

ORDINANCE NO. 2016-27

AN ORDINANCE of the City of Bainbridge Island, Washington, extending and updating the Housing Design Demonstration Project program and amending Bainbridge Island Municipal Code Section 2.16.020.

WHEREAS, the City of Bainbridge Island has the authority to adopt zoning provisions pursuant to RCW 36.70A.390; and

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 a limited number 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, the City Council approved Ordinance No. 2012-09 on July 18, 2012 extending the HDDP program until the end of 2013 to allow time for the City to further evaluate the program; and

WHEREAS, in 2012, the City Council convened an Ad Hoc Committee made up of a Planning Commissioner, three City Council members, a Design Review Board member, 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 in order to allow time for the construction of approved projects; and

WHEREAS, the City Council adopted those recommendations with the approval of Ordinance No. 2013-25 on December 11, 2013; and

WHEREAS, the Planning Commission and City Council are currently working to complete the Comprehensive Plan update, required by the Growth Management Act, by the end of 2016; and

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

WHEREAS, the HDDP program is proposed for a three-year extension, until the end of 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, the existing HDDP program integrates earned “points” for Low Impact Development (LID) practices and meeting the requirements of the Washington State Department of Ecology (DOE) Stormwater Management Manual for Western Washington; and

WHEREAS, the City is working on state-required LID regulations that will require all development to meet the updated DOE Stormwater Management Manual, therefore no “points” should be earned in meeting those requirements going forward; and

WHEREAS, the City Council discussed Ordinance No. 2016-27 at a study session on September 13 and held a public hearing on September 27, 2016; and

WHEREAS, notice was given on September 9, 2016 to the Office of Community Development at the Washington State Department of Commerce in conformance with RCW 36.70A.106;

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

Section 1. Section 2.16.020.Q.2 of the Bainbridge Island Municipal Code is amended to read as follows:

2. Applicability. This subsection Q is applicable to all properties located within the ~~Winslow study area of the Winslow master plan and 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 Tier 3 and 4 projects outlined in this section to three projects in each tier.

Section 2. Section 2.16.020.Q.4.b of the Bainbridge Island Municipal Code is amended to read as follows:

- b. Innovative Site Development. Evaluation will review:
 - i. Storm-Water Quality and Conservation Quantity. 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 Department of Ecology’s 2012 Stormwater Management Manual for Western Washington, as amended in December 2014. The project reduces the quantity of storm water produced by a

development project. Methods could include using a low impact development approach to storm water management through small scale decentralized practices that infiltrate, evaporate and transpire rainwater, reusing greywater within buildings, green roofs, or directing storm water into cisterns for use on site.

- ii. ~~Storm Water Quality. The project reduces water quality impacts from impervious surfaces through use of techniques such as covering pollution-generating surfaces like parking spaces, and treating water to a higher standard than required under Chapters 15.20 and 15.21 BIMC.~~
- iii. 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) ~~Non-motorized Transportation Plan (NMTP)~~; (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 ZipcarTM.

Section 3. Section 2.16.020.Q.10 of the Bainbridge Island Municipal Code is amended to read as follows:

10. Demonstration Period

This section 2.16.020.Q and related provisions of BIMC Title 2, Title 17, and Title 18 shall expire on December 31, ~~2016~~2019.

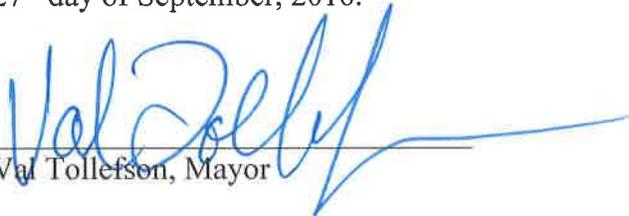
Section 4. Table 2.16.020.Q-1 of the Bainbridge Island Municipal Code is amended to read as shown in Exhibit A.

Section 5. Table 2.16.020.Q-3 of the Bainbridge Island Municipal Code is hereby repealed and replaced as shown in Exhibit B.

Section 6. This ordinance shall take effect and be in force five (5) days from its passage, approval, and publication as required by law.

PASSED BY THE CITY COUNCIL this 27th day of September, 2016.

APPROVED BY THE MAYOR this 27th day of September, 2016.


Val Tollefsen, Mayor

ATTEST/AUTHENTICATE:



Rosalind D. Lassoff, CMC, City Clerk

FILED WITH THE CITY CLERK:	September 8, 2016
PASSED BY THE CITY COUNCIL:	September 27, 2016
PUBLISHED:	September 30, 2016
EFFECTIVE DATE:	October 5, 2016
ORDINANCE NUMBER:	2016-27

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 4		
2.5 x Base Density OR Max. Bonus Mixed-Use FAR	<ul style="list-style-type: none"> • Living Building Challenge (ILFI) OR Passive House (Passive House Institute US/International) • 36 <u>30</u> Points in Innovative Site Development Practices 	<ul style="list-style-type: none"> • Home size not greater than 1,600 sq. ft. • 10 pts/10% of units affordable housing
Tier 3		
2.5 x Base Density OR Max. Bonus Mixed-Use FAR	<ul style="list-style-type: none"> • LEED Silver, BuiltGreen 4, or Evergreen Sustainable Development • 30 <u>25</u> Points in Innovative Site Development Practices 	<ul style="list-style-type: none"> • 50% affordable housing • Home size not larger than 1,600 sq. ft.
Tier 2		
<ul style="list-style-type: none"> • 1.5 x Base Density (R-8 and R-14); OR • 2.0 x Base Density not to exceed R-8 density (R-2, R-2.9, R-3.5, and R-4.3); OR • Max. Bonus Mixed-Use FAR 	<ul style="list-style-type: none"> • LEED Silver, BuiltGreen 4, or Evergreen Sustainable Development • 30 <u>25</u> Points in Innovative Site Development Practices 	<ul style="list-style-type: none"> • Home size not greater than 1,600 sq. ft. • 10% of units affordable housing • Projects with ≥ 20 units must get 3 points in "Unit Type" category
Tier 1		
No Density Bonus	<ul style="list-style-type: none"> • LEED Certification, BuiltGreen 4, or Evergreen Sustainable Development • 46 <u>14</u> Points in Innovative Site Development Practices 	<ul style="list-style-type: none"> • Home size not greater than 1,600 sq. ft. • 4 points (projects with < 20 units) in "Housing Diversity" category • 5 points (projects with ≥ 20 units) in "Housing Diversity" category • Projects with ≥ 20 units must get 2 points in "Unit Type" category

NOTE: For Tiers 2 and 3 required affordable housing units:

- o Home ownership projects: 50% of required affordable house units should serve ≤ 80% AMI
- o Rental projects: 50% of required affordable house units should serve ≤ 60% AMI.

Table 2.16.020.Q-3 Innovative Site Development Scoring Method

TIER	Minimum Site Development Point Requirement	Decreasing Stormwater Quantity		Improving Water Quality		Common Open Space			Transportation	
		Requirement	Value	Requirement	Value	% of Open Space	Value	Value if Public	Transportation Components	Value
4	36	Project follows WA State DOE 2012 Stormwater Management Manual for Western Washington. No points if required by BMC.	4	Treat 91% of total runoff volume with 90% TSS removal (Level 1 Treatment)	2	5-10%	2	4	Project preserves, creates or integrates internal and external non-motorized connections.	2
		Project integrates cisterns - % of total roof area directed to cisterns:		Treat 95% of total runoff volume with 90% TSS removal (Level 2 Treatment)	4	11-15%	4	6	Provides public walkways, separated paths, or bike lanes. No points for facilities required by NMTP.	3
		5-10%	1	All Private yard areas ≤ 20% turf	2	16-20%	6	8	On-site car-sharing program	1 per each car
		11-20%	2	Project landscaping integrates at least 60% native or drought tolerant plants	2	21-25%	8	10	Electric vehicle charging stations for 3% of vehicle parking capacity.	3
3	30	21-30%	3	Percentage of total parking spaces that are covered (i.e. parking garage, carport):		Greater than 25%	10	12	Covered, consolidated bike parking for subdivisions	3
		Over 31%	4	5-20%	1	Incorporates neighborhood garden	2		Bus Shelter	2
				21-40%	2	Preserves tree that qualifies as a "Heritage tree" under City Program. The tree is not otherwise required to be preserved.		2 per tree		
				41-60%	3					
2	30			61-80%	4					
				Over 81%	5					
1	16	Percentage of total roof area qualifying as "green roofs":								
		5-10%	2							
		11-20%	4							
		21-30%	6							
		Over 31%	8							

Table 2.16.020.Q-3 Innovative Site Development Scoring Method

TIER	Minimum Site Development Point Requirement	WATER QUALITY & CONSERVATION		LANDSCAPING & OPEN SPACE			TRANSPORTATION			
		REQUIREMENT	VALUE	% OF OPEN SPACE	VALUE	VALUE IF PUBLIC	TRANSPORTATION COMPONENTS	VALUE		
		<p>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 WA State DOE 2012 Stormwater Management Manual for Western Washington, as amended in December 2014.</p>		<p>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.</p>			<p>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.</p>			
4	30	<p>Number of dwelling units that integrate greywater reuse components into building design:</p>		10%	1	5-10%	2	4	Project preserves, creates or integrates internal and external non-motorized connections.	2
3	25			11-20%	2	11-15%	4	6	Provides public walkways, separated paths, or bike lanes. No points for facilities required by IWTP.	3
				21-30%	3	16-20%	6	8		
2	25			Over 31%	4	21-25%	8	10	On-site car sharing program	1 per each car
		<p>Percentage of total roof area qualifying as "green roofs":</p>		15-30%	2	Greater than 25%	10	12		
1	14			Over 31%	4	Incorporates neighborhood garden	2		Electric vehicle charging stations for 3% of vehicle parking capacity.	3
		<p>Project integrates cisterns: % of total roof area directed to cisterns:</p>		15-30%	2	Preserves tree that qualifies as a "Heritage tree" under City Program. The tree is not otherwise required to be preserved.	2 per tree			
1	14			Over 31%	4	All Private yard areas ≤ 20% turf	4		Covered, consolidated bike parking for subdivisions	3
		<p>Percentage of total parking spaces that are covered (i.e. parking garage, carport):</p>		5-20%	1	Project landscaping integrates at least 60% native or drought tolerant plants	4			
				21-40%	2					
				41-60%	3					
		61-80%	4							
				Over 81%	5				Bus Shelter	2