



CITY OF
BAINBRIDGE ISLAND

**PLANNING COMMISSION SPECIAL MEETING
THURSDAY, JUNE 09, 2022**

COUNCIL CHAMBERS
280 MADISON AVENUE NORTH
BAINBRIDGE ISLAND, WA

AND

ZOOM WEBINAR
[HTTPS://BAINBRIDGEWA.ZOOM.US/J/97340072620](https://bainbridgewa.zoom.us/j/97340072620)

OR ONE TAP MOBILE :

US: +12532158782,,97340072620# OR +13462487799,,97340072620#

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WEBINAR ID: 973 4007 2620

AGENDA

**1. CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW/CONFLICT
DISCLOSURE - 6:00 PM**

We would like to begin by acknowledging that the land on which we gather is within the ancestral territory of the Suquamish, "People of Clear Salt Water." Expert fishermen, canoe builders and basket weavers, the Suquamish live in harmony with the lands and waterways along Washington's Central Salish Sea as they have for thousands of years. Here, the Suquamish live and protect the land and waters of their ancestors for future generations as promised by the Point Elliot Treaty of 1855.

2. PLANNING COMMISSION MEETING MINUTES - 6:05 PM
Review and approve meeting minutes.

- 2.a (6:05 PM) Review and approve meeting minutes**
[PCApril28DRAFTMINS.pdf](#)
[DRAFTMAY12MINUTES.pdf](#)

3. PUBLIC COMMENT - 6:15 PM

- 3.a Planning Commission**

4. PUBLIC HEARING - 6:20 PM

4.a (6:20 PM) Public Hearing on Ordinance No. 2022-01 (formerly Ordinance No. 2021-35) relating to revising the Housing Design Demonstration Project Program - Planning, 60 Minutes

[Staff Memo.pdf](#)

[Public Hearing Draft Ordinance No. 2022-01 formerly No. 2021-35_ Revising HDDP Program.pdf](#)

[Public Hearing Draft Exhibit A to BIMC 2.16.020.S. HDDP.pdf](#)

[Clean PH Draft Exhibit A to BIMC 2.16.020.S. HDDP.pdf](#)

[Ferry Terminal Property Buffers.pdf](#)

5. PLANNING DIRECTOR'S REPORT - 7:30 PM

6. FOR THE GOOD OF THE ORDER - 7:45 PM

7. ADJOURNMENT - 8:00 PM

GUIDING PRINCIPLES

Guiding Principle #1 - Preserve the special character of the Island, which includes downtown Winslow's small town atmosphere and function, historic buildings, extensive forested areas, meadows, farms, marine views and access, and scenic and winding roads supporting all forms of transportation.

Guiding Principle #2 - Manage the water resources of the Island to protect, restore and maintain their ecological and hydrological functions and to ensure clean and sufficient groundwater for future generations.

Guiding Principle #3 - Foster diversity with a holistic approach to meeting the needs of the Island and the human needs of its residents consistent with the stewardship of our finite environmental resources.

Guiding Principle #4 - Consider the costs and benefits to Island residents and property owners in making land use decisions.

Guiding Principle #5 - The use of land on the Island should be based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level.

Guiding Principle #6 - Nurture Bainbridge Island as a sustainable community by meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Guiding Principle #7 - Reduce greenhouse gas emissions and increase the Island's climate resilience.

Guiding Principle #8 - Support the Island's Guiding Principles and Policies through the City's organizational and operating budget decisions.



Planning Commission meetings are wheelchair accessible. Assisted listening devices are available in Council Chambers. If you require additional ADA accommodations, please contact the Planning & Community Development Department at (206) 780-3750 or pcd@bainbridgewa.gov by noon on the day preceding the meeting.

Public comment may be limited to allow time for the Commissioners to deliberate. To provide additional public comment, email your comment to pcd@bainbridgewa.gov or mail it to Planning and Community Development, 280 Madison Avenue North, Bainbridge Island, WA 98110.



CITY OF
BAINBRIDGE ISLAND

Planning Commission Special Meeting Agenda Bill

MEETING DATE: June 9, 2022

ESTIMATED TIME:

AGENDA ITEM: (6:05 PM) Review and approve meeting minutes

SUMMARY: review and approve minutes
April 28, 2022 minutes and
May 12, 2022 minutes

AGENDA CATEGORY: Minutes

PROPOSED BY: Planning & Community Development

RECOMMENDED MOTION: Motion: I move to approve the meeting minutes from the April 28, 2022 and May 12, 2022 Planning Commission Special Meetings

STRATEGIC PRIORITY:

FISCAL IMPACT:

Amount:	
Ongoing Cost:	
One-Time Cost:	
Included in Current Budget?	

BACKGROUND:

ATTACHMENTS:

[PCApril28DRAFTMINS.pdf](#)

[DRAFTMAY12MINUTES.pdf](#)

FISCAL DETAILS:

Fund Name(s):

Coding:



CITY OF
BAINBRIDGE ISLAND

PLANNING COMMISSION SPECIAL MEETING
April 28, 2022
Meeting Minutes

1) CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW/CONFLICT DISCLOSURE -

Chair Sarah Blossom called the meeting to order at 6:00 PM and read Land Acknowledgement. Commissioners in attendance were Yesh Subramanian, William Chester, Ashley Mathews, Lisa Macchio and Ariel Birtley. Commissioner Ben Dienes was absent and excused. The agenda was reviewed and there were no conflicts to disclose.

City Council Liaison Jon Quitslund was in attendance as well as the following City Staff: Senior Planner Jennifer Sutton and Senior Planner Kelly Tayara. Administrative Specialist Maria Dozeman monitored the recording and prepared the minutes.

2) PUBLIC COMMENT

2.a Public Comment

[Cover Page](#)

[Instructions_for_Providing_Public_Comment_at_Remote_Meetings__PlanningCommission.pdf](#)

Renni Bispham, encourages the Planning Commission to continue to use an equity lens to ensure the impact of policies and regulations increases success for all groups.

Ron Peltier, provided comment on HDDP and loophole that allows ADUs resulting in 500% density bonus.

3) NEW BUSINESS

3.a [Planning Commission Consideration of Public Comments, Deliberation & Recommendation on Wyatt & Madison Apartments Site Plan Review \(City File No. PLN51796 SPR\)](#)

[Cover Page](#)

[Wyatt & Madison Staff Report to Planning Commission.pdf](#)

[Applicant Narrative submitted 17NOV2021.pdf](#)

[Applicant Decision Criteria Evaluation submitted 17NOV2021.pdf](#)

[Plan Set submitted 27JUL2021.pdf](#)

[Revised plan sheets 14, 15, 16 submitted 07FEB2022.pdf](#)

[Revised plan sheets 2, 5, 6, 7, 8.3, 9.3, 10, 11.2, 12, 13 submitted 24FEB2022.pdf](#)

[Revised Tree Retention Analysis and Plan \(sheet L200\) submitted 19APR2022.pdf](#)

[Planting Plan submitted 17NOV2021.pdf](#)

[Plant Schedule submitted 17NOV2021.pdf](#)

[Arborist Report submitted 17NOV2021.pdf](#)

[Revised Supplemental Landscape Plan Information submitted 17NOV2021.pdf](#)
[Civil Plans submitted 17NOV2021.pdf](#)
[Civil Engineer memo submitted 17NOV2021.pdf](#)
[Traffic Impact Analysis submitted 27JUL2021.pdf](#)
[Draft Park Easement submitted 17NOV2021.pdf](#)
[Public Comment 51796 SPR Harmeling 120621.pdf](#)
[Public Comment 51796 SPR Albert 120721.pdf](#)
[Public Comment 51796 SPR Houck 120721.pdf](#)
[Public Comment 51796 SPR Harmeling 121621.pdf](#)
[Public Comment 51796 SPR Hotchkin 12172021.pdf](#)
[Public Comment 51796 SPR Smith 121821.pdf](#)
[Public Comment 51796 SPR Parsons 121921.pdf](#)

Kelly Tayara, Senior Planner, presented the staff report.
Bruce Anderson, Greg Van Patten and Phedra Elliot each provided a brief presentation
Public Comment: None

Motion: I move to add a condition that covered secured parking facilities for a total of 50 bikes is provided and that condition is met by utilizing some of the covered parking spaces and spacing is adequate for e-bikes.

Blossom/Subramanian + friendly amendment (Macchio)

AYES: Blossom, Mathews, Macchio, Birtley, Subramanian

NOES: Chester

Motion carried 5-1

Vicky Clayton, provided Design Review Board background information.

Motion: I move to recommend the approval of the Wyatt & Madison project with the added condition that covered secured parking facilities for a total of 50 bikes is provided and this condition is met by utilizing some of the covered parking spaces and spacing is adequate for e-bikes.

Mathews/Macchio

Motion carried 5-0

4) UNFINISHED BUSINESS

4.a Discuss Ordinance No. 2022-01 (formerly Ordinance No. 2021-35) relating to revising the Housing Design Demonstration Project Program - Planning,

[Cover Page](#)

[HDDP Program Summary Presentation.pptx](#)

[Staff Memo.docx](#)

[Draft Ordinance No. 2022-01 formerly No. 2021-35_ Revising HDDP Program.docx](#)

[Exhibit A to BIMC 2.16.020.S. HDDP.docx](#)

[Feb 8 2022 Council Mtg Minutes.pdf](#)

Presentation given by staff member Jennifer Sutton. The Planning Commission requested that staff provide information about Mr. Peltier's comment to the City Council on February 8, 2022 and to the Commission that night, and how Ordinance No. 2022-01 may be amended to respond to the comment.

5) PLANNING DIRECTOR'S REPORT

6) FOR THE GOOD OF THE ORDER

Jennifer Sutton confirmed June 7 is the date for the Planning Commission report to City Council on the Planning Commission April 14 action on Ordinance 2022-02.
Discussion amongst some commissioners regarding a post from Next Door application.

7) ADJOURNMENT - 8:00 PM

Sarah Blossom, Chair

Maria Dozeman, Administrative Specialist

DRAFT



PLANNING COMMISSION SPECIAL MEETING
May 12, 2022
Meeting Minutes

1) CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW/CONFLICT DISCLOSURE

Chair Sarah Blossom called the meeting to order at 6:00 PM and read Land Acknowledgement. Commissioners in attendance were William Chester, Ashley Mathews, Lisa Macchio, Ariel Birtley and Benjamin Deines. Commissioner Subramanian was absent and excused. The agenda was reviewed and Commissioner Deines disclosed a conflict and will be recusing himself from agenda item number 4.

City Council Liaison Jon Quitslund was in attendance as well as the following City Staff: Interim Planning Director Mark Hofman, Associate Planner Ellen Fairleigh, Senior Planner Jennifer Sutton and Engineering Manager Paul Nylund. Administrative Specialist Maria Dozeman monitored the recording and prepared the minutes.

2) PLANNING COMMISSION MEETING MINUTES

2.a Review and approve draft minutes from the April 14, 2022 Planning Commission Special Meeting
[Cover Page](#)
[April14DraftMinuteswithRecordedMotions.pdf](#)

Motion: I move to approve the April 14, 2022 minutes.

Deines, Mathews

Motion carried 6-0

3) PUBLIC COMMENT

no public comment

4) PUBLIC PARTICIPATION MEETING

4.a Public Participation Meeting- Housing Resources Bainbridge PLN52178 PRE
[Cover Page](#)

[HRB Ericksen Context map, site photos, site plan, conceptual landscape.pdf](#)

[HRB Ericksen_Project Narrative](#)

[HRB Ericksen_Zoning Summary](#)

[PLN52178 PRE Housing Resources Bainbridge preapplication summary letter.pdf](#)

[PLN52178 PRE PW-DE Comments - HRB Apartments Ericksen \(SPR\).pdf](#)

Commissioner Deines left the meeting. The Public Participation Meeting (PPM) began at 6:04 PM

Associate Planner Ellen Fairleigh introduced the project. Phedra Elliott of Housing Resources Bainbridge provided background information and Charlie Wenzlau, representing the applicant, presented details of the project.

Public Comment: David Marzahl supports the project.

De Scipio provided feedback about lack of parking.

The PPM ended at 7:10 PM

5) UNFINISHED BUSINESS

5.a Discuss Ordinance No. 2022-01 (formerly Ordinance No. 2021-35) relating to revising the Housing Design Demonstration Project Program - Planning,

[Cover Page](#)

[Staff Memo.pdf](#)

[Draft Ordinance No. 2022-01 formerly No. 2021-35_ Revising HDDP Program.docx](#)

[Exhibit A to BIMC 2.16.020.S. HDDP.docx](#)

[Feb 8 2022 Council Mtg Minutes.pdf](#)

Senior Planner, Jennifer Sutton, introduced this agenda item. Commissioner Deines rejoined the meeting.

Motion: I move to accept the changes to the Innovative Site Development section in teal except changing 100% affordable to be at least 75% affordable. Additionally, revise this section to generally require projects to integrate 2 methods, reduced from 7. elements to 2.

Deines/Mathews, friendly amendment: Macchio

Motion carried 6-0

Motion: I move to accept the changes in teal as shown with the following change to remove projects which are 100% affordable to affordable units.

Deines/Mathews

Motion carried 6-0

Motion: I move to change the unit size to 900 square feet for both sections.

Birtley/Macchio

Motion carried 6-0

Motion: I move to allow accessory dwelling units but they are not to be allowed for any of the bonus units.

Birtley/Macchio

AYES: Blossom, Birtley, Macchio

NOES: Chester, Deines and Mathews

Motion failed

Motion: I move to remove the new language (in blue) disallowing ADUs.

Blossom/Mathews

AYES: Chester, Mathews, Deines, Blossom

NOES: Birtley, Macchio

Motion carried 4-2

Motion: I move to change the extension date so that it is extended until another affordable housing program is adopted in its stead.

Blossom/Chester

AYES: Chester, Blossom, Birtley, Mathews and Deines

NOES: Macchio

Motion carried 5-1

Motion: I move to schedule public hearing during the June 9th Planning Commission Special Meeting

Chester/Macchio

Motion carried 6-0

6) PLANNING DIRECTOR'S REPORT

No report

7) FOR THE GOOD OF THE ORDER

Chair Blossom asked for confirmation regarding who from the Commission will join her at the City Council meeting on June 7th.

Chair Blossom and Vice Chair Mathews will be on the panel interviewing Planning Commission applicants. Chair Blossom asked for confirmation that the rest of the commission understands this. Chair Blossom announced this is Interim Planning Director Mark Hofman's last Planning Commission meeting.

8) ADJOURNMENT

Chair Blossom adjourned the meeting at 9:00PM.

Sarah Blossom, Chair

Maria Dozeman, Administrative Specialist



CITY OF
BAINBRIDGE ISLAND

Planning Commission Special Meeting Agenda Bill

MEETING DATE: June 9, 2022

ESTIMATED TIME:

AGENDA ITEM: Planning Commission

SUMMARY: Instructions for providing public comment. See attached.

AGENDA CATEGORY: Discussion

PROPOSED BY: Planning & Community Development

RECOMMENDED MOTION: Information only.

STRATEGIC PRIORITY:

FISCAL IMPACT:

Amount:	
Ongoing Cost:	
One-Time Cost:	
Included in Current Budget?	

BACKGROUND:

ATTACHMENTS:

[Instructions for Providing Public Comment at Hybrid Meetings.docx](#)

FISCAL DETAILS:

Fund Name(s):

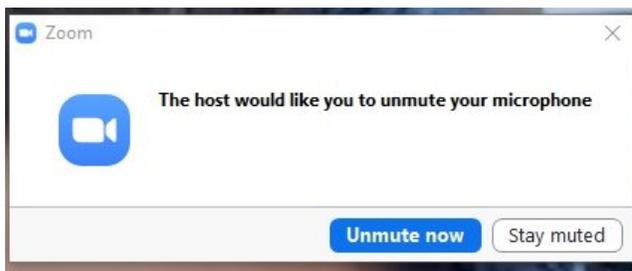
Coding:



Members of the public are encouraged to submit written public comment to the Planning Commission at any time by emailing pcd@bainbridgewa.gov. Members of the public who wish to provide public comment may attend the meeting in Council Chambers or may participate remotely by following the instructions outlined below. If you are attending in-person, please sign up to speak on the sign-in sheet by the Chamber doors. The Chair (Sarah Blossom) will call the people signed up on the sign-in sheet in Council Chambers first, and speakers will have three minutes to speak from the podium. Following the in-person comment, the Chair (Sarah Blossom) will call people who have raised their hands in the Zoom meeting. A timer on the screen will indicate when 3 minutes have elapsed. Guidelines for public comment are also attached.

INSTRUCTIONS FOR PROVIDING PUBLIC COMMENT REMOTELY

1. Join the Zoom webinar by following the link posted on the agenda and on the City calendar.
2. Sign in to Zoom with your full name.
3. The Chair will indicate when it is time for public comment.
4. Attendee indicates desire to speak by clicking on "Raise Hand" option at the bottom of the screen.
5. Attendee clicks button "Unmute now" after they are called to speak.



6. Attendee will appear on screen with other panelists, but without video, just name.

IMPORTANT NOTE: If you do not have the latest version of Zoom, the meeting facilitator will promote you to panelist. You will then appear with video enabled. Look for the video icon in the bottom left-hand corner of the screen to turn off your video.

7. Attendee provides their comment.

8. A timer on the screen will track your time.
9. Stop speaking when the timer reaches the 3-minute mark.
10. Attendee is returned to attendee group, and microphone is muted.
11. Public comment is simply received by the Planning Commission, with no response.



CITY OF
BAINBRIDGE ISLAND

Planning Commission Special Meeting Agenda Bill

MEETING DATE: June 9, 2022

ESTIMATED TIME: 60 Minutes

AGENDA ITEM: (6:20 PM) Public Hearing on Ordinance No. 2022-01 (formerly Ordinance No. 2021-35) relating to revising the Housing Design Demonstration Project Program - Planning,

AGENDA CATEGORY: Ordinance

PROPOSED BY: Jennifer Sutton

PREVIOUS PLANNING COMMISSION

REVIEW DATE(S): October 28 and November 18, 2021; April 14 and 28, and May 12, 2022

PREVIOUS COUCIL REVIEW DATE(S): December 7 and 14, 2021; February 8, 2022

RECOMMENDED MOTION:

I move to schedule additional discussion on Ordinance No. 2022-01 for a future Planning Commission meeting, such as July 14, 2022.

OR

I move to recommend APPROVAL or DENIAL of Ordinance No. 2022-01 to the City Council.

SUMMARY:

This agenda item is to hold a public hearing on Ordinance No. 2022-01 (formerly Ordinance No. 2021-35). Ordinance No. 2022-01 would revise the City's Housing Design Demonstration Project ("HDDP") program. The ordinance integrates the revisions to the HDDP program recommended by the Planning Commission on November 18, 2021 and on May 12, 2022. These revisions to the HDDP program are shown in strikeout/underline format in Exhibit A to the ordinance. A "Clean" or final draft of Exhibit A is also included as requested by the Planning Commission on May 12, 2022. It shows what the HDDP program would look like if all of the revisions shown in strikeout/underline were approved.

BACKGROUND: The City's Housing Design Demonstration Projects ("HDDP") program was originally approved in 2009 as a 3-year Pilot Program in the greater Winslow area. Goals of the HDDP program include:• Promotes green building, sustainable site development, and housing diversity & affordability using development standard flexibility & density incentives, including a density incentive.• HDDP projects are limited to a 1,600 square foot maximum dwelling unit size for all HDDP units.

The program was revised in 2013 and again in 2016 to reflect updated low-impact development requirements and extended until 2019. Ordinance No. 2019-32 narrowed the program to only be available for development projects that provide at least 50% of residential units as affordable housing, and extended the HDDP program until December 31, 2021. On

October 12, 2021, the City Council directed the Planning Commission to consider an ordinance to extend the HDDP program for two additional years, until December 31, 2023.

The Planning Commission first discussed Ordinance No. 2021-35 at their October 28, 2021 meeting. The Commission then held a public hearing on November 18, 2021 and after closing the public hearing, continued to discuss the HDDP program as a whole, and whether to extend it. The Commission approved a motion to recommend approval of Ordinance No. 2021-35 that would:

1. Extend the HDDP program for two years, and
2. Revise the HDDP program to specify that all required designated affordable housing units serve households at or below low-income (80% Area Median Income), and
3. Revise the HDDP program to replace the Innovative Site Development Scoring Method (Table 2.16.020.S-3) with an “Innovative Site Development” checklist, eliminating the “scoring” and minimum required points for this requirement.

Ordinance No. 2022-01 (formerly Ordinance No. 2021-35) was updated to integrate the Planning Commission's recommended revisions to the HDDP program (see Exhibit A). As recommended by the Commission, Table 2.16.020.S-3, Innovative Site Development Scoring Method, is shown as deleted in the updated ordinance. Staff converted the site development components described in the table to a checklist as recommended by the Commission (Exhibit A Section S.4.b). The table described allocated site development "points," and an HDDP project had to "score" at least 25 points (45% of points available). There are 14 separate innovative site development components moving from the table to a checklist, and staff recommends requiring that an HDDP project include at least 50% or 7 sustainable site components to equate the checklist (Exhibit A Section S.4.b) with the existing Table 2.16.020.S-3.

Staff also identified clarifying housekeeping changes that should have been made in 2019 when the program was narrowed, and Exhibit A makes those changes, such as deleting Table 2.16.020.S-2 (see page 4 of Exhibit A).

On December 7, 2021, the City Council considered the November 18, 2021 Planning Commission recommendation to extend the HDDP program for 2 years and additionally revise the program. At that meeting, the Council approved motions to separate the extension of the HDDP program and the Commission-recommended program revisions into two separate ordinances.

Ordinance No. 2021-39, was approved by the City Council and December 14, 2021, which thereby extended the HDDP program in its current form for one year (until December 31, 2022) to allow time for the Council to consider the revisions and updates included in Ordinance No. 2022-01.

As referenced in the Summary section, on December 7, 2021, the Council began discussion on the Planning Commission recommendation to revise the HDDP program. The program is codified in BIMC 2.16.020.S. (see attached Exhibit A to Ordinance No. 2022-01). Due to the extent of the changes to the program that were recommended by the Planning Commission, it was recommended that the Council hold a public hearing on an ordinance that includes the proposed revisions at a future Council meeting to obtain public comment on what is being recommended and to ensure that the revised ordinance captures what was recommended by the Planning Commission. On December 14, 2021, the Council took action to set a public hearing on this Ordinance No. 2022-01 for February 8, 2022.

After taking public comment at the February 8, 2022 public hearing, the City Council approved a motion to forward the HDDP program revisions back to the Planning Commission for further consideration of the issues raised during City Council comments, and to provide another recommendation to the City Council after considering the comments (see attached February 8, 2022 City Council meeting minutes). The Planning Commission then discussed those comments and additional revisions to the HDDP program on April 14 and 28, and May 12, 2022.

ATTACHMENTS:



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

Date: June 9, 2022

To: Planning Commission

From: Jennifer Sutton, AICP, Senior Planner

Subject: Public Hearing on Ordinance No. 2022-01 (formerly 2021-35) Revisions to Housing Design Demonstration Project (HDDP) program, BIMC Section 2.16.020.S

I. MEETING PURPOSE

The purpose of tonight’s Planning Commission agenda item is to hold a public hearing on Draft Ordinance No. 2022-01 which revises the City’s Housing Design Demonstration Project (HDDP) program, BIMC Section 2.16.020.S. After closing the public hearing, the Planning Commission may continue to discuss and/or revise Draft Ordinance No. 2022-01. The Planning Commission is tasked with making a recommendation to the City Council on Draft Ordinance No. 2022-01.

II. DRAFT ORDINANCE 2022-01

Ordinance No. 2022-01 (formerly Ordinance No. 2021-35) would revise the City's Housing Design Demonstration Project ("HDDP") program. The ordinance integrates the revisions to the HDDP program recommended by the Planning Commission on November 18, 2021. During the February 8, 2022 City Council public hearing on Ordinance No. 2022-01, the City Council heard a comment from Housing Resources Bainbridge (HRB) about the difficulty of meeting certain site development and parking requirements for projects with 100% affordable housing, without market-rate housing to assist with underwriting costs. The City Council also heard a comment that asserted that the HDDP program has an “accessory dwelling unit (ADU) loophole” for density bonuses. The Planning Commission discussed this City Council feedback during its April and May 12, 2022 meetings, and integrated additional revisions to the HDDP program in response to the comments. Altogether the following revisions to the HDDP program are shown in the Public Hearing Draft of Ordinance 2022-01, shown ~~strikeout~~/underline format in Exhibit A to the ordinance:

- Specify that all required designated affordable housing units serve households at or below low-income (80% Area Median Income; see page 3 Exhibit A, Table 2.16.020.S-1).
- Replace the Innovative Site Development Scoring Method with an “Innovative Site Development” checklist, eliminating the “scoring” and minimum required points for this requirement. Additionally, meeting “Innovative Site Development” would be optional for projects with at least 75% of units designated as affordable housing (see pages 5-7 Exhibit A, modifications to Table 2.16.020.S-3 and Section 2.16.020.S.4.b).

- Reduce parking requirement from 1 space per unit to 0.5 space per unit for units less than 900 square feet in size within projects which designate 100% affordable housing; and are within one mile of the Ferry Terminal (see attached map) (see pages 8-9 Exhibit A, modifications to Sections 2.16.020.S.6 and 7).
- Extend the HDDP program (currently set to expire on December 31, 2022) until such time when an updated affordable housing program is adopted to replace code provisions of BIMC Sections 18.12.030 D and E and Chapter 18.21 (see page 10 Exhibit A, modification to Sections 2.16.020.S.10).

Error in Public Hearing Draft Ordinance No. 2022-01

After reviewing the draft minutes for the May 12th Planning Commission meeting, staff identified that there was language added to Table 2.16.020.S-1 related to accessory dwelling units (ADUs) that should not have been added. The motion by Commissioner Birtley that would have added the language did not pass, it failed 3-3. See page 3 of Exhibit A to Ordinance No. 2022-01 (snapshot below) and page 2 of Draft May 12th meeting minutes.

o Single-family subdivision projects utilizing the 2.5x base density incentive: Accessory dwelling units (ADUs) would only be allowed on the number of single-family lots allowed by project base density calculations, not on additional lots achieved through bonus density. ADUs are not counted towards meeting affordable housing requirements of the HDDP program.

III. BACKGROUND

On October 12, 2021, the City Council directed the Planning Commission to consider an ordinance to extend the HDDP program for two additional years, until December 31, 2023.

The Planning Commission first discussed Ordinance No. 2021-35 at their October 28, 2021 meeting. The Commission then held a public hearing on November 18, 2021 and after closing the public hearing, continued to discuss the HDDP program as a whole, and whether to extend it. The Commission approved a motion to recommend approval of Ordinance No. 2021-35 that would:

- Extend the HDDP program for two years, and
- Revise the HDDP program to specify that all required designated affordable housing units serve households at or below low-income (80% Area Median Income), and
- Revise the HDDP program to replace the Innovative Site Development Scoring Method (Table 2.16.020.S-3) with an “Innovative Site Development” checklist, eliminating the “scoring” and minimum required points for this requirement.

Ordinance No. 2022-01 (formerly Ordinance No. 2021-35) was updated to integrate the Planning Commission's recommended revisions to the HDDP program (see Exhibit A, ~~strikeout~~/underline format).

On December 7, 2021, the City Council considered the November 18, 2021 Planning Commission recommendation to extend the HDDP program for 2 years and additionally revise the program. At that meeting, the Council approved motions to separate the extension of the HDDP program and the Commission-recommended program revisions into two separate ordinances. The other ordinance, Ordinance No. 2021-39, was approved by the City Council and December 14, 2021, which thereby extended the HDDP program in its current form for one year (until December 31, 2022) to allow time for the Council to consider the revisions and updates included in Ordinance No. 2022-01.

As referenced above, on December 7, 2021, the Council began discussion on the Planning Commission recommendation to revise the HDDP program. The program is codified in BIMC 2.16.020.S. Due to the extent of

the changes to the program that were recommended by the Planning Commission, it was recommended that the Council hold a public hearing on an ordinance that includes the proposed revisions at a future Council meeting to obtain public comment on what is being recommended and to ensure that the revised ordinance captures what was recommended by the Planning Commission. On December 14, 2021, the Council took action to set a public hearing on this Ordinance No. 2022-01 for February 8, 2022.

The City Council held a public hearing on Ordinance No. 2022-01 on February 8, 2022. During the public hearing, the City Council heard a comment from Housing Resources Bainbridge (HRB) about the difficulty of meeting innovative site development requirements and parking requirements for projects with 100% affordable housing, without market-rate housing to assist with underwriting costs. The City Council also heard a comment that asserted that the HDDP program has an “accessory dwelling unit (ADU) loophole for density bonuses” that was put forward during the 2018-2019 development planning for the City-owned Suzuki property. This comment is explained below.

The City Council approved a motion to forward the HDDP program revisions back to the Planning Commission for further consideration of the issues raised during City Council comments, and to provide another recommendation to the City Council after considering the comments (see attached February 8, 2022 City Council meeting minutes).

The additional revisions to the HDDP program that responded to the City Council public hearing comments were integrated into Ordinance No. 2022-01 Exhibit A and were highlighted in **turquoise blue** for the Planning Commission ordinance review, beginning at the April 14, 2022 meeting. The Planning Commission considered whether to make these additional changes to the HDDP program during the April 14, 2022 and May 12, 2022 meetings. The Planning Commission generally supported the comments related to ADUs and bonus density and reducing innovative site development parking requirements for affordable housing projects. Those changes are shown in the public hearing draft of Ordinance No. 2022-01 and Exhibit A

IV. NEXT STEPS:

The Planning Commission is tasked with reviewing and possibly revising Ordinance No. 2022-01, holding a public hearing on the ordinance, and eventually, providing a recommendation to the City Council on the ordinance. The City Council will then take up the ordinance again for its own review and decision

After closing the public hearing and at the end of the June 9, 2022 discussion, the Commission could take the following actions:

1. Schedule additional discussion on Ordinance No. 2022-01 for a future Planning Commission meeting, such as July 14, 2022.
- OR**
2. Approve a motion with a recommendation to the City Council on Ordinance No. 2022-01.

****PUBLIC HEARING DRAFT****

ORDINANCE NO. 2022-01
(formerly Ordinance No. 2021-35)

AN ORDINANCE of the City of Bainbridge Island, Washington, amending Bainbridge Island Municipal Code Section 2.16.020.S. to revise the Housing Design Demonstration Project program.

WHEREAS, on August 12, 2009, the City Council adopted Ordinance No. 2009-06, establishing a pilot Housing Design Demonstration Project (“HDDP”) program to allow for the development of projects to increase the variety of housing choices available to residents of all economic segments and to encourage sustainable development through the use of development standard incentives; and

WHEREAS, Ordinance No. 2009-06 established a sunset date of August 26, 2012, for the HDDP program; and

WHEREAS, on July 18, 2012, the City Council approved Ordinance No. 2012-09, extending the HDDP program until December 31, 2013, to allow time for the City to further evaluate the program; and

WHEREAS, the City Council convened an Ad Hoc Committee made up of a Planning Commissioner, three City Councilmembers, a member of the Design Review Board, and a representative from the Housing Resources Board to evaluate and make recommendations on the HDDP program; and

WHEREAS, the Ad Hoc Committee recommended changes to the HDDP program, including extending the HDDP program until the end of 2016 to allow time for the construction of approved projects; and

WHEREAS, on December 11, 2013, the City Council adopted those recommendations with the approval of Ordinance No. 2013-25, extending the HDDP program to December 31, 2016; and

WHEREAS, on September 27, 2016, the City Council adopted Ordinance No. 2016-27, extending the HDDP program until December 31, 2019, to allow time to review the program and compare it to other affordable housing tools the City may choose to utilize, as envisioned by the draft 2016 Comprehensive Plan; and

WHEREAS, on February 28, 2017, the City Council adopted Ordinance No. 2017-01, approving the 2016 Comprehensive Plan; and

WHEREAS, the 2016 Comprehensive Plan includes several policies related to promotion of sustainable development and affordable housing; and

WHEREAS, the purpose of the existing HDDP program is to allow the development of housing design demonstration projects that increase the variety of housing choices available to residents across underserved portions of the socioeconomic spectrum, promote compact, low-impact development where it is most appropriate, and encourage high quality and innovation in building design, site development, and “green” building practices; and

WHEREAS, the Affordable Housing Task Force was created by the City Council on May 9, 2017, and was instructed to make recommendations for specific actions, programs, and strategies the City of Bainbridge Island and the City Council can take in the near-term to improve access to affordable housing across the economic spectrum; and

WHEREAS, the City’s Affordable Housing Task Force issued a final report in July 2018 with many recommendations on how to increase housing affordability and diversity on Bainbridge Island, which include similar goals as the HDDP program described above; and

WHEREAS, on October 1 and 22, 2019, a majority of the City Council indicated support for extending the HDDP program until December 31, 2021; and

WHEREAS, on December 10, 2019, the City Council approved Ordinance No. 2019-32 which narrowed the program to only apply to projects that provided at least 50% of housing units as affordable housing and extended the HDDP program until December 31, 2021; and

WHEREAS, the City continues to work on accomplishing many of the recommendations made by the Affordable Housing Task Force’s final report and to implement City green building standards, and both affordable housing and green building are required as part of the HDDP program; and

WHEREAS, at the time Ordinance No. 2019-32 was approved, the City was working on preliminary design concepts for the Suzuki Affordable Housing project, which was being planned as an HDDP project with more than 50% affordable housing, however development at the Suzuki property was removed by the City Council from the City’s priority affordable housing work list in 2020; and

WHEREAS, although the City has not received any formal development proposals that plan to utilize the HDDP program since the program was extended and narrowed at the end of 2019, there was public comment at the October 12, 2021 City Council meeting that there is at least one affordable housing project in a conceptual phase that would utilize the HDDP program; and

WHEREAS, on October 12, 2021, the City Council voted 6-0 to support a two-year extension of the HDDP program until December 31, 2023 and referred the issue to the Planning Commission for consideration and a recommendation; and

WHEREAS, on October 28, 2021, the Planning Commission discussed this Ordinance No. 2022-01 (formerly Ordinance No. 2021-35) and held a public hearing on the ordinance on November 18, 2021; and

WHEREAS, after closing the public hearing, the Planning Commission further discussed the HDDP program and voted to recommend approval to the City Council of a revised version of this Ordinance No. 2022-01 (formerly Ordinance No. 2021-35), extending the HDDP program and making other changes; and

WHEREAS, in recommending approval of Ordinance No. 2022-01 (formerly Ordinance No. 2021-35), the Planning Commission additionally recommended revising the HDDP program to require that affordable housing be targeted to low-income (or below) households, and further recommended converting the Innovative Site Development Scoring Method to a simple checklist; and

WHEREAS, on December 7, 2021, the City Council considered this Ordinance No. 2022-01 (formerly Ordinance No. 2021-35) related to extending the HDDP program and integrating the additional program changes recommended by the Planning Commission, as well as recommended changes by City staff; and

WHEREAS, during the City Council's discussion on December 7, 2021, the Council passed two motions, and via the first motion the Council directed the City Manager to prepare an ordinance to extend the HDDP program in its current form for one year, and via the second motion the Council directed the City Manager to include an agenda item on the December 14, 2021 Council agenda to set a public hearing for a future date regarding this Ordinance No. 2022-01 (formerly Ordinance No. 2021-35); and

WHEREAS, on December 14, 2021, the City Council set a public hearing for February 8, 2022 for this Ordinance No. 2022-01 (formerly Ordinance No. 2021-35) to further consider the HDDP program changes recommended by the Planning Commission and City staff; and

WHEREAS, on December 14, 2021, the City Council also considered associated Ordinance No. 2021-39, related to extending the HDDP program in its current form for one additional year to allow time for the Council to consider this Ordinance No. 2022-01 and to avoid a situation in which the HDDP program would lapse while that consideration was occurring; and

WHEREAS, on February 8, 2022, the City Council held a public hearing on this Ordinance No. 2022-01 (formerly Ordinance No. 2021-35) related to revisions and updates to the HDDP program as recommended by the Planning Commission and City staff and, after considering public comment regarding this ordinance, the Council approved a motion to forward Ordinance No. 2022-01 back to the Planning Commission to incorporate public hearing comments to provide an additional recommendation to the City Council; and

WHEREAS, on April 14 and May 12, 2022, the Planning Commission discussed Ordinance No. 2022-01 (formerly Ordinance No. 2021-35) and the public comments received by the Council that suggested additional amendments to the ordinance, and on May 12, 2022 the Planning Commission amended Ordinance No. 2022-01 and scheduled a public hearing for June 9, 2022; and

WHEREAS, on June 9, 2022, the Planning Commission discussed held a public hearing on Ordinance No. 2022-01 (formerly Ordinance No. 2021-35); and

WHEREAS, after closing the public hearing, the Planning Commission further discussed the HDDP program and voted to recommend XXX to the City Council of a revised version of this Ordinance No. 2022-01 (formerly Ordinance No. 2021-35); and

WHEREAS, notice was given on XXXX to the Office of Community Development at the Washington State Department of Commerce in conformance with RCW 36.70A.106 related to this Ordinance No. 2022-01 (formerly Ordinance No. 2021-35); and

WHEREAS, on July XX, 2022, the City Council considered this Ordinance No. 2022-01 (formerly Ordinance No. 2021-35) related to revising the HDDP program; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BAINBRIDGE ISLAND, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Section 2.16.020.S. of the Bainbridge Island Municipal Code is hereby amended as shown in Exhibit A, which is fully incorporated herein to this ordinance by this reference.

Section 2. Severability. Should any section, paragraph, sentence, clause, or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 3. This ordinance shall take effect and be in force five (5) days from its passage and publication as required by law.

PASSED BY THE CITY COUNCIL this ____ day of _____, 2022.

APPROVED BY THE MAYOR this ____ day of _____, 2022

Joe Deets, Mayor

ATTEST/AUTHENTICATE:

Christine Brown, City Clerk

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL: _____, 2022
PUBLISHED: _____, 2022
EFFECTIVE DATE: _____, 2022
ORDINANCE NUMBER: 2022-01 (formerly 2021-35)
ATTACHED: Exhibit A

EXHIBIT A TO ORDINANCE NO. 2022-01 (formerly Ordinance No. 2021-35)

2.16.020.S. Housing Design Demonstration Projects.

1. Purpose and Goals. The purpose of this subsection S is to allow the development of housing design demonstration projects that increase the variety of housing choices available to residents across underserved portions of the socio-economic spectrum, and to promote compact, low-impact development where it is most appropriate. Further, its purpose is to encourage high quality and innovation in building design, site development, and “green” building practices.

The goals of this program are to increase the housing supply and the choice of housing styles available in the community; to promote socio-economic diversity by adding to the stock of income-qualified housing; to encourage development of smaller homes, at reasonable prices, in neighborhoods attractive to a mix of income and age levels; and to demonstrate that innovative design and building techniques (conserving water and energy, using sustainably sourced materials, limiting environmental impacts) are compatible with market considerations.

2. Applicability. This subsection S is applicable to all properties located within the Winslow sanitary sewer system service area. An application for a housing design demonstration project may be applied to single-family residential subdivisions, mixed-use/multifamily and multifamily developments. Since the purpose is to provide housing projects as demonstrations, the city will accept projects for consideration and approval prior to the sunset date of the ordinance codified in this chapter. The city will limit acceptance of projects outlined in this section to two projects after the effective date of the ordinance codified in this section.

3. Review and Approval Process. Housing design demonstration project applications shall be reviewed as specified in the same manner as other applications for the same type of underlying land use permit (see BIMC 2.16.030 through 2.16.210), with additional review steps done in the order below as outlined in this subsection.

- a. Conceptual Proposal Review. Applicants proposing a demonstration project shall meet with city staff during the conceptual phase to discuss the goals and evaluation parameters of the proposed project. The conceptual proposal review is an informal discussion between the applicant and city staff regarding a proposed project. There are no required application materials for this stage. Applicants shall contact the planning department staff to request a meeting, and the meeting shall be scheduled by staff for no more than three weeks after the request date. The purpose of the conceptual proposal review is to determine if the proposal is eligible to be considered as an application for a housing design demonstration project and to assist the applicant by identifying (i) requirements for submittal, including types of supplemental materials for application; (ii) compliance with applicable city plans, goals, policies, codes, or guidelines and possible revisions to the project that will enhance the proposal with respect to these requirements; (iii) areas of BIMC Title 17, Subdivisions, and BIMC Title 18, Zoning, where the applicant seeks flexibility; and (iv) required plans, studies, reports, and/or other materials specific to the proposal that will provide necessary information for staff and the design review board, and to review the project under the criteria outlined in subsection S.4 of this section.
- b. Public Participation Program. The applicant is required to participate in one or more community meetings, either through (i) the city’s public participation program following the procedures outlined in Resolution Nos. 2010-32 and 2001-11, or (ii) an equivalent public meeting that includes participation by city staff, as approved by the director.
- c. Preapplication Conference. The applicant shall apply for a preapplication conference pursuant to subsection I of this section. Housing design demonstration projects shall be reviewed by both staff and the design review board, pursuant to subsection F of this section. The applicant shall submit an HDDP proposal consistent with the requirements in the administrative manual. The applicant shall consider input received during the public meetings and conceptual review with city staff in crafting the proposal. The proposal will be evaluated pursuant

to subsection S.4 of this section by city staff with the design review board serving in an advisory role, in addition to their review of applicable design guidelines. The director shall prepare written findings of facts, and applicants will receive preliminary notification from the director whether the proposal will qualify as a housing design demonstration project, or feedback about how to improve the proposal to qualify. If the applicant changes the proposal in any significant manner other than a response to feedback from the public meeting, conceptual review, or the preapplication review, an additional preapplication conference may be required.

- d. **Application Submittal.** An applicant may submit a land use permit application (subdivision, site plan and design review, or conditional use permit) for a housing design demonstration project after completion of a required conceptual and preapplication review and notification by the city that the proposal qualifies as a housing design demonstration project. Upon receipt of an application, the director shall provide notice to the applicant and public in accordance with subsection M of this section and commence the application review process. Housing design demonstration projects that require more than one land use permit must utilize the consolidated project review process outlined in BIMC 2.16.170. All housing design demonstration project applications, including subdivisions, shall be reviewed by the design review board and the planning commission at public meetings. The design review board and the planning commission shall make recommendations on all housing design demonstration projects.
- e. **Permit Decision.** The decision to approve or deny a housing design demonstration project shall be made as part of underlying land use permit approval. The decision shall be based upon the decision criteria of the underlying planning permit, and the decision criteria outlined in subsection S.5 of this section. Housing design demonstration project approval conditions shall be included in the final permit approval and shall address any ongoing compliance requirements, including compliance with approved design plans. The city may require that the applicant record covenants to ensure ongoing compliance or maintenance for required project components.
- f. **Building Permit.** The applicant shall submit a building permit that is consistent with all conditions of the land use permit approval. The applicant shall also submit documentation that the project has applied for required certification by a green building rating system, such as Evergreen Sustainable Development, LEED, or BuiltGreen. Proof of ongoing certification shall be required during construction and project certification must be completed prior to final occupancy.
- g. **Living Building Challenge.** For projects pursuing the Living Building Challenge standard of the International Living Building Institute, the applicant must show proof of pursuing ongoing certification during construction for all required elements. After construction, and prior to issuance of the certificate of occupancy, the applicant must show proof of initial project compliance as to the site, materials, indoor quality and beauty/inspiration components of the Living Building Challenge and that the project is likely to achieve the elements of energy and water following 12 months of occupancy as required under Living Building Challenge certification. For those elements of energy and water that require occupancy of the building for 12 months for Living Building Challenge certification, the applicant must submit a report to the city following 12 months of occupancy, demonstrating its progress towards meeting these remaining elements of the Living Building Challenge standard. If certification of those elements has not been achieved, the applicant must provide quarterly reports of progress towards certification of these elements, including additional steps and timeline that will be taken to achieve certification.

4. **Evaluation Method.** Each project will be evaluated for innovation and achievement of the goals of this subsection S of this section using a number of factors. The evaluation factors are divided into three categories. Examples of sustainable development methods do not limit other mechanisms of meeting the evaluation factor. Projects that qualify as housing design demonstration projects are eligible to use the flexible development standard incentives outlined in subsections S.6 and 7 of this section, and are eligible for the residential incentives outlined below and in subsection S.8 of this section. Tables 2.16.020.S-1, S-2, and S-3 show how projects are scored/evaluated to qualify for the housing design demonstration project program.

Table 2.16.020.S-1: Housing Design Demonstration Project Scoring System

Density Incentives	Requirements to Receive Incentives	
	Green Building and Innovative Site Development	Housing Diversity
2.5 x Base Density (<u>for properties in residential zones</u>) OR Max. Bonus Mixed-Use FAR (<u>for properties in the MUTC and HS Road zoning districts</u>)	<ul style="list-style-type: none"> LEED Silver, BuiltGreen 4, or Evergreen Sustainable Development <u>25 Points in Project integrates at least 50% of listed Innovative Site Development Practices</u> 	<ul style="list-style-type: none"> 50% affordable housing Home size not larger than 1,600 sq. ft.

NOTE: For required affordable housing units:

- ~~Home ownership projects: 50% of r~~Required affordable house units ~~should~~ must serve low-income households with an income ≤ less than or equal to 80% AMI. (See, BIMC 18.21.020.A. and BIMC 18.36.030.)
- Rental projects: 50% of required affordable house units ~~should~~ must serve households with an income ≤ less than or equal to 60% AMI.
- Single-family subdivision projects utilizing the 2.5x base density incentive: Accessory dwelling units (ADUs) would only be allowed on the number of single-family lots allowed by project base density calculations, not on additional lots achieved through bonus density. ADUs are not counted towards meeting affordable housing requirements of the HDDP program.

Table 2.16.020.S-2 Housing Diversity Scoring Method

		Affordable Housing			Unit Size		Unit Type	
		Project includes a number of housing units that are designated affordable for a period of 99 years to the spectrum of income levels as defined by BIMC 18.36.030.16 and 18.21.020.A. Rental housing is encouraged by awarding more points for the creation of rental housing.			Project includes a variety of unit sizes, excluding garages, that provide for a broad mix of income levels and family size. In order to score a point in a unit size range, the project shall provide at least 10% of the total number of units in that range. For example, in a 40-unit development, at least 4 units sized between 1,001 and 1,200 ft ² would be needed to score points in that range.		Unit type: Project includes a variety of housing unit types (i.e., single-family style, townhouse, flat, age-in-place, ADUs, cottages) or innovative type of housing. In order to score points for different unit types, the project shall provide at least 10% of the total number units of that type. For example, in a 40-unit development of townhomes and duplexes, at least 4 units of townhomes would be needed to score points for having 2 different unit types.	
Total Housing Diversity Points Required	Affordable Units	Ownership Value	Rental Value	Unit Size Range	Value	Number of Different Unit Types	Value	
	10%	10	12	< 800 ft ²	1	2	2	
	11–15%	12	14	801–1,000 ft ²	1	3	3	
	16–20%	14	16	1,001–1,200 ft ²	1	4	4	
	21–25%	16	18	1,201–1,400 ft ²	1	5	5	
	> than 25%	20	22	1,401–1,600 ft ²	1	Min. Pts. Required		
	Minimum % Required			Size Requirement	Min. Pts. Required			
20 pts	50%			Max. home size 1,600 ft ²	NA	NA		

Table 2.16.020.S-3 Innovative Site Development Scoring Method

Minimum Site Development Point Requirement	WATER QUALITY & CONSERVATION		LANDSCAPING & OPEN SPACE			TRANSPORTATION			
	REQUIREMENT	VALUE	% OF OPEN SPACE	VALUE	VALUE IF PUBLIC	TRANSPORTATION COMPONENTS	VALUE		
25	Projects use methods to decrease water usage and improve stormwater runoff quality through an integrated approach to stormwater management such as greywater use, stormwater collection in cisterns, green roofs and covered parking. All HDDP projects will follow the stormwater manual adopted in Chapter 15.20 BIMC.		Project provides well designed common open space, with at least 5 percent of the gross land area, set aside as open space and designed as an integrated part of the project rather than an isolated element. The common open space must be outside of critical areas and their buffers and required roadside buffers. Appropriate community amenities such as playgrounds, composting and neighborhood gardens promoting the production of locally grown food are encouraged. Resident neighborhood community gardens can be in common open space areas, and shall be appropriately located for solar exposure, and include water availability, soil amenities, and storage for garden tools. Required growing space for neighborhood gardens is 60 square feet per dwelling unit, not including any existing orchard area. Open space dedicated to the public pursuant to the standards of BIMC Sections 17.12.030. A1, A2, A3, A6 & A7 is encouraged.			Project design provides enhanced sensitivity to pedestrian and bicycle travel to promote the people getting around without a car, a reduced carbon footprint, improved health of humans, and lower pollution levels. Project internally preserves existing informal internal connection to external non-motorized facilities, furthering the Island-wide Transportation Plan (IWTP) and using such solutions as woonerfs, green streets, and natural trails and paths. Project reduces reliance on automobiles and trip counts, and promotes alternative transportation, such as integrating parking and charging facilities for electric cars, or bus shelters.			
	Number of dwelling units that integrate greywater reuse components into building design:					Project preserves, creates or integrates internal and external non-motorized connections.			
	10%	1	5-10%	2	4	Provides public walkways, separated paths, or bike lanes. No points for facilities required by IWTP.			
	11-20%	2	11-15%	4	6	On-site car sharing program			
	21-30%	3	16-20%	6	8	Electric vehicle charging stations for 3% of vehicle parking capacity.			
	Over 31%	4	21-25%	8	10	Covered, consolidated bike parking for subdivisions			
	Percentage of total roof area qualifying as "green roofs":		Greater than 25%			10	12	Bus Shelter	
	15-30%	2	Incorporates neighborhood garden			2			
	Over 31%	4	Preserves tree that qualifies as a "Heritage tree" under City Program. The tree is not otherwise required to be preserved.			2 per tree			
	Project integrates cisterns: % of total roof area directed to cisterns:		All Private yard areas ≤ 20% turf			4			
	15-30%	2	Project landscaping integrates at least 60% native or drought tolerant plants			4			
	Over 31%	4							
Percentage of total parking spaces that are covered (i.e. parking garage, carport):									
5-20%	1								
21-40%	2								
41-60%	3								
61-80%	4								
Over 81%	5								

- a. Housing Diversity. Evaluation will review:
 - ~~i. Unit Type. The project includes a variety of unit types, for example, single family, townhomes, flats, duplex, cottages, age in place or accessory dwelling units;~~
 - ii. Unit Size. ~~HDDP housing units cannot be larger than 1,600 square feet. The project includes a variety of housing unit sizes that provide for a broad mix of income levels and family size; and~~
 - iii. Affordable Housing. The project includes at least 50% of housing units that are affordable to the spectrum of households at or below low-income levels as described in Chapter 18.21 BIMC, Affordable Housing, and BIMC 18.36.030. For rental projects: 50% of required affordable house units must serve households with an income less than or equal to 60% AMI. Designated affordable housing shall remain affordable for 99 years from the time of final inspection on the affordable unit. The applicant shall record covenants that demonstrate how the unit will remain affordable and be managed for 99 years.

- b. Innovative Site Development. All HDDP projects will follow the Department of Ecology's 2019 Stormwater Management Manual for Western Washington. The project must integrate at least 2 of the 14 sustainable site methods listed across the four sustainable site categories below (water quality and conservation, landscaping, open space, and transportation). For projects which designate at least 75% of units as affordable housing, compliance with the Innovative Site Development requirements is optional, not required. Evaluation will review:
 - i. Water Quality and Conservation. Projects use methods to decrease water usage and improve stormwater runoff quality through an integrated approach to stormwater management such as:
 - (a) Greywater: At least 30 % of dwelling units integrate greywater use;
 - (b) Cisterns: At least 30% of total project roof area stormwater collection is directed to in cisterns;
 - (c) Green Roofs: At least 30% of total project roof area qualifies as a "green" or vegetated roofs.
 - (d) Covered Parking: At least 80% of total project parking spaces are covered (e.g., parking garage, carport), and covered parking. All HDDP projects will follow the Department of Ecology's 2012 Stormwater Management Manual for Western Washington, as amended in December 2014.
 - ii. Landscaping. The project uses low maintenance landscaping ~~and that integrates a high proportion of native plants or drought tolerant plants that are climate appropriate. The project limits the amount of lawn in private yards in favor of common open space. Projects are encouraged to use cisterns to collect rainwater for irrigation or garden use.~~
 - (a) Native or Drought Tolerant Plants: Project landscaping integrates at least 60% native or drought tolerant plants.
 - (b) Private Yards: All private yard areas within the project designed to have less than or equal to 20% turf/grass.
 - (c) Heritage Trees: The project preserves one or more tree that has been approved as a "Heritage Tree" under the City's program.
 - iii. Common Open Space. The project provides connected common open space area set aside as active open space and designed and integrated into the project. The open space could include active elements such as a neighborhood garden/pea patch and composting facilities, or a playground.

Critical areas and their buffers and required roadside buffers do not contribute to “common open space” under the housing design demonstration project program.

(a) Open Space: The project integrates at least 25% of the lot area as common open space.

(b) Neighborhood Garden: The project incorporates a neighborhood garden or pea patch.

- iv. Transportation. The project ~~(A)~~ uses a design that provides enhanced sensitivity to pedestrian and bicycle travel; ~~(B)~~ and internally preserves existing informal, internal connection to external trail(s), or creates new connections where appropriate, to implement the Island-wide Transportation Plan (IWTP); ~~(C)~~ The project design strives to reduces reliance on automobiles and trip counts, and promotes alternative transportation and public transit; ~~(D)~~ minimizes the visual dominance of automobiles throughout the project; or ~~(E)~~

(a) Electric Vehicle (EV) Charging: Tthe project integrates EV accommodates needs of alternative vehicles through techniques such as parking and charging facilities for at least 10% of vehicle parking capacity electric cars, locating rechargeable electric vehicle (EV) parking in a conspicuous and preferred location close to a main building entrance; ~~and~~

(b) Car Sharing: The project integratesing a parking space for a vehicle sharing program, such as Zipcar™.

(c) Public Nonmotorized Facilities: The project provides public walkways, sidewalks, separated paths, or bike lanes not otherwise required by the IWTP. Facility location and design is subject to approval by the Department of Public Works.

(d) Covered Bike Parking: The project provides covered, consolidated bike parking.

(e) Bus Shelter: The project provides a covered bus shelter(s) for Kitsap Transit and school bus riders. Shelter location and design must be consistent with any Kitsap Transit, City, or School District requirements.

- c. Innovative Building Design. The project ~~is~~ shall be constructed under a green building certification program that requires third-party verification such as the Evergreen Sustainable Development, Living Building Challenge standard of the International Living Building Institute, Passive House Institute US/International, LEED or the BuiltGreen Program of the Master Builders of King and Snohomish Counties.

5. Approval Criteria. In addition to decision criteria required by the underlying planning permit or approval, an application for a housing design demonstration project may be approved if the following criteria are met:

- a. The applicant clearly demonstrates that the evaluation factors listed in subsection 5.4 of this section will be met, as shown in the housing design demonstration project scoring system as evaluated by the planning and public works departments;
- b. The applicant has demonstrated how relief from specific development standards, including setback reductions, lot coverage and/or design guidelines, is needed to achieve the desired innovative design and the goals of this chapter;
- c. The project does not adversely impact existing public service levels for surrounding properties;
- d. The project complies with all other portions of the BIMC, except as modified through this housing design demonstration project process;

- e. If a project will be phased, each phase of a proposed project must contain adequate infrastructure, open space, recreational facilities, landscaping and all other conditions of the project to stand alone if no other subsequent phases are developed; and
- f. The applicant is meeting required housing diversity standards. Management of long-term affordability for designated affordable housing will be monitored through the use of recorded covenants and/or other agreements.

6. Development Standard Incentives for Development Projects in the Mixed-Use Town Center. The applicant may request that development standards from BIMC Titles 17 and 18 be modified as part of a housing design demonstration project. The city will review the request to modify development standards through the project review process outlined in subsection S.3 of this section. Requirements of BIMC Title 16 may not be modified. The following development standards may be modified:

- a. Minimum Lot Dimensions and Size. Reductions in lot size or dimensions are subject to approval by Kitsap County health district.
- b. Maximum Lot Coverage. Maximum lot coverage can be increased above zoning district requirements with no maximum.
- c. Natural Area. For MUTC projects developed under BIMC Title 17, the prescriptive natural area requirements in Table 17.12.070-1 do not apply. Instead, the project shall integrate at least 50 square feet of natural area per unit.
- d. Residential Parking. The parking requirements outlined in BIMC 18.15.020 may be modified to require one parking space for homes under 800 square feet and one and one-half parking spaces for homes between 800 and 1,200 square feet. This reduction may not be combined with any other reductions to result in less than one space per unit, and additional guest parking may be required pursuant to Table 18.15.020-1. A limited number of parking spaces may be designed to accommodate alternative fuel or subcompact vehicles such as Smart™ cars, with parking stall dimensional standards reduced from the standards outlined in BIMC 18.15.020.J. The applicants are encouraged to work with neighboring property owners to ensure street parking is not overburdened. If the project is requesting a reduction in required parking through the housing design demonstration project program, then the development shall integrate at least one guest parking space for every five dwelling units.
 - i. For projects which designate 100% affordable housing and within 1 mile of the Ferry Terminal, for units less than 900 square feet in size, the parking requirement is reduced to 0.5 space per unit.
- e. Setbacks. Unless required for public safety purposes, such as sight distance, setbacks may be reduced as described below. This section does not supersede lesser setback requirements in the MUTC/HS Road district zones, as outlined in Tables 17.12.070-1 and 18.12.020-2, as applicable.
 - i. Zoning Setback Reductions.
 - (A) Front setback within project: 10 feet.
 - (B) Rear setback within project: minimum of five feet.
 - (C) Side setback within project: minimum of five feet.
 - ii. Subdivision Setback Reductions.
 - (A) All interior subdivision setbacks: zero feet.

(B) Building to exterior subdivision boundary: five feet.

(C) Building to right-of-way or on-site private access: 10 feet.

- f. Building Height. Buildings within the Mixed-Use Town Center or High School Road districts may achieve a maximum building height not to exceed the optional height outlined in Table 18.12.020-~~2~~ 3.

7. Development Standard Incentives for Development Projects in Residential Zones. The applicant may request that development standards from BIMC Title 17 and 18 be modified as part of a housing design demonstration project. The city will review the request to modify development standards through the project review process outlined in subsection S.3 of this section. Requirements of BIMC Title 16 may not be modified. The following development standards may be modified:

- a. Minimum Lot Dimensions and Size. Reductions in lot size or dimensions are subject to approval by Kitsap County health district.
- b. Maximum Lot Coverage. Maximum lot coverage can be increased above zoning district requirements with no maximum.
- c. Natural Area. For residentially zoned projects developed under BIMC Title 17, the prescriptive natural area requirements in Table 17.12.070-1 do not apply. Instead, the project shall integrate at least 400 square feet of natural area per unit.
- d. Residential Parking. The parking requirements outlined in BIMC 18.15.020 may be modified to require one parking space for homes under 800 square feet and one and one-half parking spaces for homes between 800 and 1,200 square feet. This reduction may not be combined with any other reductions to result in less than one space per unit, and additional guest parking may be required pursuant to Table 18.15.020-1. A limited number of parking spaces may be designed to accommodate alternative fuel or subcompact vehicles such as Smart™ cars, with parking stall dimensional standards reduced from the standards outlined in BIMC 18.15.020.J. The applicants are encouraged to work with neighboring property owners to ensure street parking is not overburdened. If the project is requesting a reduction in required parking through the housing design demonstration project, then the development shall integrate at least one guest parking space for every five dwelling units.
- i. For projects which designate 100% affordable housing and within 1 mile of the Ferry Terminal, for units less than 900 square feet in size, the parking requirement is reduced to 0.5 space per unit.
- e. Setbacks. Unless required for public safety purposes, such as sight distance, zoning and subdivision setbacks may be reduced as described below. This section does not supersede lesser setback requirements as outlined in Tables 17.12.070-1 and 18.12.020-1, as applicable. Additional vegetative landscaping screen may be required by the director when reducing setbacks.
- i. Zoning Setback Reductions.
- (A) Front setback to on-site access: 10 feet.
- ii. Subdivision Setback Reductions.
- (A) All interior subdivision setbacks: zero feet.
- (B) Building to on-site access: 10 feet.

8. Density Bonus Incentives. An increase in residential base density may be permitted as outlined in Table 2.16.020.S-14.

<p>Table 2.16.020.S 4: Housing Diversity Program Project Density Bonuses</p>
<ul style="list-style-type: none"> • 2.5 x Base Density • OR Max. Bonus Mixed Use FAR (all residential)

9. Housing Project Visit. In order to learn from the innovative design practices used, all projects completed under this subsection S shall allow city staff to conduct occasional site tours. City staff will make a request of the property owner prior to conducting a tour and will not access the properties for tours more than once every three months. The site tours will be limited to the exterior and common grounds of the property and conducted during regular business hours. Visits will be coordinated through the staff and property owner, and the owner will receive written notice no less than two weeks in advance of each visit. Any additional access to private property or at alternative times shall be at the permission and cooperation of the individual homeowner only.

10. Demonstration Period. This subsection S and related provisions of BIMC Titles 2, 17, and 18 shall expire on December 31, 2022 when updated affordable housing program are adopted to replace code provisions of BIMC Sections 18.12.030 D and E and Chapter 18.21.

EXHIBIT A TO ORDINANCE NO. 2022-01 (formerly Ordinance No. 2021-35)

2.16.020.S. Housing Design Demonstration Projects.

1. Purpose and Goals. The purpose of this subsection S is to allow the development of housing design demonstration projects that increase the variety of housing choices available to residents across underserved portions of the socio-economic spectrum, and to promote compact, low-impact development where it is most appropriate. Further, its purpose is to encourage high quality and innovation in building design, site development, and “green” building practices.

The goals of this program are to increase the housing supply and the choice of housing styles available in the community; to promote socio-economic diversity by adding to the stock of income-qualified housing; to encourage development of smaller homes, at reasonable prices, in neighborhoods attractive to a mix of income and age levels; and to demonstrate that innovative design and building techniques (conserving water and energy, using sustainably sourced materials, limiting environmental impacts) are compatible with market considerations.

2. Applicability. This subsection S is applicable to all properties located within the Winslow sanitary sewer system service area. An application for a housing design demonstration project may be applied to single-family residential subdivisions, mixed-use/multifamily and multifamily developments. Since the purpose is to provide housing projects as demonstrations, the city will accept projects for consideration and approval prior to the sunset date of the ordinance codified in this chapter. The city will limit acceptance of projects outlined in this section to two projects after the effective date of the ordinance codified in this section.

3. Review and Approval Process. Housing design demonstration project applications shall be reviewed as specified in the same manner as other applications for the same type of underlying land use permit (see BIMC 2.16.030 through 2.16.210), with additional review steps done in the order below as outlined in this subsection.

- a. Conceptual Proposal Review. Applicants proposing a demonstration project shall meet with city staff during the conceptual phase to discuss the goals and evaluation parameters of the proposed project. The conceptual proposal review is an informal discussion between the applicant and city staff regarding a proposed project. There are no required application materials for this stage. Applicants shall contact the planning department staff to request a meeting, and the meeting shall be scheduled by staff for no more than three weeks after the request date. The purpose of the conceptual proposal review is to determine if the proposal is eligible to be considered as an application for a housing design demonstration project and to assist the applicant by identifying (i) requirements for submittal, including types of supplemental materials for application; (ii) compliance with applicable city plans, goals, policies, codes, or guidelines and possible revisions to the project that will enhance the proposal with respect to these requirements; (iii) areas of BIMC Title 17, Subdivisions, and BIMC Title 18, Zoning, where the applicant seeks flexibility; and (iv) required plans, studies, reports, and/or other materials specific to the proposal that will provide necessary information for staff and the design review board, and to review the project under the criteria outlined in subsection S.4 of this section.
- b. Public Participation Program. The applicant is required to participate in one or more community meetings, either through (i) the city’s public participation program following the procedures outlined in Resolution Nos. 2010-32 and 2001-11, or (ii) an equivalent public meeting that includes participation by city staff, as approved by the director.
- c. Preapplication Conference. The applicant shall apply for a preapplication conference pursuant to subsection I of this section. Housing design demonstration projects shall be reviewed by both staff and the design review board, pursuant to subsection F of this section. The applicant shall submit an HDDP proposal consistent with the requirements in the administrative manual. The applicant shall consider input received during the public meetings and conceptual review with city staff in crafting the proposal. The proposal will be evaluated pursuant

to subsection S.4 of this section by city staff with the design review board serving in an advisory role, in addition to their review of applicable design guidelines. The director shall prepare written findings of facts, and applicants will receive preliminary notification from the director whether the proposal will qualify as a housing design demonstration project, or feedback about how to improve the proposal to qualify. If the applicant changes the proposal in any significant manner other than a response to feedback from the public meeting, conceptual review, or the preapplication review, an additional preapplication conference may be required.

- d. **Application Submittal.** An applicant may submit a land use permit application (subdivision, site plan and design review, or conditional use permit) for a housing design demonstration project after completion of a required conceptual and preapplication review and notification by the city that the proposal qualifies as a housing design demonstration project. Upon receipt of an application, the director shall provide notice to the applicant and public in accordance with subsection M of this section and commence the application review process. Housing design demonstration projects that require more than one land use permit must utilize the consolidated project review process outlined in BIMC 2.16.170. All housing design demonstration project applications, including subdivisions, shall be reviewed by the design review board and the planning commission at public meetings. The design review board and the planning commission shall make recommendations on all housing design demonstration projects.
- e. **Permit Decision.** The decision to approve or deny a housing design demonstration project shall be made as part of underlying land use permit approval. The decision shall be based upon the decision criteria of the underlying planning permit, and the decision criteria outlined in subsection S.5 of this section. Housing design demonstration project approval conditions shall be included in the final permit approval and shall address any ongoing compliance requirements, including compliance with approved design plans. The city may require that the applicant record covenants to ensure ongoing compliance or maintenance for required project components.
- f. **Building Permit.** The applicant shall submit a building permit that is consistent with all conditions of the land use permit approval. The applicant shall also submit documentation that the project has applied for required certification by a green building rating system, such as Evergreen Sustainable Development, LEED, or BuiltGreen. Proof of ongoing certification shall be required during construction and project certification must be completed prior to final occupancy.
- g. **Living Building Challenge.** For projects pursuing the Living Building Challenge standard of the International Living Building Institute, the applicant must show proof of pursuing ongoing certification during construction for all required elements. After construction, and prior to issuance of the certificate of occupancy, the applicant must show proof of initial project compliance as to the site, materials, indoor quality and beauty/inspiration components of the Living Building Challenge and that the project is likely to achieve the elements of energy and water following 12 months of occupancy as required under Living Building Challenge certification. For those elements of energy and water that require occupancy of the building for 12 months for Living Building Challenge certification, the applicant must submit a report to the city following 12 months of occupancy, demonstrating its progress towards meeting these remaining elements of the Living Building Challenge standard. If certification of those elements has not been achieved, the applicant must provide quarterly reports of progress towards certification of these elements, including additional steps and timeline that will be taken to achieve certification.

4. **Evaluation Method.** Each project will be evaluated for innovation and achievement of the goals of this subsection S of this section using a number of factors. The evaluation factors are divided into three categories. Examples of sustainable development methods do not limit other mechanisms of meeting the evaluation factor. Projects that qualify as housing design demonstration projects are eligible to use the flexible development standard incentives outlined in subsections S.6 and 7 of this section, and are eligible for the residential incentives outlined below and in subsection S.8 of this section. Table 2.16.020.S-1 shows how projects are evaluated to qualify for the housing design demonstration project program.

Table 2.16.020.S-1: Housing Design Demonstration Project Scoring System

Density Incentives	Requirements to Receive Incentives	
	Green Building and Innovative Site Development	Housing Diversity
2.5 x Base Density (for properties in residential zones) OR Max. Bonus Mixed-Use FAR (for properties in the MUTC and HS Road zoning districts)	<ul style="list-style-type: none"> • LEED Silver, BuiltGreen 4, or Evergreen Sustainable Development • Project integrates at least 50% of listed Innovative Site Development Practices 	<ul style="list-style-type: none"> • 50% affordable housing • Home size not larger than 1,600 sq. ft.

NOTE: For required affordable housing units:

- o Required affordable house units must serve low-income households with an income less than or equal to 80% AMI. (See, BIMC 18.21.020.A. and BIMC 18.36.030.)
- o Rental projects: 50% of required affordable house units must serve households with an income less than or equal to 60% AMI.
- o Single-family subdivision projects utilizing the 2.5x base density incentive: Accessory dwelling units (ADUs) would only be allowed on the number of single-family lots allowed by project base density calculations, not on additional lots achieved through bonus density. ADUs are not counted towards meeting affordable housing requirements of the HDDP program.

- a. Housing Diversity. Evaluation will review:
- i. Unit Size. HDDP housing units cannot be larger than 1,600 square feet; and
 - ii. Affordable Housing. The project includes at least 50% of housing units that are affordable to households at or below low-income, as described in Chapter 18.21 BIMC, Affordable Housing, and BIMC 18.36.030. For rental projects: 50% of required affordable house units must serve households with an income less than or equal to 60% AMI. Designated affordable housing shall remain affordable for 99 years from the time of final inspection on the affordable unit. The applicant shall record covenants that demonstrate how the unit will remain affordable and be managed for 99 years.
- b. Innovative Site Development. All HDDP projects will follow the Department of Ecology’s 2019 Stormwater Management Manual for Western Washington. The project must integrate at least 2 of the 14 sustainable site methods listed across the four sustainable site categories below (water quality and conservation, landscaping, open space, and transportation). For projects which designate at least 75% of units as affordable housing, compliance with the Innovative Site Development requirements is optional, not required.

- i. Water Quality and Conservation. Projects use methods to decrease water usage and improve stormwater runoff quality through an integrated approach to stormwater management such as:
 - (a) *Greywater*: At least 30 % of dwelling units integrate greywater use.
 - (b) *Cisterns*: At least 30% of total project roof area stormwater collection is directed to cisterns.
 - (c) *Green Roofs*: At least 30% of total project roof area qualifies as a “green” or vegetated roofs.
 - (d) *Covered Parking*: At least 80% of total project parking spaces are covered (e.g., parking garage, carport).
- ii. Landscaping. The project uses low maintenance landscaping and limits the amount of lawn in private yards in favor of common open space. Projects are encouraged to use cisterns to collect rainwater for irrigation or garden use.
 - (a) *Native or Drought Tolerant Plants*: Project landscaping integrates at least 60% native or drought tolerant plants.
 - (b) *Private Yards*: All private yard areas within the project designed to have less than or equal to 20% turf/grass.
 - (c) *Heritage Trees*: The project preserves one or more tree that has been approved as a “Heritage Tree” under the City’s program.
- iii. Common Open Space. The project provides connected common open space area set aside as active open space and designed and integrated into the project. The open space could include active elements such as a neighborhood garden/pea patch and composting facilities, or a playground. Critical areas and their buffers and required roadside buffers do not contribute to “common open space” under the housing design demonstration project program.
 - (a) *Open Space*: The project integrates at least 25% of the lot area as common open space.
 - (b) *Neighborhood Garden*: The project incorporates a neighborhood garden or pea patch.
- iv. Transportation. The project uses a design that provides enhanced sensitivity to pedestrian and bicycle travel and internally preserves existing informal, internal connection to external trail(s), or creates new connections where appropriate, to implement the Island-wide Transportation Plan (IWTP). The project design strives to reduces reliance on automobiles and trip counts, and promotes alternative transportation and public transit.
 - (a) *Electric Vehicle (EV) Charging*: The project integrates EV charging facilities for at least 10% of vehicle parking capacity, locating rechargeable electric vehicle (EV) parking in a conspicuous and preferred location close to a main building entrance.
 - (b) *Car Sharing*: The project integrates a parking space for a vehicle sharing program, such as Zipcar™.
 - (c) *Public Nonmotorized Facilities*: The project provides public walkways, sidewalks, separated paths, or bike lanes not otherwise required by the IWTP. Facility location and design is subject to approval by the Department of Public Works.
 - (d) *Covered Bike Parking*: The project provides covered, consolidated bike parking.

- (e) *Bus Shelter*: The project provides a covered bus shelter(s) for Kitsap Transit and school bus riders. Shelter location and design must be consistent with any Kitsap Transit, City, or School District requirements.
- c. Innovative Building Design. The project shall be constructed under a green building certification program that requires third-party verification such as the Evergreen Sustainable Development, Living Building Challenge standard of the International Living Building Institute, Passive House Institute US/International, LEED or the BuiltGreen Program of the Master Builders of King and Snohomish Counties.
5. Approval Criteria. In addition to decision criteria required by the underlying planning permit or approval, an application for a housing design demonstration project may be approved if the following criteria are met:
- a. The applicant clearly demonstrates that the evaluation factors listed in subsection S.4 of this section will be met, as evaluated by the planning and public works departments;
 - b. The applicant has demonstrated how relief from specific development standards, including setback reductions, lot coverage and/or design guidelines, is needed to achieve the desired innovative design and the goals of this chapter;
 - c. The project does not adversely impact existing public service levels for surrounding properties;
 - d. The project complies with all other portions of the BIMC, except as modified through this housing design demonstration project process;
 - e. If a project will be phased, each phase of a proposed project must contain adequate infrastructure, open space, recreational facilities, landscaping and all other conditions of the project to stand alone if no other subsequent phases are developed; and
 - f. The applicant is meeting required housing diversity standards. Management of long-term affordability for designated affordable housing will be monitored through the use of recorded covenants and/or other agreements.
6. Development Standard Incentives for Development Projects in the Mixed-Use Town Center. The applicant may request that development standards from BIMC Titles 17 and 18 be modified as part of a housing design demonstration project. The city will review the request to modify development standards through the project review process outlined in subsection S.3 of this section. Requirements of BIMC Title 16 may not be modified. The following development standards may be modified:
- a. Minimum Lot Dimensions and Size. Reductions in lot size or dimensions are subject to approval by Kitsap County health district.
 - b. Maximum Lot Coverage. Maximum lot coverage can be increased above zoning district requirements with no maximum.
 - c. Natural Area. For MUTC projects developed under BIMC Title 17, the prescriptive natural area requirements in Table 17.12.070-1 do not apply. Instead, the project shall integrate at least 50 square feet of natural area per unit.
 - d. Residential Parking. The parking requirements outlined in BIMC 18.15.020 may be modified to require one parking space for homes under 800 square feet and one and one-half parking spaces for homes between 800 and 1,200 square feet. This reduction may not be combined with any other reductions to result in less than one space per unit, and additional guest parking may be required pursuant to Table

18.15.020-1. A limited number of parking spaces may be designed to accommodate alternative fuel or subcompact vehicles such as Smart™ cars, with parking stall dimensional standards reduced from the standards outlined in BIMC 18.15.020.J. The applicants are encouraged to work with neighboring property owners to ensure street parking is not overburdened. If the project is requesting a reduction in required parking through the housing design demonstration project program, then the development shall integrate at least one guest parking space for every five dwelling units.

- i. For projects which designate 100% affordable housing and within 1 mile of the Ferry Terminal, for units less than 900 square feet in size, the parking requirement is reduced to 0.5 space per unit.
- e. Setbacks. Unless required for public safety purposes, such as sight distance, setbacks may be reduced as described below. This section does not supersede lesser setback requirements in the MUTC/HS Road district zones, as outlined in Tables 17.12.070-1 and 18.12.020-2, as applicable.
 - i. Zoning Setback Reductions.
 - (A) Front setback within project: 10 feet.
 - (B) Rear setback within project: minimum of five feet.
 - (C) Side setback within project: minimum of five feet.
 - ii. Subdivision Setback Reductions.
 - (A) All interior subdivision setbacks: zero feet.
 - (B) Building to exterior subdivision boundary: five feet.
 - (C) Building to right-of-way or on-site private access: 10 feet.
- f. Building Height. Buildings within the Mixed-Use Town Center or High School Road districts may achieve a maximum building height not to exceed the optional height outlined in Table 18.12.020-~~2~~ 3.

7. Development Standard Incentives for Development Projects in Residential Zones. The applicant may request that development standards from BIMC Title 17 and 18 be modified as part of a housing design demonstration project. The city will review the request to modify development standards through the project review process outlined in subsection S.3 of this section. Requirements of BIMC Title 16 may not be modified. The following development standards may be modified:

- a. Minimum Lot Dimensions and Size. Reductions in lot size or dimensions are subject to approval by Kitsap County health district.
- b. Maximum Lot Coverage. Maximum lot coverage can be increased above zoning district requirements with no maximum.
- c. Natural Area. For residentially zoned projects developed under BIMC Title 17, the prescriptive natural area requirements in Table 17.12.070-1 do not apply. Instead, the project shall integrate at least 400 square feet of natural area per unit.
- d. Residential Parking. The parking requirements outlined in BIMC 18.15.020 may be modified to require one parking space for homes under 800 square feet and one and one-half parking spaces for homes between 800 and 1,200 square feet. This reduction may not be combined with any other reductions to result in less than one space per unit, and additional guest parking may be required pursuant to Table 18.15.020-1. A limited number of parking spaces may be designed to accommodate alternative fuel or subcompact vehicles such as Smart™ cars, with parking stall dimensional standards reduced from the

standards outlined in BIMC 18.15.020.J. The applicants are encouraged to work with neighboring property owners to ensure street parking is not overburdened. If the project is requesting a reduction in required parking through the housing design demonstration project, then the development shall integrate at least one guest parking space for every five dwelling units.

- i. For projects which designate 100% affordable housing and within 1 mile of the Ferry Terminal, for units less than 900 square feet in size, the parking requirement is reduced to 0.5 space per unit.
- e. Setbacks. Unless required for public safety purposes, such as sight distance, zoning and subdivision setbacks may be reduced as described below. This section does not supersede lesser setback requirements as outlined in Tables 17.12.070-1 and 18.12.020-1, as applicable. Additional vegetative landscaping screen may be required by the director when reducing setbacks.
 - i. Zoning Setback Reductions.
 - (A) Front setback to on-site access: 10 feet.
 - ii. Subdivision Setback Reductions.
 - (A) All interior subdivision setbacks: zero feet.
 - (B) Building to on-site access: 10 feet.
8. Density Bonus Incentives. An increase in residential base density may be permitted as outlined in Table 2.16.020.S-1.
9. Housing Project Visit. In order to learn from the innovative design practices used, all projects completed under this subsection S shall allow city staff to conduct occasional site tours. City staff will make a request of the property owner prior to conducting a tour and will not access the properties for tours more than once every three months. The site tours will be limited to the exterior and common grounds of the property and conducted during regular business hours. Visits will be coordinated through the staff and property owner, and the owner will receive written notice no less than two weeks in advance of each visit. Any additional access to private property or at alternative times shall be at the permission and cooperation of the individual homeowner only.
10. Demonstration Period. This subsection S and related provisions of BIMC Titles 2, 17, and 18 shall expire when updated affordable housing program are adopted to replace code provisions of BIMC Sections 18.12.030 D and E and Chapter 18.21.

