

Housing Resources Bainbridge

ADVOCACY ALERT

Update

On Thursday, September 11, 2025, Planning Commission will host a public participation meeting and public hearing for the 625 Winslow Way Affordable Housing Project. Up for consideration during the public hearing is Ordinance No. 2025-21, which makes changes to the development code so that the project can move forward without delay. Planning Commission will be voting on a motion to recommend the ordinance for adoption by City Council. City Council can choose to adopt, adapt, or defeat.

Background

The city has entered into a development agreement with the Low Income Housing Institute (LIHI) to construct a 100% affordable rental building with ground floor commercial space on one acre of city-owned land at the corner of Winslow Way and 305.

With this ordinance, the project would be eligible for density in the amount of 2.0 FAR (see “Key terms” below). The allocation also reflects a density bonus for 100% affordable housing development and FAR purchased from the Islander Mobile Home Park under the city’s transfer of development rights program (see “Key terms”).

The city is in the process of updating the Winslow Subarea Plan and Comprehensive Plan, which will include changing development standards to help the city meet its affordable housing goals. However, the final update is not expected until spring 2026.

Why this matters

For the city and LIHI to apply for funding for 625 Winslow, they must clearly demonstrate that what they are planning to develop is supported by code. If the city and LIHI were to wait until the updates to the Winslow Subarea Plan are finalized, fall deadlines for essential government grants will have passed. To avoid delay, the city must pass Ordinance 2025-21.

Action

We are at a critical moment in the process when your voice will have real impact. HRB is calling on its supporters to submit public comment in support of the ordinance either by email to pcd@bainbridgewa.gov or in person or via Zoom during the public hearing portion of the meeting. See item 3 in the [meeting agenda](#) for instructions on giving public comment. Note that remote public comment requires advance notice to the Planning &

Community Development Department at pcd@bainbridgewa.gov by noon on the date of the meeting.

Thursday's public hearing will also include discussion of updates to Ordinance 2025-26, involving the use of preapproved ADU plans. Though limited in scope, ADUs are another important tool in our efforts to increase affordable housing on Bainbridge Island.

Key points to include in your comment

- I urge Planning Commission to recommend approval of Ordinance No. 2025-21 related to 100% affordable housing projects in the Central Core and Ferry Terminal Districts to City Council.
- I support the city using its land to build much-needed affordable housing.
- Failure to pass this ordinance will cause delay and add cost to the project.
- I encourage Planning Commission to recommend approval of Ordinance 2025-26 so that we might ease the way for more ADUs on Bainbridge Island.

Meeting details

Thursday, September 11, 2025 at 6:00 pm
Bainbridge Island City Hall, Council Chambers
280 Madison Ave N.
Bainbridge Island, WA 98110

The public hearing is scheduled for 7:40 pm, but the exact time depends on meeting progress.

Meeting agenda packet

Zoom link

Key terms

- **FAR (floor area ratio)** is the ratio of a building's floor area to the size of the lot. Cities use FAR to regulate building size and neighborhood density. For example, a maximum FAR of 1.0 on a 10,000 sf lot means that the site can support a building with two 5,000 sf floors, four 2,500 sf floors, or any other combination of floors that add up to 10,000 sf and comply with city limits on lot coverage and height. Unlike limits placed on units per acre, FAR does not control the number of dwelling units within a given building, creating an opportunity to build more but smaller homes.
- A **transfer of development rights** program allows developers to purchase development rights from "sending areas," such as farms, critical habitat, or in this

case, the mobile home park, for use in “receiving areas,” such as city centers or other areas designated for growth. The developer is allowed to build with greater density, and the landowner is compensated for the loss of development potential. A conservation easement or other permanent deed restriction is placed on the sending area.



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