



CITY OF  
BAINBRIDGE ISLAND

## Planning Commission Regular Meeting Agenda Bill

**MEETING DATE:** August 14, 2025

**ESTIMATED TIME:** 30 Minutes

**AGENDA ITEM:** Ordinance No. 2025-21 Development Standards for Affordable Housing Projects

**AGENDA CATEGORY:** Ordinance

**PROPOSED BY:** Planning &  
Community Development

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

**PREVIOUS COUNCIL REVIEW DATE(S):**

July 15, 2025

**RECOMMENDED MOTION:**

I move to schedule a public hearing on Ordinance No. 2025-21 for the September 11, 2025 Planning Commission meeting.

**SUMMARY:**

On July 15, the City Council received a presentation on the Preliminary Master Development Plan from the Low-Income Housing Institute (LIHI) for the proposed City affordable housing project at 625 Winslow Way. As part of the presentation, LIHI further described how the preliminary project design required modest changes to City code standards for density (floor area ratio, FAR), building height, or parking requirements. The project is currently located in the "Central Core" zone and is proposed to be changed to the "Ferry" zone through the update to the Winslow Subarea Plan.

The preliminary Planning Commission recommendations for FAR and building height for the Ferry zone through the update to the Winslow Subarea Plan would enable the proposed affordable housing project. Completing that work to adopt revised development standards through the update to the Winslow Subarea Plan is several months away. In order to be substantially through its permitting process and pursue local, state and private, non-profit funding, the project is scheduled to begin its permitting process by Fall 2025. Permit applications are only accepted if proposed projects are permissible in code.

At the close of its discussion on July 15, the City Council approved the following motion:

I move to forward a request for revised development regulations to the Planning Commission for development of an ordinance for City Council consideration.

Staff has prepared Draft Ordinance No. 2025-21 that provides FAR, building height and parking standards through the addition of a footnote to the zoning table that applies only for 100% affordable housing projects in the applicable zoning districts. The Planning Commission will review Draft Ordinance No. 2025-21 in August, including scheduling and holding a public hearing in support of their recommendation to the City Council.

**BACKGROUND:** On May 13, 2025, the City Council unanimously adopted Resolution No. 2025-10, approving a Development Agreement between the City and LIHI for the development of an affordable housing project on a one acre site owned by the city. LIHI is proposing to develop a 92-unit 100 percent affordable housing project consisting of 38 one-bedroom units, 13 two-bedroom units, 18 three-bedroom units, 14 studio units, 4 live work units, and 5 open one units. Parking is below grade with access from Winslow Way near the northeast corner of the project. Commercial space (approximately 2,978 Sq. Ft.) is reserved on the first floor at Winslow Way and SR 305. Project concepts have been discussed with the Chair of the City's Design Review Board. The project will be reviewed by the Design Review Board when a land use permit has been submitted.

During development of a conceptual plan, the need to increase Floor Area Ratio and a need to slightly increase allowable building height were identified. Bringing parking standards into conformance for typical standards for affordable housing project in urban areas, consistent with the state's general guidance, will help the financial feasibility of the project.

The 625 Winslow Way East property is located in the Central Core zoning district at this time, but is proposed to be changed to the Ferry zone through the update to the Winslow Subarea Plan (WSP). The Planning Commission is considering increasing building height and FAR in the Ferry zone through the update to the WSP, but that project won't be completed for several more months.

LIHI hopes to submit a Major Site Plan application prior to the end of the third calendar quarter, and simultaneously apply for funding.

**ATTACHMENTS:**

[Ordinance No. 2025-21 Development Standards for Aff Housing.pdf](#)

[Current Zoning Downtown Winslow.pdf](#)