



**PLANNING COMMISSION SPECIAL MEETING
THURSDAY, NOVEMBER 18, 2021**

THE PLANNING COMMISSION WILL HOLD THIS MEETING USING A VIRTUAL ZOOM WEBINAR PLATFORM. MEMBERS OF THE PUBLIC WHO DO NOT WISH TO VIEW THE MEETING VIA THE CITY'S WEBSITE STREAMING WILL BE ABLE TO CALL IN TO THE ZOOM MEETING.

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AGENDA

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

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

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

- 2.a Review and approve meeting minutes from October 28, 2021** 5 Minutes
[Planning Commission Minutes DRAFT 102821.pdf](#)

3. PUBLIC COMMENT - 6:10 PM

4. PUBLIC HEARING - 6:20 PM

- 4.a (6:20 PM) - Public Hearing on Ordinance No. 2021-35, Extension of the Housing Design
Demonstration Projects (HDDP) program, BIMC 2.16.020.S,** 20 Minutes
[HDDP Program Summary Presentation.pptx](#)

[Ordinance No. 2021-35 Extending HDDP Program.docx](#)
[BIMC 2.16.020.S Housing Design Demonstration Projects.pdf](#)
[Comprehensive Plan Goals and Policies that support HDDP.pdf](#)

5. NEW BUSINESS - 6:40 PM

- 5.a (6:40 PM) - Review Ordinance 2021-38 to Implement Increased Density Bonus for Affordable Housing Development on Property Owned by Religious Organizations** 45 Minutes
[Staff Memo.docx](#)
[RCW 36.70A.545 Increased density bonus for affordable housing located on property owned by a religious organization.pdf](#)
[Ordinance No. 2021-38 Relating to Affordable Housing on Religious Properties.docx](#)
[Exhibit A Use Table 18.09.020.pdf](#)

6. PLANNING DIRECTOR'S REPORT - 7:25 PM

7. FOR THE GOOD OF THE ORDER - 7:30 PM

8. ADJOURNMENT - 7:35 PM

GUIDING PRINCIPLES

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

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

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

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

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

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

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

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



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

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



CITY OF
BAINBRIDGE ISLAND

Planning Commission Special Meeting Agenda Bill

MEETING DATE: November 18, 2021

ESTIMATED TIME: 5 Minutes

AGENDA ITEM: Review and approve meeting minutes from October 28, 2021

AGENDA CATEGORY: Minutes

PROPOSED BY: Jane Rasely

**PREVIOUS PLANNING COMMISSION
REVIEW DATE(S):**

PREVIOUS COUCIL REVIEW DATE(S):

RECOMMENDED MOTION:

I move to approve the meeting minutes from October 28, 2021 as distributed.

SUMMARY:

BACKGROUND:

ATTACHMENTS:



Planning Commission Special Meeting October 28, 2021

Meeting Minutes

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

Chair Kimberly McCormick Osmond opened the meeting at 6:02 PM. Commissioners in attendance were Vice-chair Joe Paar, Sarah Blossom, Ashley Mathews and Yesh Subramanian. City Staff present were Planning & Community Development Director Heather Wright, Engineering Manager Paul Nylund, Senior Planner Kelly Tayara, Associate Planner Ellen Fairleigh and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The Land Acknowledgement was read and the agenda reviewed. There were not any conflicts disclosed.

2) PUBLIC PARTICIPATION MEETING

2.a Public Participation Meeting for Bainbridge Disposal Building

[Cover Page](#)

[Site Plan.pdf](#)

[Civil Engineering Plans.pdf](#)

[Exterior Elevations.pdf](#)

[Floor Plans.pdf](#)

[Design Review Board Meeting Minutes 17MAY2021.pdf](#)

Senior Planner Kelly Tayara introduced the project and architects Miles Yanick and Nicole McKinney-Ray who presented the project. There was not any public comment received.

3) PLANNING COMMISSION MEETING MINUTES

3.a Review and approve minutes from October 14, 2021

[Cover Page](#)

[Planning Commission Minutes DRAFT 101421.pdf](#)

Motion: I would like to move to clarify the motion regarding hotels in the Winslow area by stating that this motion was intended to apply only to hotels located in the MUTC and any additional words that are in the original language used in the motion that suggest otherwise should not be read that way.

McCormick Osmond/Blossom: Passed Unanimously

Motion: I move to approve the minutes as distributed.

Subramanian/Blossom: Passed Unanimously

4) PUBLIC COMMENT

None.

5) NEW BUSINESS

5.a Fort Ward Stables Renovation- Bldg 15 Site Plan Review and Conditional Use Permit (PLN51760 SPR/CUP)

Cover Page

PLN51760 SPR CUP Fort Ward Stable Staff Report.pdf

1. PLN51760 SPR CUP Site Plan and Illustrated Site Plan Phase One.pdf

2. PLN51760 SPR CUP Civil and Landscape Plan.pdf

3. PLN51760 SPR CUP Master Plan Phase One & Phase Two.pdf

4. PLN51760 SPR CUP Floor Plan.pdf

5. PLN51760 SPR CUP Renderings.pdf

6. PLN51760 SPR CUP Planner memo to Historic Preservation Commission dtd Sept. 2, 2021.pdf

7. PLN51760 SPR CUP Historic Preservation Commission Minutes dtd Sept. 2, 2021.pdf

8. PLN51760 SPR CUP Design Review Board Minutes dtd Sept. 20, 2021.pdf

9. PLN51760 SPR CUP Design Review Board Final Design Review Worksheet.pdf

10. PLN51760 SPR CUP Public Comment.pdf

11. PLN51760 SPR CUP Link to Electronic Permit File on Public Portal.pdf

Associate Planner Ellen Fairleigh introduced the project and applicant Jason McLennan who presented the project.

Public Comment

Mr. Hansen - Spoke in support of the project and a need to slow traffic in the neighborhood and asked whether a speed table or speed bump could be installed as a traffic calming measure.

Motion: I'll make a motion that we grant the relief as requested but subject to if Phase II does not proceed then the frontage issue gets addressed whatever the right language is for that so I'm coming to give the intent and regarding item 2, that a timer is chosen and it is at 8:00 PM regardless of which time of the year so it overs winter and summer and the work hours that was detailed on average.

Subramanian/Paar: Passed Unanimously

5.b Consideration and Recommendation on Possible Extension of the Housing Design Demonstration Projects (HDDP) program, BIMC 2.16.020.S, Ordinance No. 2021-35.

Cover Page

HDDP Program Summary

Ordinance No. 2021-35 Extending HDDP Program.docx

BIMC 2.16.020.S Housing Design Demonstration Projects.pdf

Comprehensive Plan Goals and Policies that support HDDP.pdf

Approved Ord 2019-32 HDDP .pdf

Senior Planner Jennifer Sutton facilitated discussion of the proposed extension of the Housing Design Demonstration Project (HDDP) Program.

Motion: I make a motion to recommend a public hearing at our next meeting.

Subramanian/Paar: Passed Unanimously

6) PLANNING DIRECTOR'S REPORT

Planning & Community Development Director Heather Wright provided an update on items of interest to the Planning Commission.

7) FOR THE GOOD OF THE ORDER

Chair McCormick Osmond corrected the record regarding the Planning Commission DRB Joint Land Use Subcommittee. Commissioner Lisa Macchio served on this committee and not former Planning Commissioner Jon Quitslund as she previously stated on October 14, 2021. She also proposed a pause on that work until mid to late December 2021.

8) ADJOURNMENT - 8:30 PM

Meeting adjourned at 7:56 PM.

Kimberly McCormick Osmond, Chair

Jane Rasely, Administrative Specialist



CITY OF
BAINBRIDGE ISLAND

Planning Commission Special Meeting Agenda Bill

MEETING DATE: November 18, 2021

ESTIMATED TIME: 20 Minutes

AGENDA ITEM: (6:20 PM) - Public Hearing on Ordinance No. 2021-35, Extension of the Housing Design Demonstration Projects (HDDP) program, BIMC 2.16.020.S,

AGENDA CATEGORY: Ordinance

PROPOSED BY: Jennifer Sutton

**PREVIOUS PLANNING COMMISSION
REVIEW DATE(S):**

PREVIOUS COUCIL REVIEW DATE(S): October 12, 2021; Motion to refer the HDDP program extension to the Planning Commission for consideration and a recommendation on a proposal to extend the project for 2 years.

RECOMMENDED MOTION:
Hold Public Hearing.

I move to recommend approval of Ordinance No. 2021-35 to the City Council.

SUMMARY:

On October 12, the City Council discussed whether to extend the City's Housing Design Demonstration Project (HDDP) program. The program is codified in BIMC Section 2.16.020.S. (see attached). Goals of the HDDP program include the promotion of green building, sustainable site development, and housing diversity & affordability using development standard flexibility & density incentives, including a density incentive. The HDDP program applies in the greater Winslow area, and requires that at least 50% of units be designated as affordable housing. Without an extension, the HDDP program is set to expire on December 31, 2021.

At that meeting, the City Council heard public comment about how the HDDP program could be used in the near term to construct affordable housing if it were extended. The City Council then approved a motion to refer the HDDP program extension to the Planning Commission for consideration and a recommendation on a proposal to extend the project for 2 years. That extension is Ordinance No. 2021-35 (attached). The Planning Commission received an overview of the HDDP program and discussed the extension at the October 28, 2021 meeting.

BACKGROUND: The City's Housing Design Demonstration Projects (HDDP) program (BIMC Section 2.16.020.S, attached) was originally approved in 2009 as a 3-year Pilot Program in the greater Winslow area (map in presentation).

Goals of the HDDP program include the promotion of green building, sustainable site development, and housing diversity & affordability using development standard flexibility & density incentives, including a density incentive.

HDDP projects must meet minimum green building certification standards and limit dwelling units to a 1,600 square foot maximum dwelling unit size.

Since its inception, there have been 439 units built of which 47 units (11%) are designated as affordable housing and all received a green building certification. Affordable housing units constructed through the HDDP program are the only designated affordable housing planned or constructed since the programs inception in 2009. Without this program, there is no other municipal code section that mandates green development and affordable housing.

Ordinance No. 2019-32 narrowed the program to only be available for development projects that provide at least 50% of residential units as affordable housing, and extended the HDDP program until December 31, 2021. At the time, the City was working on preliminary design concepts for the Suzuki Affordable Housing project, which was being planned as an HDDP project with more than 50% affordable housing. The City owns 13.83 acres, commonly referred to as the “Suzuki Property”, at the intersection of Sportsman Club Road and New Brooklyn Road. Development at Suzuki was removed from the City's priority affordable housing work list in 2020; additional work has not happened since that time.

The City has not received any formal development proposals that plan to utilize the HDDP program since the program was extended and narrowed at the end of 2019.

In 2010, the HDDP program was recognized with a Sustainability award by the Washington State Chapter of the American Planning Association.

ATTACHMENTS:

Ordinance 2021-35: Extending Housing Design Demonstration Project (HDDP) Program



Ferncliff Village



Grow Community

Housing Design Demonstration Project (HDDP) Program

OVERVIEW & HISTORY

- 2009 3-year Pilot Program applies in the greater Winslow area Revised in 2013; Revised in 2016 to reflect LID requirements, extended until 2021 (BIMC 2.16.020.S).
- Promotes green building, sustainable site development, and housing diversity & affordability using development standard flexibility & density incentives
- Requires at least 50% affordable housing units and 1,600 square foot maximum dwelling unit size for all HDDP units
- 10/12 City Council Motion to the Planning Commission to consider a recommendation to extend the HDDP program for 2 additional years.

Winslow Master Plan
Study Area
(black dotted line)

Winslow Sewer
Service Area
(*green line*)



HOW DOES HDDP WORK?

HDDP projects require green building, sustainable site development & affordable housing.

Excerpt Table [2.16.020.Q-1](#): Housing Design Demonstration Project Scoring System

Density Incentives	Requirements to Receive Incentives	
	Green Building and Innovative Site Development	Housing Diversity
Tier 3		
2.5 x Base Density OR Max. Bonus Mixed-Use FAR	LEED Silver, BuiltGreen 4, or Evergreen Sustainable Development	50% affordable housing
	25 Points in Innovative Site Development Practices	Home size not larger than 1,600 sq. ft.

NOTE For required affordable housing units:

Home ownership projects: 50% of required affordable house units should serve ≤ 80% AMI

Rental projects: 50% of required affordable house units should serve ≤ 60% AMI.

Table 2.16.020.S-3 Innovative Site Development Scoring Method

Minimum Site Development Point Requirement	WATER QUALITY & CONSERVATION Projects use methods to decrease water usage and improve stormwater runoff quality through an integrated approach to stormwater management such as greywater use, stormwater collection in cisterns, green roofs and covered parking. All HDDP projects will follow the stormwater manual adopted in Chapter <u>15.20</u> BIMC.		LANDSCAPING & OPEN SPACE 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.			TRANSPORTATION 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.	
	25		Project landscaping integrates at least 60% native or drought tolerant plants			Bus Shelter	

HDDP Projects to Date							
HDDP Project	Tier	Zone	Max. Base Density	# & Type of Dwelling units	Green Building Certification Requirement	# of Affordable (AH) Units	Status
**Ferncliff Village (HRB)	3	R-3.5	20	40: Single-family (SF) & Townhomes (TH)	Evergreen Sustainable Development	40	Completed
**Grow Community	2	R-14	112	149: SF, Apartments (Apts.), Condos & Townhomes	Built Green 5	0	Mostly Built
Ericksen Urban Cottages	1	MUTC/ Ericksen	0.6 Res. FAR	16 SF	LEED Certified Required, Achieved LEED Platinum	0	Completed
Madrona Townhomes (The Walk)	1	MUTC/ Core	1.0 Res. FAR	52 SF TH & ADUs	LEED Certified	5	Completed
Bainbridge Landing	1	MUTC/ Ferry TD	1.1 Res. FAR	140: SF TH, Apts.& Age-in-Place	LEED Certified or Built Green 4	0	Under Construction
**Wallace Cottages	2	R-4.3	10	19 SF & Age-in-Place	LEED Silver or Built Green 4	2	Under Construction
Madison Place	1	MUTC/ Madison	0.6 Res. FAR	18 SF & Duplexes	LEED Certified or Built Green 4	0	Under Construction
Ericksen Gardens	1	MUTC/ Ericksen	0.6 Res. FAR	5 SF (including 1 ADU)	LEED Certified or Built Green 4	0	Completed
Total HDDP Units Permitted				439	Total Designated AH Units	47 (11%)	
**# of Bonus Units Achieved Through HDDP				66 (15%)			

Ordinance 2021-35: Extending HDDP Program

NEXT STEPS

- Hold Planning Commission Public Hearing (November 18) on Ordinance No. 2021-35 and complete recommendation to the City Council on extending the HDDP program for 2 additional years, until December 31, 2023.
- City Council review and consideration of Ordinance No. 2021-35.

ORDINANCE NO. 2021-35

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

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

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

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

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

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

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

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

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

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

WHEREAS, the purpose of the existing HDDP program is to allow the development of housing design demonstration projects that increase the variety of housing choices available to residents across underserved portions of the socioeconomic spectrum, promote compact, low-

impact development where it is most appropriate, and encourage high quality and innovation in building design, site development, and “green” building practices; and

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

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

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

WHEREAS, on December 10, 2019 the City Council approved Ordinance 2019-32 which narrowed the program to only apply to projects that provided at least 50% of housing units as affordable housing and extended the HDDP program until December 31, 2019; and

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

WHEREAS, at the time Ordinance 2019-32 was approved, the City was working on preliminary design concepts for the Suzuki Affordable Housing project, which was being planned as an HDDP project with more than 50% affordable housing, however development at Suzuki was removed from the City's priority affordable housing work list in 2020; and

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

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

WHEREAS, the Planning Commission discussed this Ordinance No. 2021-35 on October 28, 2021 and held a public hearing on November 18, 2021, and after closing the public hearing, completed a recommendation on Ordinance No. 2021-35 to the City Council TBD; and

WHEREAS, notice was given on November 4, 2021 to the Office of Community Development at the Washington State Department of Commerce in conformance with RCW 36.70A.106 related to this Ordinance No. 2021-35; and

WHEREAS, the City Council considered versions of this Ordinance No. 2021-35 on December 7 and 14, 2021, and desires to extend the HDDP program for two additional years; and

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

Section 1. Section 2.16.020.S.10 of the Bainbridge Island Municipal Code is hereby amended to read as follows:

10. Demonstration Period. This subsection S and related provisions of BIMC Titles 2, 17, and 18 shall expire on December 31, ~~2021~~2023.

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

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

PASSED BY THE CITY COUNCIL this X day of December, 2021.

APPROVED BY THE MAYOR this X day of December, 2021

, Mayor

ATTEST/AUTHENTICATE:

Christine Brown, City Clerk

FILED WITH THE CITY CLERK:	, 2021
PASSED BY THE CITY COUNCIL:	, 2021
PUBLISHED:	, 2021
EFFECTIVE DATE:	, 2021
ORDINANCE NUMBER:	2021-35

2.16.020.S. Housing Design Demonstration Projects.

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

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

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

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

- a. Conceptual Proposal Review. Applicants proposing a demonstration project shall meet with city staff during the conceptual phase to discuss the goals and evaluation parameters of the proposed project. The conceptual proposal review is an informal discussion between the applicant and city staff regarding a proposed project. There are no required application materials for this stage. Applicants shall contact the planning department staff to request a meeting, and the meeting shall be scheduled by staff for no more than three weeks after the request date. The purpose of the conceptual proposal review is to determine if the proposal is eligible to be considered as an application for a housing design demonstration project and to assist the applicant by identifying (i) requirements for submittal, including types of supplemental materials for application; (ii) compliance with applicable city plans, goals, policies, codes, or guidelines and possible revisions to the project that will enhance the proposal with respect to these requirements; (iii) areas of BIMC Title [17](#), Subdivisions, and BIMC Title [18](#), Zoning, where the applicant seeks flexibility; and (iv) required plans, studies, reports, and/or other materials specific to the proposal that will provide necessary information for staff and the design review board, and to review the project under the criteria outlined in subsection S.4 of this section.
- b. Public Participation Program. The applicant is required to participate in one or more community meetings, either through (i) the city’s public participation program following the procedures

outlined in Resolution Nos. 2010-32 and 2001-11, or (ii) an equivalent public meeting that includes participation by city staff, as approved by the director.

- c. **Preapplication Conference.** The applicant shall apply for a preapplication conference pursuant to subsection I of this section. Housing design demonstration projects shall be reviewed by both staff and the design review board, pursuant to subsection F of this section. The applicant shall submit an HDDP proposal consistent with the requirements in the administrative manual. The applicant shall consider input received during the public meetings and conceptual review with city staff in crafting the proposal. The proposal will be evaluated pursuant to subsection S.4 of this section by city staff with the design review board serving in an advisory role, in addition to their review of applicable design guidelines. The director shall prepare written findings of facts, and applicants will receive preliminary notification from the director whether the proposal will qualify as a housing design demonstration project, or feedback about how to improve the proposal to qualify. If the applicant changes the proposal in any significant manner other than a response to feedback from the public meeting, conceptual review, or the preapplication review, an additional preapplication conference may be required.
- d. **Application Submittal.** An applicant may submit a land use permit application (subdivision, site plan and design review, or conditional use permit) for a housing design demonstration project after completion of a required conceptual and preapplication review and notification by the city that the proposal qualifies as a housing design demonstration project. Upon receipt of an application, the director shall provide notice to the applicant and public in accordance with subsection M of this section and commence the application review process. Housing design demonstration projects that require more than one land use permit must utilize the consolidated project review process outlined in BIMC [2.16.170](#). All housing design demonstration project applications, including subdivisions, shall be reviewed by the design review board and the planning commission at public meetings. The design review board and the planning commission shall make recommendations on all housing design demonstration projects.
- e. **Permit Decision.** The decision to approve or deny a housing design demonstration project shall be made as part of underlying land use permit approval. The decision shall be based upon the decision criteria of the underlying planning permit, and the decision criteria outlined in subsection S.5 of this section. Housing design demonstration project approval conditions shall be included in the final permit approval and shall address any ongoing compliance requirements, including compliance with approved design plans. The city may require that the applicant record covenants to ensure ongoing compliance or maintenance for required project components.
- f. **Building Permit.** The applicant shall submit a building permit that is consistent with all conditions of the land use permit approval. The applicant shall also submit documentation that the project has applied for required certification by a green building rating system, such as Evergreen Sustainable Development, LEED, or BuiltGreen. Proof of ongoing certification shall be required during construction and project certification must be completed prior to final occupancy.

g. Living Building Challenge. For projects pursuing the Living Building Challenge standard of the International Living Building Institute, the applicant must show proof of pursuing ongoing certification during construction for all required elements. After construction, and prior to issuance of the certificate of occupancy, the applicant must show proof of initial project compliance as to the site, materials, indoor quality and beauty/inspiration components of the Living Building Challenge and that the project is likely to achieve the elements of energy and water following 12 months of occupancy as required under Living Building Challenge certification. For those elements of energy and water that require occupancy of the building for 12 months for Living Building Challenge certification, the applicant must submit a report to the city following 12 months of occupancy, demonstrating its progress towards meeting these remaining elements of the Living Building Challenge standard. If certification of those elements has not been achieved, the applicant must provide quarterly reports of progress towards certification of these elements, including additional steps and timeline that will be taken to achieve certification.

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

Table 2.16.020.S-1: Housing Design Demonstration Project Scoring System		
Density Incentives	Requirements to Receive Incentives	
	Green Building and Innovative Site Development	Housing Diversity
2.5 x Base Density OR Max. Bonus Mixed-Use FAR	- LEED Silver, BuiltGreen 4, or Evergreen Sustainable Development 25 Points in Innovative Site Development Practices	50% affordable housing - Home size not larger than 1,600 sq. ft.
NOTE: For required affordable housing units: - Home ownership projects: 50% of required affordable house units should serve ≤ 80% AMI - Rental projects: 50% of required affordable house units should serve ≤ 60% AMI.		

Table 2.16.020.S-2 Housing Diversity Scoring Method

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

Table 2.16.020.S-3 Innovative Site Development Scoring Method

Minimum Site Development Point Requirement	WATER QUALITY & CONSERVATION Projects use methods to decrease water usage and improve stormwater runoff quality through an integrated approach to stormwater management such as greywater use, stormwater collection in cisterns, green roofs and covered parking. All HDDP projects will follow the stormwater manual adopted in Chapter <u>15.20</u> BIMC.		LANDSCAPING & OPEN SPACE 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.			TRANSPORTATION 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.																																																																																	
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- a. Housing Diversity. Evaluation will review:
 - i. Unit Type. The project includes a variety of unit types, for example, single-family, townhomes, flats, duplex, cottages, age-in-place or accessory dwelling units;
 - ii. Unit Size. The project includes a variety of housing unit sizes that provide for a broad mix of income levels and family size; and
 - iii. Affordable Housing. The project includes housing units that are affordable to the spectrum of income levels as described in Chapter [18.21](#) BIMC, Affordable Housing, and BIMC [18.36.030](#). Designated affordable housing shall remain affordable for 99 years from the time of final inspection on the affordable unit. The applicant shall record covenants that demonstrate how the unit will remain affordable and be managed for 99 years.
 - b. Innovative Site Development. Evaluation will review:
 - i. Water Quality and Conservation. Projects use methods to decrease water usage and improve stormwater runoff quality through an integrated approach to stormwater management such as greywater use, stormwater collection in cisterns, vegetated roofs and covered parking. All HDDP projects will follow the Department of Ecology's 2012 Stormwater Management Manual for Western Washington, as amended in December 2014.
 - ii. Landscaping. The project uses low maintenance landscaping that integrates a high proportion of native plants or drought-tolerant plants that are climate appropriate. The project limits the amount of lawn in private yards in favor of common open space. Projects are encouraged to use cisterns to collect rainwater for irrigation or garden use.
 - iii. Common Open Space. The project provides connected common open space area set aside as active open space and designed and integrated into the project. The open space could include active elements such as a neighborhood garden/pea patch and composting facilities, or a playground. Critical areas and their buffers and required roadside buffers do not contribute to "common open space" under the housing design demonstration project program.
 - iv. Transportation. The project (A) uses a design that provides enhanced sensitivity to pedestrian travel; (B) internally preserves existing informal, internal connection to external trail(s), or creates new connections where appropriate, to implement the Island-wide Transportation Plan (IWTP); (C) reduces reliance on automobiles and trip counts, and promotes alternative transportation and public transit; (D) minimizes the visual dominance of automobiles throughout the project; or (E) the project accommodates needs of alternative vehicles through techniques such as parking and charging facilities for electric cars, locating rechargeable electric vehicle (EV) parking in a conspicuous and preferred location close to a main building entrance, and integrating a parking space for a vehicle sharing program, such as Zipcar™.
 - c. Innovative Building Design. The project is constructed under a green building certification program that requires third-party verification such as the Evergreen Sustainable Development, Living Building Challenge standard of the International Living Building Institute, Passive House Institute US/International, LEED or the BuiltGreen Program of the Master Builders of King and Snohomish Counties.
5. Approval Criteria. In addition to decision criteria required by the underlying planning permit or approval, an application for a housing design demonstration project may be approved if the following criteria are met:

- a. The applicant clearly demonstrates evaluation factors listed in subsection S.4 of this section as shown in the housing design demonstration project scoring system as evaluated by the planning department;
- b. The applicant has demonstrated how relief from specific development standards, including setback reductions, lot coverage and/or design guidelines, is needed to achieve the desired innovative design and the goals of this chapter;
- c. The project does not adversely impact existing public service levels for surrounding properties;
- d. The project complies with all other portions of the BIMC, except as modified through this housing design demonstration project process;
- e. If a project will be phased, each phase of a proposed project must contain adequate infrastructure, open space, recreational facilities, landscaping and all other conditions of the project to stand alone if no other subsequent phases are developed; and
- f. The applicant is meeting required housing diversity standards.

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

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

- (C) Side setback within project: minimum of five feet.
 - ii. Subdivision Setback Reductions.
 - (A) All interior subdivision setbacks: zero feet.
 - (B) Building to exterior subdivision boundary: five feet.
 - (C) Building to right-of-way or on-site private access: 10 feet.
 - f. Building Height. Buildings within the Mixed-Use Town Center or High School Road districts may achieve a maximum building height not to exceed the optional height outlined in Table 18.12.020-2.
7. Development Standard Incentives for Development Projects in Residential Zones. The applicant may request that development standards from BIMC Titles [17](#) and [18](#) be modified as part of a housing design demonstration project. The city will review the request to modify development standards through the project review process outlined in subsection S.3 of this section. Requirements of BIMC Title [16](#) may not be modified. The following development standards may be modified:
- a. Minimum Lot Dimensions and Size. Reductions in lot size or dimensions are subject to approval by Kitsap County health district.
 - b. Maximum Lot Coverage. Maximum lot coverage can be increased above zoning district requirements with no maximum.
 - c. Natural Area. For residentially zoned projects developed under BIMC Title [17](#), the prescriptive natural area requirements in Table 17.12.070-1 do not apply. Instead, the project shall integrate at least 400 square feet of natural area per unit.
 - d. Residential Parking. The parking requirements outlined in BIMC [18.15.020](#) may be modified to require one parking space for homes under 800 square feet and one and one-half parking spaces for homes between 800 and 1,200 square feet. This reduction may not be combined with any other reductions to result in less than one space per unit, and additional guest parking may be required pursuant to Table 18.15.020-1. A limited number of parking spaces may be designed to accommodate alternative fuel or subcompact vehicles such as Smart™ cars, with parking stall dimensional standards reduced from the standards outlined in BIMC [18.15.020](#).J. The applicants are encouraged to work with neighboring property owners to ensure street parking is not overburdened. If the project is requesting a reduction in required parking through the housing design demonstration project, then the development shall integrate at least one guest parking space for every five dwelling units.
 - e. Setbacks. Unless required for public safety purposes, such as sight distance, zoning and subdivision setbacks may be reduced as described below. This section does not supersede lesser setback requirements as outlined in Tables 17.12.070-1 and 18.12.020-1, as applicable. Additional vegetative landscaping screen may be required by the director when reducing setbacks.
 - i. Zoning Setback Reductions.
 - (A) Front setback to on-site access: 10 feet.
 - ii. Subdivision Setback Reductions.
 - (A) All interior subdivision setbacks: zero feet.
 - (B) Building to on-site access: 10 feet.

8. Density Bonus Incentives. An increase in residential base density may be permitted as outlined in Table 2.16.020.S-4.

Table 2.16.020.S-4 : Housing Diversity Program Project Density Bonuses
• 2.5 x Base Density • OR Max. Bonus Mixed-Use FAR (all residential)

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

10. Demonstration Period. This subsection S and related provisions of BIMC Titles [2](#), [17](#), and [18](#) shall expire on December 31, 2021.



COMPREHENSIVE PLAN INTRODUCTION

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 Policy 3.1

Ensure a variety of housing choices to meet the needs of present and future residents in all economic segments and promote plans, projects and proposals to create *affordable housing*.

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 Policy 5.2

Recognize that the sustainable use of the Island's finite land base is served by *green building* practices.

LAND USE ELEMENT

Policy LU 5.1

Winslow is the urban core of the Island while the Neighborhood Centers are smaller-scale mixed-use centers. In order to achieve the *goals* of the GMA this Plan:

- Encourages development in areas where *public facilities* and services exist or can be provided in an efficient and effective manner.
- Provides a vibrant, pedestrian-oriented core.
- Reduces sprawl.
- Provides choice of housing location and lifestyle.
- Maintains and protects environmentally sensitive and resource lands.
- Encourages the retention of open space.
- Maintains and enhances fish and wildlife habitat.

Policy LU 5.5

Implement a *green building* code.

Policy LU 5.8

Adopt *development standards* and program public improvements to encourage walkability within each *designated center* and to the surrounding areas.

LU Action #3 Amend the City's development code to implement green building codes. Utilize lessons learned from communities of comparable environmental and socio-economic characteristics to implement green building codes which address issues such as site sustainability, water use efficiency, energy use efficiency, indoor environmental quality, and the impact on the atmosphere, materials and resources by buildings.

ECONOMIC ELEMENT

DIVERSIFIED ECONOMY

GOAL EC-1

Promote economic vitality, growth and stability.

Bainbridge Island has the opportunity to create a robust, resilient and durable economy by demonstrating early leadership and acknowledging the changes that will affect our economy. Planning for these changes and taking actions that support and encourage a local economy will help reduce community vulnerability to issues such as aging demographics, housing availability, transportation constraints, and *climate change*.

By providing enterprises that both serve and employ local residents, Bainbridge Island will be better able to withstand fluctuations in the larger regional economy. In addition, people who live and work in their community are available to invest time and money in their families, organizations, and community life. A key to a healthy, stable and vital economy is to create and undertake business opportunities that anticipate and respond to conditions that affect our community. This would include identifying emerging needs and markets so that Bainbridge Island businesses benefit from being on the leading edge of change.

Policy EC 3.1

Encourage the use of *green building* materials and techniques in all types of construction, as well as design approaches that are responsive to changing conditions.

JOBS/HOUSING BALANCE

GOAL EC-5

Provide a variety of *affordable housing* choices so that more people who work on Bainbridge Island can live here.

The Housing Element of the *comprehensive plan* provides several options for the development of *affordable housing* on the Island.

Policy EC 5.1

Continue to monitor the progress in implementing the Housing Element and evaluate new ways of providing *affordable housing*.

Policy EC 5.2

In concert with the Housing Element's Goals and Policies, pursue a housing strategy that seeks to accommodate a wide variety of housing options, both in design and affordability, to meet the demands of the full range of the population including service sector employees, retirees, students, artists, farmers and craftspeople.

Policy EC 9.1

Increase availability of housing to enable service sector employees to live on the Island.

ENVIRONMENTAL ELEMENT

Goal EN-4

Encourage sustainable development that maintains diversity of healthy, functioning ecosystems that are essential for maintaining our quality of life and economic viability into the future.

Policy EN 4.1

Employ conservation design methods and principles such as *low impact development* techniques for managing storm and waste water, *green building* materials, high-efficiency heating and lighting systems.

Policy EN 12.2

Facilitate the improvement and convenience of low carbon mass transit and increased car-sharing, cycling, walking and the development of alternative vehicle infrastructure (e.g., charging stations) to reduce *greenhouse gas* emissions.

Policy EN 12.3

Strive for reduced *greenhouse gas* emissions by, among other actions, integrating *climate change* into the city planning process, including *land use* and transportation planning and management, and making *climate change* considerations and meeting *greenhouse gas* emission reduction goals a component of city decision making.

EN Action #2 Integrate sustainability and conservation into regulations.

UTILITIES ELEMENT

Policy U 13.5

Minimize disruption and/or degradation of natural drainage systems, minimize impervious areas by restricting site coverage, and encourage site permeability by retaining natural vegetation and buffers, and specifying use of permeable materials.

Policy U 14.2

Encourage the conservation of electrical energy, especially during periods of peak usage, and encourage energy saving building code strategies, local renewable energy, and other cost effective approaches to meeting the island's energy needs, including distributed energy systems.

HOUSING ELEMENT

GOAL HO-1

Make steady progress toward the following aspirational targets for increasing the diversity of *housing types* and the supply of *affordable housing*.

Policy HO 1.1

Decrease to 20% or less the number of cost burdened families living in rental housing (down from 40%).

Policy HO 1.2

Decrease to 18% or less the number of cost burdened families owning homes (down from 34%).

Policy HO 1.3

Increase rental housing units to at least 11% of total housing units (up from 7%).

Policy HO 1.7

Achieve a jobs-housing balance of .8 (up from 0.59).

GOAL HO-3

Promote and maintain a variety of *housing types* to meet the needs of present and future Bainbridge Island residents at all economic segments in a way that is compatible with the character of the Island and encourages more socio-economic diversity. Partner with community non-profit organizations and local and regional private and public entities in carrying out the following policies.

Policy HO 3.1

Encourage innovative zoning regulations that increase the variety of *housing types* and choices suitable to a range of household sizes and incomes in a way that is compatible with the character of existing neighborhoods. Examples of innovative approaches are *cottage housing* development, *conservation villages*, stacked or common-wall housing, *tiny houses* and *accessory dwelling units*.

Policy HO 3.4

Partner with non-profit housing organizations, churches, the development community, local lending institutions, elected officials and the community at large to assist in meeting *affordable housing goals* and implementing strategies.

Policy HO 3.5

Support the efforts of community non-profit housing organizations and local and regional public and private entities in developing and managing *affordable housing* on Bainbridge Island.

Policy HO 3.6

Develop standards to encourage development of small to mid-size single-family housing units. These provisions may include a framework to permit small-unit housing development such as *tiny houses*, *micro units* and *cottage housing*.

GOAL HO-6

Facilitate the provision of a diverse *affordable housing* stock in all geographic areas of the community.

Policy HO 6.1

Encourage housing created by agencies such as a community land trust.

Policy HO 6.2

In order to provide for permanently *affordable housing* pursue effective strategies to reduce the land cost component of *affordable housing* which may include alternative land use zoning, *density bonuses* and other incentives.

Policy HO 6.3

Maintain an innovative housing program and clarify or adopt new flexible permit processes in all *designated centers* to promote an increase in the supply, diversity and access to housing including *affordable housing*.

Policy HO 6.7

Support the development of *livable neighborhoods*.

GOAL HO-7

Promote and facilitate the provision of rental and for-purchase housing that is affordable to *income-qualified* households with a variety of income levels.

Policy HO 9.5

Consider the options for making City-owned land or air-space available through long-term leases or other mechanisms for the purpose of creating income-qualified housing and support other public entities that wish to use publicly-owned land for this purpose. Take into consideration however, the full range of uses that City-owned properties may serve over the long-term.

HIGH PRIORITY ACTIONS

HO Action #2 Amend the City's development code to facilitate an increase in the diversity of housing types and supply of affordable housing.

HO Action #3 Partner with other jurisdictions, the development community, and non-profit organizations to increase the diversity of housing types and supply of affordable housing.

MEDIUM PRIORITY ACTIONS

HO Action #7 Focus additional city and other financial resources to help increase the supply of affordable housing.

HUMAN SERVICES ELEMENT

HOUSING AND HUMAN SERVICES

GOAL HS-3

Recognize the interrelationship between housing and human services. The human services sector not only provides support services for those living in *affordable housing* but also enables people at risk or in crisis situations to remain in their existing housing.

The Human Services Element complements the Housing Element, which deals primarily with the development, retention and construction of *affordable housing*.

Policy HS 3.2

Promote the creation of a mix of housing alternatives and services for people at different levels of independence.

MEDIUM PRIORITY ACTIONS

HS Action #3

Amend the City's development code and create public/private partnerships to increase the diversity of housing types and supply of affordable housing.

NOTE: Same Action in Housing Element.



CITY OF
BAINBRIDGE ISLAND

Planning Commission Special Meeting Agenda Bill

MEETING DATE: November 18, 2021

ESTIMATED TIME: 45 Minutes

AGENDA ITEM: (6:40 PM) - Review Ordinance 2021-38 to Implement Increased Density Bonus for Affordable Housing Development on Property Owned by Religious Organizations

AGENDA CATEGORY: Ordinance

PROPOSED BY: Jennifer Sutton

**PREVIOUS PLANNING COMMISSION
REVIEW DATE(S):**

PREVIOUS COUCIL REVIEW DATE(S): October 26, 2021

RECOMMENDED MOTION:

I move to schedule additional discussion on Ordinance No. 2021-38 for the Planning Commission meeting on December 9, 2021.

OR

I move to schedule a public hearing on Ordinance No. 2021-38 for the Planning Commission meeting on December 9, 2021.

SUMMARY:

The purpose of this agenda item is for the Planning Commission to:

- Review the requirements of RCW 36.70A.545 (attached) related to an increased density bonus for affordable housing located on property owned or controlled by religious organizations.
- Review Draft Ordinance No. 2021-38 (attached), which amends several sections of the City's zoning regulations consistent with local needs, as directed in the October 26, 2021 motion. This Draft ordinance implements what is intended by RCW 36.70A.545 (attached) and as directed by the City Council, specifically to focus on the Bethany Lutheran property as a pilot project.

BACKGROUND: As described in more detail in the staff memorandum attached with this agenda item, in 2019, the Washington State Legislature approved Substitute House Bill (SHB) 1377 which would facilitate affordable housing projects on properties owned or controlled by eligible religious organizations. The law facilitates affordable housing development by requiring a density bonus, subject to certain conditions. Although current City affordable housing

regulations allow a certain amount of affordable housing on properties owned or controlled by religious organizations, including via a density bonus (see staff memo), it is recommended that the City enact regulations to implement the purpose and intent of the 2019 legislation. The applicable state law provision is RCW 36.70A.545 (see attached). Such development is supported by the City's Comprehensive Plan, specifically Housing Element Policy HO 3.4.

Policy HO 3.4 Partner with non-profit housing organizations, churches, the development community, local lending institutions, elected officials and the community at large to assist in meeting affordable housing goals and implementing strategies.

On October 26, 2021, the City Council discussed this topic and passed the following motion (6-1) to refer this topic to the Planning Commission:

I move to refer this topic to the Planning Commission to work with City staff to prepare an ordinance to effectuate what is intended by RCW 36.70A.545, including to develop implementing regulations consistent with local needs, specifically to focus on the Bethany Lutheran property and to consider that as a pilot project.

Included in the staff memo as background information: existing City affordable housing regulations, and links to programs that other jurisdictions have developed to implement RCW 36.70A.545.

ATTACHMENTS:



Department of Planning and Community Development

Memorandum

Date: November 18, 2021

To: Planning Commission

From: Jennifer Sutton, AICP Senior Planner

Subject: Discuss Ordinance No. 2021-38 Increased Density Bonus for Affordable Housing Development on Property Owned or Controlled by Religious Organizations

I. MEETING PURPOSE

The purpose of tonight's Planning Commission discussion is to:

- Review the requirements of [RCW 36.70A.545](#) (attached) related to an increased density bonus for affordable housing located on property owned or controlled by religious organizations.
- Review Draft Ordinance No. 2021-38 (attached), which amends several sections of the City's zoning regulations consistent with local needs, as directed in the October 26, 2021 motion:

I move to refer this topic to the Planning Commission to work with City staff to prepare an ordinance to effectuate what is intended by RCW 36.70A.545, including to develop implementing regulations consistent with local needs, specifically to focus on the Bethany Lutheran property and to consider that as a pilot project.

Draft Ordinance No. 2021-38 implements what is intended by [RCW 36.70A.545](#) and as directed by the City Council, specifically to focus on the Bethany Lutheran property as a pilot project.

II. Background

In 2019, the Washington State Legislature enacted Substitute House Bill (SHB) 1377 to facilitate the development of affordable housing projects on property owned or controlled by religious organizations. As above referenced, the applicable state law provision is [RCW 36.70A.545](#). The law facilitates affordable housing development by requiring a density bonus, subject to certain conditions. Such development is supported by the City's Comprehensive Plan, specifically [Housing Element Policy HO 3.4](#).

Policy HO 3.4 Partner with non-profit housing organizations, churches, the development community, local lending institutions, elected officials and the community at large to assist in meeting affordable housing goals and implementing strategies.

The City Council considered this topic at this time because at least one religious organization (Bethany Lutheran) has expressed interest to the City in potentially pursuing an affordable housing project under this relatively new law. On October 26, 2021 the Council approved the following motion:

I move to refer this topic to the Planning Commission to work with City staff to prepare an ordinance to effectuate what is intended by RCW 36.70A.545, including to develop implementing regulations consistent with local needs, specifically to focus on the Bethany Lutheran property and to consider that as a pilot project.

Although current City affordable housing regulations allow a certain amount of affordable housing on properties owned or controlled by religious organizations, including via a density bonus, [RCW 36.70A.545](#) states, in part, that applicable cities and counties “must allow an increased density bonus consistent with local needs for any affordable housing development of any single-family or multifamily residence located on real property owned or controlled by a religious organization provided that ...” certain requirements are met.

The law requires an increased density bonus as described, but it does not specify the amount of such an increase, nor in which zoning areas in the City that such an increase must occur. Based on research and analysis conducted by the City Attorney, it is recommended that the City adopt regulations via an ordinance to implement the purpose and intent of [RCW 36.70A.545](#), including to provide clarity on how such development will be “consistent with local needs” as provided for in [RCW 36.70A.545](#).

III. Other Cities Respond to SHB 1377

The City asked the [Municipal Research Service Center](#) to research if any other jurisdictions have taken action to adopt regulations in response to SHB 1377. The following is a summary of information that City staff has gathered to date:

Bellevue: The City of Bellevue is currently considering regulations to respond to SHB 1377. The draft regulations propose a 50% density bonus for eligible properties. Bellevue has an existing 15% density bonus for affordable housing. Base density in Bellevue ranges between 1.2 to 45 units per acre. The City of Bellevue Planning Commission held a public hearing on this proposal on [September 22, 2021](#). Based on feedback from the nonprofit development community, the Planning Commission recommended that the proposed amount of bonus density did not go far enough. The Bellevue City Council is likely to discuss this topic in November.

Seattle: In June 2021, the City Council approved Council Bill 120081 with amendments, implementing proposed legislation to provide a development bonus for affordable housing on religious organization property. The legislation became effective in August 2021. (See, <https://www.seattle.gov/opcd/ongoing-initiatives/affordable-housing-on-religious-organization-property>).

Kenmore: Kenmore’s program ([KMC 18.110.020.C.3](#)) applies in zones with base density ranging between 4-48 units per acre. In considering a request for an increased density bonus for affordable housing located on property owned or controlled by a religious organization per RCW [36.70A.545](#), a density bonus for a project providing *moderate-income affordable housing units* shall not exceed the maximum density allowed by the zoning district of the subject property. To achieve a greater density bonus, the project shall provide a significant proportion of *low-or very-low income affordable housing units*. Kenmore grants between 1-2 bonus density units for every unit of affordable housing.

Wenatchee: Wenatchee’s program [[WMC 10.46.110\(3\)\(b\)](#)] is open-ended and appears to apply city-wide. Additional density may be granted for affordable housing pursuant to the new state law requirements when

local needs can be demonstrated to be compliant with the comprehensive plan. Base density in residential zones in Wenatchee range between 4-40 units per acre. Base density in mixed use zones ranges between 2.1-9.0 Floor Area Ratio.

IV. Draft Ordinance 2021-38

Ordinance 2021-38 adds a new type of land use, *Affordable Housing on Religious-owned Property*, to the permitted Use Table, BIMC Table 18.09.020 and updated Use Specific Standards in sections BIMC 18.09.030.B and C. Consistent with the October 26, 2021 City Council direction to draft regulations for a pilot project for Bethany Lutheran Church, the new use is added only to the R-0.4 zone, which is the zoning designation for the 2 properties that make up the Bethany Lutheran Church. That the regulations are clear that projects which are processed pursuant to [RCW 36.70A.545](#) must meet all applicable land use and environmental procedures and regulations, see Ordinance No. 2021-38, new BIMC Section 18.09.030.B.6. The proposed exception is that prescriptive density provision are eliminated for such a use, to implement [RCW 36.70A.545](#). See proposed new Ordinance No. 2021-38 new BIMC Section 18.09.030.B.6.c excerpted below.

18.09.030.B.6.c. The residential density standards of Table 18.12.020-2 do not apply to an affordable housing project permitted under this section 18.09.030.B.6. Such projects do not have any prescriptive maximum density. Instead the affordable housing proposal, may propose and build as many residential units as can be served by required utilities (e.g. drinking water, sewer or on-site septic, stormwater) as approved by the City and/or the Kitsap Public Health District.

Bethany Lutheran Properties

Bethany Lutheran Church owns 2 properties totaling 8.43 acres located at the southwest intersection of NE High School Road and Sportsman Club Road NE. The properties are zoned R-0.4, which yields a base density of 4 dwelling units. It is located across Sportsman Club Road NE from the R-2 Zone and Winslow Sewer Service Area. Bethany Lutheran Church currently hosts a Kitsap Transit Park and Ride lot, and there is a separated multiuse path along the eastern portion of the property (Sportsman Club Road NE). Bike lanes and sidewalks are on NE High School Road, east of the Sportsman Club Road NE intersection.



V. Existing City Affordable Housing Programs

Current City affordable housing regulations include the use of density bonuses. In addition to the *Housing Design Demonstration Project program* ([BIMC 2.16.020.S](#), see other 11/18/21 Planning Commission agenda item), since 2005, the City has had a *voluntary inclusionary zoning program* which grants bonus density in exchange for providing affordable housing units. This *voluntary inclusionary zoning program* has not been used to date to produce any affordable housing units in the Mixed Use Town Center/High School Road or Neighborhood Center zones. In the less dense residential zones, there have been two single-family lots created through the bonus density provisions of [BIMC 18.21.0.30](#). Homes have not yet been constructed on the lots.

Currently, the Wintergreen subdivision housing project in the High School Road 1 zone is under review and is planned to utilize the affordable housing bonus density provisions of [BIMC 18.12.030.E.1](#).

The *voluntary inclusionary zoning program* regulations are described below.

Residential Zones

In the less-dense residential zones, the affordable housing provisions are set forth in [Chapter 18.21 BIMC](#), as excerpted below:

[18.21.030 Optional residential density bonus for affordable housing.](#)

A. Applicability. This section applies to all land use applications, except the following: (1) the construction of one single-family dwelling on one lot that can accommodate only one dwelling based upon the underlying zoning designation, (2) the Mixed Use Town Center and the High School Road districts (provisions for these zones are contained in BIMC [18.12.030.E](#)), (3) neighborhood centers (NCs) (provisions for this zone are contained in BIMC [18.12.030.D](#)), and (4) the critical areas overlay districts identified in the comprehensive plan, which are not eligible for density bonuses.

B. Rental Affordable Housing. Density for land subject to the provisions of this section may be increased by up to 50 percent above the underlying base density when each of the additional units is provided for households whose incomes are at or below low income.

C. For-Purchase Affordable Housing. Density for land subject to the provisions of this section may be increased above the base density by the following amounts:

1. Up to a maximum of 50 percent above the underlying base density when each of the additional units or residential building lots is provided for households whose incomes are at or below low income.
2. Up to a maximum of 40 percent above the underlying base density when each of the additional units or residential building lots is provided for households whose incomes are at or below moderate income.
3. Up to a maximum of 20 percent above the underlying base density when the first 10 percent of the housing units are affordable to households with incomes at or below moderate income. The remaining 10 percent may be affordable to households whose incomes are at or below middle income.

D. Summary Table. The provisions of subsections B and C of this section are summarized in Table 18.21.

Table 18.21: Affordable Housing Density Bonus Provision Summary

Affordable Housing – Optional For Purchase	For Rent
Up to 50% density bonus if each of the bonus units are affordable to households whose incomes are at or below low income.	Up to 50% density bonus when each of the bonus units is affordable to households with incomes at or below low income.
Up to a 40% density bonus if each of the bonus units are affordable to households whose incomes are at or below moderate income.	
Up to a maximum of 20% above the underlying base density when the first 10% of the housing units are affordable to households with incomes at or below moderate income. The remaining 10% may be affordable to households whose incomes are at or below middle income.	

Winslow Mixed Use Zones

In the Mixed Use Town Center (“MUTC”) and High School Road districts, where floor area ratio (“FAR”) is used instead of units per acre for development potential, the affordable housing incentive provisions are set forth in [BIMC 18.12.030.E.1](#), as excerpted below.

[E. Bonus Density in Winslow Mixed Use and High School Road Districts.](#) Eligible properties may achieve a maximum level of development above the base FAR, as provided for in Table 18.12.020-3, by using one, or a combination of, the following FAR bonus provisions. The FAR bonus provisions may be combined to achieve the maximum level of development established for each district. In no case shall the total commercial, residential, or mixed use FAR exceed the maximum FAR as provided for in Table 18.12.020-3.

1. Optional Affordable Housing.

a. FAR Bonus. Up to 100 percent of the maximum residential FAR bonus may come from providing affordable housing as defined in Chapter [18.36](#) BIMC; provided, that the difference between the base residential FAR and the maximum residential FAR shall be dedicated to affordable housing. A portion of the total floor area that is of common use and benefit to the entire residential development (for example, interior halls, stairwells, laundry rooms, exercise rooms) may be included in the calculation of the affordable housing component. This portion shall be the same percentage as the affordable housing provided. For example, if 20 percent of the living unit floor area is for affordable housing, then 20 percent of the common floor area may be included in the total affordable housing calculation. Development of the optional affordable housing shall be in accordance with Chapter [18.21](#) BIMC and Table 18.12.030.

Table 18.12.030: Optional Affordable Housing Bonus Summary Table

Size of Development	Residential development less than 10,000 sq. ft.	Residential development of 10,000 sq. ft. but less than 60,000 sq. ft.	Residential development more than 60,000 sq. ft.
Affordable Housing FAR Bonus	Must provide 100 percent of bonus square footage for extremely low, very low, or moderate income groups.	Must comply with following ratios: (a) 100 percent of bonus for all moderate; OR (b) 0.2 of bonus for extremely low, very low, or low income groups; 0.5 of bonus for moderate income group; and 0.3 of bonus for middle income group.	Must comply with following ratios: 0.1 of bonus for extremely low, very low or low income groups; 0.6 of bonus for moderate income group; and 0.3 of bonus for middle income group.

Neighborhood Centers

In the Neighborhood Center ("NC") zone, the affordable housing provisions are set forth in [BIMC 18.12.030.D.2 & 5](#), as excerpted below.

[D. Bonus Density in NC District](#). Bonus density shall be available in the NC district as follows:

2. Three units per acre with the provision of affordable housing, in accordance with the provisions of Chapter [18.21](#) BIMC; or ... (APPLIES TO ISLAND CENTER & ROLLING BAY NC AREAS)
5. Five units per acre with public water and sewer and the provision of affordable housing in accordance with Chapter [18.21](#) BIMC; or ... (APPLIES TO LYNWOOD CENTER NC AREA)

V. NEXT STEPS:

The Planning Commission is tasked with reviewing Ordinance No. 2021-38, holding a public hearing on the ordinance, and eventually, providing a recommendation to the City Council on the ordinance. The City Council will then take up the ordinance for its own review and decision

The Planning Commission can schedule additional discussion on Ordinance No. 2021-38 at a future meeting, such as December 9, 2021. The Planning Commission could instead schedule a public hearing on Ordinance No. 2021-38 for the Planning Commission meeting on December 9, 2021.

RCW 36.70A.545

Increased density bonus for affordable housing located on property owned by a religious organization.

(1) Any city or county fully planning under this chapter must allow an increased density bonus consistent with local needs for any affordable housing development of any single-family or multifamily residence located on real property owned or controlled by a religious organization provided that:

(a) The affordable housing development is set aside for or occupied exclusively by low-income households;

(b) The affordable housing development is part of a lease or other binding obligation that requires the development to be used exclusively for affordable housing purposes for at least fifty years, even if the religious organization no longer owns the property; and

(c) The affordable housing development does not discriminate against any person who qualifies as a member of a low-income household based on race, creed, color, national origin, sex, veteran or military status, sexual orientation, or mental or physical disability; or otherwise act in violation of the federal fair housing amendments act of 1988 (42 U.S.C. Sec. 3601 et seq.).

(2) A city or county may develop policies to implement this section if it receives a request from a religious organization for an increased density bonus for an affordable housing development.

(3) An affordable housing development created by a religious institution within a city or county fully planning under RCW 36.70A.040 must be located within an urban growth area as defined in RCW 36.70A.110.

(4) The religious organization developing the affordable housing development must pay all fees, mitigation costs, and other charges required through the development of the affordable housing development.

(5) If applicable, the religious organization developing the affordable housing development should work with the local transit agency to ensure appropriate transit services are provided to the affordable housing development.

(6) This section applies to any religious organization rehabilitating an existing affordable housing development.

(7) For purposes of this section:

(a) "Affordable housing development" means a proposed or existing structure in which one hundred percent of all single-family or multifamily residential dwelling units within the development are set aside for or are occupied by low-income households at a sales price or rent amount that may not exceed thirty percent of the income limit for the low-income housing unit;

(b) "Low-income household" means a single person, family, or unrelated persons living together whose adjusted income is less than eighty percent of the median family income, adjusted for household size, for the county where the affordable housing development is located; and

(c) "Religious organization" has the same meaning as in RCW 36.01.290.

[2019 c 218 § 3.]

ORDINANCE NO. 2021-38

AN ORDINANCE of the City of Bainbridge Island, Washington, amending BIMC Table 18.09.020 and section 18.09.030, related to affordable housing on property owned by religious organizations.

WHEREAS, in February 2017, the City Council approved the periodic update to the City's Comprehensive Plan, adding Housing Element *Policy HO 3.4 Partner with non-profit housing organizations, churches, the development community, local lending institutions, elected officials and the community at large to assist in meeting affordable housing goals and implementing strategies*; and

WHEREAS, in 2019, the Washington State Legislature enacted Substitute House Bill (SHB) 1377 to facilitate the development of affordable housing projects on property owned or controlled by religious organizations; and

WHEREAS, the applicable state law provision implementing SHB 1377 is RCW 36.70A.545 and the law facilitates affordable housing development on property owned or controlled by religious organizations by requiring a density bonus; and

WHEREAS, the City Council became aware of an ongoing discussion about constructing affordable housing on the Bethany Lutheran Church properties, and on April 20, 2021, the City Council endorsed moving forward with implementing SHB 1377 in advance of completing a Housing Action Plan; and

WHEREAS, on October 26, 2021, the City Council approved a motion to direct the Planning Commission to work with staff to prepare an ordinance to develop implementing regulations consistent with local needs, specifically to focus on the Bethany Lutheran property and to consider that as a pilot project to implement RCW 36.70A.545; and

WHEREAS, the Planning Commission considered draft Ordinance No. 2021-38 on November 18, 2021; and

WHEREAS, the Planning Commission held a public hearing on Ordinance No. 2021-38, on XXXX, and after closing the public hearing, made a recommendation of XXX of Ordinance No. 2021-38 to the City Council; and

WHEREAS, notice was given on XXXX, to the Office of Community Development at the Washington State Department of Commerce in conformance with RCW 36.70A.106; and

WHEREAS, on XXXX, the City Council reviewed Ordinance No. 2021-38; and

WHEREAS, on XXXX, the City Council approved Ordinance No. 2021-38.

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

Section 1. Table 18.09.020 of the Bainbridge Island Municipal Code is hereby amended as shown in Exhibit A.

Section 2. Section 18.09.030.B. of the Bainbridge Island Municipal Code is hereby amended to read as follows:

B.6. Affordable Housing on Religious-owned Property: In order to implement RCW 36.70A.545, the City will allow affordable housing to planned and constructed on properties collectively know as “Bethany Lutheran Church” located at the southwest intersection of NE High School Road and Sportsman Club Road NE (see Figure 18.09.030-1 below) as a pilot project.

- a. The affordable housing proposal shall follow existing land use permit review procedures depending on what type of housing development is proposed. Multifamily housing would be reviewed through the Site Plan and Design Review process of Section 2.16.040 BIMC and subdivision would be reviewed through the short or long subdivision process of Sections 2.16.070 or 2.16.125 BIMC (respectively).
- b. The affordable housing proposal shall be subject to applicable residential development standards for Titles BIMC 15, 16, 17 and 18. The number of parking spaces required by Section 18.15.020 BIMC may be reduced through if a site specific parking analysis is submitted and approved by the Planning Director, in recognition of the existing transit and non-motorized facilities that serve Bethany Lutheran Church.
- c. The residential density standards of Table 18.12.020-2 do not apply to an affordable housing project permitted under this section 18.09.030.B.6. Such projects do not have any prescriptive maximum density. Instead the affordable housing proposal, may propose and build as many residential units as can be served by required utilities (e.g. drinking water, sewer or on-site septic, stormwater) as approved by the City and/or the Kitsap Public Health District.
- d. The affordable housing may be proposed constructed on the same property as the existing church, resulting in a mixed use property.
- e. The affordable housing is required to be sold or rented to households at or below low-income, as required by RCW 36.70A.545. The City shall require documentation be signed and recorded through the land use and building permitting process to ensure ongoing compliance with the income requirements.

Figure 18.09.030-1



Section 3. Section 18.09.030.C. of the Bainbridge Island Municipal Code is hereby amended to read as follows:

3. Religious Facilities.

- a. In the WD-I district, religious facilities are a conditional (“C”) use. Conference centers with overnight accommodations are not permitted.
- b. In the ferry terminal overlay district, religious facilities are only allowed south of Winslow Way.
- c. Lot coverage for religious facilities in residential zones is reduced by 50 percent of the allowable lot coverage in the zone where the religious facility is located. See Table 18.12.020-2 for lot coverage standards in residential zones. This lot coverage reduction does not apply when affordable housing on religious-owned property is proposed, as described in Section 18.09.030.B.6 BIMC.

Section 4. Severability. Should any section, paragraph, sentence, clause, or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the

validity of the remaining portions of this ordinance or its application to other persons or circumstances.

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

PASSED by the City Council this XXX.

APPROVED by the Mayor this XXX.

ATTEST/AUTHENTICATE:

Christine Brown, CMC, City Clerk

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NUMBER:

Exhibit A to Ordinance No. 2021-38

EXCERPT Table 18.09.020 Use Table

"P" = Permitted Use	"A" = Accessory Use										Additional use restrictions for Chapters 16.12 and 16.20 BIMC may apply to shoreline or critical area properties									
"C" = Conditional Use	"CA" = Conditional Accessory Use																			
Blank = Prohibited Use	"T" = Temporary Use																			
ZONING DISTRICT	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	R-14	Winslow Mixed Use Town Center					HSR I and II	NC	B/I	WD-I	Use-Specific Standards BIMC 18.09.030
USE CATEGORY/TYPE											CC	MA	EA	Gate	Ferry [1]					
RESIDENTIAL Note: Residential uses may be subject to additional requirements in BIMC 16.12.040.I, Residential Development.																				
Household Living																				
Single-Family Dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			B-1	
Single-Family Dwelling existing on 4/15/96											P	P	P						B-1	
Multifamily Dwellings	C	C	C	C	C	C	P	C	P	P	P	P	P	P	P	P			B-2	
Commercial/Residential Mixed Use Developments									P	P	P	P	P	P	P	P			B-3	
Live/Work Units																	P		B-4	
NEW: Affordable Housing on Religious-owned Property	<u>P</u>																		<u>B-6</u>	
PUBLIC AND INSTITUTIONAL																				
Community and Educational Facilities																				
Educational Facility	C	C	C	C	C	C	C	C	C	P	P	P	P	C	C	P	C		C	C-1
Vocational/Trade Instruction Facilities	C																	P		
Governmental Facility	C	C	C	C	C	C	C	C	C	P	P	P	P	C	C	P	C		C	C-2
Religious Facility	C	C	C	C	C	C	C	C	C	P	P	P	P	C	C	P	C		C	<u>C-3, B-6</u>