

**APPENDIX D, ATTACHMENT 1
LETTERED STREETS NEIGHBORHOOD, AREA 10 (OLD TOWN)**

FACT SHEET

Buildout Potentials – Calculations & Analysis (May 20, 2003)

Calculations are based on Areas 10 and 10A being combined into one subarea under the proposed “Old Town” commercial use qualifier, Area 10, which is bound by Whatcom Creek, Bancroft Street, G Street, and Roeder Avenue.

Lettered Streets, Area 10 land area totals

990,600 Gross sq.ft. (including streets)

22.74 Acres

594,000 Gross sq.ft. (excluding streets)

13.64 Acres

517,000 Gross sq.ft. (excluding Burlington Northern Railroad properties and streets)

11.87 Acres

Maximum Residential Development Potential

1,763 Dwelling units*

Maximum Population in Persons

3,085 Based on the 2000 Census average for Bellingham of 1.75 people per multi-family dwelling unit.**

Estimated Commercial Development

297,000 Gross square feet open to the public***

Estimated Required Parking

2,204 Residential parking spaces at 1.25 stalls/unit average

1,188 Commercial parking spaces based on code requirement of 1-stall/250 feet open to the public.

Estimated Street Parking with adoption of an area wide parking district

349 Gross parking spaces

296 Less 15% for curb cuts, loading areas, etc.****

**This figure is based on a maximum estimated buildout within a 55’ height limit. On level property this height limit will accommodate a 5-story building, and six stories on a sloping property. Approximately 6 blocks could be developed with 6 stories due to*

APPENDIX D, ATTACHMENT 1

topography. Based on the ground floor being used entirely for parking (under building and courtyard) and commercial uses, and the top floor being restricted by size due to required setbacks, approximately 3.8 floors could be built with residential uses on level property or 4.8 floors on sloping property. Accounting for the 6 blocks with adequate slope for 6 stories, the maximum buildout of residential floor area is 2,204,000 square feet. Subtracting 40% for courtyards, light wells, corridors, stairwells, multi-level parking within a building, street setbacks for the shared parking district, and similar features, the resultant development potential is 1,322,760 square feet. Using an average unit size of 750 square feet for 1 and 2 bedroom units, approximately 1,763 units could be developed in Area 10. This works out to an average density of 77 units to the acre for all of Area 10, or 129 units to the acre less streets and Burlington Northern properties.

******Based on population characteristics for developments with 2 or more dwelling units, excluding attached units and mobile home parks.

******* Area 10 is being viewed largely as a residential infill area with ground floor commercial services for area residents and also include tourist commercial uses as a link between the downtown and waterfront. Commercial floor area is expected to be located generally on the ground floor and largely be limited by the provision of parking (also on the ground floor - open and under building). This calculation is therefore based on 50% of the gross area of Area 10, including Burlington Northern properties. Upper floor office development is not anticipated to be significant and generally limited to Holly and F Streets.

********All private parking will be required to be provided on site or through shared parking agreements with off site parking facilities unless an area wide parking district is adopted. Adoption of a parking district is recommended by staff to help offset the amount, cost, and inefficiency of private, on-site parking. Approximately 296 on-street public parking spaces could be built based on the draft "Conceptual Parking District Layout" proposed to be included in the Area 10 narrative of the Lettered Streets Neighborhood Plan. This would amount to 25% of what would otherwise be required by code for the estimated 297,000 square feet of "general business and service" uses (1 stall/250 sq.ft. of floor area) in Area 10. This commercial category is being used as the anticipated average for all commercial use types because it is expected to be the predominant commercial use type, and it generally falls between the other two expected commercial uses: office at 1 stall/350 gross sq.ft. and eating establishments at 1 stall/75 sq.ft. open to the public. Reduction of the commercial parking requirements should be considered based on the following factors:

1. Area 10's location entirely within the Downtown Parking Management District and the high turnover characteristics of managed parking.
2. The Whatcom Transit Authority runs two bus routes through Area 10 (Roeder Avenue and Holly Streets) and a 3rd one 2 blocks away on Gerard Street.
3. The anticipated built-in residential clientele will be within walking distance and already have parking.

4. Some mixed uses will occasionally provide additional commercial parking in order to meet their own market analysis/demand.
5. Individual mixed-use projects will be able to manage their private on-site parking between residential & commercial uses to achieve some degree of shared parking.
6. Bellingham's Parking Code requirement for "general business and services" is 1 stall per 250 sq.ft. of floor area. It was established in 1982 for use on a citywide basis and may not accurately reflect the parking characteristics of highly urban areas such as Area 10 of the Lettered Streets Neighborhood. Other cities require less parking in city center districts which can range from 1 stall/500 sq.ft of floor area in Redmond and Portland, to 1 stall per 1,000 sq.ft. of floor area in Vancouver, WA.
7. Since Area 10 is within the Downtown Parking Management District, the City will be responsible for monitoring the area's parking characteristics as development occurs and can consider building a parking structure if demand warrants it.

Building-out potential under existing 35' height limit

The following figure is based on a maximum estimated buildout within a 35' height limit. On level property this height limit will accommodate a 3-story building, and 4-stories on a sloping property. Approximately 6 blocks could be developed with 4 stories due to topography. Based on the ground floor being used entirely for parking (under building and courtyard) and commercial uses, and no setback restrictions on upper floors, approximately 2 floors could be built with residential uses on level property or 3 floors on sloping property. Accounting for the 6 blocks with adequate slope for 4 stories, the maximum buildout of residential floor area is 1,274,000 square feet. Subtracting 40% for courtyards, light wells, corridors, stairwells, multi-level parking within a building, street setbacks for the shared parking district, and similar features, the resultant development potential is 764,400 square feet. Using an average unit size of 750 square feet for 1 and 2 bedroom units, approximately 1,019 units could be developed in Area 10. This works out to an average density of 45 units to the acre for all of Area 10, or 86 units to the acre less streets and Burlington Northern properties.

1,019	Dwelling Units
1,783	Population in persons
no change	Commercial Development
1,275	Required Parking (residential)
45	Units per acre for all of Area 10

Building-out potential under a 45' height limit

Assuming all the factors are the same as for the 35' height limit, the maximum buildout of residential floor area for a 45' height limit is 1,791,000 square feet. Subtracting 40% for courtyards, light wells, corridors, stairwells, multi-level parking within a building, street setbacks for the shared parking district, and similar features, the resultant development potential is 1,074,600 square feet. Using an average unit size of 750 square feet for 1 and 2 bedroom units, approximately 1,432 units could

APPENDIX D, ATTACHMENT 1

be developed in Area 10. This works out to an average density of 63 units to the acre for all of Area 10, or 120 units to the acre less streets and Burlington Northern properties.

1,432	Dwelling Units
2,506	Population in persons
no change	Commercial Development
1,790	Required Parking (residential)
63	Units per acre for all of Area 10