

**RESOLUTION NO. 2009-25**

**A RESOLUTION** of the City of Bainbridge Island, Washington, to accept and adopt a Housing Design Demonstration Project Evaluation Scoring System.

**WHEREAS**, on August 12, 2009, the City Council adopted Ordinance No. 2009-06 to promote residential development that is sustainable and affordable; and

**WHEREAS**, Ordinance No. 2009-06 created a new chapter of the Bainbridge Island Municipal Code (BIMC), Chapter 18.38 *Housing Design Demonstration Projects* that references an administrative scoring system, outside of the Bainbridge Island Municipal Code; and

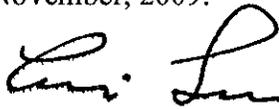
**WHEREAS**, the City Council desires to adopt a Housing Design Demonstration Project Evaluation Scoring System to evaluate the housing diversity and site development components of an application under Ordinance No. 2009-06; now, therefore

**THE CITY COUNCIL OF THE CITY OF BAINBRIDGE ISLAND, WASHINGTON, DOES RESOLVE AS FOLLOWS:**

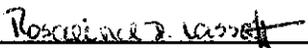
The City of Bainbridge Island hereby officially accepts and adopts the *Housing Design Demonstration Project Evaluation Scoring System* as set forth in Exhibit A attached hereto and incorporated herein by this reference.

**PASSED** by the City Council this 9th day of November, 2009.

**APPROVED** by the Mayor this 10<sup>th</sup> day of November, 2009.

By:   
Christopher Snow, Mayor

**ATTEST/AUTHENTICATE:**

By:   
Rosalind D. Lassoff, City Clerk

FILED WITH THE CITY CLERK:	November 3, 2009
PASSED BY THE CITY COUNCIL:	November 9, 2009
RESOLUTION NO.:	2009-25

**HDDP DENSITY INCENTIVE SUMMARY (BIMC 18.38.090)**

11/12/200

INCENTIVES		REQUIREMENTS TO MEET INCENTIVES	
T I E R	<b>FLEXIBLE DEVELOPMENT STANDARD INCENTIVES (18.38.080) &amp; BONUS DENSITY INCENTIVE (18.38.090)</b>	<b>INNOVATIVE BUILDING DESIGN PRACTICES/ GREEN BUILDING (18.38.060.B) &amp; INNOVATIVE SITE DEVELOPMENT (18.38.060.C)</b>	<b>HOUSING DIVERSITY REQUIREMENT (18.68.090)</b>
	3 G R E E N	Flexible Development Standards & 2.5 x Base Density  OR  Max. Bonus Mixed-Use FAR	LIVING BUILDING CHALLENGE Net zero energy and water documentation, Qualifies in all six performance areas with required 16 pre-requisites: site (3), energy (1), materials (5), water (2), indoor quality (3), and beauty and inspiration (2).
H O U S I N G	3 Flexible Development Standards & 2.5 x Base Density  OR  Max. Bonus Mixed-Use FAR	LEED Silver, BuiltGreen 4, or Evergreen Sustainable Development  AND Achieve Minimum Required Points in Innovative Site Development Practices	<ul style="list-style-type: none"> <li>• 50 % affordable housing</li> <li>• Home size not larger than 1600 sq. ft.</li> </ul>
	2 G R E E N	Flexible Development Standards & 1.5 x Base Density  OR  Max. Bonus Mixed-Use FAR	LEED Platinum or Gold, or Built Green 5 <ul style="list-style-type: none"> <li>• For projects pursuing LEED, applicant must check off within the LEED checklist a minimum threshold for 20-30% water use reduction</li> <li>• For projects pursuing Built Green, applicant must achieve 20-30% water use reduction</li> <li>• For projects pursuing LEED or Built Green, applicant shall seek to achieve within the checklist a minimum threshold for 25-30% improved energy performance</li> </ul> AND Achieve Minimum Required Points in Innovative Site Development Practices
H O U S I N G	2 Flexible Development Standards & 1.5 x Base Density (Zones R-8 & R-14)  OR 2.0 x Base Density not to exceed R-8 density (Zones R-2, R-2.9, R-3.5, & R-4.3)  OR Max. Bonus Mixed-Use FAR	LEED Silver or Built Green 4 <ul style="list-style-type: none"> <li>• For projects pursuing LEED, applicant must check off within the LEED checklist a minimum threshold for 20-30% water use reduction</li> <li>• For projects pursuing Built Green, applicant must achieve 20-30% water use reduction</li> <li>• For projects pursuing LEED or Built Green, applicant shall seek to achieve within the checklist a minimum threshold for 20-25% improved energy performance</li> </ul> AND Achieve Minimum Required Points in Innovative Site Development Practices	<ul style="list-style-type: none"> <li>• Home size not greater than 1600 sq. ft.</li> <li>• 10 pts. of affordable housing subcategory</li> <li>• 17 pts. total in Housing Diversity category</li> </ul>
	1 G R E E N	Flexible Development Standards &  NO Density Bonus	LEED Certification
H O U S I N G	1 Flexible Development Standards &  NO Density Bonus	NA	<ul style="list-style-type: none"> <li>• Home size not greater than 1600 sq. ft.</li> <li>• 7points in Housing Diversity category</li> </ul>

**HOUSING DIVERSITY SCORING METHOD**

HOUSING DIVERSITY SCORING METHOD										
Description		Affordable Housing		Unit Size			Unit Type			Points Earned
		Project includes a number of housing units that are designated affordable for a period of fifty years to the spectrum of income levels as defined by BIMC 18.06.565.		Project includes a variety of unit sizes, excluding garages, that provide for a broad mix of income levels and family size. In order to score a point in a unit size range, the project shall provide at least 10% of the total number units in that range. For example, in a 40 unit development, at least 4 units sized between 1001-1250 ft <sup>2</sup> would be needed to score points in that range. <b>FLEXIBLE: Where unit size is used to calculate housing diversity points, there is not a minimum point threshold, the category is flexible. This is separate from the requirement that all units must be less than 1600 square feet in size.</b>			Unit Type: Project includes a variety of housing unit types (i.e. single-family style, townhouse, flat, live/work, ADUs) or innovative type of housing (i.e. cottage housing, modular 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. <b>FLEXIBLE: Where unit type is used to calculate housing diversity points, there is not a minimum point threshold, the category is flexible.</b>			
Point Value	Total Housing Diversity Points Required	% of Affordable Units	Value	Unit Size Range	Value	Number of Different Unit Types	Value			
		10%	10	600-800 ft <sup>2</sup>	1	2	1			
		11-15%	12	801-1000 ft <sup>2</sup>	1	3	2			
		16-20%	14	1001-1250 ft <sup>2</sup>	1	4	3			
		21-25%	16	1251-1500 ft <sup>2</sup>	1	5	4			
		More than 25%	20	1501-1600 ft <sup>2</sup>	1	6	5			
TIER		POINTS	Pts Earned	SIZE REQUIREMENT	POINTS	Pts Earned	POINTS	Pts Earned		
3	Housing	20 pts		At least 50% required			NA			
	Green	0		NA			NA			
2	Housing	17 pts		At least 10% required			FLEX/ 1-5 available			
	Green	4 pts		FLEX/ 10-20 available			FLEX/ 1-5 available			
1	Housing	7 pts		FLEX/ 10-20 available			FLEX/ 1-5 available			
	Green	0 pts		NA			NA			

**INNOVATIVE SITE DEVELOPMENT SCORING METHOD**

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Description		Low Impact Development (LID) The project uses a low impact development approach to storm water management through small-scale decentralized practices that infiltrate, evaporate and transpire rainwater. Invasive species shall not be incorporated into low impact development plantings. The project reduces the use of conventional stormwater management methods by utilizing LID methods for infiltration, reuse, or evapotranspiration as specified below (based on the amount of rainfall from the projects impervious areas).		Landscaping Low maintenance landscaping that integrates a high proportion of native plants or drought-tolerant plants that are climate and site appropriate. Projects should be carefully designed to minimize disruption to existing appropriate vegetation. To support healthy vegetation, the project provides adequate soil volume to sustain root development.		Common Open Space Project provides well-designed common open space, with at least 5 percent of the gross land area, outside of critical areas and their buffers, set aside as open space and designed as an integrated part of the project rather than an isolated element. Appropriate community amenities such as playgrounds and neighborhood gardens, protecting and restoring riparian, wetland, and shoreline habitat with native plant communities, promoting the production of locally grown food are encouraged. Resident neighborhood community gardens 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. Open space dedicated to the public pursuant to the standards of BIMC Sections 18.12.080. A1, A2, A3, & A5is 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 Non-motorized Transportation Plan (NMTP) 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.		Biodiversity Offsets The development addresses biodiversity issues by incorporating development impact offsets as outlined in the policies of the Environmental Element of the Comprehensive Plan. The offset shall be located on Bainbridge Island and processed and enrolled in a recognized biodiversity offset program, i.e. Business and Biodiversity Offset Program.																																																																
Point Value		<p><u>Previously Developed Site</u></p> <table border="1"> <thead> <tr> <th>Target Volume per Sq. Ft. Impervious Area</th> <th>Value</th> </tr> </thead> <tbody> <tr><td>0.225"</td><td>2</td></tr> <tr><td>0.45"</td><td>4</td></tr> <tr><td>0.675"</td><td>6</td></tr> <tr><td>0.9"</td><td>8</td></tr> <tr><td>1.125"</td><td>10</td></tr> </tbody> </table> <p align="center">OR</p> <p><u>New Development</u></p> <table border="1"> <thead> <tr> <th>Target Volume per Sq. Ft. Impervious Area</th> <th>Value</th> </tr> </thead> <tbody> <tr><td>0.45"</td><td>2</td></tr> <tr><td>0.9"</td><td>4</td></tr> <tr><td>1.35"</td><td>6</td></tr> <tr><td>1.8"</td><td>8</td></tr> <tr><td>2.25"</td><td>10</td></tr> </tbody> </table>		Target Volume per Sq. Ft. Impervious Area	Value	0.225"	2	0.45"	4	0.675"	6	0.9"	8	1.125"	10	Target Volume per Sq. Ft. Impervious Area	Value	0.45"	2	0.9"	4	1.35"	6	1.8"	8	2.25"	10	<table border="1"> <thead> <tr> <th>Plantings</th> <th>Value</th> </tr> </thead> <tbody> <tr><td>At least 60% native plants</td><td>1</td></tr> <tr><td>Reduce potable water use for landscaping irrigation by 50% by using drought tolerant or low water consumption plants</td><td>1</td></tr> <tr><td>Private yard areas ≤ 20% turf</td><td>1</td></tr> </tbody> </table>		Plantings	Value	At least 60% native plants	1	Reduce potable water use for landscaping irrigation by 50% by using drought tolerant or low water consumption plants	1	Private yard areas ≤ 20% turf	1	<table border="1"> <thead> <tr> <th>% of Open Space</th> <th>Value</th> <th>Value if Public</th> </tr> </thead> <tbody> <tr><td>5-10%</td><td>2</td><td>4</td></tr> <tr><td>11-15%</td><td>4</td><td>6</td></tr> <tr><td>16-20%</td><td>6</td><td>8</td></tr> <tr><td>21-25%</td><td>8</td><td>10</td></tr> <tr><td>Greater than 25%</td><td>10</td><td>12</td></tr> </tbody> </table>		% of Open Space	Value	Value if Public	5-10%	2	4	11-15%	4	6	16-20%	6	8	21-25%	8	10	Greater than 25%	10	12	<table border="1"> <thead> <tr> <th>Alternative Transportation Components</th> <th>Value</th> </tr> </thead> <tbody> <tr><td>Project creates and integrates internal and external non-motorized connections.</td><td>2</td></tr> <tr><td>Provides walkways, separated paths, or bike lanes within or adjacent to the right-of-way.</td><td>1</td></tr> <tr><td>On-site car sharing program (i.e. zipcar™).</td><td>1</td></tr> <tr><td>Electric vehicle charging stations for 3% of vehicle parking capacity.</td><td>1</td></tr> <tr><td>Parking spaces for sub-compact cars (i.e. smart cars™) for 3% of total vehicle parking capacity.</td><td>1</td></tr> </tbody> </table>		Alternative Transportation Components	Value	Project creates and integrates internal and external non-motorized connections.	2	Provides walkways, separated paths, or bike lanes within or adjacent to the right-of-way.	1	On-site car sharing program (i.e. zipcar™).	1	Electric vehicle charging stations for 3% of vehicle parking capacity.	1	Parking spaces for sub-compact cars (i.e. smart cars™) for 3% of total vehicle parking capacity.	1	0 OR 5 points available		
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TOTAL SCORE SUMMARY	
CATEGORY	SCORE
Housing Diversity	
Innovative Site Development	
Green Building Certification Program	
Density Incentive	
Tier Level Achieved (i.e. 2-Green)	
QUALIFY AS HDDP?	Y OR N

### Definitions Used in Scoring System

#### Affordable housing (BIMC 18.06.565)

"Affordable housing" or "affordable dwelling unit" (formerly "HUD-defined affordable housing") means a dwelling unit for use as primary residence by a household in any of the income groups described below, which may be rented or purchased without spending more than 30 percent of monthly household income including utilities other than telephone and cable TV. The department of planning and community development shall calculate and publish annually the maximum purchase prices and maximum rents applicable to each of the following income groups:

Extremely low < 30% of median income household income  
 Very low income 31% – 50% of median household income  
 Low income 51% – 80% of median household income  
 Moderate income 81% – 95% of median household income  
 Middle income 96% – 120% of median household income

"Median household income" means the amount calculated and published by the United States Department of Housing and Urban Development ("HUD") each year for the Seattle Metropolitan Statistical Area (MSA) as the median household or family income, adjusted by HUD for household size. (Ord. 99-14 § 1, 1999; Ord. 97-15 § 1, 1997; Ord. 96-08 § 3, 1996)

#### Dedicated public open space

Open space dedicated to the public meeting the requirements on BIMC 18.12.080.A.1, A.2, A.3, & A.5

#### Neighborhood Community Garden

An area set aside through within a development that can be used as a viable growing space for residents of the neighborhood. The area shall have solar exposure, water availability, a tool storage area, and be easily accessible to residents.

#### Previously Developed

A property that is substantially developed with buildings, impervious surfaces, or intensive uses or as defined by the LEED for Neighborhood Development certification program.