around us.
12-Nov	Having a tight knit and unified community that is safe, sustainable and forward thinking. An engaged and educated community with environmentally friendly and society based goals and virtues. More parks and agricultural space vs. development of commercial centers.
12-Nov	The natural environment, and protecting it in the face of the pressures to develop as a result of the growing population. Diversity- socially/ economically. An unintentional community, a livable community/ sustainable development. Durable change/ prioritize future goals.
12-Nov	Family
12-Nov	Maintenance of existing zoning designations which provide for preservation of existing conditions and reasonable growth.
12-Nov	I moved to Bainbridge and appreciate the undevelopedness, the naturalness of the Island. Protecting the Island from over development; protecting our water resources.
17-Nov	"Liveability" meaning preservation of environmental values while providing for an increasing population and the accompanying infrastructure.
17-Nov	Slower lifestyle- diverse mixture of races; demphasis on motor vehicles use.
17-Nov	Rural, undeveloped, forest/ trees, peaceful, respect for nature/ people.
17-Nov	Rural, not much traffic and live on the water; can be near many activities available. Good parks and rec. activities for all ages. Good health care available close enough to Seattle and good access to City, wonderful swimming pool.
17-Nov	Special character, vibrant community, ecological function, sustainability.

Worksheet Questions**What is important to you about Bainbridge Island?**

Workshop Date	Comment
17-Nov	Scenic beauty, sense of diversity of people, lives, economy. Quality of life, education, recreation intellectual needs. Hold back on sprawl and development maintain growth in designated areas. Place where people can engage, a definable place".
17-Nov	The sense of community on a comfortable scale, large enough for diversity, and small enough for good conversation. Wildness. Arts, lifelong learning. Connectivity- communicationinclusion-safety.
17-Nov	Continue to build support strong sense of diverse community as island grows and changes. Diversity means economic too. And Comprehensive Plan supports "bedroom community" plan.
17-Nov	"Rural" lifestyle- small retail centers, pedestrian oriented, lots of undeveloped land and park land. Valuing, sustainability and community.
17-Nov	Rural, trees, tree shaded roads, public water views, parks, safety, affordable taxes, view of stars at night, keep SR 305 2 lanes and tree lined (not street trees). Real native trees.
17-Nov	A sustainable balance of lean water, renewable, public transportation, access to diverse cultural and social resources. The opportunity to be part of a smaller community within which to be creative and make a difference in other peoples lives, both locally and globally.

Worksheet Questions	
How has B.I. changed since the last Comprehensive Plan Update in 2004?	
Workshop Date	Comment
12-Nov	More people, larger development, 305 traffic
12-Nov	Population (projection a little low?) Age? Affordability? Neighborhood Service Center? Continue to expand recreation/ parks.
12-Nov	Growth in Winslow.
12-Nov	The Island is wealthier Winslow is not the central gathering place anymore.
12-Nov	Continued granting of zoning exceptions (changing existing zoning designations) to accommodate special interests.
12-Nov	Over developed; unnecessary development; less protection for farms.
17-Nov	Infill and population increase and McMansions
17-Nov	Disregard for General Plan.
17-Nov	Population growth and associated development.
17-Nov	More people building and open to retirees and family, less 18-35 y.o. Water issues
17-Nov	Increase in population has brought increase in transient population. Members who plan to be here for short period of time.
17-Nov	Development without regard to demographics, and apparently only for individual profit, not community need.
17-Nov	Increase in population; Less diversity; Tree cover severely reduced; Continued development that seems to be at the discretion of one or two City staffers, even when against best practice. Transportation has not kept up with needs.

Worksheet Questions	
What major changes do you expect over the next 20, 50, or 100 years on B.I.?	
Workshop Date	Comment
12-Nov	Loss of trees, more houses, smaller lots, fewer farms, more people, larger roads. More roads. Climate Change.
12-Nov	Water issues (constraints on available water); Loss of beaches due to sea level rise and industrial uses (aquaculture); Population growth.
12-Nov	Population growth/ cost of living
12-Nov	Increasing pressures to develop as a result of growth in the Puget Sound Area.
12-Nov	more growth.
12-Nov	I expect that the Planning Department and special interests will continue to arbitrarily grant zoning exceptions and continue to attempt to change zoning designations- primarily to support development... such as housing and I expect the vacancy rates in these developments will remain 30-50% vacant. As they are in teh Grow Avenue development, and the condos north of th ferry terminal.
12-Nov	Over population. Over business development. Over deforestation. Inconsistent government oversight. Hopefully citizenry will become more vocal.
17-Nov	Population increase.
17-Nov	More infill and population increase and McMansions
17-Nov	More building perssure.
17-Nov	More cutting of trees and vegetation still more traffic more water runoff problems.
17-Nov	Population pressure; development pressure; community growing older and more affluent.
17-Nov	We need to think and act more from the values that define us from the inside-out rather than from the outside-in, i.e. comparing ourselves to other communities.
17-Nov	Climate change: Sea level and tides, shoreline erosion.
17-Nov	environmental, population changes, increase. Possible pandemics, national-health care. Possible loss of farmland.
17-Nov	Better public transportation. Smaller and less expensive housing need for expanding population.
17-Nov	Run out of water.

Worksheet Questions**What major changes do you expect over the next 20, 50, or 100 years on B.I.?**

Workshop Date	Comment
17-Nov	Continued population growth. If local policies as practiced do not change, only wealthy will live here, with all services and resources imported. Population will get older, wealthier, need more services, unless we actively and consciously strive for more diversity. Strain on local natural resources.

Worksheet Questions

How has or how do you anticipate those changes will affect what is important to you?

Workshop Date	Comment
12-Nov	Loss of residential seclusion. Loss of secluded forest walks.
12-Nov	Higher population will decrease water impact, open spaces and public facilities, and require more commercial development.
12-Nov	Less opportunity to enjoy the Puget Sound beaches. Fear loss of iconic species- salmon, orca
12-Nov	How to manage population growth? Define zoning at Neighborhood Service Centers.
12-Nov	Evolution of commercial development and technology may encourage B.I. to be less environmentally focused. Climate change may change vegetaiton and land change may force a move of where people live.
12-Nov	increased pressures for/ on development of land. Durable's resilient in the face of change.
12-Nov	Development of relatively large and significantly vacant housing development will degrade the character of the Island.
12-Nov	Island will lose its appeal. Movement away from rural to typical citified.
17-Nov	Intense pressure on land use priorities.
17-Nov	Diminish- as we resemble Mercer Island more.
17-Nov	Without strict control, it will decline in value/ desire to live.
17-Nov	More water runoff problems affect water quality on and around Island. Will take longer to get places, lack of good bike paths, creates unsafe conditions, taxes and costs for "stuff" will get higher.
17-Nov	With more people will come more development. How much of our natural and cultural landscape will be displaced?
17-Nov	Loss of tree canopy- wildlife with more development. Greater use of utilities and natural resources, such as water (aquifer). Health service and food security.
17-Nov	Not at all.
17-Nov	Continued development that does not maintain tree cover and watershed will render much of the island uninhabitable. While density in Winslow is good because of transprotation, etc. Open space needs to be preserved for food gardens, recreation (exercise) with wildlife cooridors, as well as retaining soil run-off. We need to localize and diversitfy energy and water resources. The City should consider a locally-owned internet service.

Worksheet Questions		
Does the Vision Statement reflect your priorities? Is it preparing us for change?		
Workshop Date	Comment	
12-Nov	Seems fine, but I don't think it reflects the intentions of the Planning Department and special interests that control the Planning Department and City Hall.	
12-Nov	septic enhancement. increase service center. Small houses- rural areas. Farming vs. trees. Trees vs. open space. Home businesses are OK. Affordable housing. Complete transportation system. Aquifer studies, trails and bike paths. Shoreline is already developed.	
17-Nov	Define "special character" of the Island. Growth Management Act: need of definition of what are the intention and goals of the Comprehensive Plan.	
17-Nov	Some yes, some no, but not adhered to.	
17-Nov	Yes. We should not accept the premise that perpetual population growth is inevitable.	
17-Nov	In general. Actively anticipate and plan for needs for all segments of community (transportation, health care, housing, social services). While actively protecting the environment. Protections should be codified.	
17-Nov	No and No.	

Worksheet Questions**Do the Guiding Principles reflect your priorities? Are they preparing us for change?**

Workshop Date	Comment
12-Nov	Yes, the Principles reflect my priorities. No, they aren't preparing us for change, and if the authors had the courage they would make a statement that commits to preserving existing zoning designations.
12-Nov	#4 re: property owners: separate groups. Economic vitality. What does overriding personal benefits or global benefit. Higher diversity in service centers. Maybe get rid of #4. or consider the cost and benefit to property owners and the adjoining neighborhood.
17-Nov	Foster Diversity and uses, people and jobs. ADU's should be long-term rentals, not Air B&B. Sense of welcoming to the island for all people. Economic diversity, encourage philanthropy. Balance between the build and natural .
17-Nov	Not sure how complete or fulfill enough.
17-Nov	Yes. They need to be strong themed and actually implements into the code. Revenue obsession should not be allowed to constantly erode the ideals contained in our Comprehensive Plan.
17-Nov	Yes, overriding principles better phrase than "guiding"

Worksheet Questions	
Do the Core Elements of the Comprehensive Plan reflect your priorities? What aspects of these topic areas might be vulnerable to change?	
Workshop Date	Comment
12-Nov	Include sustainability and climate change. Public transit needs greater focus. Farmland and agriculture/ telecommunications/ internet. Solid waste. Local energy production.
12-Nov	Incorporate sustainability in every element.
12-Nov	Not really.
12-Nov	Comprehensive Plan was done by visionaries who saw a real need to protect island. City lacking that vision today.
17-Nov	Fine-tuning regulation gaps, hearing examiner regularly recognizes in rulings.
17-Nov	They are all subject to be subverted by money. We need ongoing monitoring and measuring of how well the Comprehensive Plan goals and policies have been implemented and supported by the City.
17-Nov	Include Neighborhood Service Centers in subarea plans. Add agricultural element. Add health element (maybe to human services).

Worksheet Questions

Are the City's Priority Based Budgeting theme areas (i.e. Safe City; Vibrant Economy) well represented in the Comprehensive Plan? Are they preparing us for change?

Workshop Date	Comment
12-Nov	Not Really.
12-Nov	No- focus is too much on development which is harming island for its not sustainable. Island is unique, we don't need to be like other cities- its unfortunate staff can't see it.
17-Nov	City not funding them- especially roads, trails and paths.
17-Nov	The "Change" mantra is part fact and part development spin. PBB, from which the City's theme areas are derived, is a budgeting tool. The question should be, do those themes represent the purposes of our Comprehensive Plan.

Worksheet Questions

What could we do differently as a community to better maintain what is most important to you, given the change that you anticipate?

Workshop Date	Comment
12-Nov	Implore Planning Department to preserve existing zoning designations; stop granting variances or "spot zoning" changes.
12-Nov	Heed EPA's warning to not overdevelop since our water is self contained. City was already overdeveloped. City is failing to deal with the reality of the island's limitations and harming the island. Hold the staff to the Comp Plan and the Code regulations. No fancy interpretations of them.
17-Nov	establish 2 years goal, check points to validate, replace or upgrade long distance and long-term planning staff and resources.
17-Nov	Establish ongoing Citizen committee(s) for the purpose of monitoring and measuring how well the comp plan has been implemented and integrated into City Code and Policies. Write into Comp Plan provisions related to the findings of citizen committees.
17-Nov	Governmental work group; Intergovernmental Working Group (IGWG).

VISION STATEMENT

Suggested Edits: 11/12 Visioning Workshop

Bainbridge Island is a cohesive community with a distinctive urban center and individual settlements. Winslow is the heart of the Island. It is the place where all residents come to transact daily commerce and to meet for social activities. Its vibrant, pedestrian-oriented core should be enhanced as a center for the Island's commercial activity, a common area or center where the local community can meet. The neighborhood service centers of Rolling Bay, Island Center, and Lynnwood Center offer small-scale commercial and service activity outside Winslow. These areas would remain much as they are, with some in-fill development.

Outside of Winslow and the service centers, Bainbridge Island should preserve its pastoral heritage, which is rooted in its open spaces, winding roads, and small-scale agricultural establishments. It should preserve the distinctive qualities of its harbors and small communities. New development should be compatible with the natural landscape.

Bainbridge Island is economically linked to Seattle; however, the artistic, cultural and entrepreneurial spirit of its residents should be encouraged by providing opportunities for environmentally-sound businesses and home occupations.

The Island's natural amenities should be linked through corridors of green--trails, wildlife corridors, and landscape buffers along scenic roads and major arterials. Public access to the shoreline should be improved and the shoreline should be protected from overdevelopment. Development should not be haphazardly imposed upon the landscape, but should be sensitive to its natural environs, recognizing the natural carrying capacity of Bainbridge as an Island, based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level. Bainbridge Island is an island surrounded by salt water with limited resources, both environmentally and financially. Bainbridge Island has a EPA designated sole source aquifer that places protections per the law on the limited ground water supply. The population is 100% dependent on island groundwater. The USGS Groundwater report documented significant drawdown of the Fletcher Bay Aquifer which the population is primarily dependent on for drinking water. Foremost, Bainbridge Island should preserve the diversity of one of its most precious resources--its people. The Island should remain a place where the business people, artists, farmers and long-time residents can all find a place to live. **These last 2 sentences should be at the beginning of Vision statement.**

VISION STATEMENT

Suggested Edits: 11/12 Visioning Workshop

Bainbridge Island is a cohesive community with a distinctive urban center and individual settlements. Winslow is the heart of the Island. It is the place where all residents come to transact daily commerce and to meet for social activities. Its vibrant, pedestrian-oriented core ~~should-be~~ is enhanced as a center for the Island's commercial activity, a common area or center where the local community can meet. The neighborhood service centers of Rolling Bay, Island Center, and Lynnwood Center offer small-scale commercial and service activity outside Winslow. These areas ~~would~~ remain much as they are, with some in-fill development.

Outside of Winslow and the service centers, Bainbridge Island ~~should~~ preserves its pastoral heritage, which is rooted in its open spaces, winding roads, and small-scale agricultural establishments. It ~~should~~ preserves the distinctive qualities of its harbors and small communities. New development ~~should-be~~ is compatible with the natural landscape.

Bainbridge Island is economically linked to Seattle; however, the artistic, cultural and entrepreneurial spirit of its residents should be encouraged by providing opportunities for environmentally-sound businesses and home occupations.

The Island's natural amenities ~~should-be~~ are linked through corridors of green--trails, wildlife corridors, and landscape buffers along scenic roads and major arterials. Public access to the shoreline ~~should-be~~ is improved and the shoreline ~~should-be~~ is protected from overdevelopment. Development ~~should-not-be~~ is not haphazardly imposed upon the landscape, but should be sensitive to its natural environs, recognizing the natural carrying capacity of Bainbridge as an Island, based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level. Foremost, Bainbridge Island ~~should~~ preserves the diversity of one of its most precious resources--its people. The Island ~~should~~ remains a place where the business people, artists, farmers and long-time residents can all find a place to live.

VISION STATEMENT

Suggested Edits: 11/12 Visioning Workshop

Bainbridge Island is a cohesive community with a distinctive ~~urban-center~~ downtown and individual settlements. Winslow is the heart of the Island. It is the place where all residents come to transact daily commerce and to meet for social activities. Its vibrant, pedestrian-oriented core should be enhanced as a center for the Island's commercial activity, a common area or center where the local community can meet. The neighborhood service centers of Rolling Bay, Island Center, and Lynnwood Center offer small-scale commercial and service activity outside Winslow. These areas would remain much as they are, with some in-fill development. **Development? More vision here.**

Outside of Winslow and the service centers, Bainbridge Island should preserve its agricultural ~~pastoral~~ heritage, which is rooted in its open spaces, winding roads, and small-scale agricultural establishments. It should preserve the distinctive qualities of its harbors and small communities. ~~New Development~~ is should be compatible with the natural landscape.

Bainbridge Island is economically linked to Seattle, Kitsap County, and the world economy; however, the artistic, cultural and entrepreneurial spirit of its residents should be encouraged by providing opportunities for environmentally-sound businesses and home occupations. **More about business and industry , telecommuting, high-tech.**

The Island's natural amenities should be linked through corridors of green--trails, wildlife corridors, and landscape buffers along scenic roads and major arterials. Public access to the shoreline should be improved and the shoreline should be protected ~~from overdevelopment~~. Development should not be haphazardly imposed upon the landscape, but should be sensitive to its natural environs, recognizing the natural carrying capacity of Bainbridge as an Island, based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level. Foremost, Bainbridge Island should preserve the diversity of one of its most precious resources--its people. The Island should remain a place where the business people, artists, farmers and long-time residents can all find a place to live.

VISION STATEMENT

Suggested Edits: 11/12 Visioning Workshop

Bainbridge Island is a cohesive community with a distinctive urban center and individual settlements. Winslow is the heart of the Island. It is the place where all residents come to transact daily commerce and to meet for social activities. Its vibrant, pedestrian-oriented core should be enhanced as a center for the Island's commercial activity, a common area or center where the local community can meet. **What about High School Road area?** The neighborhood service centers of Rolling Bay, Island Center, and Lynnwood Center offer small-scale commercial and service activity outside Winslow. These areas would remain much as they are, with some in-fill development.

Outside of Winslow and the service centers, Bainbridge Island should preserve its pastoral heritage, which is rooted in its open spaces, winding roads, and small-scale agricultural establishments. It should preserve the distinctive qualities of its harbors and small communities. New development should be compatible with the natural landscape.

Bainbridge Island is economically linked to Seattle; however, the artistic, cultural and entrepreneurial spirit of its residents should be encouraged by providing opportunities for environmentally-sound businesses and home occupations.

The Island's natural amenities should be linked through corridors of green--trails, wildlife corridors, and landscape buffers along scenic roads and major arterials. Public access to the shoreline should be improved and the shoreline should be protected from overdevelopment. Development should not be haphazardly imposed upon the landscape, but should be sensitive to its natural environs, recognizing the natural carrying capacity of Bainbridge as an Island, based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level. Foremost, Bainbridge Island should preserve the diversity of one of its most precious resources--its people. The Island should remain a place where the business people, artists, farmers and long-time residents can all find a place to live.

VISION STATEMENT

Suggested Edits: 11/12 Visioning Workshop

Bainbridge Island is a cohesive community with a distinctive urban center and individual settlements. Winslow is the heart of the Island. It is the place where all residents come to transact daily commerce and to meet for social activities. Its vibrant, pedestrian-oriented core should be enhanced as a center for the Island's commercial activity, a common area or center where the local community can meet. ~~The neighborhood service centers of Rolling Bay, Island Center, and Lynnwood Center offer small-scale commercial and service activity outside Winslow. These areas would remain much as they are, with some in-fill development.~~

Outside of Winslow and the service centers, Bainbridge Island should preserve its pastoral heritage, which is rooted in its open spaces, winding roads, and small-scale agricultural establishments. It should preserve the distinctive qualities of its harbors and small communities. New development should be compatible with the natural landscape.

Bainbridge Island is economically linked to Seattle; however, the artistic, cultural and entrepreneurial spirit of its residents should be encouraged by providing opportunities (**what opportunities?**) for environmentally-sound businesses and home occupations.

The Island's natural amenities should be linked through corridors of green--trails, wildlife corridors, and landscape buffers along scenic roads and major arterials. Public access to the shoreline should be improved and the shoreline should be protected from overdevelopment. Development should not be haphazardly imposed upon the landscape, but should be sensitive to its natural environs, recognizing the natural carrying capacity and water supply of Bainbridge as an Island, based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level. Foremost, Bainbridge Island should preserve the diversity of one of its most precious resources--its people. The Island should remain a place where the business people, artists, farmers and long-time residents and families can all find a place to live.

VISION STATEMENT

Suggested Edits: 11/12 Visioning Workshop

Bainbridge Island is a cohesive community with a distinctive urban center and individual settlements. Winslow is the heart of the Island. It is the place where all residents come to transact daily commerce and to meet for social activities. Its vibrant, pedestrian-oriented core should be enhanced as a center for the Island's commercial activity, a common area or center where the local community can meet. The neighborhood service centers of Rolling Bay, Island Center, and Lynnwood Center offer small-scale commercial and service activity outside Winslow. These areas would remain much as they are, with some in-fill development.

Outside of Winslow and the service centers, Bainbridge Island should preserve its pastoral heritage, which is rooted in its open spaces, winding roads, and small-scale agricultural establishments. It should preserve the distinctive qualities of its harbors and small communities. New development should be compatible with the natural landscape.

Bainbridge Island is economically linked to Seattle; however, the artistic, cultural and entrepreneurial spirit of its residents should be encouraged by providing opportunities for environmentally-sound businesses and home occupations.

The Island's natural amenities should be linked through corridors of green--trails, wildlife corridors, and landscape buffers along scenic roads and major arterials. Public access to the shoreline should be improved and the shoreline should be protected from overdevelopment. Development should not be haphazardly imposed upon the landscape, but should be sensitive to its natural environs, recognizing the natural carrying capacity of Bainbridge as an Island, based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level. **Should reflect active protection of water and other resources, i.e. forests.** Foremost, Bainbridge Island should preserve the diversity of one of its most precious resources--its people. The Island should remain a place where the business people, artists, farmers and long-time residents can all find a place to live.

VISION STATEMENT

Suggested Edits: 11/12 Visioning Workshop

Bainbridge Island is a cohesive community with a distinctive urban center and individual settlements. Winslow is the heart of the Island. It is the place where all residents come to transact daily commerce and to meet for social activities. Its vibrant, pedestrian-oriented core should be enhanced as a center for the Island's commercial activity, a common area or center where the local community can meet. The neighborhood service centers of Rolling Bay, Island Center, and ~~Lynn~~**wood** Center offer small-scale commercial and service activity outside Winslow. These areas would remain much as they are, with some in-fill development.

Outside of Winslow and the service centers, Bainbridge Island should ~~preserve~~ enhance its pastoral heritage, which is rooted in its open spaces, winding roads, and small-scale agricultural establishments. It should preserve the distinctive and historic qualities of its harbors and small communities. New development should be compatible with the natural landscape.

Bainbridge Island is economically linked to Seattle and Kitsap County; however, the artistic, cultural and entrepreneurial spirit of its residents should be encouraged by providing opportunities for environmentally-sound businesses and home occupations.

The Island's natural amenities should be linked through corridors of green--trails, wildlife corridors, and landscape buffers along scenic roads and major arterials. Public access to the shoreline should be improved and the marine shoreline and shorelands should be protected from overdevelopment such as industrial aquaculture. Development should not be haphazardly imposed upon the landscape, but should be sensitive to its natural environs, recognizing the natural carrying capacity of Bainbridge as an Island, based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level. Foremost, Bainbridge Island should preserve the increase diversity of housing options one of its most precious resources--its people. The Island should remain a place where the business people, artists, farmers and long-time residents can all find a place to live.

VISION STATEMENT

Suggested Edits: 11/12 Visioning Workshop

Bainbridge Island is a cohesive community with a distinctive urban center and individual settlements. Winslow is the heart of the Island. It is the place where all residents come to transact daily commerce and to meet for social activities. Its vibrant, pedestrian-oriented core should be enhanced as a center for the Island's commercial activity, a common area or center where the local community can meet. The neighborhood service centers of Rolling Bay, Island Center, and Lynnwood Center offer small-scale commercial and service activity outside Winslow. These areas would remain much as they are, with some mixed use (including residential) in-fill development should be encouraged by the addition of infrastructure.

Outside of Winslow and the service centers, Bainbridge Island should preserve its natural environment ~~pastoral heritage~~, which is rooted in its open spaces, forests, farmland, beaches, waterway, winding roads, and small-scale agricultural establishments. It should preserve the distinctive qualities of its harbors and small communities. New development should be compatible with the natural landscape.

Bainbridge Island is economically linked globally to Seattle; however, the artistic, cultural and entrepreneurial spirit of its residents should be encouraged by providing opportunities for environmentally-sound businesses and home occupations.

The Island's natural amenities should be linked through corridors of green--trails and ways of non-motorized access, wildlife corridors, and landscape buffers along scenic roads and major arterials. Public access to the shoreline should be improved and the shoreline should be protected from overdevelopment. Development should not be haphazardly imposed upon the landscape, but should be sensitive to its natural environs, recognizing the natural carrying capacity of Bainbridge as an Island, based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level. Foremost, Bainbridge Island should preserve the diversity of all one of its most precious resources--its people, trees, water, and rural character. The Island should remain a place where the business people, artists, farmers and long-time residents can all find a place to live.

VISION STATEMENT

Suggested Edits: 11/17 Visioning Workshop

Bainbridge Island is a cohesive community with a distinctive urban center and individual settlements. Winslow is the heart of the Island. It is the place where all residents come to transact daily commerce and to meet for social activities. Its vibrant, pedestrian-oriented core should be enhanced as a center for the Island's commercial activity, a common area or center where the local community can meet. The neighborhood service centers of Rolling Bay, Island Center, and Lynnwood Center offer small-scale commercial and service activity outside Winslow. These areas would remain much as they are, with some in-fill development.

Outside of Winslow and the service centers, Bainbridge Island should preserve its pastoral heritage, which is rooted in its open spaces, winding roads, and small-scale agricultural establishments. It should preserve the distinctive qualities of its harbors and small communities. New development should be compatible with the natural landscape.

Bainbridge Island is economically linked to Seattle and Kitsap County; however, the artistic, cultural and entrepreneurial spirit of its residents should be encouraged by providing opportunities for environmentally-sound businesses and home occupations.

The Island's natural amenities should be linked through corridors of green--trails, wildlife corridors, and landscape buffers along ~~seanie~~ all roads and major arterials. Public access to the shoreline should be improved and the shoreline should be protected from overdevelopment. Development should not be haphazardly imposed upon the landscape, but should be sensitive to its natural environs, recognizing the natural carrying capacity of Bainbridge as an Island, based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level. Foremost, Bainbridge Island should preserve the diversity of one of its most precious resources--its people. The Island should remain a place where the business people, artists, farmers and long-time residents can all find a place to live.

VISION STATEMENT

Suggested Edits: 11/17 Visioning Workshop

Bainbridge Island is a ~~cohesive??~~ community with a sense of place and a distinctive urban center and individual settlements. Winslow is the heart of the Island. It is the place where all residents come to transact daily commerce and to meet for social activities. Its vibrant, pedestrian-oriented core should be enhanced as a center for the Island's commercial activity, a common area or center where the local community can meet. The neighborhood ~~service~~-centers of Rolling Bay, Island Center, and Lynnwood Center offer small-scale commercial and service activity outside Winslow. These areas would remain much as they are, with some in-fill development.

Outside of Winslow and the service centers, Bainbridge Island should preserve its pastoral heritage, which is rooted in its open spaces, winding roads, and small-scale agricultural establishments. It should preserve the distinctive qualities of its harbors and small communities. New development should be compatible with the natural landscape.

Bainbridge Island is economically linked to Seattle and the West Puget Sound communities; however, the artistic, cultural and entrepreneurial spirit of its residents should be encouraged by providing opportunities for environmentally-sound businesses and home occupations.

The Island's natural amenities should be linked through corridors of green--trails, wildlife corridors, and landscape buffers along scenic roads and major arterials. Public access to the shoreline should be improved and the shoreline should be protected from overdevelopment. Development should not be haphazardly imposed upon the landscape, but should be sensitive to its natural environs, recognizing the natural carrying capacity of Bainbridge as an Island, based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level. Foremost, Bainbridge Island should preserve the diversity of one of its most precious resources--its people. The Island ~~should~~ shall remain a place where the business people, artists, farmers and long-time residents can all find a place to live.

VISION STATEMENT

Suggested Edits: 11/17 Visioning Workshop

Bainbridge Island is a ~~cohesive~~ community with a distinctive urban center and individual settlements. Winslow is the heart of the Island. It is the place where all residents come to transact daily commerce and to meet for social activities. Its vibrant, pedestrian-oriented core should be enhanced as a center for the Island's commercial activity, a common area or center where the local community can meet. The neighborhood service centers of Rolling Bay, Island Center, and Lynnwood Center offer small-scale commercial and service activity outside Winslow. These areas would remain much as they are, with some in-fill development.

Outside of Winslow and the service centers, Bainbridge Island should preserve its pastoral heritage, which is rooted in its open spaces, winding roads, and small-scale agricultural establishments. It should preserve the distinctive qualities of its harbors and small communities. New development should be compatible with the natural landscape.

Bainbridge Island is economically ~~linked to Seattle~~; however, the artistic, cultural and entrepreneurial spirit of its residents should be encouraged by providing opportunities for environmentally-sound businesses and home occupations.

The Island's natural amenities should be linked through corridors of green--trails, wildlife corridors, and landscape buffers along scenic roads and major arterials. Public access to the shoreline should be improved and the shoreline should be protected from overdevelopment. Development should not be haphazardly imposed upon the landscape, but should be sensitive to its natural environs, recognizing the natural carrying capacity of Bainbridge as an Island, based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level. Foremost, Bainbridge Island should preserve the diversity of one of its most precious resources--its people. The Island should remain a place where the business people, artists, farmers and ~~long-time residents~~ all residents, ~~service workers~~ can all find a place to live.

VISION STATEMENT

Suggested Edits: 11/17 Visioning Workshop

Bainbridge Island is a cohesive community with a distinctive urban center and individual settlements. Winslow is the heart of the Island. It is the place where all residents come to transact daily commerce and to meet for social activities. Its vibrant, pedestrian-oriented core should be enhanced as a center for the Island's commercial activity, a common area or center where the local community can meet. The commercial neighborhood service centers of Rolling Bay, Island Center, ~~and~~ Lynnwood Center and Business/ Industrial districts offer small-scale commercial and service activity outside Winslow. ~~These areas would remain much as they are, with some in-fill development.~~

Outside of Winslow and the service centers, Bainbridge Island ~~should~~ preserves its pastoral heritage, which is rooted in its open spaces, winding roads, and small-scale agricultural establishments. It ~~should~~ preserves the distinctive qualities of its harbors and small communities. New development ~~should be~~ is compatible with the natural landscape.

Bainbridge Island is economically linked to Seattle; however, the artistic, cultural and entrepreneurial spirit of its residents ~~should~~ is be encouraged by providing opportunities for environmentally-sound businesses and home occupations.

The Island's natural amenities ~~should be~~ are linked through corridors of green--trails, wildlife ~~corridors networks~~, and landscape buffers along scenic roads and major arterials. There is good ~~p~~Public access to the shoreline ~~should be improved~~ and the shoreline ~~should be~~ is protected from overdevelopment. Development ~~should not be~~ is not haphazardly imposed upon the landscape, but ~~should be~~ is sensitive to its natural environs, recognizing the natural carrying capacity of Bainbridge as an Island, based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level. Foremost, Bainbridge Island ~~should~~ preserves the diversity of one of its most precious valuable resources--its people. The Island ~~should~~ remains a place where the business people, artists, farmers and long-time residents ~~can~~ all find a place to live.

VISION STATEMENT

Suggested Edits: 11/17 Visioning Workshop

Bainbridge Island is a cohesive community **(gravitational pull to bedroom community)** with a distinctive urban center and individual settlements. Winslow is the heart of the Island. It is the place where all residents come to transact daily commerce and to meet for social activities. Its vibrant, pedestrian-oriented core should be enhanced as a center for the Island's commercial activity, a common area or center where the local community can meet. The neighborhood service centers of Rolling Bay, Island Center, and Lynnwood Center offer small-scale commercial and service activity outside Winslow. These areas would remain much as they are, with some in-fill development.

Outside of Winslow and the service centers, Bainbridge Island should preserve its pastoral heritage, which is rooted in its open spaces, winding roads, and small-scale agricultural establishments. It should preserve the distinctive qualities of its harbors and small communities **(bioregional connection/ relationship)**. New development should be compatible with the natural landscape.

Bainbridge Island is economically linked to Seattle **(too narrow- we are linked to entire Pac NW ecologically, culturally, economically, and historically)**; however, the artistic, cultural and entrepreneurial spirit of its residents should be encouraged by providing opportunities **(includes top rated BI school district)** for environmentally-sound businesses and home occupations.

The Island's natural amenities should be linked through corridors of green--trails, wildlife corridors, and landscape buffers along scenic roads and major arterials. Public access to the shoreline should be improved and the shoreline should be protected from overdevelopment. Development should not be haphazardly imposed upon the landscape, but should be sensitive to its natural environs, recognizing the natural carrying capacity of Bainbridge as an Island, based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level. Foremost, Bainbridge Island should preserve the diversity of one of its most precious resources--its people. The Island should remain a place where the business people, artists, farmers and long-time residents can all find a place to live.

VISION STATEMENT

Suggested Edits: 11/17 Visioning Workshop

Bainbridge Island is a cohesive community with a distinctive urban center and ~~individual settlements~~ rural properties. Winslow is the heart of the Island. It is the place where all residents come to transact daily commerce and to meet for social activities. Its vibrant, pedestrian-oriented core should be enhanced as a center for the Island's commercial activity, a common area or center where the local community can meet. The neighborhood service centers of Rolling Bay, Island Center, and Lynnwood Center offer small-scale commercial and service activity outside Winslow. These areas would remain much as they are, with some in-fill development.

Outside of Winslow and the service centers, Bainbridge Island should preserve its pastoral heritage, which is rooted in its open spaces, winding roads, and small-scale agricultural establishments. It should preserve the distinctive qualities of its harbors and small communities. New development should be compatible with the natural landscape. **Is this paragraph needed? Redundant.**

Bainbridge Island is economically linked to Seattle globally and to the Kitsap Peninsula; however, the artistic, cultural and entrepreneurial spirit of its residents should be encouraged by providing opportunities for environmentally-sound businesses and home occupations.

The Island's natural amenities should be linked through corridors of green--trails, wildlife corridors, and landscape buffers along scenic roads and major arterials. Public access to the shoreline should be improved and the shoreline should be protected from overdevelopment. Development should not be haphazardly imposed upon the landscape, but should be sensitive to its natural ~~environs, recognizing the natural carrying capacity~~ ecological systems of Bainbridge as an Island, based on the principle that the Island's environmental resources are finite and must be ~~maintained at a~~ sustainable level. Foremost, Bainbridge Island should preserve the diversity of one of its most precious resources--its people **(this sentence should be at the beginning of the vision statement- people should be first)**. The Island should remain a place where the business people, artists, farmers and long-time residents can all find a place to live.

FIVE OVERRIDING PRINCIPLES THAT GUIDE THE PLAN

11/12 Workshop

1. Preserve the special character of the Island which includes forested areas, meadows, farms, marine views, and winding roads bordered by dense vegetation.
2. Protect ~~the water~~ all natural resources of the Island.
3. Foster the diversity of the community residents of the Island, its most precious resource to include economic, ethnic, cultural, generational, gender, skills, and occupations.
4. The costs and benefits to property owners should be considered in making land use decisions (for the) common good.
5. Development should be based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level.

FIVE OVERRIDING PRINCIPLES THAT GUIDE THE PLAN

11/12 Workshop

1. Preserve and enhance the special physical and social character of the Island which includes unique community-based institutions that invite social/engagement, forested areas, meadows, farms, marine views, and winding roads bordered by dense vegetation, with public access to views.
2. Protect the water resources of the Island.
3. Foster diversity of the residents of the Island, its most precious resource.
4. The ~~costs~~ impacts and benefits to property owners should be considered in making land use decisions.
5. Development should be based on the principle that the Island's environmental resources are finite and must be maintained stewarded at a sustainable level.

FIVE OVERRIDING PRINCIPLES THAT GUIDE THE PLAN

11/12 Workshop

1. Preserve the special rural character of the Island which includes forested areas, meadows, farms, marine views, and winding roads bordered by ~~dense~~native vegetation.
2. Protect all the ~~water~~ resources of the Island: farmland, forestland, habitat, marine, human, water, quietness, and quality of life.
3. Foster diversity of the residents of the Island, its most precious resource.
4. The costs and benefits to property owners and future generations should be considered in making land use decisions.
5. Development must ~~should~~ be based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level.

FIVE OVERRIDING PRINCIPLES THAT GUIDE THE PLAN

11/12 Workshop

1. Preserve the special character of the Island which includes forested areas, meadows, farms, marine views, and winding roads bordered by dense vegetation. **Other special features that contribute to Island character are: the education system, library, philanthropy, and the artist community.**
2. Protect the ~~water~~ natural resources of the Island.
3. Foster diversity of the residents of the Island, its most precious resource.
4. The costs and benefits to property owners should be considered in making land use decisions.
5. Development should be based on the principle that the Island's environmental resources are finite and must be maintained at a (self?) sustainable level.

FIVE OVERRIDING PRINCIPLES THAT GUIDE THE PLAN

11/12 Workshop

1. Preserve the special character of the Island which includes forested areas, meadows, farms, marine views, and winding roads bordered by dense vegetation.
2. Protect the water resources of the Island.
3. Maintain and Foster diversity of the residents of the Island, its most precious resource.
4. The costs and benefits to property owners should be considered in making land use decisions.
5. Development should be based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level.

FIVE OVERRIDING PRINCIPLES THAT GUIDE THE PLAN

11/12 Workshop

1. Preserve the special character of the Island which includes forested areas, meadows, farms, marine views, and winding roads bordered by dense vegetation.
2. (Conserve? Enhance?) ~~Protect all the~~ water resources of the Island. **Vague...water quality? Water quantity? Should this be #1 Principle/ priority? But shouldn't just be limited to water resources for people (i.e. habitat).**
3. Foster diversity of the residents of the Island, its most precious resource.
4. The costs and benefits to property owners should be considered in making land use decisions.
5. Development should be based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level.

FIVE OVERRIDING PRINCIPLES THAT GUIDE THE PLAN

11/12 Workshop

1. Preserve the special character of the Island which includes forested areas, meadows, farms, marine views, and winding roads bordered by dense vegetation.
2. Protect the water resources of the Island by carefully assessing the volume around water use for all planned development; adding it to the volume of the total use of existing infrastructure; and then determining if existing water supply can support these increases.
This principle should be #1.
3. Foster diversity of the residents of the Island, its most precious resource.
4. The costs and benefits to property owners should be considered in making land use decisions.
5. Development ~~should~~ shall be based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level.

FIVE OVERRIDING PRINCIPLES THAT GUIDE THE PLAN

11/12 Workshop

1. ~~(Sustain? Protect?) Preserve~~ the special rural/ natural character of the Island which includes forested areas, meadows, farms, wildlife corridors, marine views, shoreline and tideland habitat and winding roads bordered by ~~dense-native~~ vegetation buffer. Retain the unique sense of place.
2. Protect the water resources of the Island.
3. Foster diversity of the residents of the Island, its most precious resource.
4. ~~The costs and benefits to property owners should be considered in making land use decisions.~~
DELETE PRINCIPLE
5. Development should be based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level.
6. Protect and foster historical, cultural and artistic communities.
7. Design and promote child and seniors safe access to Island facilities.

FIVE OVERRIDING PRINCIPLES THAT GUIDE THE PLAN

11/17 Workshop

1. Preserve the special character of the Island which includes forested areas, meadows, farms, marine views, and winding roads bordered by dense vegetation.
2. Protect and sustain the waters resources of the Island, rain and surface waters, aquifers, groundwater and marine.
3. Foster diversity of the residents of the Island, its most precious resource.
4. The costs and benefits to property owners should be considered in making land use decisions.
5. Development should be based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level.

FIVE OVERRIDING PRINCIPLES THAT GUIDE THE PLAN

11/17 Workshop

1. ~~Preserve~~ Sustain the ~~special-uniquely beautiful natural, human, and historical~~ character of the Island which includes forested areas, meadows, farms, marine views, and winding roads and trails bordered by ~~dense~~ vegetation.
2. Protect the water resources of the Island.
3. Foster diversity of the residents of the Island, its most precious resource.
4. The costs and benefits to property owners should be considered in making land use decisions.
5. Development should be based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level.

FIVE OVERRIDING PRINCIPLES THAT GUIDE THE PLAN

11/17 Workshop

1. Preserve the special character of the Island which includes forested areas, meadows, farms, marine views, and winding roads bordered by dense vegetation.
2. Protect the water resources of the Island.
3. Foster diversity of the residents of the Island, its most precious resource.
4. The costs and benefits to ~~property owners~~ Islanders should be considered in making land use decisions. **Focused on revenue and tax base. Land Use Element vs. Guiding Principles**
5. Development should be based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level.

FIVE OVERRIDING PRINCIPLES THAT GUIDE THE PLAN

11/17 Workshop

1. Preserve the special character of the Island which includes forested areas, meadows, farms, marine views, and winding roads bordered by dense vegetation.
2. Protect the water resources of the Island.
3. Foster diversity of the residents of the Island, its most precious resource.
4. The costs and benefits to property owners should be considered in making land use decisions.
5. Growth management ~~Development~~ should be based on the principle that the Island's ~~environmental~~ **(too narrow: should include cultural, economic, human, water)** resources are finite, therefore ~~and~~ must be maintained at a ~~sustainable~~ durable level for the common good.

FIVE OVERRIDING PRINCIPLES THAT GUIDE THE PLAN

11/17 Workshop

1. Preserve the special character of the Island which includes forested areas, meadows, farms, marine views, and winding roads bordered by dense vegetation.
2. Protect the water resources of the Island.
3. Create a community by Fostering a sense of welcoming all people, inclusion and diversity of ~~the residents of~~ the Island, its most precious resource. A community that is economically viable, that includes the balance between the natural and built environment. A community to include people, the arts, age, demographics, cultural, and affordable housing. Broaden our definition of diversity. To discover resources, and create opportunities to live, work and play on Bainbridge Island. Found through our non-profit organizations.
4. The costs and benefits to property owners should be considered in making land use decisions.
5. Development should be based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level.

FIVE OVERRIDING PRINCIPLES THAT GUIDE THE PLAN

11/17 Workshop

1. Preserve the special character of the Island which includes forested areas, meadows, farms, marine views, and winding roads bordered by dense vegetation.
2. Protect the water resources of the Island.
3. Foster diversity of the residents of the Island, its most precious resource.
4. The costs and benefits to property owners should be considered in making land use decisions.
5. Development will ~~should~~ be based on the principle that the Island's and the earth's environmental resources are finite and must be maintained and enhanced where possible at a sustainable level.
6. Development should promote community resilience and self-reliance and promote energy and food security, shared transportation, and efficient use of energy resources.

What is the most negative change you've seen occur on Bainbridge Island in the time that you have lived here?

Workshop Date	Poster	Comment	Related Comprehensive Plan Element
12-Nov	Principles	What puts the BI "character" at risk.	
12-Nov	Principles	Single-family or individual living abilities- rent and real estate are too high.	Housing
12-Nov	Vision	Impact of non-local ferry traffic and ferry tourism on community.	Housing, Transportation
17-Nov	Vision	Affordability: cost limits who can live here	Economic, Land Use
17-Nov	Principles	Concern re: BI becoming a suburban community due to our zoning	Land Use, Transportation

What aspect(s) of the Island would you like to be sure to preserve for the future?

Workshop Date	Poster	Comment	Related Comprehensive Plan Element	
17-Nov	Vision	Traffic impacts should be analyzed with NSC development	Transportation	
17-Nov	Vision	New development should be clustered and preserve forest	Land Use	
17-Nov	Vision	Island environmental resources are finite and should be considered for water, balanced growth, conservation, and water for agriculture	Water Resources, Environment, Land Use	
17-Nov	Vision	We tend to our water resources carefully	Water Resources, Environment, Utilities	
17-Nov	Principles	Gather and conserve rain water	Water Resources, Environment	
17-Nov	Principles	Protect Puget Sound and Salish Seawater quality too. They protect us.	All	
17-Nov	Principles	Septic systems are best, up to a certain density	Water Resources, Environment, Land Use	
17-Nov	Principles	Protect the water cycle system	Water Resources, Environment, Land Use	
17-Nov	Principles	Encourage maintenance and preservation of historic buildings	Land Use, Cultural	
12-Nov	Principles	What resources? Water (purity & quantity), agricultural land, forests?	Water Resources, Environment, Land Use	
12-Nov	Vision	Housing and services- aging population and lower income residents able to live on the Island.	Housing, Human Services	
12-Nov	Vision	Prepare for climate change with requisite preservation of trees.	Environment	

What aspect(s) of the Island would you like to be sure to preserve for the future?

Workshop Date	Poster	Comment	Related Comprehensive Plan Element	
12-Nov	Vision	High School Road as boundary of commercial development.	Land Use	
12-Nov	Vision	Low Density (residential development), green space, and vibrant art's and humanities.	Land Use, Cultural	
12-Nov	Vision	Rural character, low crime, safe art community, open space, parks, beach access, wildlife corridor, bike and walkability	All	

What aspect(s) of the Island would you like to see changed in the future?

Workshop Date	Poster	Comment	Related Comprehensive Plan Element
17-Nov	Vision	Transportation Infrastructure for the future (i.e. off island traffic/ Hwy. 305)	Transportation
17-Nov	Vision	Open other areas for retail	Land Use, Economic
17-Nov	Vision	create alternate power sources	Utility
17-Nov	Vision	a diverse population needs enhancement for opportunity in housing and jobs	Land Use, Economic, Housing
17-Nov	Vision	Diversity should be promoted and include cultural and economic diversity	All
17-Nov	Vision	Compassionate City designation?	Human Services
17-Nov	Vision	We have a real-estate/ auto dependent economy which is inherently non-resilient. Need support for other types of local and regional economic activity. Currently we view "pastoral""harbors" "acricultural" as decorative, rather than function elements of local economy.	Land Use, Economic
17-Nov	Vision	Need sustainable practives in places before the tsunami hits	All
17-Nov	Vision	Support public transit; get out of cars.	
17-Nov	Vision	BI is white, racial diversity lacking	
17-Nov	Vision	BI not diverse- how do we draw people here, why don't people of color feel comfortable here?	
17-Nov	Vision	For any development or "improvements" require universal design-beyond minimal ADA	Land Use, Transportation
17-Nov	Vision	Focus on emergency preparedness: preprae for disasters in building and for long term sustainability	All
17-Nov	Vision	Support more infrastructure for PEOPLE	Human Services, Economic, Transportation
17-Nov	Vision	Promote safe walking, bike, stronger non-motorized ability on roads	Transportation

What aspect(s) of the Island would you like to see changed in the future?

Workshop Date	Poster	Comment	Related Comprehensive Plan Element
17-Nov	Vision	Safer "county roads" reflecting both the amount of auto traffic and encouraging safe walking.	Transportation
17-Nov	Vision	(Support) Walkability within the urban cor and outer areas	Transportation
17-Nov	Vision	Encourage support systems for all residents- i.e. elderly, disabled	Human Services, Economic, Transportation
17-Nov	Principles	Increase aquifer recharge to 91% on site (WA state regulation or new development)	Water Resources, Land Use
17-Nov	Principles	Recharge of streams	Water Resources, Environment
17-Nov	Principles	Current growth is reserved for rich, white people. Is this what we want? Who will the next 5000 people be?	
12-Nov	Principles	To have a diverse population, we need to have a diversity of size and type housing stock, including tiny homes.	Land Use, Human Services
12-Nov	Principles	water-greywater-stormwater reuse, rainwater harvest	Water Resources, Utilities
12-Nov	Principles	Make it possible to have smaller home sizes (i.e. tiny homes) not just as ADUs.	
12-Nov	Principles	Alternative power should be supported/ encouraged.	Utility, Land Use
12-Nov	Principles	Support "sweat equity" housing and "tiny houses" and tiny house villages	Land Use
12-Nov	Principles	Reexamine city's policies and regulations for ADU's; encourage smaller housing, for both younger and older people. Think about expanding to other sewered areas.	Land Use
12-Nov	Principles	Recongnize the sole source aquifer designation and no water limitation exemption- critical area Growth Management Hearing Board.	Environment, Water Resources
12-Nov	Vision	Adequately study enviromental impacts of growth with a realistic recognition about resources.	Land Use, Environment, Water Resources

What aspect(s) of the Island would you like to see changed in the future?

Workshop Date	Poster	Comment	Related Comprehensive Plan Element
12-Nov	Vision	Infrastructure upgrades are not paid for by developers, but by taxpayers, and most taxpayers see no benefit.	Transportation, Utilities
12-Nov	Vision	Bicycle, pedestrian and equestrian should be able to get around safely	Transportation
12-Nov	Vision	Neighborhood Service Center areas should be welcoming.	
12-Nov	Vision	Encourage small footprint houses	Land Use
12-Nov	Vision	Communications Infrastructure.	Utilities
12-Nov	Vision	Communities of lower inequality (more equality) are more sustainable (there are studies!)	All
12-Nov	Vision	Affordability vs Diversity. Massive footprint homes "allowed" but not popular. Not where I want B.I. to go with regard to diversity vs. exclusivity.	Land Use, Housing
12-Nov	Vision	Revised, more definitive with an eye toward co-existence of sustainability and diversity.	All
12-Nov	Vision	Can we plan for sustainable use of water?	Water Resources
12-Nov	Vision	consider alternative economic models that focus on sharing in addition to shopping for things	
12-Nov	Vision	Impacts of rebuilding Agate Pass bridge	Transportation
12-Nov	Vision	safe roads, trails connecting-Islandwide	Transportation
12-Nov	Vision	Need shopping opportunities to meet real, everyday needs.	Land Use, Economic
12-Nov	Vision	Business growth to support quality of life requirements.	Economic
12-Nov	Vision	Greater opportunities for all to contribute to the Island's life	
12-Nov	Vision	Diversity of housing affordability, density with greater access to natural resources	Land Use, Housing
12-Nov	Vision	Encourage walkability	Transportation, Land Use
12-Nov	Vision	Affordable house throughout Island and in service centers.	Land Use, Housing

Is the Vision statement still appropriate?

Workshop Date	Poster	Comment	Related Comprehensive Plan Element
17-Nov	Vision	Yes! Vision Good	
17-Nov	Vision	Preserve pastoral heritage and open spaces	
17-Nov	Vision	Shorter Vision statement, followed by strategies	
17-Nov	Vision	Not relevant	
17-Nov	Vision	Statement should have more about "values", be less specific (i.e. Rolling Bay should be expanded)	
17-Nov	Vision	Service workers left out of vision statement	
17-Nov	Vision	Is the vision statement a will/ shall document, which adds seriousness	
17-Nov	Vision	Statement is ambiguous, and would not yield clear direction on ordinances or code	
17-Nov	Vision	Connection to Kitsap Peninsula should be acknowledged	
17-Nov	Vision	People vs Nature focus in statement needs to be better	
17-Nov	Vision	Is the vision statement a "legal statement" as basis for comp plan?	
17-Nov	Vision	What is meant by diversity? (public transit?)	
17-Nov	Vision	Where is the concept of resilience in the vision statement?	
17-Nov	Vision	An Island that's interconnected to a larger community- our "bounded-ness" makes us unique, but we are interconnected.	
17-Nov	Vision	No mention of education in vision statement	
17-Nov	Vision	Community as a whole people	
17-Nov	Vision	Vision statement too long	
17-Nov	Vision	2nd and 4th paragraph too similar, redundant	
17-Nov	Vision	Better link to ecological services of landscape sustainability	All

Is the Vision statement still appropriate?

Workshop Date	Poster	Comment	Related Comprehensive Plan Element
12-Nov	Vision	Vision statement should better define the Island environment, recognize limited resources.	
12-Nov	Vision	Many things represent the Island- should be known for its parks.	
12-Nov	Vision	That Bainbridge Island is economically linked to Seattle should recognize the relationship to WSDOT.	
12-Nov	Vision	Preserve resources/ character of the Island	
12-Nov	Vision	Connecting diverse interests	
12-Nov	Vision	Balance needs.	
12-Nov	Vision	Most everyone that lives on our Island or come to visit are drawn by the natural beauty. We are a community that is sensitive to the existing natural beauty and finite water and land resources, and strives to live within our means as we manage our infrastructural an grow and change responsibly. This is accomplished by housing and enforcing existing zoning laws that provide for resonsible growth adn management.	
12-Nov	Vision	Too much information for the vision statement. How much of the "how" does this include?	
12-Nov	Vision	Include the urban core- rural split maintained.	Land Use
12-Nov	Vision	Business/ economic development: livelihoods for residents/ everyone	Economic and Land Use
12-Nov	Vision	Rich diversity of residents.	
12-Nov	Vision	Vision should be vibrant, alive, descriptive of the future state... what does it feel, look, amell, taste like? Should be a compelling, inspiring, picture of our future.	
12-Nov	Vision	Winslow is the HEART of the Island.	

Is the Vision statement still appropriate?

Workshop Date	Poster	Comment	Related Comprehensive Plan Element
12-Nov	Vision	Governance? Does Planning follow the Vision?	
12-Nov	Vision	Stewardship, durability, world economy...	
12-Nov	Vision	Should emphasize stewardship	
12-Nov	Vision	No prescription for diversity.	
12-Nov	Vision	Connections/ Transit	
12-Nov	Vision	Emphasize the "country road" concept, and the natural features mentioned in paragraph 4 of Vision statement	
12-Nov	Vision	Vision statement too long- could be 3 sentences. Doesn't need to have "tools" in the Vision statement.	
12-Nov	Vision	Will Winslow be the heart of the Island in 50 years?	
12-Nov	Vision	Maintain open space and natural environment with socioeconomic diversity, and without exclusivity.	
12-Nov	Vision	NSC sentence too specific/ detailed.	
12-Nov	Vision	Open space (important)!	
12-Nov	Vision	Public Transit	
12-Nov	Vision	Integrate the concept of Diversity and sustainability.	
12-Nov	Vision	The balance between growth and protection of the environment have tipped to favor growth.	
12-Nov	Vision	Should the Vision statement be more exact? Replace all the "should"s in the statement with "will"s?	
12-Nov	Vision	Should the vision statement be stuck based on 2004 goals, or new 2014 goals?	
12-Nov	Vision	Don't think where we're going represents vision statement.	
12-Nov	Vision	Regulations reflect vision.	
12-Nov	Vision	2004- How do we develop? 2014- How do we preserve?	
12-Nov	Vision	Include planning for climate change in vision statement.	

Is the Vision statement still appropriate?

Workshop Date	Poster	Comment	Related Comprehensive Plan Element
12-Nov	Vision	What is meant by Winslow? Winslow Way only, or immediate vicinity? Or Winslow Way up to High School Road	
12-Nov	Vision	Support for all-ages; welcoming and accessible. Support educational, intellectual and cultural engagement.	Housing, Human Service, C
12-Nov	Vision	diversity of its residents should mean all types: age and income base.	
12-Nov	Vision	Need to know the carrying capacity of our resources, especially water	Water Resources
12-Nov	Vision	The third paragraph of Vision statement re: economy is very important	Land Use, Economic
12-Nov	Vision	Community relationships- personal, cultural and social	
12-Nov	Vision	Stewardship, access of/to nature from water to interior and forests	Land Use, Transportation, E
12-Nov	Vision	opportunities for everyone to grow and thrive	
12-Nov	Vision	Sustainability and Conservation	

Are the City's 5 overriding principles still appropriate?

Workshop Date	Poster	Comment	Related Comprehensive Plan Element
17-Nov	Principles	The carrying capacity should be determined by modeling	Land Use, Transportation, Water Resources
17-Nov	Principles	Why special focus on water, not "natural resources	Water Resources
17-Nov	Principles	What can be controlled?	
17-Nov	Principles	Psychological and social character of the Island	Human Services, Land Use
17-Nov	Principles	Is having densely vegetated roadsides inconsistent with desiring safe, non-motorized options along roads?	Land Use, Transportation
17-Nov	Principles	What does Economic & Land Use Element say? Supports tax basis (developed property). Less taxes bad for Kitsap County. Re: Shoreline Master Program, garbage dump and marijuana	Land Use, Economic
17-Nov	Principles	No overriding principles-tool to analyze (land use) decisions.	Land Use
17-Nov	Principles	40% of population are renters: do we not consider the costs & benefits to renters? Also business owners who are not property owners	
17-Nov	Principles	Economy ignored for most of the Comprehensive Plan.	Economic, Land Use
17-Nov	Principles	What would the community define as development? Development for the benefit of the public?	Land Use
17-Nov	Principles	Development is seen as exploitative- if it is consistent with values of community it can be an opportunity.	Land Use
17-Nov	Principles	The carrying capacity should be determined by modeling	All
17-Nov	Principles	Citizen subcommittee should be established to annually monitor principles going forward.	
12-Nov	Principles	Community engagement is essential to decisions that impact the community.	
12-Nov	Principles	We consider the common good.	All
12-Nov	Principles	Where people ride their bicycles and walk.	Land Use, Transportation
12-Nov	Principles	Good stewards of resources, appropriate regulation to increase carrying capacity.	All

Are the City's 5 overriding principles still appropriate?

Workshop Date	Poster	Comment	Related Comprehensive Plan Element
12-Nov	Principles	Do we value the rights of the community over individual landowners?	
12-Nov	Principles	Balancing act: community and private interests; future generations	
12-Nov	Principles	Equitable access to public space/ amenities	
12-Nov	Principles	Is development same as growth?	
12-Nov	Principles	All theses principles are connected.	
12-Nov	Principles	Support a character of community involvement, such as our support of library, philanthropy, schools, and parks	
12-Nov	Principles	To balance between development and the use of resources, where do we draw the line?	
12-Nov	Principles	What is sustainable? Who decides what is sustainable?	
12-Nov	Principles	"Diversity" of residents includes residential, commercial, and industrial uses/ businesses.	
12-Nov	Principles	Island natural resources include: energy, springs, wetlands, marine/ shoreline, native vegetation, wildlife, air, trees, water and land.	
12-Nov	Principles	How do we measure sustainability?	
12-Nov	Principles	Accessibility equals diversity	
12-Nov	Principles	Principles difficult to achieve. What steps do we take to make it happen? Impediments: Costs and Affordable Housing	
12-Nov	Principles	Diversity includes the livaboard community, mobile home park, artists, and young adults rased on BI and want to live here.	Housing, Economic
12-Nov	Principles	Encourage younger adults (age 20-40) to settle here, somewehre to go after 9pm.	Housing, Economic

Are the City's 5 overriding principles still appropriate?

Workshop Date	Poster	Comment	Related Comprehensive Plan Element
12-Nov	Principles	Does water resources mean aquifer and surface water? What does it mean? Does this consumption? Does this mean access? Affordability? What about regional/ global water impact- beyond boundaries.	Water Resources
12-Nov	Principles	Manage water resources under multiple water districts.	Water Resources, Utilities

Other Comments			
Workshop Date	Poster	Comment	Related Comprehensive Plan Element
17-Nov	Vision	Is Bainbridge Island a bedroom community?	Land Use, Economic
17-Nov	Vision	What defines us as a food community?	Human Services, Land Use, Economic
17-Nov	Vision	"Adventure Medicine" walking or biking in childhood lead to healthier adults, life long pattern.	Land Use, Transportation
17-Nov	Vision	Education in citizenship and resilience	
17-Nov	Principles	Preparation for emergencies	
17-Nov	Principles	Groundwater rate structured to promote conservation	
17-Nov	Principles	Development impacts to surface (water), landscape, and streams	Land Use, Environment, Water Resources
17-Nov	Principles	Pay attention how people get around on Island and support multi-generational living	Land Use, Transportation
17-Nov	Principles	Accessory Dwelling Units (ADUs) for long term rentals only, not used as Air B&B	Land Use
12-Nov	Principles	Support bucolic landscape, trees, and the chance for seclusion.	
12-Nov	Principles	How it feels to live here: I've lived other places, but I prefer B.I. I like my neighbors. I respect the values we want to preserve. An established town- not a wanna be town. What do we preserve? Recognize tha twe have something special and maybe make it better.	
12-Nov	Principles	What is meant by development : population, buildings, culture, paths, public transit, technology infrastructure, public access to resouces? What will be sustained?	
12-Nov	Principles	Limit number of toilets/ water using facilities?	Utility, Water Resources

Other Comments			
Workshop Date	Poster	Comment	Related Comprehensive Plan Element
12-Nov	Principles	Need metrics/ measurable elements and resouces	All
12-Nov	Principles	State Environmental Policy Act checklists should include where water (for development), use, and necessary recharge areas.	
12-Nov	Vision	Equitable enforcement of Zoning	BIMC
12-Nov	Vision	Recognize Rural environment	Land Use
12-Nov	Vision	Traffic/ Parking/ cars vs walking/ bikes- mobility issues very important	Transportation, Land Use
12-Nov	Vision	No car-centric community	Transportation, Land Use
12-Nov	Vision	No gated communities.	Land Use
12-Nov	Vision	We need data.	All
12-Nov	Vision	Lancaster, CA has new housing requirements	Housing, Land Use
12-Nov	Vision	Can we set our own target for growth based on our current natural resources, such as water availability, sewage management, electrial grid.	
12-Nov	Vision	Why were those NSC areas picked (for growth)- they are not able to grow without sewer and water.	Land Use
12-Nov	Vision	Can the City challenge Growth Management Act growth targets?	Land Use
12-Nov	Vision	Can we plan for sustainable use of water?	Water Resources
12-Nov	Vision	Seen to be building rather than using what we have.	
12-Nov	Vision	Can you plan for growth without impact?	
12-Nov	Vision	Public transportation system	Transportation, Land Use
12-Nov	Vision	Acknowledge reverse commute from B.I. to Kitsap Peninsula	Transportation, Land Use
12-Nov	Vision	SR 305 concern over our control of future development expansion.	

Other Comments			
Workshop Date	Poster	Comment	Related Comprehensive Plan Element
12-Nov	Vision	More development about NSC's- should have their own subarea plans	Land Use
12-Nov	Vision	Role of technology on economic activity	Economic
12-Nov	Vision	Homebuyers should know what (uses) are nearby, don't complain about existing activity.	
12-Nov	Vision	Creative increased density in exchange of increased preservation of resources.	Land Use

**Draft Vision Statement: 2016 Comprehensive Plan
Comprehensive Plan Steering Committee
edited 12 15 14**

We have a vision that Bainbridge Island sustains for future generations the qualities that keep us here, draw us here, and often draw us back.

We address growth and change, mindful of the limits and the possibilities of our Island geography and environment.

We nurture the creativity and diversity that enhances our cultural and economic life, while celebrating the Island's heritage.

We provide a safe, green community that is physically and economically open to people of all ages, backgrounds and abilities.

We work to make the relationship between each citizen and the Island a source of pride.

‘Visioning’ and the Vision Statement in Our Comprehensive Plan

Jon Quitslund, Planning Commissioner

In two workshops on Nov. 12 and 17, I took part in discussions of the ‘Vision Statement’ that serves as a preamble to our current Comprehensive Plan. The workshops covered other ground as well, and did so very constructively. In this essay, after some broad comments, I will focus on the first paragraph of the vision statement, which I think should be radically re-thought.

Looking back on the two meetings, several things stand out in my memory. Both workshops drew capacity crowds, and many points of view were represented in the group discussions at separate tables. The current Vision Statement was regarded critically, as a description that now seems dated and incomplete.

The most interesting general critique that I heard was this: Present what matters most to us in one paragraph, then describe strategies for bringing that imagined future into being. I heard a good deal of impatience with rosy descriptions of the way things are, and with the litany of “should” and “should not” statements that only remind us how little leverage resides in the Comprehensive Plan.

Here is the first paragraph, from which I’ll excerpt some passages for discussion:

Bainbridge Island is a cohesive community with a distinctive urban center and individual settlements. Winslow is the heart of the Island. It is the place where all residents come to transact daily commerce and to meet for social activities. Its vibrant, pedestrian-oriented core should be enhanced as a center for the Island’s commercial activity, a common area or center where the local community can meet. The neighborhood service centers of Rolling Bay, Island Center, and Lynwood Center offer small-scale commercial and service activity outside Winslow. These areas would remain much as they are, with some in-fill development.

I have several problems with this description of our population and the way we live together. Are we, the citizens of Bainbridge Island, **a cohesive community**? I don’t think so; I don’t think we ever were. In saying this, I’m not complaining; I don’t feel a lack of cohesion, only an awareness of complexity in our social and cultural fabric.

I’ve always felt that this is not one community, but many cliques and affinity groups, sometimes at odds but mostly maintaining a respectful distance from others, claiming freedom to pursue different goals, and resentful when they are imposed upon by people unlike themselves.

However, there’s a strong ‘sense of place’ that our diverse and dispersed population enjoys, and that sense brings us together to protect the common good – although people may differ vehemently over what contributes to or detracts from the common good. The whole island is more than the sum of its parts, we each feel we have a stake in the whole. It’s the place, not the people, that can be called **cohesive**.

Winslow is the heart of the Island. This is true, and more true today than when the Vision Statement was first composed. (I don’t know if these words go back to 1994, or to the update in 2004.) But some of what follows, describing Winslow’s importance, strikes me as blather and special pleading.

Its vibrant, pedestrian-oriented core should be enhanced. Well, now downtown Winslow has been enhanced in several ways, and further improvements are going forward, although many merchants are still struggling and the perennial parking problem in the

pedestrian-oriented core has yet to be solved. So Winslow still needs work, but might be given less attention in the Vision Statement.

The paragraph ends with two sentences about the **neighborhood service centers**, and I want to see the demeaning term **service** dropped. Each of the three neighborhood centers is a different place, and they don't possess an equal potential for commercial and residential growth, but each is an attractive hub for neighbors and for people living some distance away.

Should the neighborhood centers **remain much as they are** for the next ten or twenty years? Certainly not. Only Island Center has remained much as it was in 2004. I expect some serious sub-area planning to take place in the context of this Comp Plan update. Perhaps pocket-size mixed-use zoning could be introduced in other neighborhoods to allow for more gathering places outside of Winslow. (Recent developments in the Business/Industrial zones have already given Islanders more places to go.)

Historically, Bainbridge Island has been composed of distinct neighborhoods (quaintly called **individual settlements** in contrast to the **distinctive urban center**). That pattern persists today in some parts of the Island, and growth in our population has only increased the importance of neighborhoods and neighborly relationships.

* * *

I want to return to what was said above about our sense of place, and my observation that it's the place, not the people of Bainbridge Island, that can be called **cohesive**. One thing that brings crowds of people together is a sense that our island's environmental integrity is continually being compromised. If only we could all agree to live within the limits defined by our physical environment . . . but cultural and economic imperatives pull in a different direction. Can the current trends be reversed? Many feel we're in a "now or never" moment.

The "should" and "should not" statements running through our current Vision Statement express an earnest desire to protect and preserve our sense of place – but by what means? There, I believe, our vision needs to be clearer. We, the resolute defenders of 'Island values,' tend to dwell on threats posed by our adversaries, those unreliable 'Other People' and 'special interests,' when we could advance a more positive agenda, assuming responsibility for managing change.

During the visioning workshops we were challenged to imagine the changes our island – the place and the people – will face in the decades ahead. Climate change will bring on many other changes, predictable but still unknowable; increases in population throughout the Northwest will be, I'm sure, one of the consequences of worsening conditions elsewhere. Demographic characteristics will change, and will produce further changes.

In the workshops, we began to talk about adaptive strategies, and those conversations will continue, involving more people and going deeper, gathering information on which to base goals and policies.

Can the sense of place that is meaningful today provide a baseline and guide us as we look ahead? I believe so, if we allow that some features of the place will change, even radically, as they have changed in the past. Is there some better compass than our sense of what this place provides, and what it asks of us? If so, tell me about it.

As I mentioned in the beginning of this essay, I want to propose a radical revision of the Vision Statement. I'd like to make it less about us and our fears and wishes, and more about the place where we are temporary inhabitants, stewards of what was germinating or already flourishing when we, or our parents perhaps, settled here.

Let's begin by describing where Bainbridge Island is, and what our insular position in the Central Puget Sound region means to us. It means proximity to the urban dynamo of Seattle, with the Cascades and Mt. Rainier visible in good weather and a short drive away. We also benefit from even closer proximity to communities and shopping on the Kitsap Peninsula, with the Olympics and several attractive towns across the Hood Canal bridge.

But there's a catch: with access to all that surrounds us, and an earning and spending population that depends on that access, we must also adjust our ambitions to living mindfully, within our island's limited resources of land, water, and air. And another catch: we're connected to both sides of the Puget Sound region by two-way streets, and we don't control the traffic.

After acknowledging that our location provides both advantages and challenges, we could describe the physical geography of the Island itself, with its miles of shoreline (most of it privately owned); its hilly terrain, streams and wetlands, forests and open space (with many acres publicly owned or in conservancy); its beaches, and several harbors that accommodate boating.

Then, and only then, this version of the Vision Statement would describe the built environment, commercial and cultural activities, and the evolving demographic characteristics of Bainbridge Island.

* * *

To some readers it will appear that I am advancing environmental interests and neglecting people, whose well-being is much more important. On the contrary, I think I am only providing a sound framework for long-range planning and community development. I've left to someone else, or to another occasion, the thinking through of the last part of the Vision that I outlined in the brief paragraph immediately above: it may be the most important part, and at this point I don't know enough to complete it.

Let's agree at this point, though, that in the decades ahead, land use planning will be very different, and more demanding, than it has been in the past. As our population increases and the land available for development diminishes, environmental impacts become more significant. Minimizing impacts by good design and best practices becomes essential.

Land use planning is where the interests of individuals, the well-being of the general public, and enhancement of all that contributes to our sense of place come together – not easily, not often in close harmony, but in complex interactions.

* * *

I like the suggestion that in the revised Comprehensive Plan, the Vision Statement should be followed by a Mission Statement that "presents the approach the City of Bainbridge Island plans to take to make the Vision a reality." (In the current Comp Plan, the Vision Statement is followed by a page of bullet-pointed Goals; commitment to those goals is evident in COBI and the community, but we've fallen short of reaching most of them.) The Mission Statement would, I imagine, articulate a strategy informed by the six "Themes" drawn from COBI's Priority Budgeting Plan.