

CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure  
COMPREHENSIVE PLAN OVERVIEW  
EXISTING CODE AND RECENT RESULTS  
PRINCIPALS OF SMART GROWTH  
GROUP DISCUSSION W/REPORT BACK  
WRAP UP/NEXT STEPS  
ADJOURN

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**CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure**

Planning Director Gary Christensen called the meeting to order at 6:05 PM. Planning Commissioners in attendance were Mack Pearl, Jon Quitslund, William Chester, Michael Killion, Lisa Macchio, Don Doman and Kimberly McCormick Osmond. Design Review Board members in attendance were Alan Grainger, Peter Perry, Jim McNett, Joseph Dunstan, and Jason Wilkinson. Chris Gutsche was absent and excused. City Staff present were Planning Director Gary Christensen, Senior City Planners Jennifer Sutton, Christy Carr, and David Greetham, Building Official James Weaver, Planning Manager Heather Wright and Administrative Specialist Carla Lundgren who monitored recording and prepared minutes.

The agenda was reviewed. There were not any conflicts disclosed.

**COMPREHENSIVE PLAN OVERVIEW – Jennifer Sutton, Senior Planner**

See attached presentation.

**EXISTING CODE AND RECENT RESULTS – David Greetham, Senior Planner**

See attached presentation.

**PRINCIPLES OF SMART GROWTH – Alan Grainger, Design Review Board Chairman**

See attached presentation.

**GROUP DISCUSSION WITH REPORT BACK**

Planning Commissioners and Design Review Board Members were divided into two groups for discussion. Each was tasked with presenting the following:

- Top Five Priorities
- Immediate Action
- Recommendations

Citizens present formed a group and made a presentation as well.

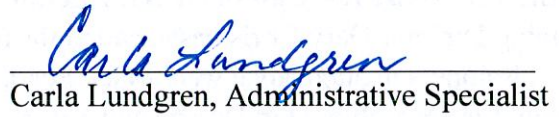
**WRAP UP/NEXT STEPS**

**ADJOURN**

The meeting was adjourned at 8:24 PM.

Approved by:

  
J. Mack Pearl, Chair

  
Carla Lundgren, Administrative Specialist



**PLEASE PRINT**

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**The Future of  
Bainbridge Island  
Development**

**March 22, 2018**



**Planning Commission &  
Design Review Board**



# NAVIGATE BAINBRIDGE

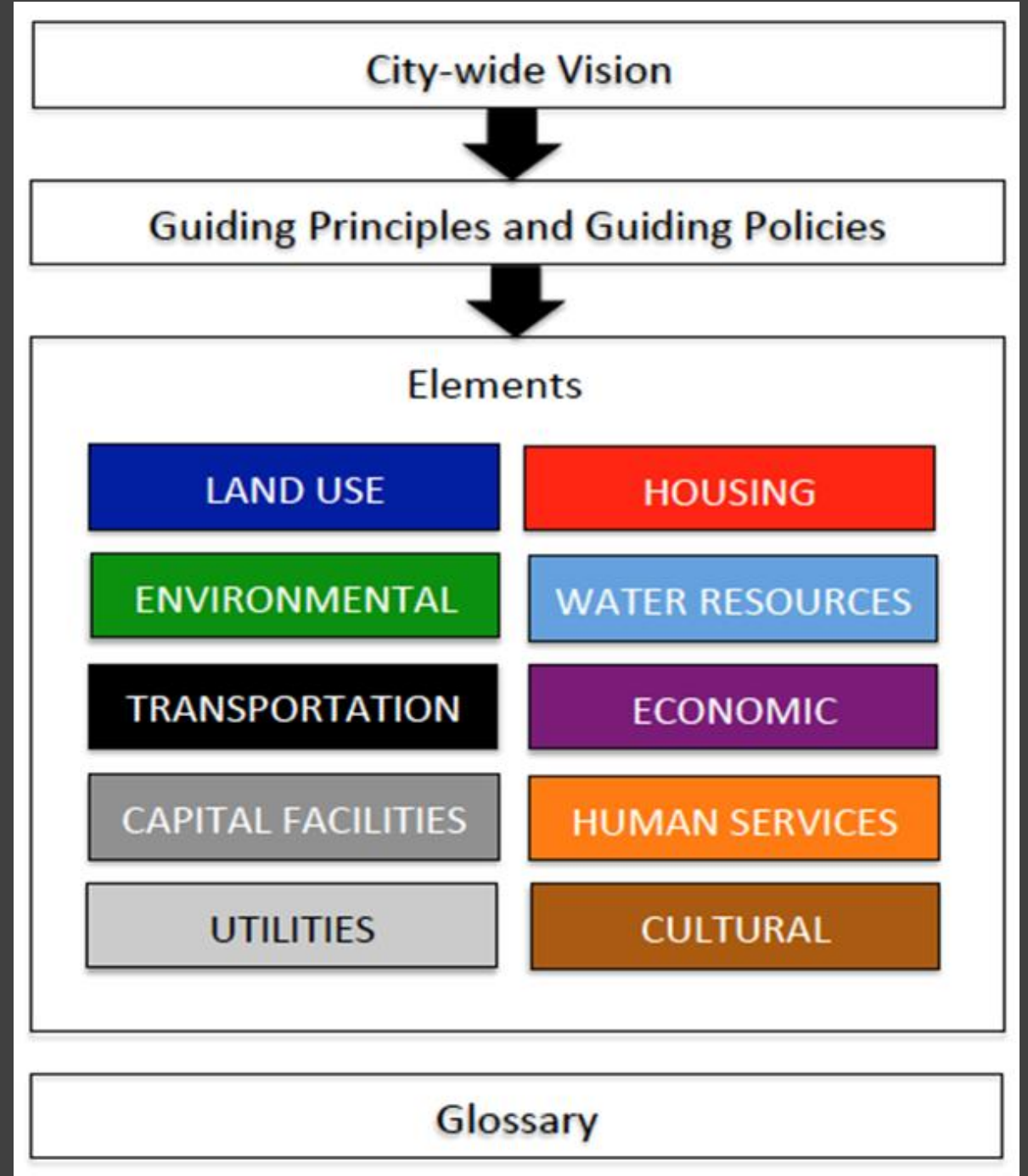
charting our future together

City of Bainbridge Island  
2016 Comprehensive Plan



# Comprehensive Plan Organization

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**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.

## LAND USE ELEMENT

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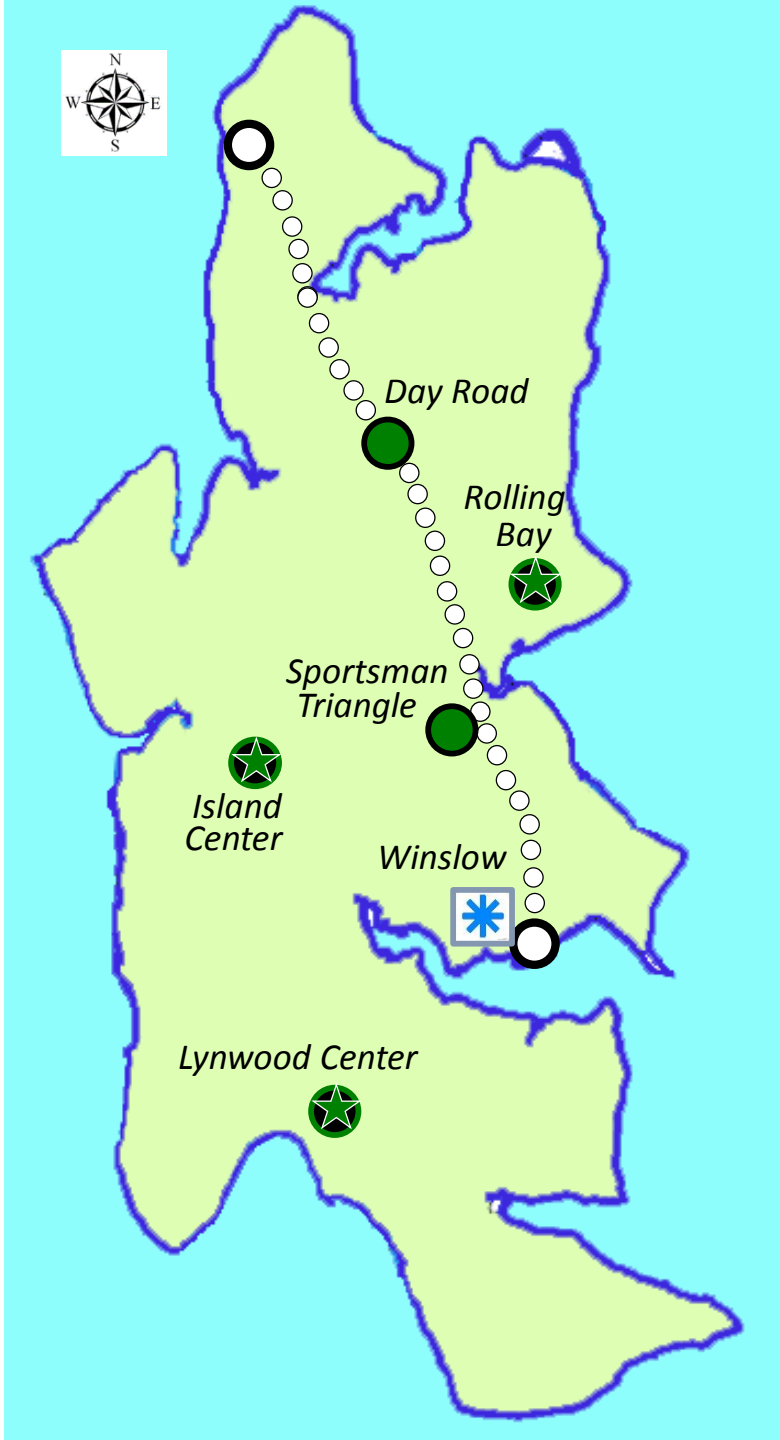
|                                                      |
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### ENVIRONMENTAL ELEMENT IMPLEMENTATION

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**Fig. LU-3. Island-wide Land Use Concept**



**Shorelines**



**Gateways**



**305 Corridor**

### Designated Centers



*Winslow*



*Lynwood Center*



*Rolling Bay*



*Island Center*

### Industrial Centers

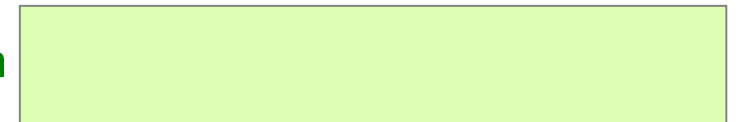


*Day Road*



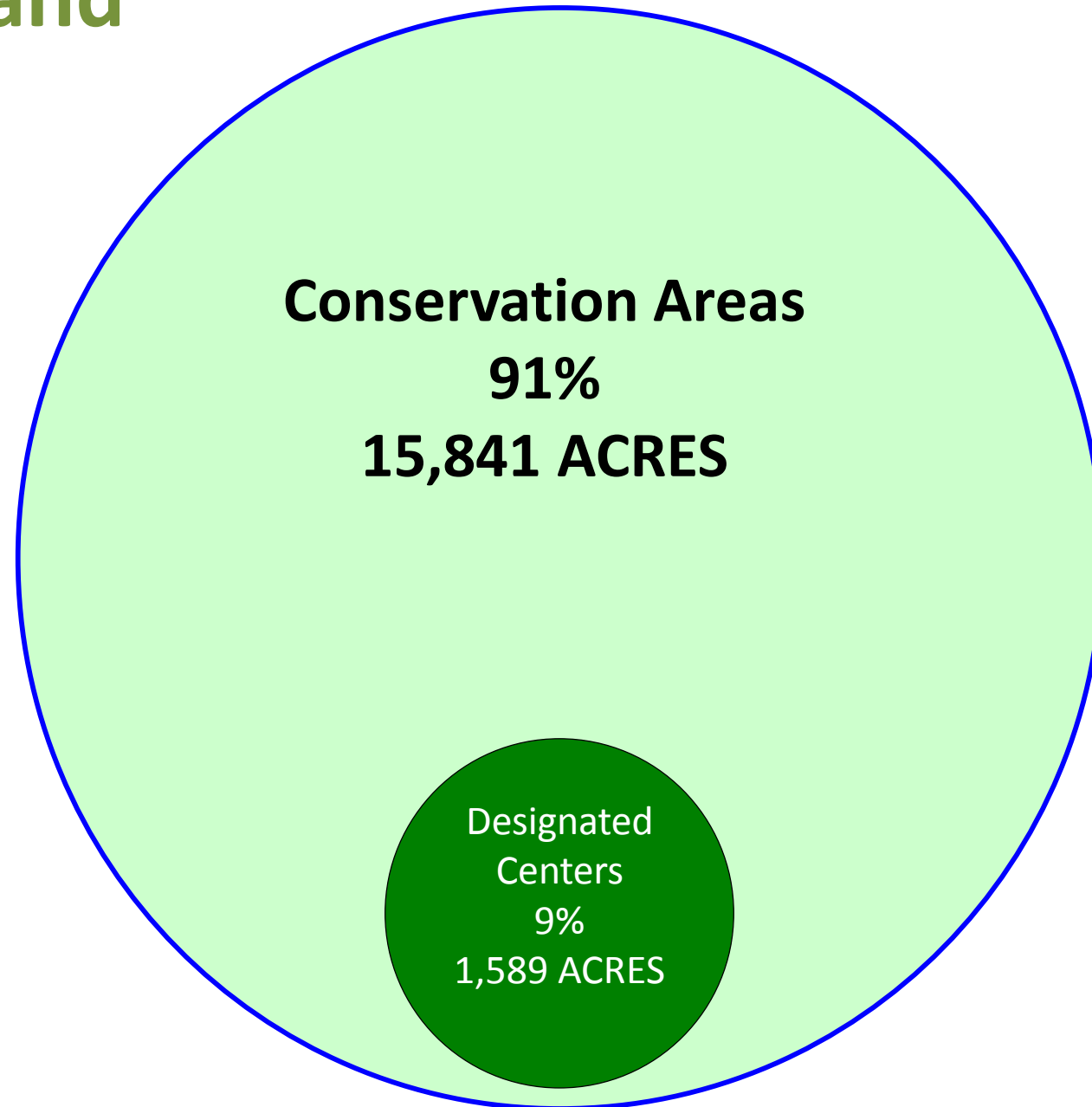
*Sportsman Triangle*

**Conservation Area**

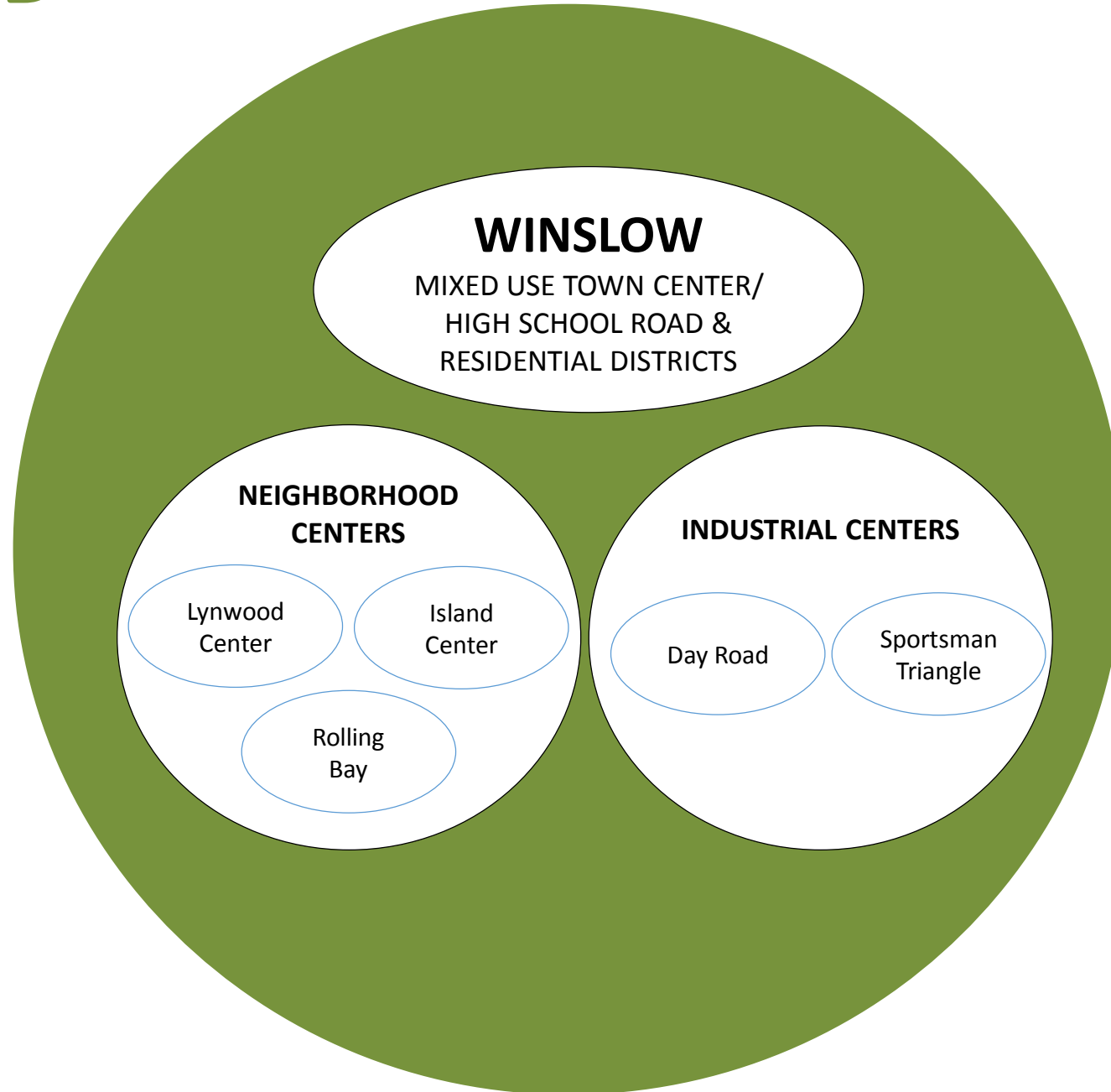


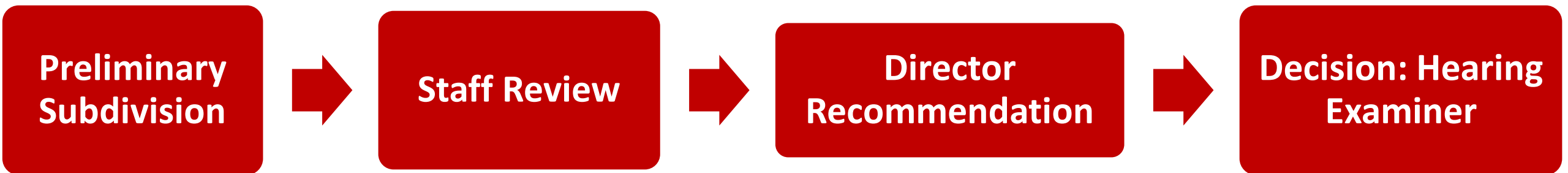
# Bainbridge Island

17,430 ACRES

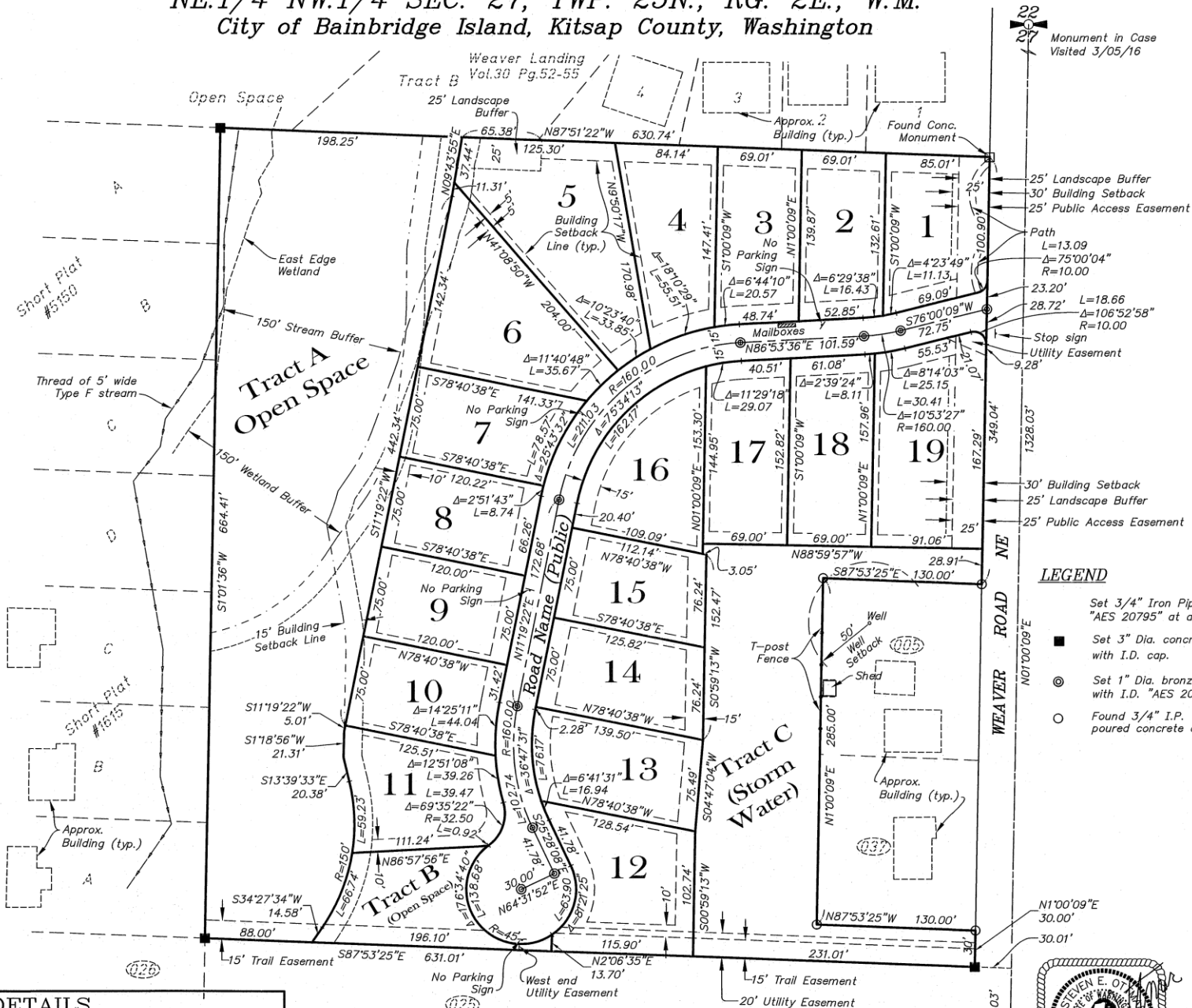


# DESIGNATED CENTERS





Situatē in  
NE.1/4 NW.1/4 SEC. 27, TWP. 25N., RG. 2E., W.M.  
City of Bainbridge Island, Kitsap County, Washington



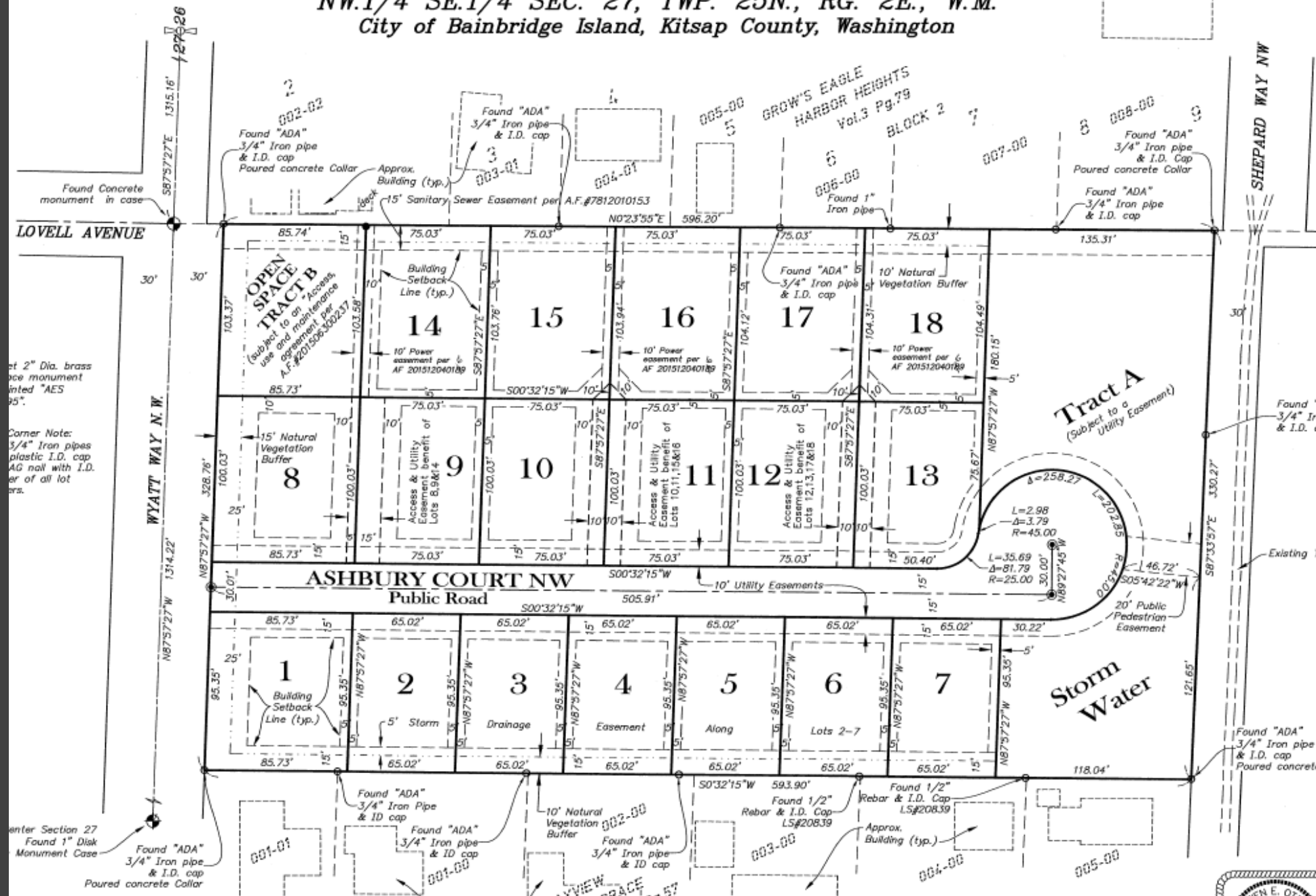
H: Basis of Bearing N01°00'09" E between the monuments marking the centerline of Weaver Road as shown on Short Plat No. 5586, recorded in Volume 9 of the Public Records of the County of Santa Clara, at Short Plats, Page 248.

Situate in  
NW.1/4 SE.1/4 SEC. 27, TWP. 25N., RG. 2E., W.M.  
City of Bainbridge Island, Kitsap County, Washington

*Situate in*

NW.1/4 SE.1/4 SEC. 27, TWP. 25N., RG. 2E., W.M.

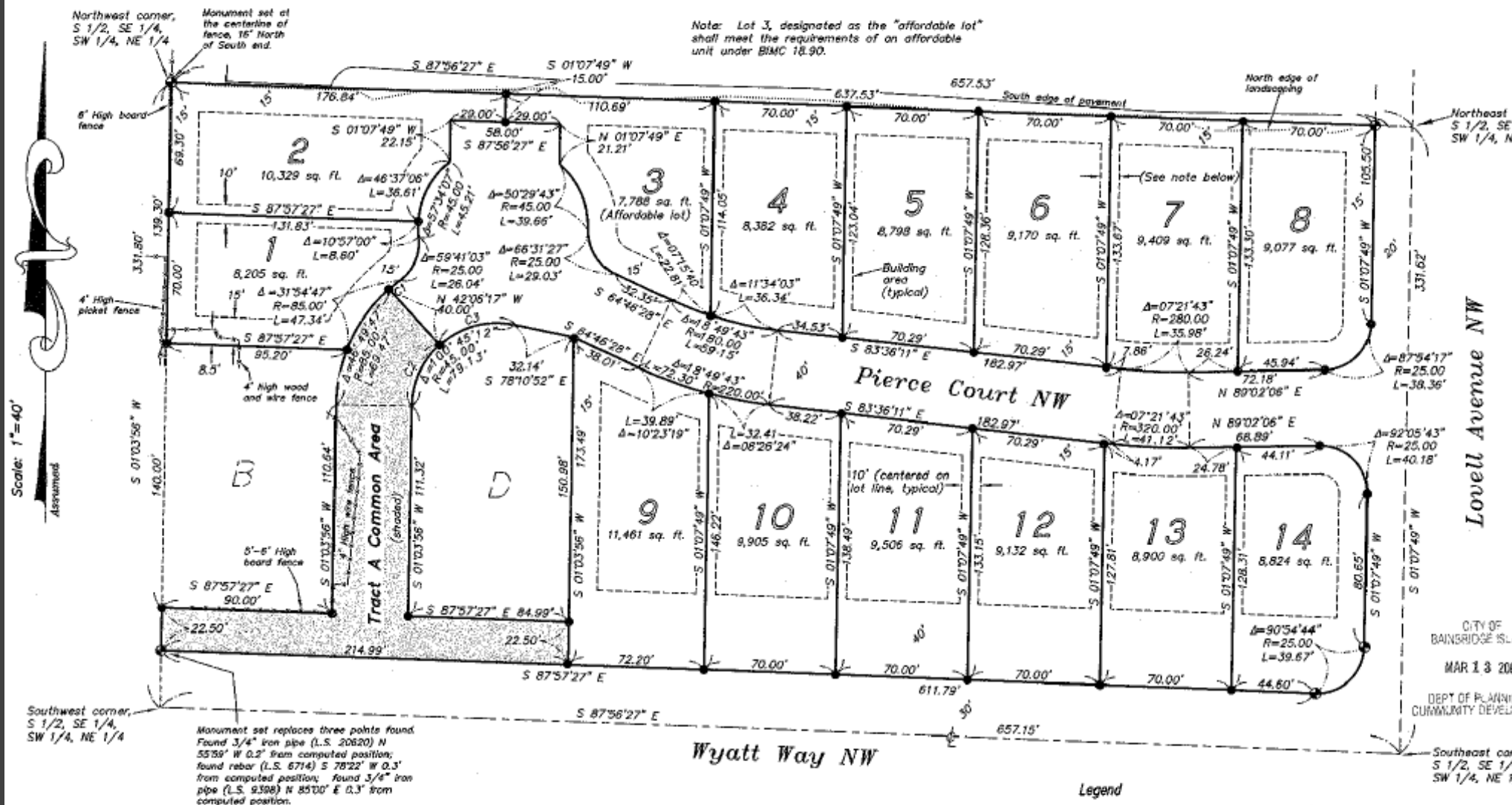
*City of Bainbridge Island, Kitsap County, Washington*



**Plat of  
Pierce Corner**  
SW 1/4, NE 1/4, Sec.27, T.25N., R.2E., W.M.

City of Bainbridge Island, Kitsap County, Washington

Note: Lot 3, designated as the "affordable lot" shall meet the requirements of an affordable unit under BMC 18.90.



| CURVE TABLE |        |        |             |
|-------------|--------|--------|-------------|
| Curve       | Length | Radius | Delta Angle |
| C1          | 7.75'  | 85.00' | 05°13'37"   |
| C2          | 36.78' | 45.00' | 45°49'47"   |
| C3          | 42.35' | 45.00' | 53°58'25"   |

| Areas      |                 |            |
|------------|-----------------|------------|
| Total Area | 166,694 sq. ft. | 3.83 acres |
| Tract A    | 11,402 sq. ft.  | 0.26 acres |



**GOLDSWORTHY, I**

# Preliminary Plat of The Reserve at Winslow

Situate in  
SE 1/4 NW 1/4 SEC. 27,  
TWP. 25N., RG. 2E., W.M.  
City of Bainbridge Island,  
Kitsap County, Washington

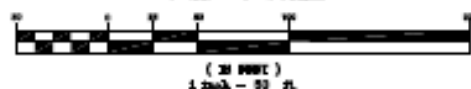
## LEGEND

- Set 3/2" rebar flush with ground with yellow cap  
Imprinted "S.E.C. 20795" with 2"x2" white guard  
stake.
- Found rebar & cap.

## CURVE TABLE

| Curve | Length | Radius | Delta      |
|-------|--------|--------|------------|
| C1    | 33.38  | 25.00  | 76°30'00"  |
| C2    | 29.61  | 32.50  | 52°12'01"  |
| C3    | 36.69  | 45.00  | 49°15'23"  |
| C4    | 42.49  | 45.00  | 54°05'50"  |
| C5    | 47.43  | 45.00  | 60°23'43"  |
| C6    | 37.20  | 45.00  | 47°22'04"  |
| C7    | 57.56  | 45.00  | 73°17'01"  |
| C8    | 29.61  | 32.50  | 52°12'01"  |
| C9    | 29.61  | 32.50  | 52°12'00"  |
| C10   | 24.78  | 45.00  | 31°32'42"  |
| C11   | 70.43  | 44.88  | 69°42'22"  |
| C12   | 107.51 | 45.00  | 138°23'11" |
| C13   | 17.11  | 45.00  | 21°47'20"  |
| C14   | 46.16  | 17.50  | 151°10'51" |
| C15   | 52.59  | 233.09 | 12°55'34"  |
| C16   | 41.31  | 233.09 | 10°09'15"  |
| C17   | 44.51  | 156.42 | 16°18'13"  |
| C18   | 44.70  | 156.42 | 16°22'30"  |
| C19   | 22.23  | 291.34 | 4°22'17"   |
| C20   | 53.73  | 291.34 | 10°34'02"  |
| C21   | 49.45  | 180.00 | 17°42'30"  |
| C22   | 44.81  | 145.00 | 17°42'30"  |
| C23   | 54.09  | 175.00 | 17°42'30"  |

## GRAPHIC SCALE

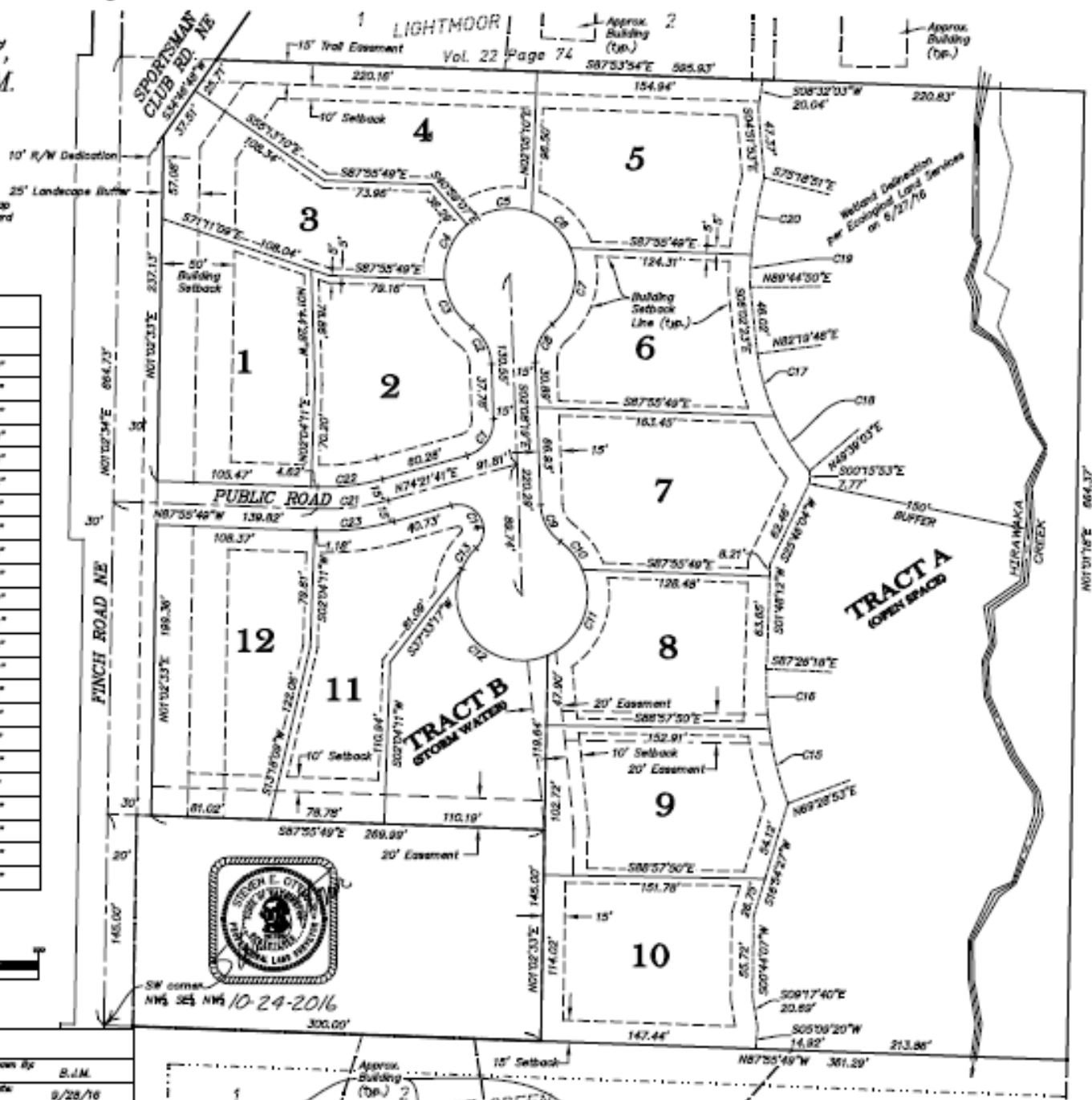


## LOT DETAILS



**AES**

Drawn by B.J.M.  
Date 9/28/16





ILLUSTRATIVE SITE PLAN

1" = 50'-0"

0 50' - 0" 100' - 0"



# BAINBRIDGE LANDING

BAINBRIDGE ISLAND, WA



WENZLAU ARCHITECTS

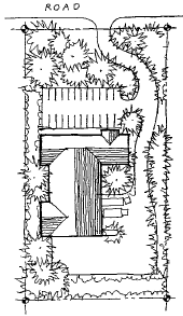
#### Loading Docks

##### Intent:

Minimize the visual impact of loading docks from the road and adjacent residential properties.

##### Guideline:

Place loading docks on the site so they are fully screened from the road or adjacent residential properties.



## BUILDING DESIGN

### Intent

To produce a townscape that is highly variegated and diverse, with a wide variety of building forms and massing with a high degree of activity and interest at the street level that can engage people on foot. New development should not display repetitive or monochromatic features but rather embody creative expression as individualized structures that contribute to the unique place that is the Core of the Town Center.

### A. Overall Massing and Variation

- Articulation.** Buildings shall incorporate articulation on all sides. The street-facing side(s) shall receive the greatest amount of attention with respect to richness of forms, details, materials, and craft.
- Variety in form.** Variety in building forms shall be provided rather than regularized repetition.
- Varied frontages.** Building frontages along a street block shall include storefronts, bays, recesses, offsets, balconies, a varied and rich color palette, and other elements to avoid long, monolithic facades.
- Multi-frontages.** Single buildings that face more than one street should respond architecturally to the context of each street. Developments with multiple buildings should incorporate multiple architectural responses for various buildings.



Articulation of building mass and roof forms



Frontage varied into bays and recesses



Different facade response along each street face

# City Design Guidelines

## Guidelines for Commercial and Mixed Use Projects in all Zoning Districts

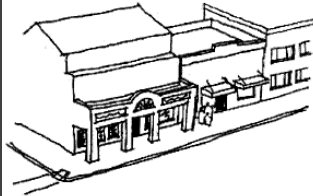
### 4

#### Intent:

To establish visually prominent ground floor facades

#### Guideline:

The first floor of multi-storied buildings should be taller than upper floors. Minimum ceiling height should be at least 10' to allow transom or larger display windows. Other elements such as transom windows, canopies, cornices, and prominent entries are encouraged. First floor uses shall be pedestrian oriented and include substantial shop windows. Display windows on the first floor of retail and commercial buildings should be the predominant surface of the first floor.



5

## A. Townscape

### 1. Diversity of Uses



Within the town center, a rich mixture of uses should be restaurants, services, residential, civic, cultural, education

### 2. Proximity of Uses

Separation between uses is discouraged. Different uses should be very close together, mixed either vertically (within the same building) or horizontally (within the same lot or area).

### 3. Open Spaces



There should be a wide variety of open spaces, such as parks, squares, greens, plazas, courtyards, and gardens throughout the center, linked together by pedestrian connections.

### 4. Gateways



Major entrance points should be marked with visually prominent elements such as dramatic building forms, artwork, monuments, or landscape.

### 5. Civic Symbols



There should be a number of elements that symbolize the collective community, such as a unique public building, central town square, public market, or transit center.

### 6. Public Art



Public and private development should be encouraged to integrate the work of artists into the design process.

### 7. Landmarks



Certain structures should be designated as landmarks and interpretive signage should be installed to convey the history and role in the community.

## SITE DESIGN

### Intent

Ensure that the pre-1920s residential character predominates:

- SD1. Preservation of Historic Buildings:** Owners are strongly encouraged to preserve historic (pre-1920) buildings. Any additions to existing historic structures shall be located to the rear and shall be consistent with the character of the older structure.
- SD2. Scale of Construction:** Scale of buildings in this corridor shall remain modest. (Refer to guideline BD1.) Any new development shall be constructed so that building forms, roof shapes, and relationship of building to street are compatible with the historic structures on Ericksen Avenue.



### Intent

Reinforce the historic pattern of development by retaining open-air view corridors from Ericksen Avenue through to the Winslow Ravine.

- SD3. Ravine View Corridors:** On the east side of Ericksen Avenue from Winslow Way to 200 feet north of Wyatt Way (where the Winslow Ravine leaves Ericksen to cross under highway 305), the total of both side yard setbacks should be at least 30% of the width of the frontage on Ericksen. Driveways may be in the setbacks, but the open-air view from the street through to the Winslow Ravine shall remain unobstructed by buildings or fences.



CONTINUED NEXT PAGE



ERICKSEN OVERLAY DISTRICT DESIGN STANDARDS AND GUIDELINES

Revised 2013







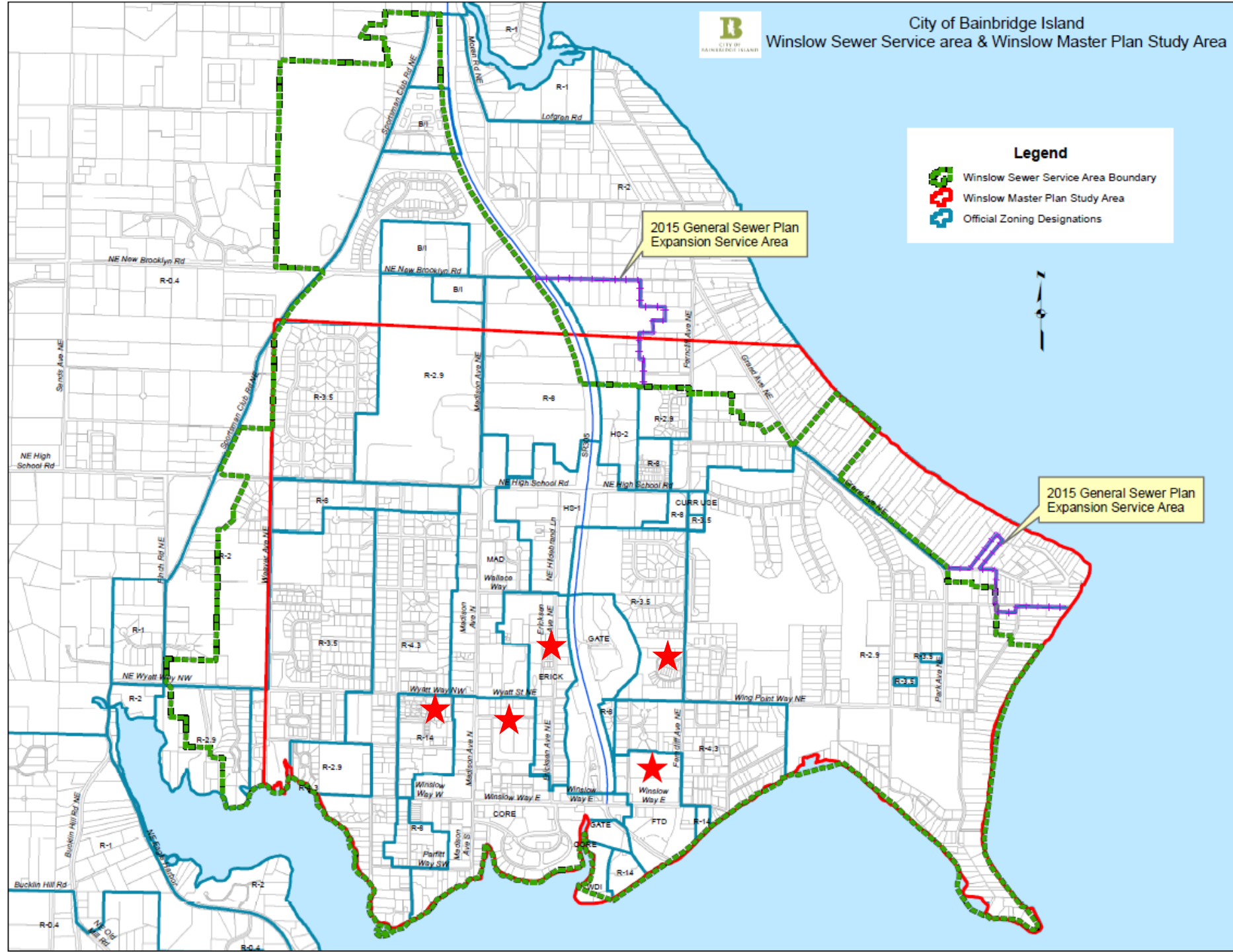
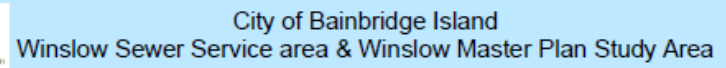
# Bainbridge Landing



# **Housing Design Demonstration Project (HDDP) Program**

## **OVERVIEW**

- **2009 3-year Pilot Program in the greater Winslow area**
- **Revised in 2013; Revised in 2016 to reflect LID requirements, extended until 2019.**
- **Promotes green building and increase housing affordability using incentives**
- **4 Tiers: Density incentives scaled to amount of Green Building and Infrastructure, and Housing Diversity**



**Table [2.16.020](#).Q-4: Housing Diversity Program  
Project Density Bonuses**

**Tier 4**

- 2.5 x Base Density
- Max. Bonus Mixed-Use FAR (all residential)

**Tier 3**

- 2.5 x Base Density
- OR Max. Bonus Mixed-Use FAR (all residential)

**Tier 2**

- 1.5 x Base Density (R-8 and R-14)
- 2.0 x Base Density not to exceed R-8 density (R-2, R-2.9, R-3.5, and R-4.3)
- Max. Bonus Mixed-Use FAR (all residential)

**Tier 1**

- No Density Bonus

**Table 2.16.020.Q-2 Housing Diversity Scoring Method**

|                                              |                                                             |                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                   |     |    |    |        |    |    |        |    |    |        |    |    |               |    |    |                                                                                                                                                                                                                                                                                                                                                               |                               |                     |                       |   |                          |   |                            |   |                           |   |                           |   |                                                                                                                                                                                                                               |                                              |                     |   |   |   |   |   |   |   |   |
|----------------------------------------------|-------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|-----|----|----|--------|----|----|--------|----|----|--------|----|----|---------------|----|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|---------------------|-----------------------|---|--------------------------|---|----------------------------|---|---------------------------|---|---------------------------|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|---------------------|---|---|---|---|---|---|---|---|
|                                              |                                                             | <p><b><u>Affordable Housing</u></b><br/>Project includes a number of housing units that are designated affordable for a period of fifty years to the spectrum of income levels as defined by BIMC Sections 18.36.030.16 and 18.21.020.A.<br/>Rental housing is encouraged by awarding more points for the creation of rental housing.</p>                                               | <p><b><u>Unit Size</u></b><br/>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 units in that range. For example, in a 40 unit development, at least 4 units sized between 1001-1200 ft<sup>2</sup> would be needed to score points in that range.</p> | <p><b><u>Unit Type</u></b><br/>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.</p> |                                                   |     |    |    |        |    |    |        |    |    |        |    |    |               |    |    |                                                                                                                                                                                                                                                                                                                                                               |                               |                     |                       |   |                          |   |                            |   |                           |   |                           |   |                                                                                                                                                                                                                               |                                              |                     |   |   |   |   |   |   |   |   |
| <b><u>TIER</u></b>                           | <b><u>Total Housing Diversity Points Required</u></b>       | <table><tr><td><b><u>% of Affordable Units</u></b></td><td><b><u>Ownership Value</u></b></td><td><b><u>Rental Value</u></b></td></tr><tr><td>10%</td><td>10</td><td>12</td></tr><tr><td>11-15%</td><td>12</td><td>14</td></tr><tr><td>16-20%</td><td>14</td><td>16</td></tr><tr><td>21-25%</td><td>16</td><td>18</td></tr><tr><td>More than 25%</td><td>20</td><td>22</td></tr></table> | <b><u>% of Affordable Units</u></b>                                                                                                                                                                                                                                                                                                                                                                                                          | <b><u>Ownership Value</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b><u>Rental Value</u></b>                        | 10% | 10 | 12 | 11-15% | 12 | 14 | 16-20% | 14 | 16 | 21-25% | 16 | 18 | More than 25% | 20 | 22 | <table><tr><td><b><u>Unit Size Range</u></b></td><td><b><u>Value</u></b></td></tr><tr><td>&lt; 800 ft<sup>2</sup></td><td>1</td></tr><tr><td>801-1000 ft<sup>2</sup></td><td>1</td></tr><tr><td>1001- 1200 ft<sup>2</sup></td><td>1</td></tr><tr><td>1201-1400 ft<sup>2</sup></td><td>1</td></tr><tr><td>1401-1600 ft<sup>2</sup></td><td>1</td></tr></table> | <b><u>Unit Size Range</u></b> | <b><u>Value</u></b> | < 800 ft <sup>2</sup> | 1 | 801-1000 ft <sup>2</sup> | 1 | 1001- 1200 ft <sup>2</sup> | 1 | 1201-1400 ft <sup>2</sup> | 1 | 1401-1600 ft <sup>2</sup> | 1 | <table><tr><td><b><u>Number of Different Unit Types</u></b></td><td><b><u>Value</u></b></td></tr><tr><td>2</td><td>2</td></tr><tr><td>3</td><td>3</td></tr><tr><td>4</td><td>4</td></tr><tr><td>5</td><td>5</td></tr></table> | <b><u>Number of Different Unit Types</u></b> | <b><u>Value</u></b> | 2 | 2 | 3 | 3 | 4 | 4 | 5 | 5 |
| <b><u>% of Affordable Units</u></b>          | <b><u>Ownership Value</u></b>                               | <b><u>Rental Value</u></b>                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                   |     |    |    |        |    |    |        |    |    |        |    |    |               |    |    |                                                                                                                                                                                                                                                                                                                                                               |                               |                     |                       |   |                          |   |                            |   |                           |   |                           |   |                                                                                                                                                                                                                               |                                              |                     |   |   |   |   |   |   |   |   |
| 10%                                          | 10                                                          | 12                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                   |     |    |    |        |    |    |        |    |    |        |    |    |               |    |    |                                                                                                                                                                                                                                                                                                                                                               |                               |                     |                       |   |                          |   |                            |   |                           |   |                           |   |                                                                                                                                                                                                                               |                                              |                     |   |   |   |   |   |   |   |   |
| 11-15%                                       | 12                                                          | 14                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                   |     |    |    |        |    |    |        |    |    |        |    |    |               |    |    |                                                                                                                                                                                                                                                                                                                                                               |                               |                     |                       |   |                          |   |                            |   |                           |   |                           |   |                                                                                                                                                                                                                               |                                              |                     |   |   |   |   |   |   |   |   |
| 16-20%                                       | 14                                                          | 16                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                   |     |    |    |        |    |    |        |    |    |        |    |    |               |    |    |                                                                                                                                                                                                                                                                                                                                                               |                               |                     |                       |   |                          |   |                            |   |                           |   |                           |   |                                                                                                                                                                                                                               |                                              |                     |   |   |   |   |   |   |   |   |
| 21-25%                                       | 16                                                          | 18                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                   |     |    |    |        |    |    |        |    |    |        |    |    |               |    |    |                                                                                                                                                                                                                                                                                                                                                               |                               |                     |                       |   |                          |   |                            |   |                           |   |                           |   |                                                                                                                                                                                                                               |                                              |                     |   |   |   |   |   |   |   |   |
| More than 25%                                | 20                                                          | 22                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                   |     |    |    |        |    |    |        |    |    |        |    |    |               |    |    |                                                                                                                                                                                                                                                                                                                                                               |                               |                     |                       |   |                          |   |                            |   |                           |   |                           |   |                                                                                                                                                                                                                               |                                              |                     |   |   |   |   |   |   |   |   |
| <b><u>Unit Size Range</u></b>                | <b><u>Value</u></b>                                         |                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                   |     |    |    |        |    |    |        |    |    |        |    |    |               |    |    |                                                                                                                                                                                                                                                                                                                                                               |                               |                     |                       |   |                          |   |                            |   |                           |   |                           |   |                                                                                                                                                                                                                               |                                              |                     |   |   |   |   |   |   |   |   |
| < 800 ft <sup>2</sup>                        | 1                                                           |                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                   |     |    |    |        |    |    |        |    |    |        |    |    |               |    |    |                                                                                                                                                                                                                                                                                                                                                               |                               |                     |                       |   |                          |   |                            |   |                           |   |                           |   |                                                                                                                                                                                                                               |                                              |                     |   |   |   |   |   |   |   |   |
| 801-1000 ft <sup>2</sup>                     | 1                                                           |                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                   |     |    |    |        |    |    |        |    |    |        |    |    |               |    |    |                                                                                                                                                                                                                                                                                                                                                               |                               |                     |                       |   |                          |   |                            |   |                           |   |                           |   |                                                                                                                                                                                                                               |                                              |                     |   |   |   |   |   |   |   |   |
| 1001- 1200 ft <sup>2</sup>                   | 1                                                           |                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                   |     |    |    |        |    |    |        |    |    |        |    |    |               |    |    |                                                                                                                                                                                                                                                                                                                                                               |                               |                     |                       |   |                          |   |                            |   |                           |   |                           |   |                                                                                                                                                                                                                               |                                              |                     |   |   |   |   |   |   |   |   |
| 1201-1400 ft <sup>2</sup>                    | 1                                                           |                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                   |     |    |    |        |    |    |        |    |    |        |    |    |               |    |    |                                                                                                                                                                                                                                                                                                                                                               |                               |                     |                       |   |                          |   |                            |   |                           |   |                           |   |                                                                                                                                                                                                                               |                                              |                     |   |   |   |   |   |   |   |   |
| 1401-1600 ft <sup>2</sup>                    | 1                                                           |                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                   |     |    |    |        |    |    |        |    |    |        |    |    |               |    |    |                                                                                                                                                                                                                                                                                                                                                               |                               |                     |                       |   |                          |   |                            |   |                           |   |                           |   |                                                                                                                                                                                                                               |                                              |                     |   |   |   |   |   |   |   |   |
| <b><u>Number of Different Unit Types</u></b> | <b><u>Value</u></b>                                         |                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                   |     |    |    |        |    |    |        |    |    |        |    |    |               |    |    |                                                                                                                                                                                                                                                                                                                                                               |                               |                     |                       |   |                          |   |                            |   |                           |   |                           |   |                                                                                                                                                                                                                               |                                              |                     |   |   |   |   |   |   |   |   |
| 2                                            | 2                                                           |                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                   |     |    |    |        |    |    |        |    |    |        |    |    |               |    |    |                                                                                                                                                                                                                                                                                                                                                               |                               |                     |                       |   |                          |   |                            |   |                           |   |                           |   |                                                                                                                                                                                                                               |                                              |                     |   |   |   |   |   |   |   |   |
| 3                                            | 3                                                           |                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                   |     |    |    |        |    |    |        |    |    |        |    |    |               |    |    |                                                                                                                                                                                                                                                                                                                                                               |                               |                     |                       |   |                          |   |                            |   |                           |   |                           |   |                                                                                                                                                                                                                               |                                              |                     |   |   |   |   |   |   |   |   |
| 4                                            | 4                                                           |                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                   |     |    |    |        |    |    |        |    |    |        |    |    |               |    |    |                                                                                                                                                                                                                                                                                                                                                               |                               |                     |                       |   |                          |   |                            |   |                           |   |                           |   |                                                                                                                                                                                                                               |                                              |                     |   |   |   |   |   |   |   |   |
| 5                                            | 5                                                           |                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                   |     |    |    |        |    |    |        |    |    |        |    |    |               |    |    |                                                                                                                                                                                                                                                                                                                                                               |                               |                     |                       |   |                          |   |                            |   |                           |   |                           |   |                                                                                                                                                                                                                               |                                              |                     |   |   |   |   |   |   |   |   |
|                                              |                                                             | <b><u>Minimum % Required</u></b>                                                                                                                                                                                                                                                                                                                                                        | <b><u>Size Requirement</u></b>                                                                                                                                                                                                                                                                                                                                                                                                               | <b><u>Min. Pts. Required</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b><u>Min. Pts. Required</u></b>                  |     |    |    |        |    |    |        |    |    |        |    |    |               |    |    |                                                                                                                                                                                                                                                                                                                                                               |                               |                     |                       |   |                          |   |                            |   |                           |   |                           |   |                                                                                                                                                                                                                               |                                              |                     |   |   |   |   |   |   |   |   |
| <b><u>4</u></b>                              | 10 pts                                                      | 10%                                                                                                                                                                                                                                                                                                                                                                                     | Max. Home size 1600 ft <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                          | NA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | NA                                                |     |    |    |        |    |    |        |    |    |        |    |    |               |    |    |                                                                                                                                                                                                                                                                                                                                                               |                               |                     |                       |   |                          |   |                            |   |                           |   |                           |   |                                                                                                                                                                                                                               |                                              |                     |   |   |   |   |   |   |   |   |
| <b><u>3</u></b>                              | 20 pts                                                      | 50%                                                                                                                                                                                                                                                                                                                                                                                     | Max. Home size 1600 ft <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                          | NA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | NA                                                |     |    |    |        |    |    |        |    |    |        |    |    |               |    |    |                                                                                                                                                                                                                                                                                                                                                               |                               |                     |                       |   |                          |   |                            |   |                           |   |                           |   |                                                                                                                                                                                                                               |                                              |                     |   |   |   |   |   |   |   |   |
| <b><u>2</u></b>                              | 12 pts (projects <20 units)<br>15 pts (projects ≥ 20 units) | 10 %                                                                                                                                                                                                                                                                                                                                                                                    | Max. Home size 1600 ft <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                          | NA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Projects ≥ 20 units must get 3 pts in “unit type” |     |    |    |        |    |    |        |    |    |        |    |    |               |    |    |                                                                                                                                                                                                                                                                                                                                                               |                               |                     |                       |   |                          |   |                            |   |                           |   |                           |   |                                                                                                                                                                                                                               |                                              |                     |   |   |   |   |   |   |   |   |
| <b><u>1</u></b>                              | 4 pts (projects <20 units)<br>5 pts (projects ≥ 20 units)   | NA                                                                                                                                                                                                                                                                                                                                                                                      | Max. Home size 1600 ft <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                          | NA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Projects ≥ 20 units must get 2 pts in “unit type” |     |    |    |        |    |    |        |    |    |        |    |    |               |    |    |                                                                                                                                                                                                                                                                                                                                                               |                               |                     |                       |   |                          |   |                            |   |                           |   |                           |   |                                                                                                                                                                                                                               |                                              |                     |   |   |   |   |   |   |   |   |

Table 2.16.020.Q-3 Innovative Site Development Scoring Method

| TIER | Minimum<br>Site<br>Development<br>Point<br>Requirement | WATER QUALITY & CONSERVATION                                                                                                                                                                                                          |  | LANDSCAPING & OPEN SPACE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |  | TRANSPORTATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
|------|--------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|      |                                                        | 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. |  | 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. |  |
| 4    | 30                                                     | REQUIREMENT                                                                                                                                                                                                                           |  | VALUE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |  | TRANSPORTATION COMPONENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
|      |                                                        | Number of dwelling units that integrate greywater reuse components into building design:                                                                                                                                              |  | VALUE IF PUBLIC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |  | VALUE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| 3    | 25                                                     | 10%                                                                                                                                                                                                                                   |  | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  | Project preserves, creates or integrates internal and external non-motorized connections.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
|      |                                                        | 11-20%                                                                                                                                                                                                                                |  | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  | Provides public walkways, separated paths, or bike lanes. No points for facilities required by IWTP.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| 2    | 25                                                     | 21-30%                                                                                                                                                                                                                                |  | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  | On-site car sharing program                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
|      |                                                        | Over 31%                                                                                                                                                                                                                              |  | 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  | 1 per each car                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
| 1    | 14                                                     | Percentage of total roof area qualifying as “green roofs”:                                                                                                                                                                            |  | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  | Electric vehicle charging stations for 3% of vehicle parking capacity.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
|      |                                                        | 15-30%                                                                                                                                                                                                                                |  | 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
|      |                                                        | Project integrates cisterns: % of total roof area directed to cisterns:                                                                                                                                                               |  | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  | Covered, consolidated bike parking for subdivisions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
|      |                                                        | 15-30%                                                                                                                                                                                                                                |  | 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
|      |                                                        | Percentage of total parking spaces that are covered (i.e. parking garage, carport):                                                                                                                                                   |  | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  | Bus Shelter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
|      |                                                        | 5-20%                                                                                                                                                                                                                                 |  | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
|      |                                                        | 21-40%                                                                                                                                                                                                                                |  | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
|      |                                                        | 41-60%                                                                                                                                                                                                                                |  | 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
|      |                                                        | 61-80%                                                                                                                                                                                                                                |  | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
|      |                                                        | Over 81%                                                                                                                                                                                                                              |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |

# Housing Design Demonstration Project

**FERNCLIFF VILLAGE**

**Tier 3: Housing**

***Housing Resources Board***

**Phase I 24 SFR**

***built***

**Phase II 16 SF townhomes**

***built***

***R-3.5 Zone***

***Base Density = 20 units***

***Max Density Bonus= 50 units***

# Housing Design Demonstration Project

**GROW COMMUNITY**

**Tier 2: Green Building**

***131 Total Units***

**Phase I 25 SFR, 20 Multifamily  
*Built***

**Phase II Multifamily & SFR  
*Mostly Built***

***R-14 Zone***

***Base Density = 112 units***

***Max Density 1x5 Bonus = 168 units***

# Housing Design Demonstration Project

## ERICKSEN URBAN COTTAGES

**Tier 1 Green Building: NO Density Bonus**

**16 Lot Single-Family Subdivision**

**LEED Certification Required; LEED Platinum Earned**

**MUTC- Ericksen District (FAR)**

***Built***

# **Housing Design Demonstration Project**

## **MADRONA TOWNHOMES**

**Tier 1 Housing: NO Density Bonus**

**40 Lot Townhome Single-family Subdivision**

**10% Affordable Housing (5 lots); LEED Certified**

**MUTC- Core District**

***Under Construction***

# Housing Design Demonstration Project

**BAINBRIDGE LANDING**

**Tier 1: NO Density Bonus**

**25 Townhomes Single-family Subdivision**

**100 Flats (multifamily)**

**15 Age-in-Place Units (multifamily)**

**MUTC- Ferry Terminal District**

***Under Construction***

# **Housing Design Demonstration Project**

**WALLACE COTTAGES**

**Tier 2: 10% Density Bonus**

**19 Single-family Subdivision**

**10% Affordable Housing (2 lots); 2 Age-in-Place Units**

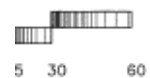
**LEED Silver or Built Green 4 Green Building Requirement**

**R-4.3**

**Hearing Examiner Public Hearing Scheduled**

| <b>Green Building Certification</b>                       | <b># of units</b> |
|-----------------------------------------------------------|-------------------|
| Evergreen Sustainable Development                         | 40                |
| LEED Certified                                            | 16                |
| Built Green 5                                             | 131               |
| LEED Silver or Built Green 4                              | 19                |
| <b>Total HDDP Units Built/Approved/In Progress</b>        | <b>386</b>        |
|                                                           |                   |
| <b>Total Units Designated Affordable Housing (50 yrs)</b> | <b>47</b>         |

ation Plan



2.2. Varying in size from 12' to 40'

Tree to be Retained

Tree to be Removed



Owner: Center Tree, LLC

Parcel numbers:

272502-1-023-2005

272502-1-115-2005

272502-1-154-2008

272502-1-153-2007

Wallace Cottages  
Wallace Way NE NE  
Bainbridge Island, WA

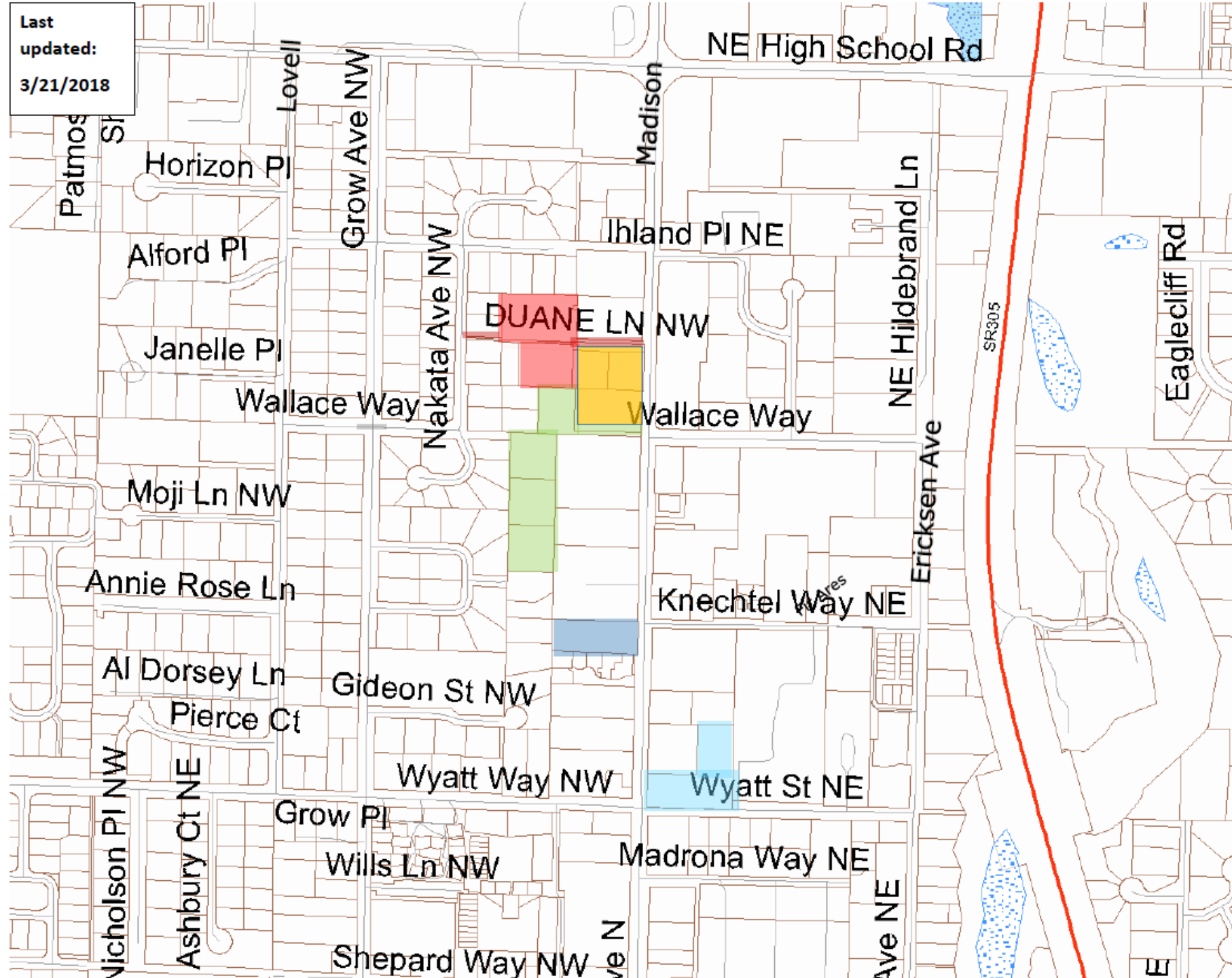


Scale: 1"=30'

Date: 1/30/17

Rev:

Last updated:  
3/21/2018



Madison Grove PLN50667 SUB  
8 Lot Subdivision  
Developer: Ohrt (Todd McKittrick)  
Planner: Kelly / DE: Peter  
Next step: HEX 4/20/18

Madison Landing PLN50879 SPR  
24 Multi-family Townhomes  
Developer: Millennial (Todd McKittrick)  
Planner: Kelly / DE: Peter  
Next step: Planning Commission 5/10/18

Wallace Cottages PLN50589 SUB  
HDDP Tier II 19 Lot Subdivision  
Developer: Wallace Cottages LLC (Dave Smith)  
Planner: Kelly / DE: Peter  
Next step: HEX 4/20/2018

Madison Place HDDP PLN50892 SUB  
HDDP Tier I 18 Lot Subdivision  
Developer: Madison Place LLC (Dave Smith)  
Planner: Kelly / DE: Peter (was Janelle)  
Next step: Planning Commission 4/26/18

Wyatt Apartments PLN50165B SPR  
42 unit multi-family Site Plan & Design Review  
Developer: Madison Ave Dev / Laughlin  
Planner: Kelly / DE: Peter  
Next step: Planning Commission 3/29/2018

**Suzuki Property Residential Density Potential:  
Property is 13.83 acres/ (602,435 ft<sup>2</sup>) in Size**

| <b>Zoning Designation</b>                                    | <b>Base Density</b> | <b>Tier 2 HDDP Program<br/>(2 x base density)</b> | <b>Tier 3 (Maximum) with<br/>HDDP Program<br/>(2.5 x base density)</b> |
|--------------------------------------------------------------|---------------------|---------------------------------------------------|------------------------------------------------------------------------|
| <b><i>R-2</i></b><br><b>1 unit per 20,000 ft<sup>2</sup></b> | <b>30 units</b>     | <b>60 units</b>                                   | <b>75 units</b>                                                        |

# 2017 MEDIAN HOUSEHOLD INCOME LIMITS BY HOUSEHOLD SIZE

| Maximum Income Limits<br>by Category (BIMC<br>18.21.020)              | Household Size |          |          |          |          |           |           |           |
|-----------------------------------------------------------------------|----------------|----------|----------|----------|----------|-----------|-----------|-----------|
|                                                                       | 1              | 2        | 3        | 4        | 5        | 6         | 7         | 8         |
| <b>Extremely Low Income: ≤<br/>30% of Median Household<br/>Income</b> | \$16,250       | \$18,550 | \$20,850 | \$24,600 | \$28,780 | \$32,960  | \$37,140  | \$41,320  |
| <b>Very Low Income: 31% -<br/>50% of Median Household<br/>Income</b>  | \$27,000       | \$30,850 | \$34,700 | \$38,550 | \$41,650 | \$44,750  | \$47,850  | \$50,900  |
| <b>Low Income: 51% - 80% of<br/>Median Household<br/>Income</b>       | \$43,200       | \$49,400 | \$55,550 | \$61,700 | \$66,650 | \$71,600  | \$76,550  | \$81,450  |
| <b>Moderate Income: 81% -<br/>95% of Median Household<br/>Income</b>  | \$51,272       | \$58,596 | \$65,921 | \$73,245 | \$79,105 | \$84,964  | \$90,824  | \$96,683  |
| <b>Middle Income: 96%% -<br/>120% of Median<br/>Household Income</b>  | \$64,764       | \$74,016 | \$83,268 | \$92,520 | \$99,922 | \$107,323 | \$114,725 | \$122,126 |
| <b>100% of Median<br/>Household Income</b>                            | \$53,970       | \$61,680 | \$69,390 | \$77,100 | \$83,268 | \$89,436  | \$95,604  | \$101,772 |

## ZONING DISTRICTS/LAND USE DESIGNATION ACREAGE

| Zone                               | Acres    | % of Total Area |
|------------------------------------|----------|-----------------|
| Business/Industrial                | 109.23   | 0.63%           |
| Water Dependent-Industrial         | 60.88    | 0.35%           |
| MUTC/ HS Road                      | 291.16   | 1.67%           |
| Winslow Residential R 2.9-<br>R-14 | 1056.12  | 6.06%           |
| NSC/ R-5                           | 54.24    | 0.31%           |
| Contract Zones                     | 17.94    | 0.10%           |
| OSR-2, 1, & 0.4                    | 15841.34 | 90.88%          |
| Total Acreage B.I.                 | 17430.91 | 100%            |

# DESIGN GUIDELINES OUTLINE STRUCTURE/Framework

03/20/2018

This document is translating the hierarchy of “The Smart Growth Manual” into our “island” community.

- Originally prepared by the DRB in 2012, in response to applicant confusion about what “guidelines applied to their project, revised in 2017 and 2018. Because it encouraged rethinking many of the existing guidelines, it was not embraced as a budget priority by the then Planning Director.

## ISLAND

- Introduction (see BIMC, Comp Plan, Smart Growth Manual, and CNU)
  - Goals and Objectives
- General Island Wide Guidelines
  - Sustainable Communities
  - Interconnected Habitats
  - Tree Preservation
- Overall Design Principles (see MUTC and Smart Growth)
  - Townscape, Landscape, Streetscape, Street Design, Building Form, Signs
  - Neighborhood, Street, Building

## NEIGHBORHOOD

- Winslow (MUTC) including overlays
  - General (all overlay districts in Winslow)
  - Gateway
  - Central Core
  - Ericksen
  - Madison
  - Ferry
  - High School Road
- Lynwood Center
- Island Center
- Rolling Bay
- Fort Ward
- Commercial and Mixed-Use (includes Winslow and Neighborhood Service Centers)
- Multi-family (R-14 and R-8 surrounding Winslow, also NSC’s)
- Light Manufacturing (Day Road and Sportsman Club Road areas)

## STREET

- Thoroughfare Network
  - Organize streets in clear network
  - Do not allow dead-end streets
  - Connect neighborhoods to adjacent roads and sites
  - Keep “blocks” small, especially downtown

# DESIGN GUIDELINES OUTLINE STRUCTURE/Framework

03/20/2018

- Avoid bridges and tunnels
  - Keep most vistas short, with memorable terminations.
  - Bend streets with restraint.
  - Establish distinct networks of walkable streets.
- Thoroughfare Design
- Incorporating Transit
- Public Streetscape
- Private Streetscape
  - Street Walls
  - Short Setbacks
  - Building Attachments
  - Building Heights
  - Eyes on the Street
  - Shops on the Sidewalk
  - Retail Management
- Parking
  - Neighborhood Parking
  - Hiding Parking Lots
  - Parking Lot Quality
  - Parking Conversion
  - Parking Lot Access
  - Rear-access Parking
  - Front Garage Setback

## BUILDING

- Building Types
  - Form-based Codes
  - Mid-rise
  - Commercial Lofts
  - Apartments
  - Live/Work
  - Rowhouses
  - Cottages
  - Large Houses
  - Courtyard and Sideyard Houses
  - Ancillary Dwellings
- Green Construction
- Architectural Design