

# Development Character Height Policies

Public views

Landmark buildings

Pedestrian Scale

Quality new construction

Structured Parking

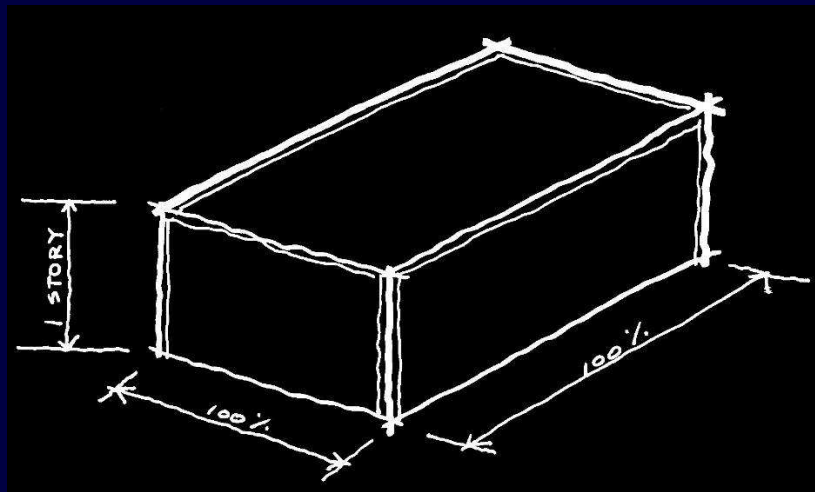
Floor Area Ratio & bonus system



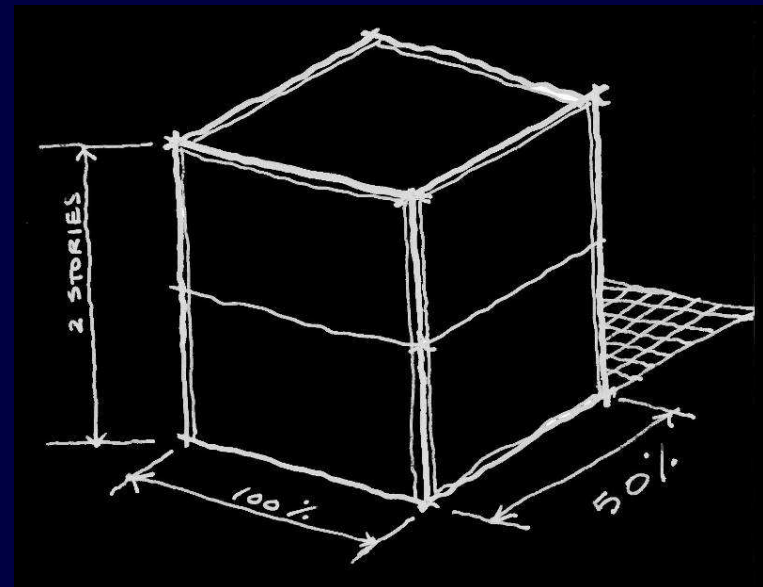
# What is Floor Area Ratio (F.A.R)?

Definition: The gross floor area of a building(s) on a site divided by the site area.

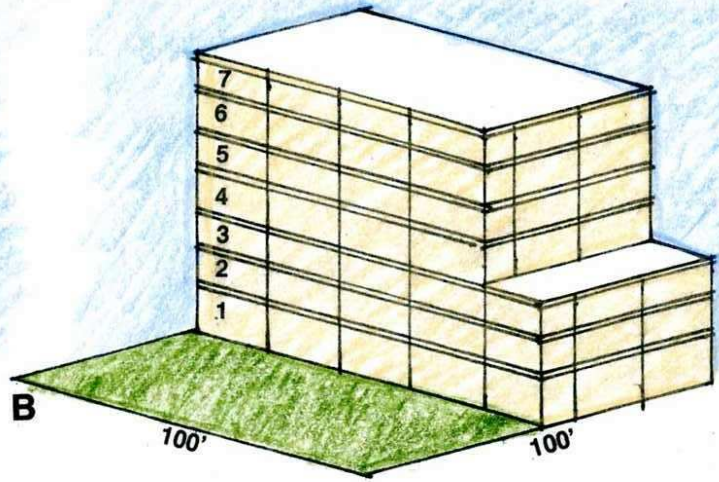
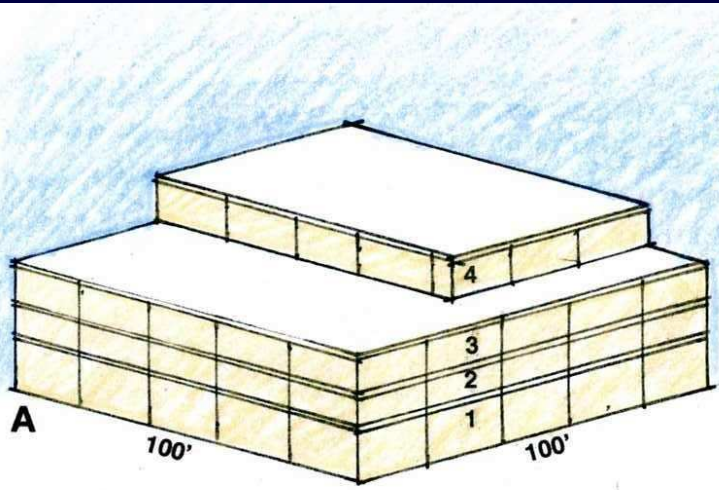
For example, if the building below has a total of 10,000 SF and the site area is 10,000 SF, the FAR would be 1.0.



F.A.R 1.0

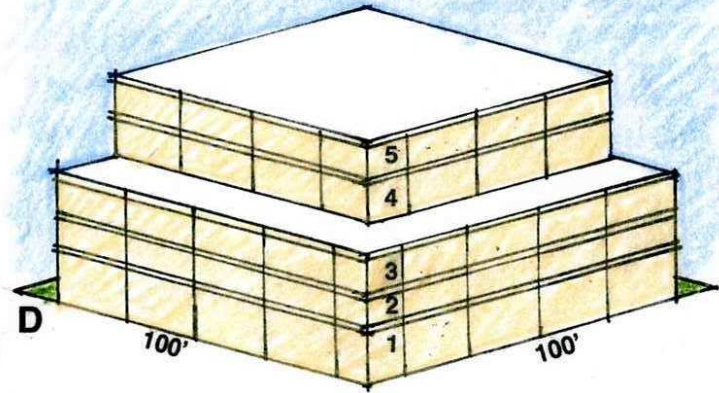
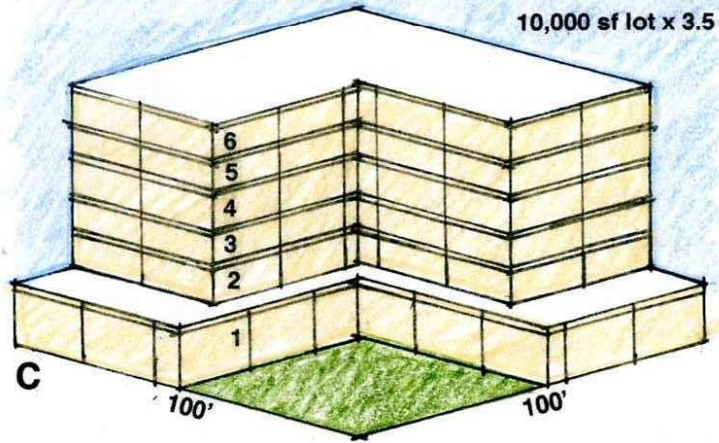


F.A.R 1.0



**3.5 F.A.R. Development Examples for 35,000 sf Building**

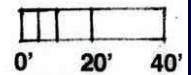
10,000 sf lot x 3.5 FAR = 35,000 sf Building max.



Typical 10,000 sf Lot

City of Bellingham Old Town F.A.R. Design Guidelines

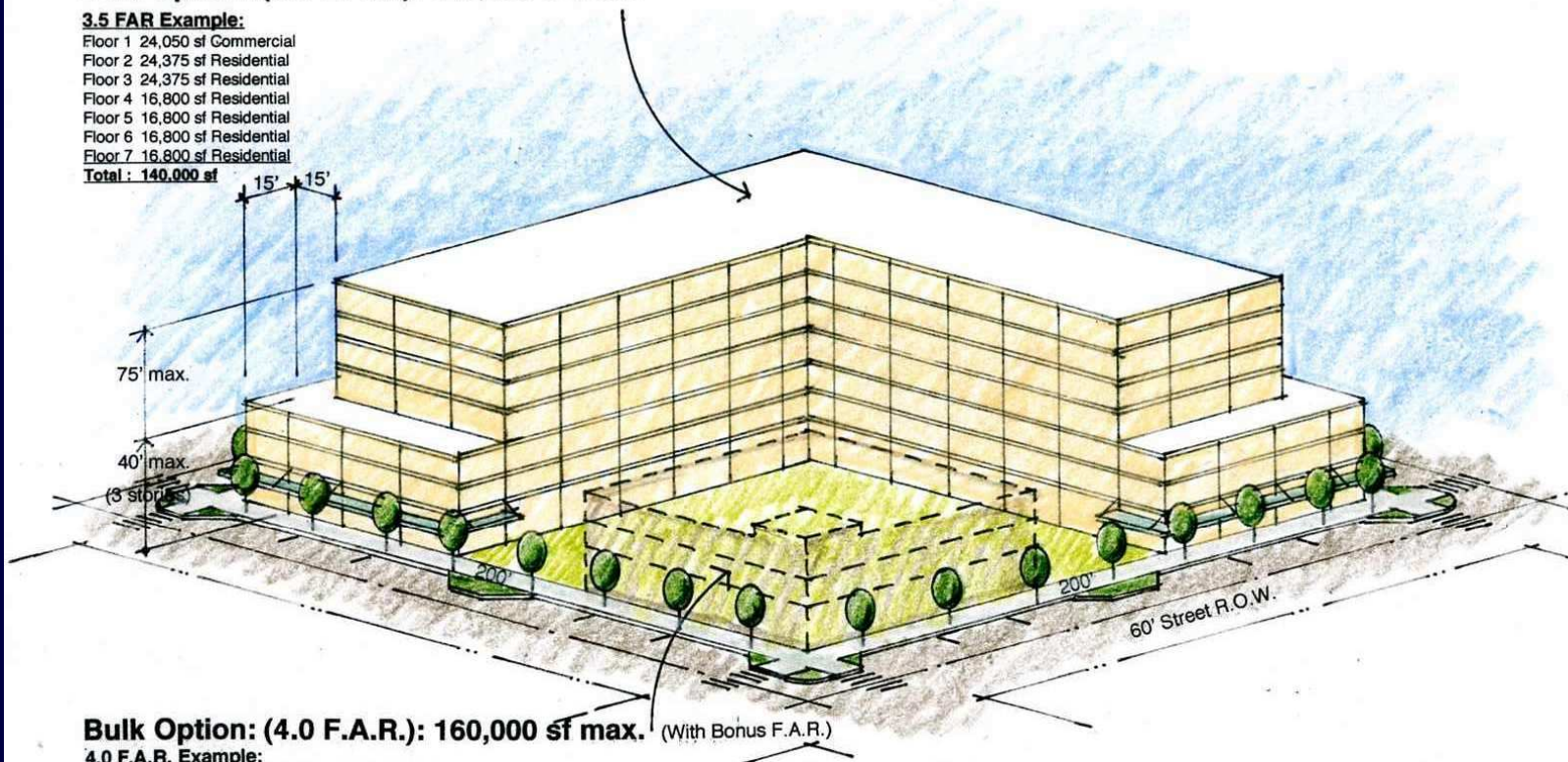
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**Bulk Option: (3.5 F.A.R.): 140,000 sf max.**

**3.5 FAR Example:**

Floor 1 24,050 sf Commercial  
Floor 2 24,375 sf Residential  
Floor 3 24,375 sf Residential  
Floor 4 16,800 sf Residential  
Floor 5 16,800 sf Residential  
Floor 6 16,800 sf Residential  
Floor 7 16,800 sf Residential  
**Total : 140,000 sf**



**Bulk Option: (4.0 F.A.R.): 160,000 sf max. (With Bonus F.A.R.)**

**4.0 F.A.R. Example:**

Floor 1 30,717 sf Commercial (Add 3 story Bldg.)  
Floor 2 30,717 sf Commercial (Add 3 story Bldg.)  
Floor 3 30,717 sf Commercial (Add 3 story Bldg.)  
Floor 4 16,800 sf Residential  
Floor 5 16,800 sf Residential  
Floor 6 16,800 sf Residential  
Floor 7 16,800 sf Residential  
**Total : 160,000 sf**

**Building Block Development Isometric**

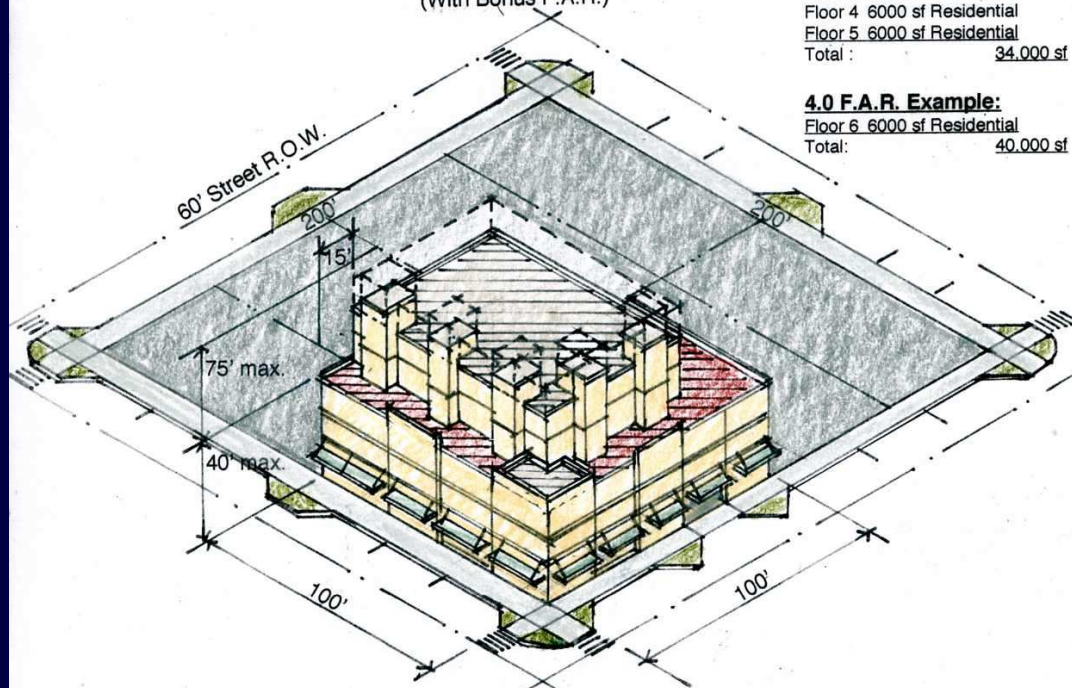
**40,000 sf Block Development Concept (200'x200')**

**City of Bellingham Old Town F.A.R. Design Guidelines**  
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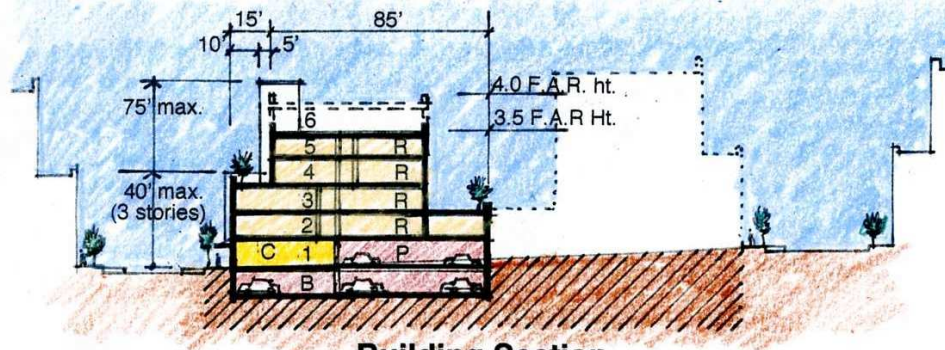
**Bulk Option: (3.5 F.A.R.): 35,000 sf max.**  
**Bulk Option: (4.0 F.A.R.): 40,000 sf max.**  
 (With Bonus F.A.R.)

**3.5 FAR Example:**  
 Floor 1 4000 sf Commercial  
 Floor 2 9000 sf Residential  
 Floor 3 9000 sf Residential  
 Floor 4 6000 sf Residential  
 Floor 5 6000 sf Residential  
 Total : 34,000 sf

**4.0 F.A.R. Example:**  
 Floor 6 6000 sf Residential  
 Total: 40,000 sf



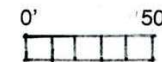
**Building Block Isometric**



**Building Section**

**10,000 sf Lot Development Concept**  
**City of Bellingham Old Town F.A.R. Design Guidelines**

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# Development Feasibility

Is development likely to be feasible under an FAR Bonus system in Old Town?

What are appropriate parameters for the system in terms of base FAR values and bonus rates?

	Condominiums		Apartments	
	Large Lot	Small Lot	Large Lot	Small Lot
Base FAR 3.5	11.3%	10.8%	-12.9%	-13.0%
FAR 4.0 LEED	11.7%	11.4%	-10.8%	-10.7%
FAR 4.0 Affordable Housing	12.3%	11.8%	-12.7%	-12.8%
FAR 4.0 Watershed Transfer	12.9%	12.4%	-12.3%	-12.4%
FAR 4.5 LEED & Affordable	12.5%	12.1%	-10.9%	-11.0%
FAR 4.5 LEED & Watershed Transfer	13.1%	12.7%	-11.4%	-10.6%
FAR 4.5 Affordable & Watershed Transfer	13.9%	13.4%	-12.3%	-12.4%

Shaded cells indicate cases where entrepreneurial return exceeds minimum developer requirements.

## Development Feasibility – Findings & Conclusions

3.5 FAR would be necessary to provide for a feasible mixed use condominium development. Apartments are not feasible.

Plus, bonus options

1.5 FAR Transfer for Public Plazas

.5 FAR Bonus for LEED Silver Certified Buildings

.5 FAR Bonus for Affordable Housing

.5 FAR Bonus for Watershed Acquisition Fund

- Scene layers
  - FAR 4.0
    - Block7\_BldgA
    - Block8\_FAR4
    - Block12\_FAR\_4
    - Block13\_FAR\_4
    - Courthouse
  - FAR 4.5
    - Block7\_BldgA
    - Block7\_BldgB
    - Block8\_FAR4\_5
    - Block12\_FAR\_4\_5
    - Block13\_FAR\_4\_5
    - Courthouse
  - FAR 5.0
    - Block7\_BldgA
    - Block7\_BldgB
    - Block8\_FAR5
    - Block12\_FAR\_5
    - Block13\_FAR\_5
    - Courthouse
  - HeightLimits
    - TrilliumBossTwee
    - TrilliumBossTwee
    - TrilliumBossTwee
    - TrilliumBossTwee
    - ParkAreaHeightLir
    - BlockHeights With
    - BlockHeights With
  - Streets
  - Sidewalks
  - Observation Pts (5 ft.
  - OldTownViewCorrido
  - OldTownViewCorrido

# “E” & Astor FAR 4.5



