



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: September 11, 2025 **ESTIMATED TIME:** 60 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):

August 14 and 28, 2025

PREVIOUS COUNCIL REVIEW DATE(S):

July 15 and August 19, 2025

RECOMMENDED MOTION:

I move to recommend approval of Ordinance No. 2025-21 related to 100% affordable housing projects in the Central Core and Ferry Terminal Districts to the City Council.

SUMMARY:

On August 14, 2025, the Planning Commission was requested to schedule a public hearing for September 11, 2025, on Ordinance No. 2025-21 which proposes minor adjustments to the zoning code limited to 100% affordable housing projects only. After extensive discussion, the Planning Commission did not approve a motion to schedule a public hearing.

On August 19, 2025, the City Council discussed a 100% affordable housing project proposed for city property located at 625 Winslow Way. The responsible entity of the project shared with the City Council what they heard from the August 14, 2025, Planning Commission meeting.

As a result, an option for a smaller project with reduced numbers of affordable housing units is being considered. The smaller, reduced, affordable housing project still requires minor adjustments in code so that development permits may be applied for and critical grant funding may be pursued.

Ordinance No. 2025-21 has been revised to reflect direction from the August 19, 2025 City Council meeting. This includes allowing the transfer existing bonus Floor Area Ration (FAR) that had been purchased by the City in 2022 from the Islander Mobile Home park pursuant to BIMC

18.12.030.E.1.b.

The redrafted Ordinance No. 2025-21 continues to provide for flexibility limited only to 100% affordable housing projects in certain zones. The Planning Commission reviewed the revised ordinance on August 28, 2025, and voted to schedule a public hearing for September 11, 2025.

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 approximately 100 percent affordable housing project with a mix of unit sizes.

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.

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 (4.0 FAR and 65 feet) 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.

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 drafted Ordinance No. 2025-21, which was discussed with the Planning Commission on August 14, 2025.

ATTACHMENTS:

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

