Multi-family Zoning:
Achieving Intended Densities

King Mountain Neighborhood Association

March 15, 2021

RM Project Purpose/Benefits

- Achieve intended densities in RM zones
- Implement Comprehensive Plan goals for housing options, compact growth and climate action
- Simplify the RM zoning code

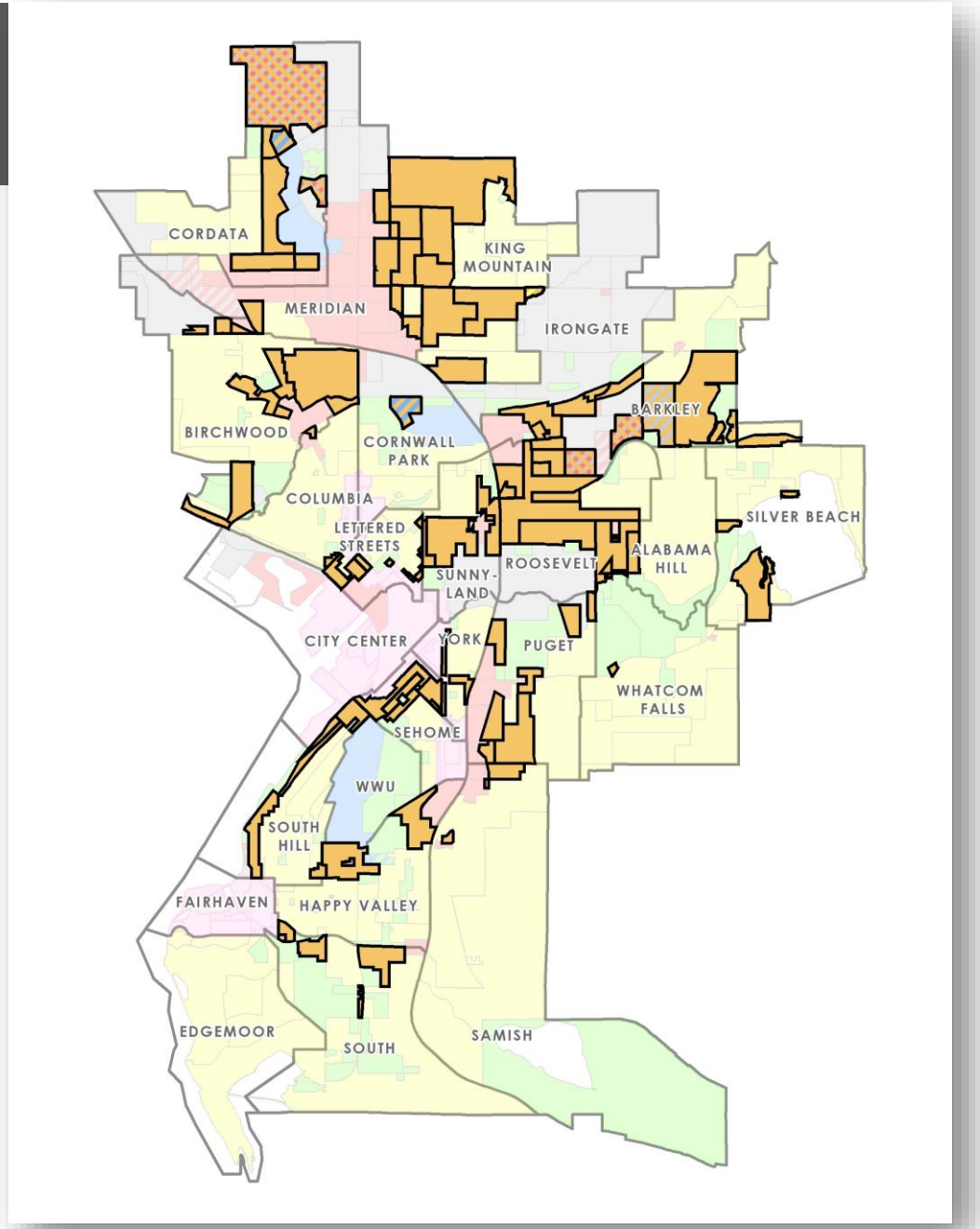
Project Scope

① **Density Bonus**

② **Infill Housing Toolkit**

③ **Ranged Zoning**

④ **Minimum Densities**



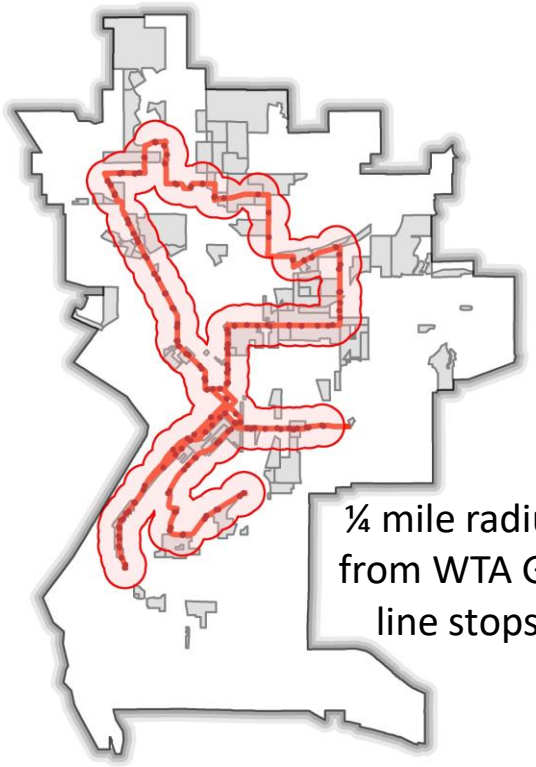
Public Input

- Engage Bellingham (engagebellingham.org)
- City webpage (cob.org/RMproject)
- Virtual open house
- Virtual meetings:
  - King Mtn. Neighborhood Association board and property owner/developer
  - Mayor's Neighborhood Advisory Commission
  - Building Industry Association of Whatcom County
  - Whatcom Housing Alliance Policy Group
- Email notifications

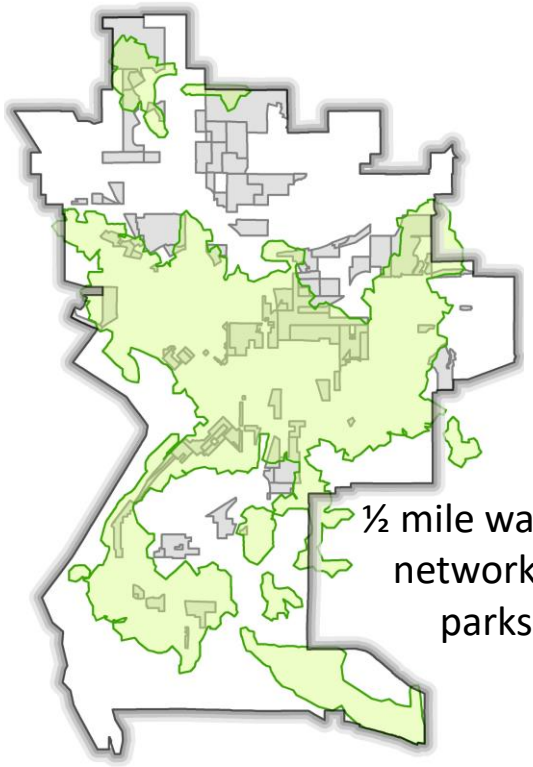
Project Scope

Density Bonus

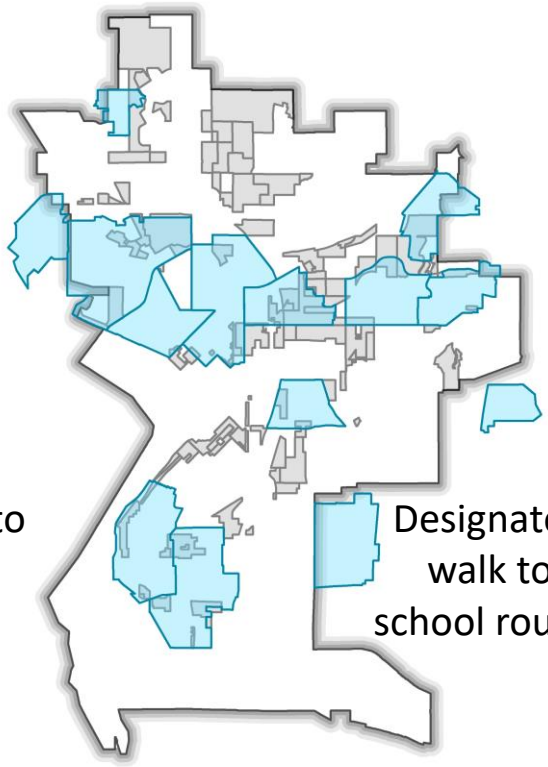
Density bonuses for RM properties that meet location efficient criteria



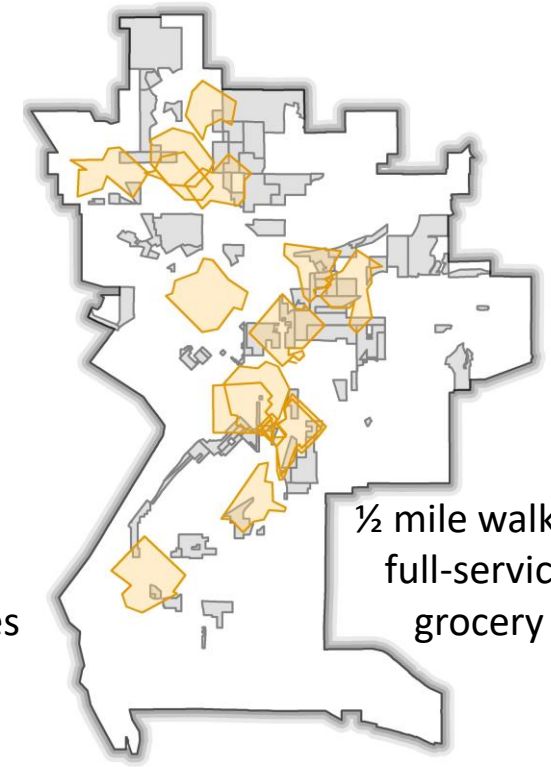
¼ mile radius from WTA GO line stops



½ mile walk to networked parks



Designated walk to school routes



½ mile walk to full-service grocery

Project Scope

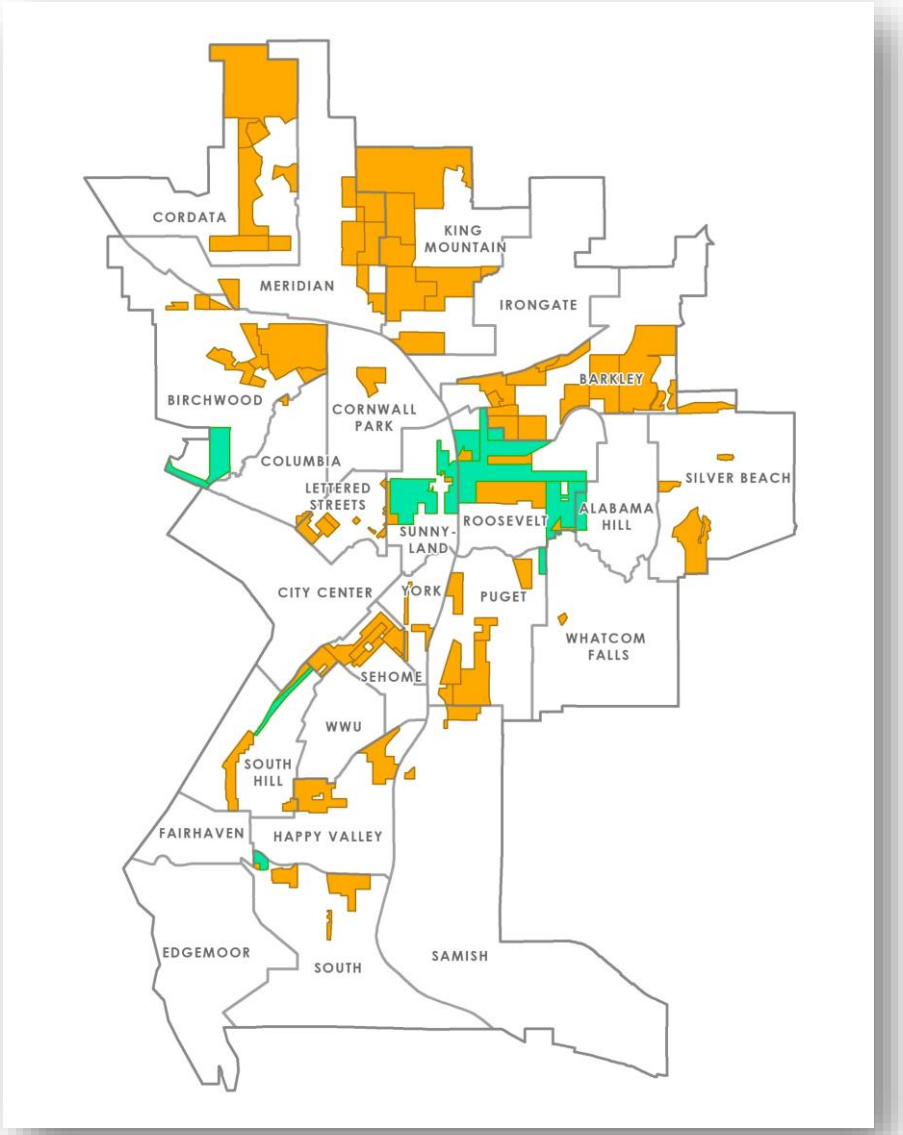
All Toolkit forms in all RM zones

ALL TOOLKIT FORMS

- Small Lot
- Smaller Lot
- Cottages
- Duplex

Only these forms are currently allowed in RM Duplex zones

- Triplex
- Shared Courtyard
- Garden Courtyard
- Townhouse



Project Scope

Infill Toolkit

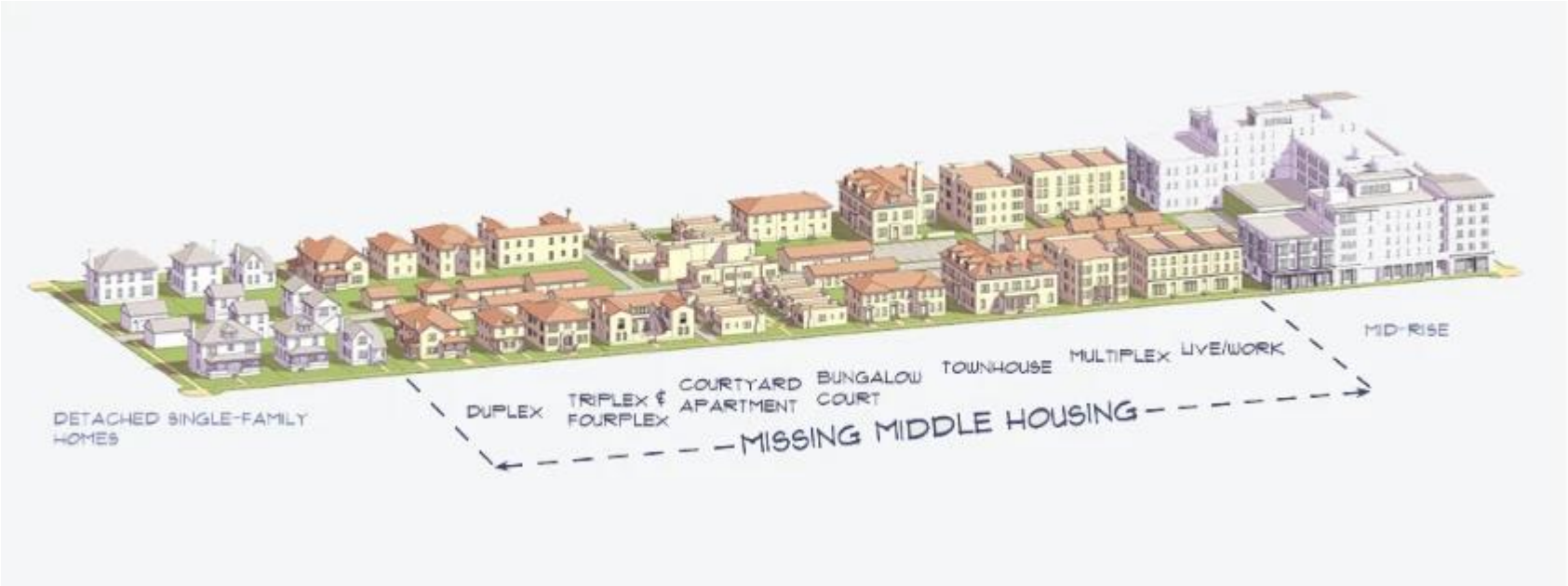
All Toolkit forms in all RM zones

ALL TOOLKIT FORMS

Small Lot
Smaller Lot
Cottages
Duplex

Only these forms are currently allowed in RM Duplex zones

Triplex
Shared Courtyard
Garden Courtyard
Townhouse



Rendering: courtesy Opticos Design

Project Scope

Ranged Zoning

Density Ranges (Comprehensive Plan)

Residential, Low Density – 7,201 or more square feet per dwelling unit (5 or less units per acre). The Low-Density Residential designation should be used for land that is not suited for more intense urban development because of environmentally-sensitive areas and/or public facility or utility capacity limitations.

Residential, Medium Density – 3,600 to 7,200 square feet per dwelling unit (6 to 12 units per acre). The Medium-Density Residential designation should be used for land that is suitable for moderate density development.

Residential, High Density – 0 to 3,599 square feet per dwelling unit (more than 12 units per acre). The high-density residential designation should be used for land near existing or potential high-frequency transit service and/or adjacent to or near employment and commercial areas.

Regulations (Bellingham Municipal Code, Title 20)

Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
4	Residential Multi	Planned	~~4,000 sq. ft. per unit~~ **Medium**	Buffer from I-5; maintain open space corridor along Railroad Trail	Access to the nearest neighborhood collector should be developed.	None

EXAMPLE:

4,000 sqft/unit falls within the Medium range. The proposal would allow development to occur at any density between 3,600 sqft/unit and 7,200 sqft/unit.

Project Scope

Ranged Zoning

Low, Medium or High Comp Plan densities for RM zones

2 units on 8,000 sf lot

4,000 sf/unit = 11 units/acre

MEDIUM Density

6 units on 15,000 sf lot

2,500 sf/unit = 17 units/acre

HIGH Density

20 units on 20,669 sf lot

1,033 sf/unit = 43 units/acre

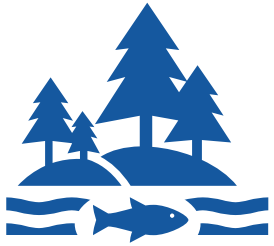
HIGH Density

Project Scope

Minimum Densities

BENEFITS OF COMPACT GROWTH

Responds to changing demographics and housing needs

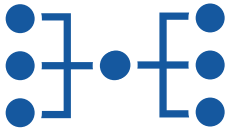


Protects agricultural land and open space

Fosters equitable and healthy neighborhoods

Makes transit more effective

Decreases auto dependency



Reduces public infrastructure & service costs

Project Scope

Minimum Densities

What are Minimum Densities?

Establish the minimum number of units or type of development allowed on a property.

Comprehensive Plan Residential Densities (Policy LU-3):

Range	Minimum	Maximum	
Low Density	*-none-*	7,201 sf/unit	(5 units or less per acre)
Medium Density	**7,200** sf/unit	3,600 sf/unit	(6 - 12 units/acre)
High Density	**3,599** sf/unit	*-none-*	(>12 units/acre)

Minimum Density (must build at least to this density)

Maximum Density (must not build higher than this density unless through bonus systems)

Project Scope

Minimum Densities

How are Minimums Densities Applied/Calculated?

GROSS **vs.** **NET**

Gross minimums establish the minimum number of units that need to be accommodated on the **entire piece of land.**

$$\frac{\text{OVERALL AREA}}{\text{MINIMUM DENSITY}} = \text{Required \# of units}$$

Net minimums establish the minimum number of units that need to be accommodated on the **developable portion of land.**

$$\frac{\text{BUILDABLE AREA}}{\text{MINIMUM DENSITY}} = \text{Required \# of units}$$

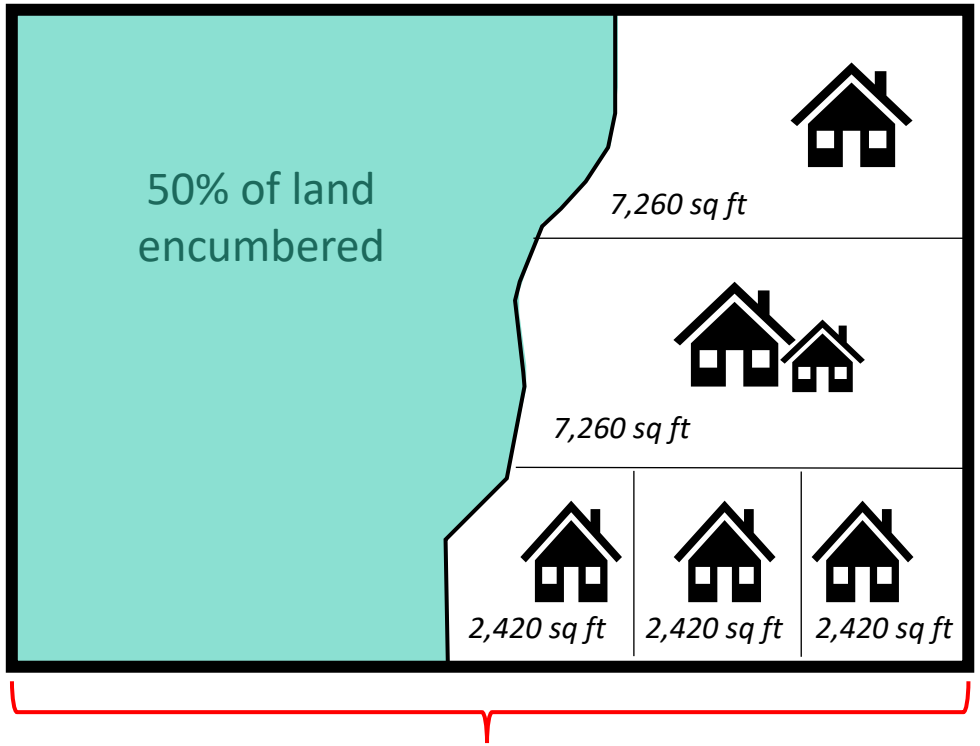
Project Scope

Minimum Densities

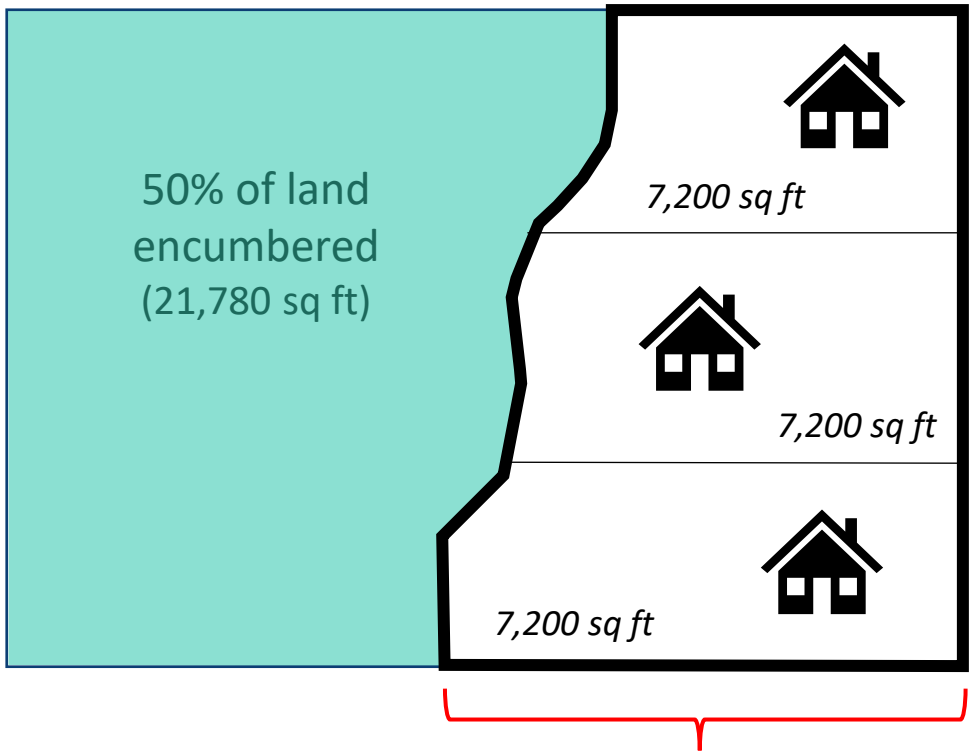
GROSS **vs.** **NET**

Example @ 7,200 Sq Ft Minimum

1 acre site (43,560 sq ft)



Required units
43,560 sf / 7,200 = **6 units**

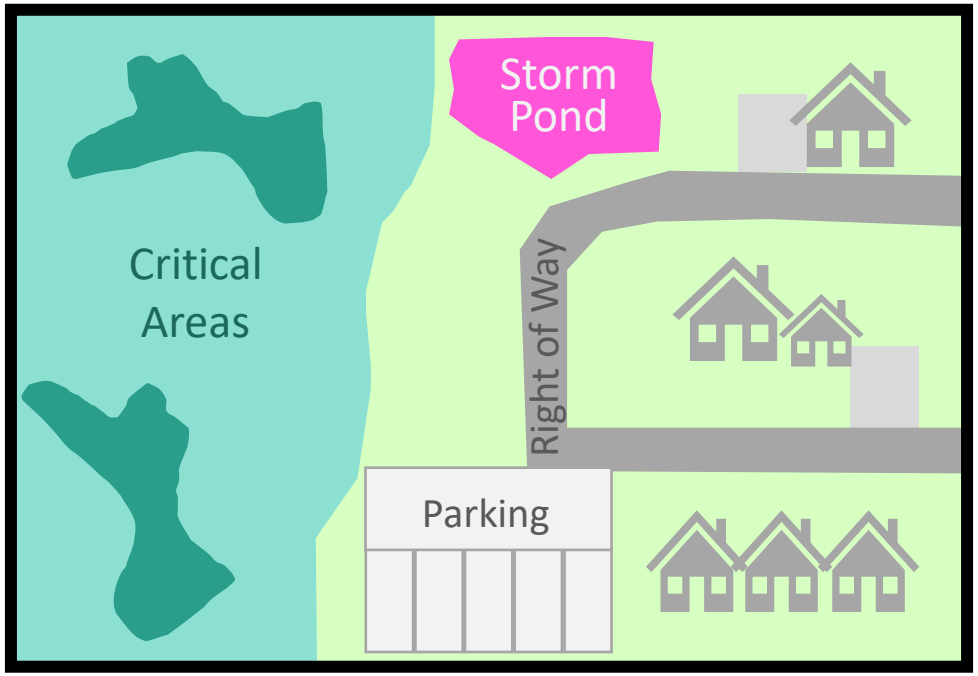


Required units
21,780 sf / 7,200 = **3 units**

Project Scope

Minimum Densities

Net Densities – Determining Developable Area



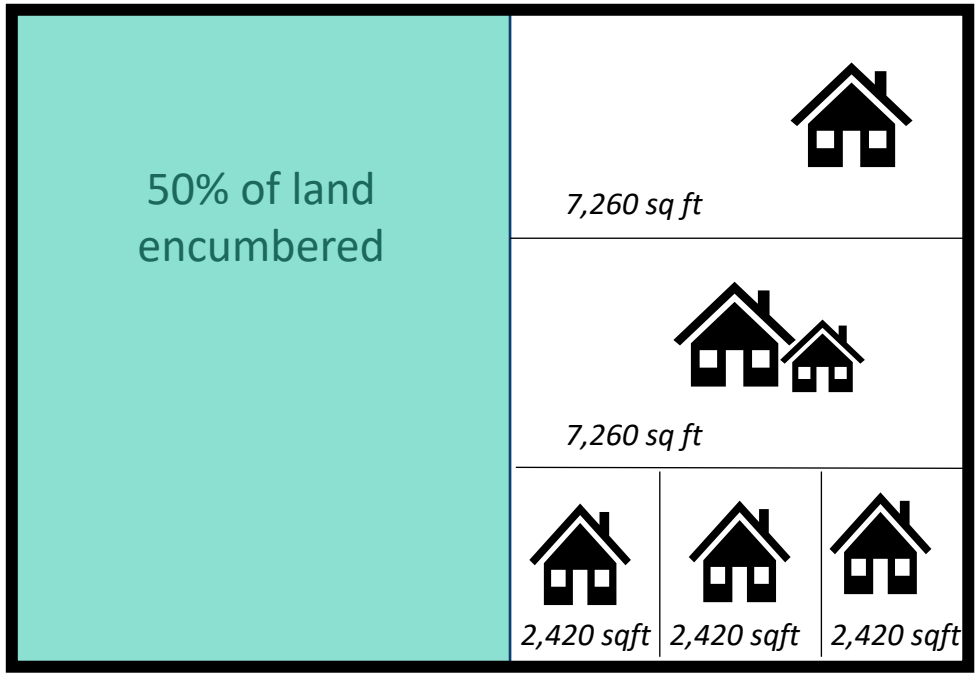
Project Scope

Minimum Densities

GROSS

@ 7,200 sf/unit

1 acre site (43,560 sq ft)



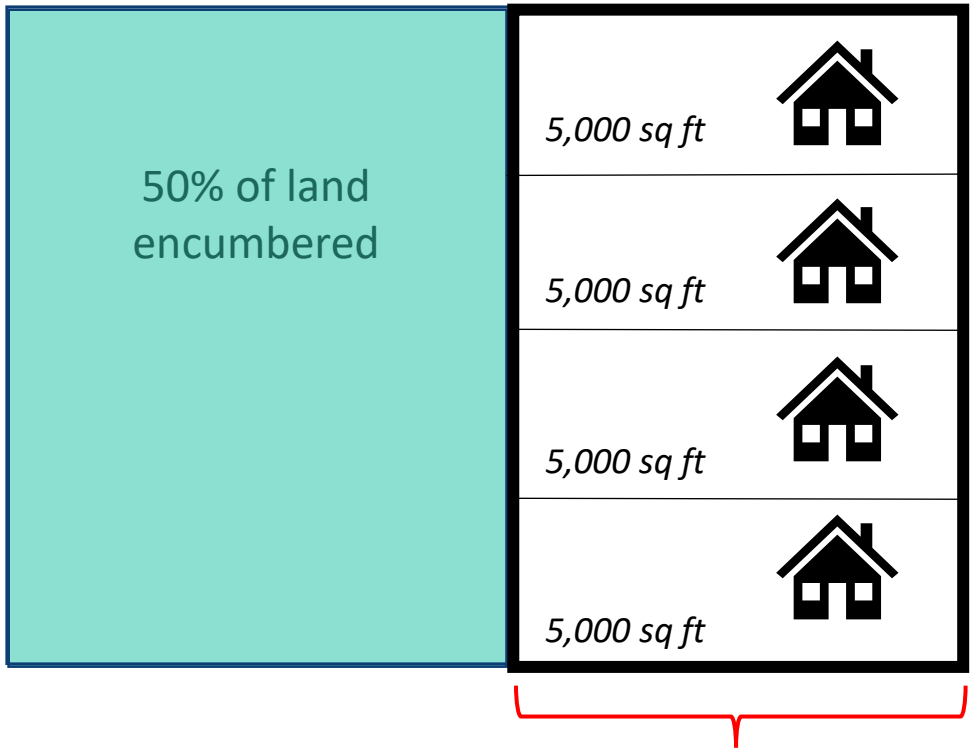
Required units
43,560 sf / 7,200 = **6 units**

Max allowed units
43,560 sf / 3,600 = **12 units**

NET

@ 5,000 sf/unit

1 acre site (43,560 sq ft)



Required units
21,780 sf / 5,000 = **4 units**

Project Scope

Minimum Densities

7,200 Gross Min

Kulshan Townhomes (Telegraph)

23 Units (ITK Townhouse)

2.2 TOTAL ACRES (96,072 sf)

MAX: *26-unit potential @ 3,600 GROSS (Proposed)*

MIN: *13-unit required @ 7,200 GROSS (Proposed)*

9-unit required @ 5,000 NET Minimum (for Comparison)

NOTE: Stormwater is shared with Phase 2, 86,722sf additional lot for total lot area of 182,794 which would require 25 units between both lots. Site is already meeting minimum.

Project Scope

Minimum Densities

3,599 Gross Min

Tremezzo Apartments

88 Units

4.8 TOTAL ACRES (212,336 sf)

MAX: *No max density under current proposal (Proposed)*

MIN: *58-unit required @ 3,599 GROSS (Proposed)*

25-unit required @ 3,599 NET Minimum (for Comparison)

Project Scope

Minimum Densities

Comprehensive Plan Residential Densities (Policy LU-3):

Range	Minimum	Maximum	
Low Density	*-none-*	7,201 sf/unit	(5 units or less per acre)
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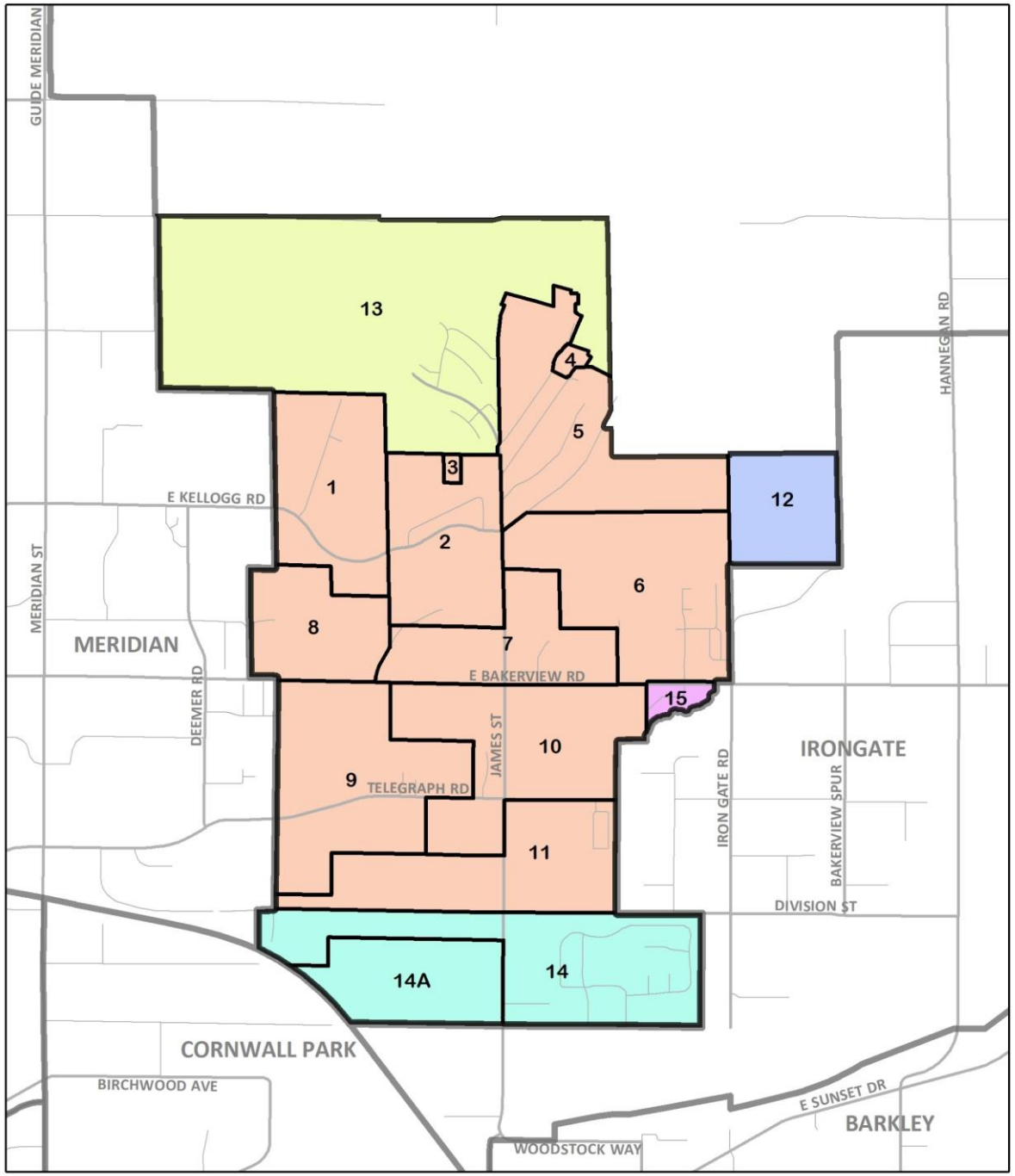
Minimum Density (must build at least to this density)

Maximum Density (must not build higher than this density unless through bonus systems)

King Mountain – Annexation History

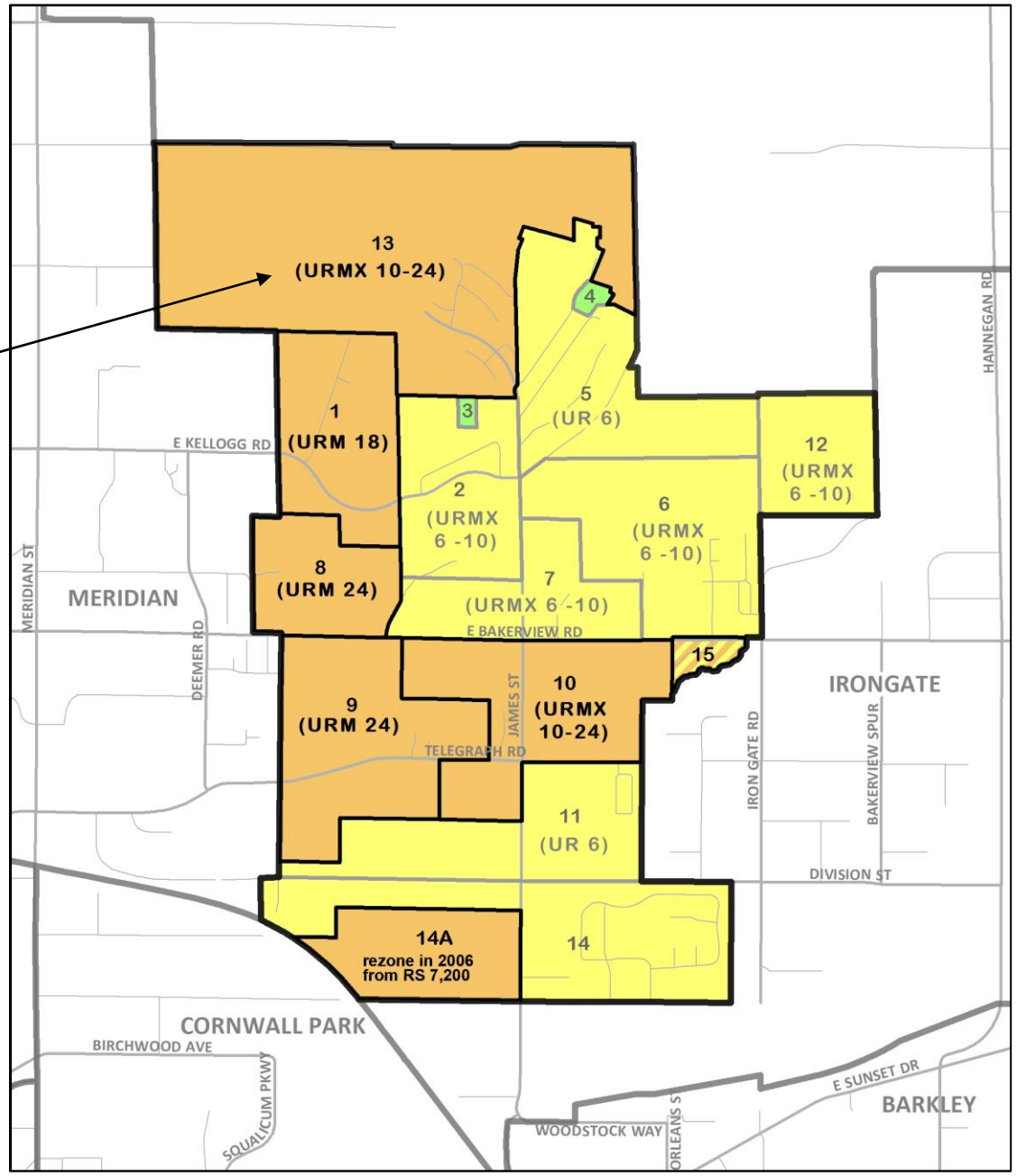
Bellingham Annexations (King Mtn NH)

- New Whatcom 1891 / Whatcom 1901
- Hannegan/Bakerview (1998)
- East Bakerview/James Street (2009)
- Van Wyck/James Street (2009)
- Queen Mountain (2009)



King Mountain – Zoning

Previous Whatcom County zoning shown below subarea number in **units per acre**

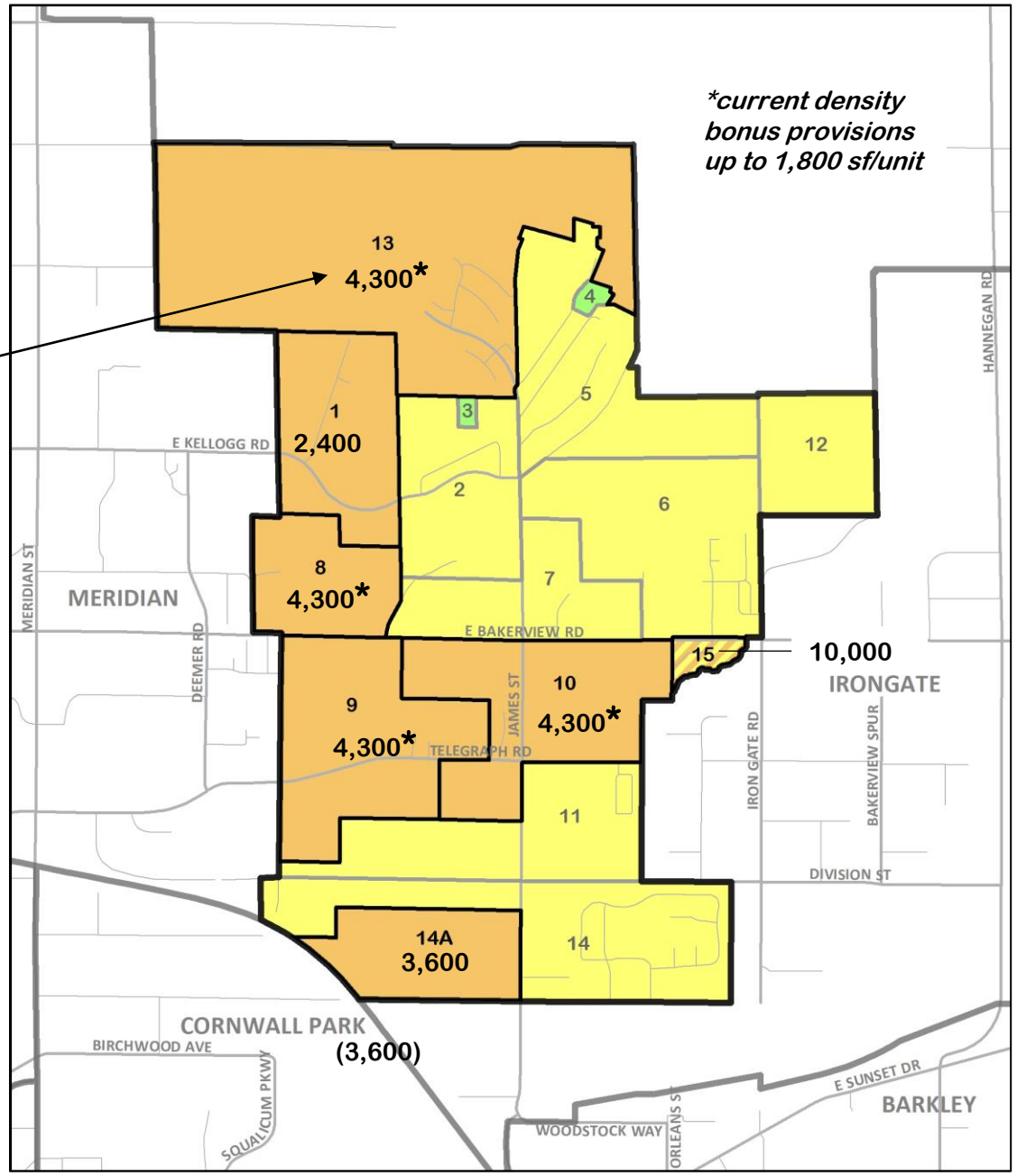


City of Bellingham Comp Plan Ranges

SQUARE FEET OF LAND PER UNIT	Comp Plan Ranges (Policy LU-3)	UNITS PER ACRE
7,201+ sf/unit	**LOW**	<5 units/acre
3,600 – 7,200 sf/unit	**MEDIUM**	6 -12 units/acre
0 – 3,599 sf/unit	**HIGH**	>12 units/acre

King Mountain – Zoning

Current maximum zoning density shown below subarea number in **square feet per unit**



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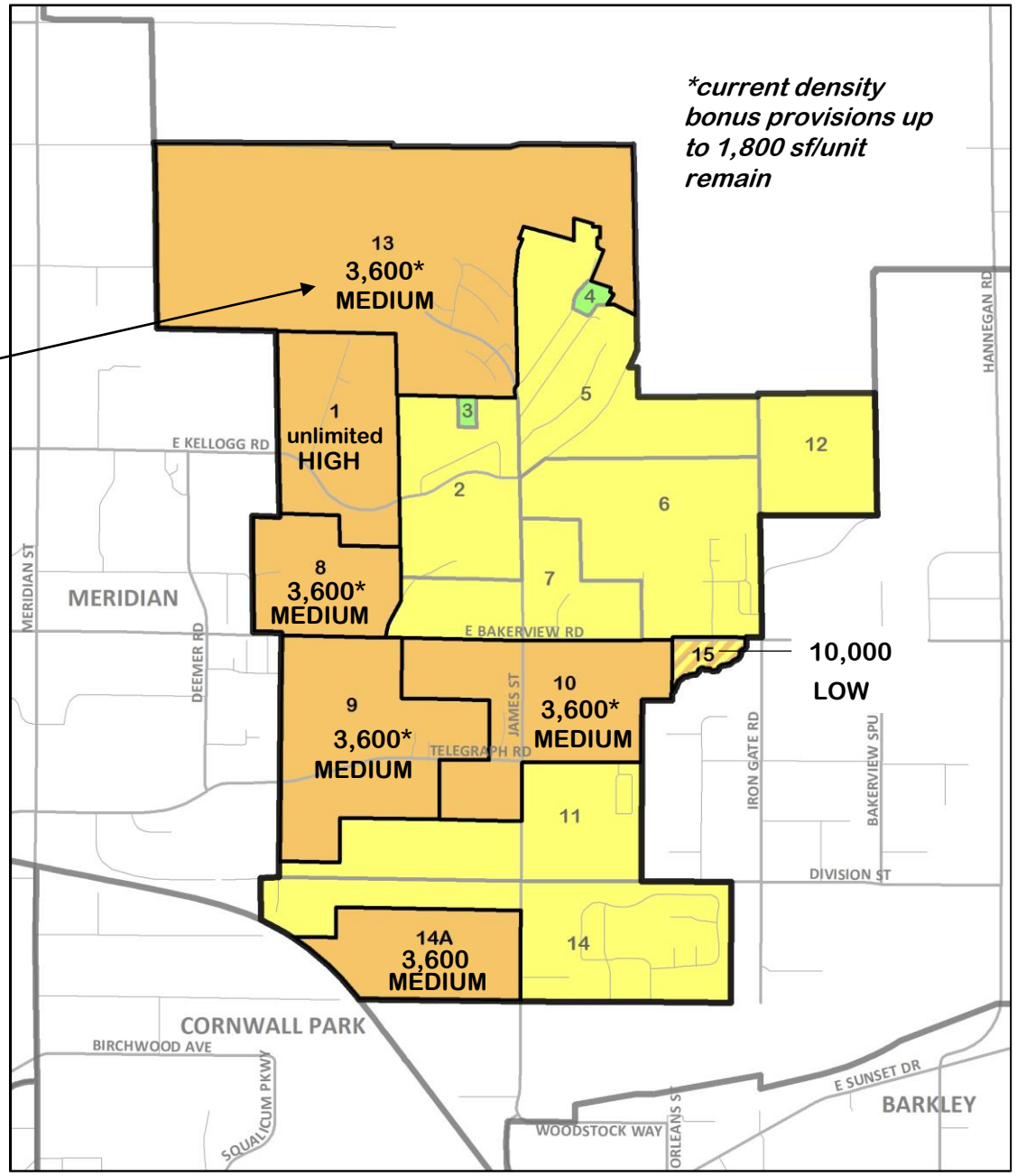
King Mountain – Zoning

Proposed maximum density and range shown below subarea in square feet per unit



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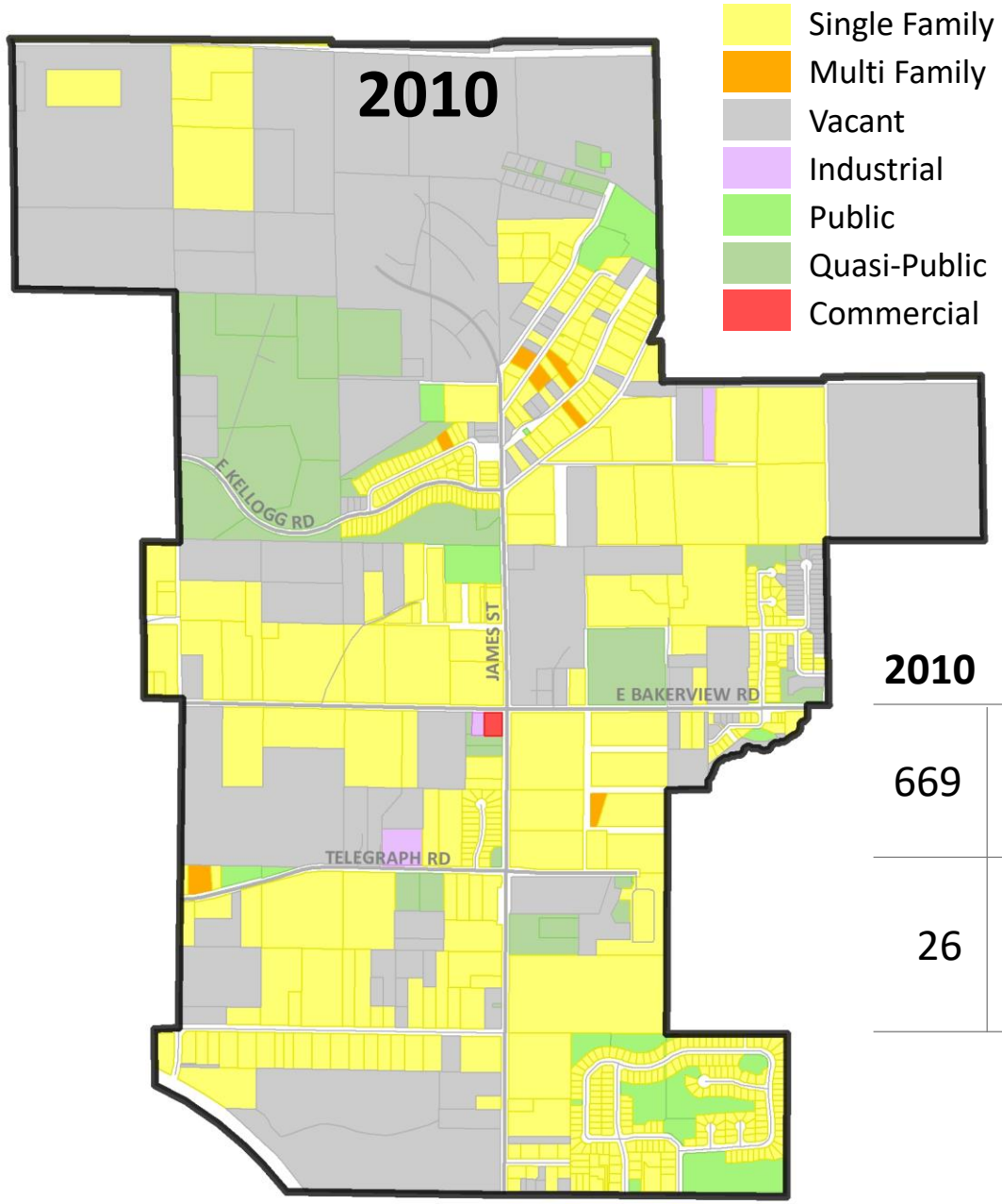
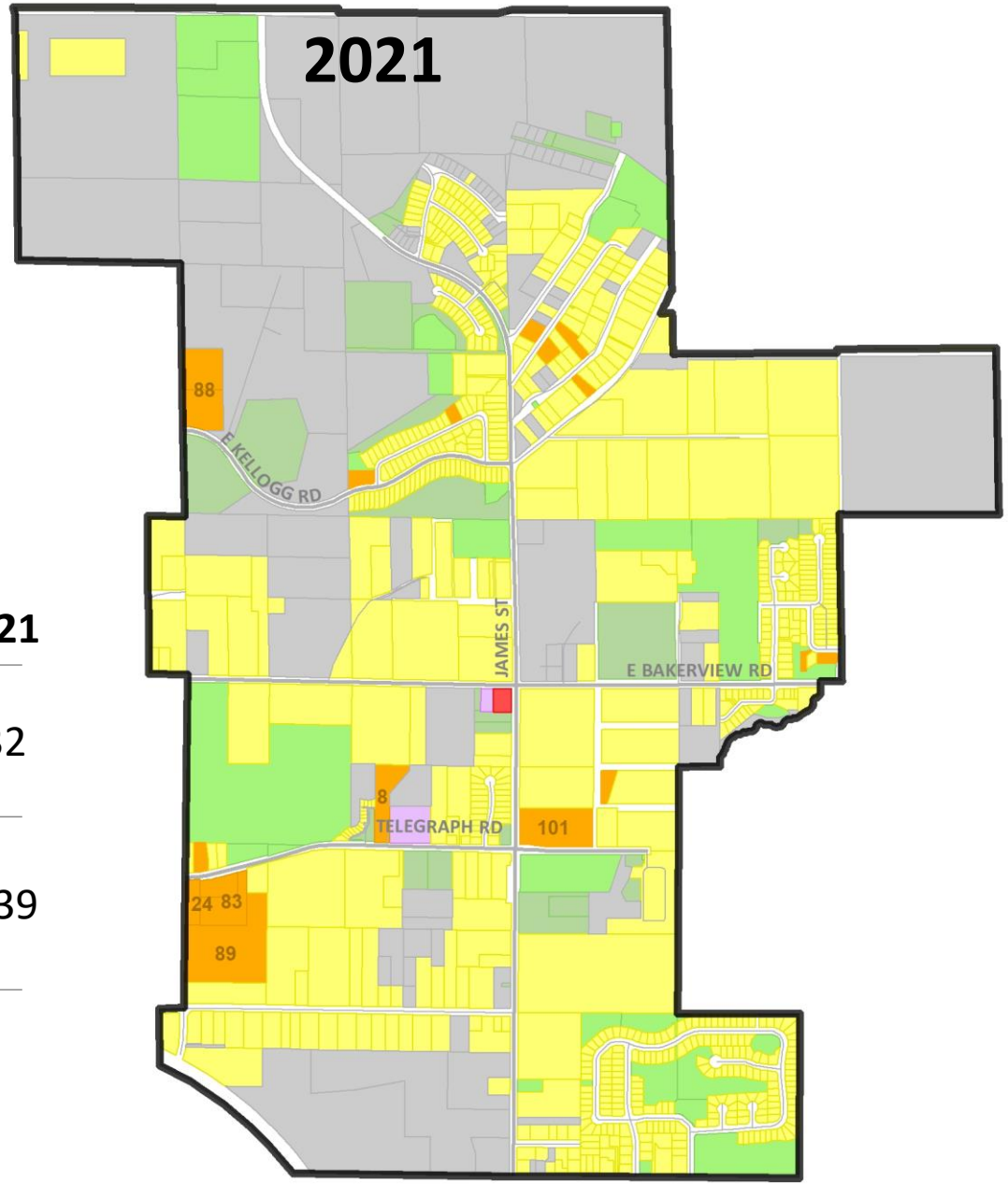
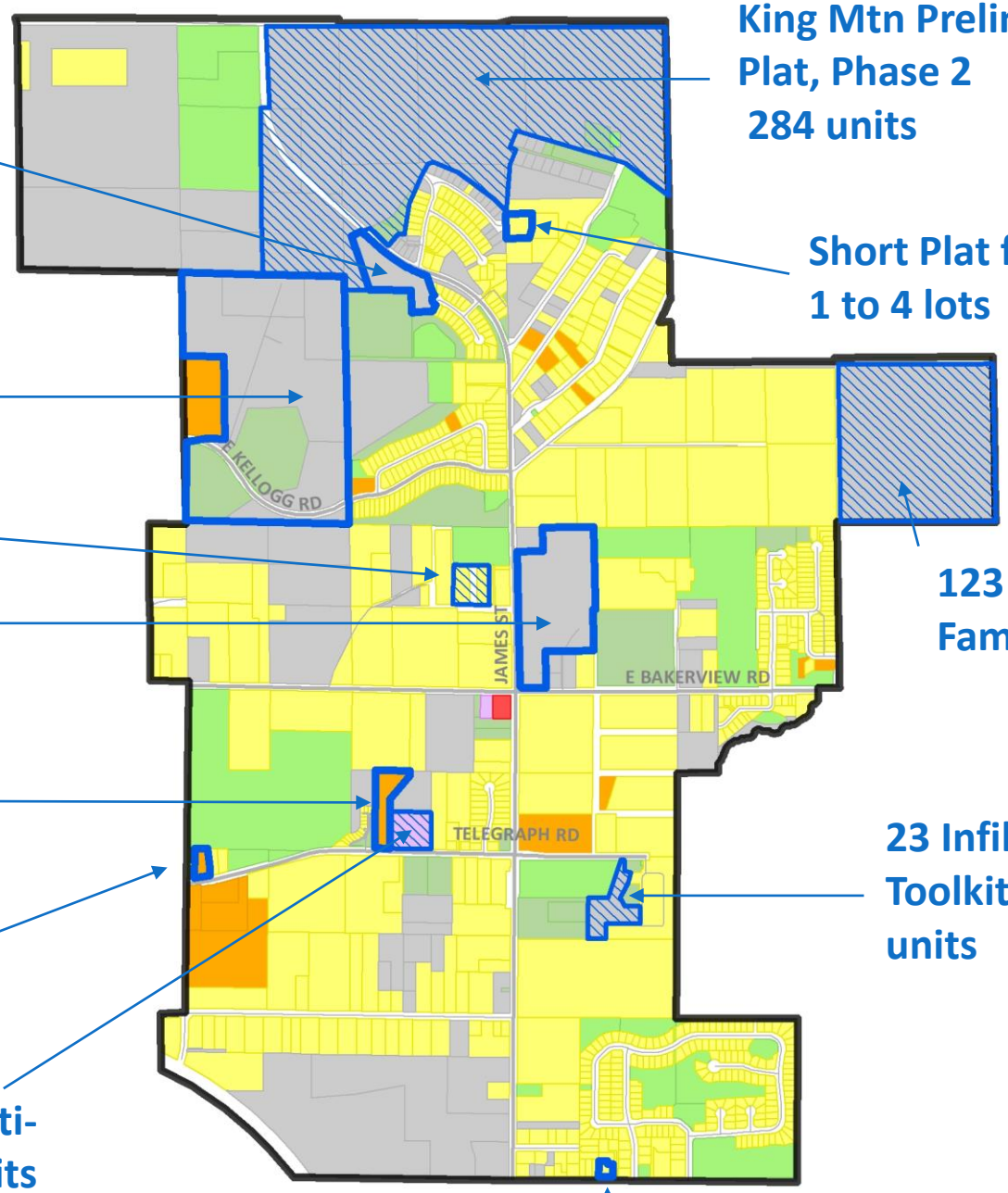


2010		2021
669	Single Family	832
26	Multi Family	439



**Single Family includes James Street Estates, Single Family attached and ADUs. Multi-Family includes Duplex and above.*

Pre-Applications and Projects in Land Use Review

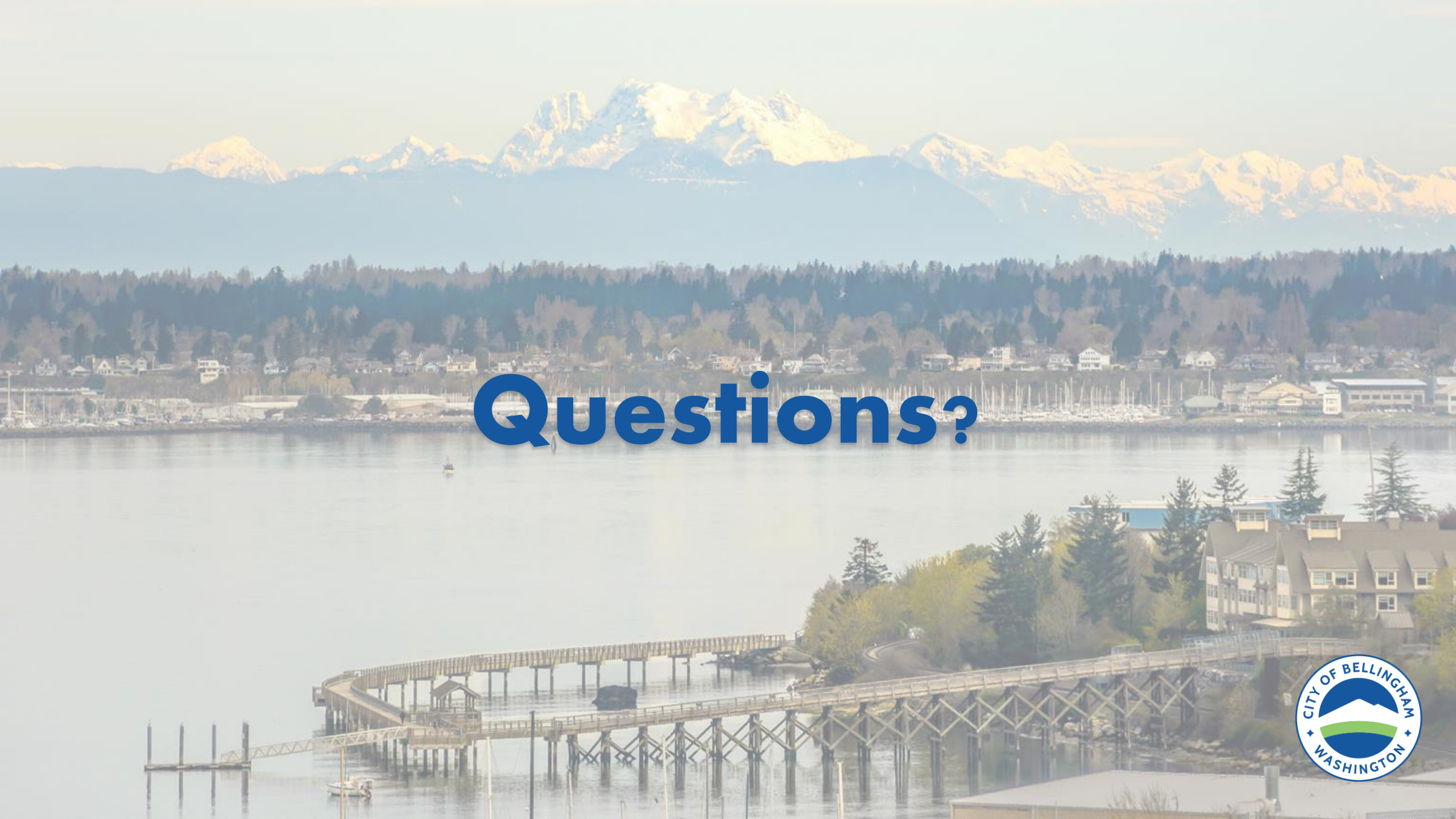


Next Steps

- **Planning Commission** public hearing – May 20 (tentative)
- **City Council** work sessions and public hearing
- **City Council** adoption

For More Information…

- Visit Engage Bellingham engagebellingham.org
- Visit the project webpage cob.org/RMproject
- Send comments/questions RMproject@cob.org


Questions?