	INCENTIVES		REQUIREMENTS TO MEET INCENTIVES	
T I E R	**FLEXIBLE DEVELOPMENT STANDARD INCENTIVES (18.38.080) & BONUS DENSITY INCENTIVE (18.38.090)**		**INNOVATIVE BUILDING DESIGN PRACTICES/ GREEN BUILDING (18.38.060.B) & INNOVATIVE SITE DEVELOPMENT (18.38.060.C)**	**HOUSING DIVERSITY REQUIREMENT (18.68.090)**
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).	NA
3 H O U S I N G	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	• 50 % affordable housing • Home size not larger than 1600 sq. ft.
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 • For projects pursuing LEED, applicant must check off within the LEED checklist a minimum threshold for 20-30% water use reduction • For projects pursuing Built Green, applicant must achieve 20-30% water use reduction • For projects pursuing LEED or Built Green, applicant shall seek to achieve within the checklist a minimum threshold for 25-30% improved energy performance AND Achieve Minimum Required Points in Innovative Site Development Practices	• Home size not greater than 1600 sq. ft. • 4 points in Housing Diversity category
2 H O U S I N G	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 • For projects pursuing LEED, applicant must check off within the LEED checklist a minimum threshold for 20-30% water use reduction • For projects pursuing Built Green, applicant must achieve 20-30% water use reduction • For projects pursuing LEED or Built Green, applicant shall seek to achieve within the checklist a minimum threshold for 20-25% improved energy performance AND Achieve Minimum Required Points in Innovative Site Development Practices	• Home size not greater than 1600 sq. ft. • 10 pts. of affordable housing subcategory • 17 pts. total in Housing Diversity category
1 G R E E N	Flexible Development Standards & NO Density Bonus		LEED Certification	NA
1 H O U S I N G	Flexible Development Standards & NO Density Bonus		NA	• Home size not greater than 1600 sq. ft. • 7points in Housing Diversity category

HOUSING DIVERSITY SCORING METHOD

		Affordable Housing	Unit Size	Unit Type	
Description		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^2 would be needed to score points in that range. *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.*	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. *FLEXIBLE: Where unit type is used to calculate housing diversity points, there is not a minimum point threshold, the category is flexible.*	

		Total Housing Diversity Points Required	% of Affordable Units / Value	Unit Size Range / Value	Number of Different Unit Types / Value	Points Earned
Point Value			10% — 10 11-15% — 12 16-20% — 14 21-25% — 16 More than 25% — 20	600-800 ft^2 — 1 801-1000 ft^2 — 1 1001-1250 ft^2 — 1 1251-1500 ft^2 — 1 1501-1600 ft^2 — 1	2 — 1 3 — 2 4 — 3 5 — 4 6 — 5	

TIER			POINTS	Pts Earned	SIZE REQUIREMENT	POINTS	Pts Earned	POINTS	Pts Earned	
3	Housing	20 pts	At least 50% required		Max. Home size 1600 sq. ft.	NA		NA		
	Green	0	NA		NA	NA		NA		
2	Housing	17 pts	At least 10% required		Max. Home size 1600 sq. ft.	FLEX/ 1-5 available		FLEXIBLE/ 1-5 available		
	Green	4 pts	FLEX/ 10-20 available		Max. Home size 1600 sq. ft.	FLEX/ 1-5 available		FLEXIBLE/ 1-5 available		
1	Housing	7 pts	FLEX/ 10-20 available		Max. Home size 1600 sq. ft..	FLEX/ 1-5 available		FLEXIBLE/ 1-5 available		
	Green	0 pts	NA		NA	NA		NA		

INNOVATIVE SITE DEVELOPMENT SCORING METHOD

		Low Impact Development (LID)		Landscaping		Common Open Space		Transportation		Biodiversity Offsets	
Description		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).		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.		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.		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.		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

Low Impact Development (LID)

Previously Developed Site

Target Volume per Sq. Ft. Impervious Area	Value
0.225"	2
0.45"	4
0.675"	6
0.9"	8
1.125"	10

OR

New Development

Target Volume per Sq. Ft. Impervious Area	Value
0.45"	2
0.9"	4
1.35"	6
1.8"	8
2.25"	10

Landscaping

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

Common Open Space

% 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
Incorporates neighborhood garden	2	

Transportation

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

Biodiversity Offsets

0 OR 5 points available

Tier table

Tier		Min. Pt Req.	Points (LID)	Pts Earned	Points (Landscaping)	Pts Earned	Points (Common Open Space)	Pts Earned	Points (Transportation)	Pts Earned	Points (Biodiversity)	Pts Earned	Total Pts Earned
3	Housing	21	FLEXIBLE/2-10 available		FLEXIBLE/1-3 available		FLEXIBLE/2-14 available		FLEXIBLE/1-5 available		0 or 5 available		
3	Green	NA	NA		NA		NA		NA				
2	Housing	21	FLEXIBLE/2-10 available		FLEXIBLE/1-3 available		FLEXIBLE/2-14 available		FLEXIBLE/1-5 available		0 or 5 available		
2	Green	21	FLEXIBLE/2-10 available		FLEXIBLE/1-3 available		FLEXIBLE/2-14 available)		FLEXIBLE/1-5 available		0 or 5 available		
1	Housing	NA	NA		NA		NA		NA		NA		
1	Green	NA	NA		NA		NA		NA		NA		

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.