



Old Town Floor Area Bonus Incentives
SUPPLEMENT TO THE MULTIFAMILY DESIGN REVIEW APPLICATION

Use this application to apply for Floor Area Ratio (FAR) bonuses within the Old Town Overlay District. The regulations for these bonuses are contained in Bellingham Municipal Code Chapters 20.35.070 D. Floor area bonuses are offered as incentives to encourage facilities and amenities that implement the Old Town Subarea Plan.

To calculate the maximum permitted floor area for a project, multiply the square footage of the parcel by the FAR:

EXAMPLE: Parcel Area (25,000 sq. ft) x FAR (3.5) = Maximum Floor Area (87,500 sq. ft)

- ❖ Bonus floor area amounts are additive; projects may use more than one bonus option unless specifically stated otherwise.
- ❖ The maximum FAR bonus that may be earned through these options is 1.5, for a total maximum FAR on site of 5.0.
- ❖ All proposed FAR bonuses are subject to review and approval by the Director of the Planning and Community Development Department.

Review Process

Submit this application with the required Design Review application. The Director will review the proposal as part of the Design Review approval. If approved, the FAR bonus will be recorded as a condition of the Design Review Permit and Building Permit.

APPLICANT'S SIGNATURE

I have read the entire bonus application and understand the terms and conditions of the FAR bonus system.

Signature

Date

Application for Old Town Floor Area Bonus

(PLEASE PRINT CLEARLY IN BLUE OR BLACK INK OR TYPE)

Check the box next to the bonus(es) you are applying for:

Type of Bonus	Floor Area Ratio* (FAR) Credit Earned	Max. FAR Credit
<input type="checkbox"/> Public Plaza / Open Space	1.5 square foot for every sq. ft. transferred	1.5
<input type="checkbox"/> Affordable Housing	4 sq. ft. for each sq. ft. of affordable housing	0.5
<input type="checkbox"/> LEED Silver Certification	0.5 for LEED Silver (or greater) Certification	0.5
<input type="checkbox"/> Lake Whatcom Fund	1 square foot per fee unit contributed to the fund	0.5

BONUS FLOOR AREA CALCULATION

Property Square Footage: _____ x 3.5 FAR = _____ SQ. FT.
BASE FLOOR AREA PERMITTED OUTRIGHT

Property Square Footage: _____ x 5.0 FAR = _____ SQ. FT.
MAXIMUM FLOOR AREA PERMITTED USING BONUSES OR TRANSFER

Public Plaza / Open Space:

Sq. Ft. of Receiving Property x 1.5 FAR = _____ MAXIMUM PLAZA BONUS

Sq. Ft. of Sending Property: _____ x 3.5 FAR = _____ x 1.5 SQ. FT =

(1) _____ SQ. FT.
PLAZA BONUS (MAY NOT EXCEED THE MAXIMUM ABOVE)

Affordable Housing:

Property Square Footage x 0.5 FAR = _____ MAXIMUM HOUSING BONUS

Square Footage of Affordable Housing = _____ x 4.0 SQ. FT =

(2) _____ SQ. FT.
AFFORDABLE HOUSING BONUS (MAY NOT EXCEED THE MAXIMUM ABOVE)

LEED Silver Certification:

Total Parcel Area x 0.5 FAR =

(3) _____ SQ. FT.
LEED FLOOR AREA BONUS

Lake Whatcom Fund:

Total Parcel Area x 0.5 FAR = _____ MAXIMUM LAKE WHATCOM BONUS

Total Dollars to be Contributed: _____ / \$12.00 (2008 dollars – see chart) =

(4) _____ SQ. FT.
LAKE WHATCOM BONUS (MAY NOT EXCEED THE MAXIMUM ABOVE)

ADD THE TOTAL OF LINES (1) THROUGH (4) = _____
TOTAL SQUARE FOOTAGE REQUESTED WITH BONUSES

THIS NUMBER MAY NOT EXCEED THE MAXIMUM PERMITTED FLOOR AREA WITH BONUSES ABOVE

SUBMITTAL REQUIREMENTS

Option 1: Public Plazas and Open Spaces. Transfer of floor area resulting in the dedication of a public plaza or open space as identified in the Old Town Sub-area Plan. (See Old Town Plan for accepted areas).

Prior to building permit issuance, the property owner(s) must execute a covenant on both the sending and receiving property reflecting the increase and decrease of permitted floor area.

Receiving Property = the subject property upon which development will occur

Sending Property – the property that will be transferring the development right to another location

Address of Sending Area: _____

Parcel Number(s) of Sending Area: _____

Legal Description of Sending Area: _____

Sending Area Property Owner Information:

Name: _____ Phone: _____ Address: _____

City/State/Zip _____ Email: _____

Property Owner's Authorization

I am the owner of the property described above or am authorized by the owner to sign and submit this application. I grant permission for the City staff and agents to enter onto the property at any reasonable time to consider the merits of the application and post public notice. I certify under penalty of perjury of the laws of the State of Washington that the information on this application and all information submitted herewith is true, complete and correct.

Signature by Owner/Agent (REQUIRED): _____ Date _____

City and State where this application is signed: _____

Option 2: Affordable Housing

Housing for low and middle income residents receives bonus floor area when approved by the Planning Director.

The affordable housing units must be sold to an established affordable housing authority.

A copy of the purchase and sale agreement shall be submitted to the Planning and Community Development Department upon closure of the real estate transaction.

Affordable units shall be constructed concurrently with (or prior to) construction of the market units, and shall from the exterior be indistinguishable from market rate units and be dispersed through the project. Indicate on the required floor plans which units will be designated as affordable.

Name and Address of Partner Affordable Housing Agency:

Name: _____ Phone: _____

Address: _____

Contact Person: _____ Email: _____

Authorization of Partner Agency

I am an authorized representative of the partner agency described above, and am authorized to sign and submit this application on behalf of the agency. I certify under penalty of perjury of the laws of the State of Washington that the information on this application and all information submitted herewith is true, complete and correct.

Signature by Owner/Agent (**REQUIRED**): _____ Date _____

City and State where this application is signed: _____

Option 3: Leadership through Energy and Environmental Design™ (LEED) Certification

See <http://www.usgbc.org> for more information about the LEED certification program. An alternative standard may be proposed by the applicant, subject to approval by the Director.

- 1) Submit a completed LEED scorecard outlining the intended green building components with this application. (The scorecard is available at the USGBC website.)
- 2) If accepted, the LEED scorecard elements shall become part of the Design Review Approval.
- 3) At building permit submittal:
 - a. Provide a receipt showing that the project has been registered with the USGBC.
 - b. Provide a final LEED scorecard and letter from a LEED-accredited professional certifying the plans include the components necessary to achieve a minimum LEED Silver Certification.
 - c. A LEED-AP must also certify, in writing, any changes that occur during plan review and/or construction and demonstrate that they will not affect the LEED score of the project.
- 4) Within 90 days of issuance of the Certificate of Occupancy (or later if approved by the Director), submit documentation demonstrating that the building has been certified with a minimum LEED Silver rating by the USGBC.
- 5) Failure to certify the building will result in enforcement penalties as outlined in BMC 20.52.

Option 4: Lake Whatcom Watershed Property Acquisition Program (LWWPAP)

In 2001, the City of Bellingham began a program to purchase available land in the Lake Whatcom Watershed for the purpose of protecting our drinking water source, which includes the conservation and management of the acquired land. The City has set essential criteria to rate properties for acquisition. These ratings include density potential, slope and physical features of the land which relate to drainage, proximity to the lake, and the parcel's potential water quality benefit. In order to make the best use of available funds for property purchase, the City has employed a strategy of first obtaining large parcels with the most development potential. In addition, for efficiency and effectiveness, the City considers properties that are adjacent to already protected lands or very sensitive areas.

- 1) Submit with this application a letter from the Bellingham Finance Department documenting the amount which will be contributed to the LWWPAP.
- 2) Prior to building permit issuance, the applicant must provide a receipt from the Bellingham Finance Department documenting the amount which was contributed to the LWWPAP.
- 3) Rates (as adjusted for inflation) are provided below:

Year	Fee per square feet of bonus floor area	Year	Fee per square feet of bonus floor area
2008	\$12.00	2013	\$13.91
2009	12.36	2014	14.33
2010	12.73	2015	14.76
2011	13.11	2016	15.20
2012	13.51	2017	15.66