

ADVOCACY ALERT

Update

Planning Commission met Thursday, February 10, 2022, to continue work on a draft ordinance to implement a density bonus for Bethany Lutheran Church for the construction of affordable housing on its land. State law (RCW 35.70A.545) mandates that cities grant a density bonus for affordable housing located on property owned by a religious organization. This bonus must be greater than what is allowed under current municipal code.

The church development will move forward as a pilot project. The ordinance will specify the extent of the density allowance and outline other project requirements. It will apply to Bethany Lutheran only and can be amended for broader application.

Here are the latest changes by Planning Commission to the Bethany Lutheran draft ordinance:

Unit size

The maximum dwelling size had been set at 1,600 square feet. It was revised and refined as follows:

- 4-bedroom - 1,250 sf
- 3-bedroom - 1,150 sf
- 2-bedroom - 775 sf
- 1-bedroom - 600 sf

Parking requirements

The current draft requires one parking spot per unit and one guest spot for every five units. The Commission voted to conduct a transportation study to assess parking needs as well as the resulting impervious surfaces on the site.

These elements will be covered in the next Planning Commission meeting, scheduled for **February 24, 2022**:

- Density allowance
- Period of affordability
- Community space allotment



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