

ADVOCACY ALERT

Update

After much discussion and many iterations, City Council is closing in on a final ordinance granting Bethany Lutheran Church an increased density bonus to build affordable housing on its land.

Tuesday, September 13, 2022, members will review a draft containing bonus density provisions proposed by staff. These provisions were discussed at the August 16, 2022, Council meeting and reflect earlier work by Planning Commission.

Highlights:

- The ordinance describes two tiers of bonus density for residential zones: a higher bonus for residential projects within the Winslow Subarea or within one quarter mile and a lower one for projects in outlying residential zones.
- The new code works as a 5-year pilot project during which time it will be limited to Bethany Lutheran Church. Beginning January 1, 2028, it will apply to all requests for bonus density for affordable housing on land owned or controlled by a religious organization.
- Units are capped at 1,400 sf.
- ADUs are prohibited.
- The ordinance will allow a maximum of 23 units on the Bethany Lutheran Church property. (At this time, the church plans include 21 units.)

Action

Write to [Council](#) or offer public comment to let members know you support this ordinance. This meeting is the final stop before a public hearing tentatively scheduled for October 11, 2022.

Please know that unequivocal support of affordable housing is the most important message you can send to elected officials. This process has been complicated, and municipal code can be arcane. However, we have landed in a good place. The draft ordinance provides sufficient density bonuses to create financially viable projects at meaningful scale, while respecting neighborhood context.

Key points to include in your email to Council

- I want to see more affordable housing on Bainbridge Island, and I support changes to the code that make that possible.
- I support the 23-unit maximum designated for Bethany Lutheran.
- I appreciate the hard work by City Council, Planning Commission, and city planning staff that has yielded the most recent draft ordinance.

Meeting details

City Council
Tuesday, September 13, 2022
6:00 pm

You can find the meeting link [here](#).

For more information, see the meeting agenda packet [here](#).



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