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Sustainable Connections and Smart Growth Program Intern

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COLLEGE OF THE ENVIRONMENT



Internship Title: Sustainable Connections Green Building and Smarth Growth Program

Student Name: Aysha Nygren

Internship Dates: September 22nd, 2021 to December 10th, 2021

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STUDENT SIGNATURE *Aysha Nygren*

DATE: May 18th, 2022



Internship Report

Sustainable Connections and the Whatcom Housing Alliance Green Building and Smart Growth Program

Aysha Nygren

September 22nd, 2021 – December 10th, 2021

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Organization Background Information

Sustainable Connections is an organization which partners with local businesses and other organizations to promote and act upon creative solutions for creating healthy communities. They focus on areas of innovation such as food systems, renewable energy, the built environment, and more (Sustainable Connections, 2022a). The Whatcom Housing Alliance, a partner organization to Sustainable connections, is an alliance of organizations committed to creating equitable, affordable, and healthy communities with a greater variety of housing options (Whatcom Housing Alliance, 2020). The Green Building and Smart Growth Program is a collaboration involving both organizations, and others, which seeks to promote some of the goals of both partners while supporting local businesses with similar goals. The program defines smart growth as development which encourages mixed uses, infill development, and community involvement while supporting variety in housing and transportation forms (Sustainable Connections, 2022b)

Description of Duties

As an intern for Sustainable Connections and the Whatcom Housing Alliance's (WHA) Green Building and Smart Growth program, I contributed to several projects to further the program's goals. My tasks, which I completed virtually and in partnership with another intern, were to create a guide using Canva on the several housing forms in Bellingham's Infill Toolkit, compile data in Excel on Bellingham and Whatcom County housing affordability, and contribute to preparations for the WHA's Whatcom Housing Week.

Infill Toolkit Guide

The purpose of the infill toolkit guide is to provide the public with a basic snapshot of Bellingham's infill toolkit (ITK) with brief information on the guidelines for each housing form and where it can be applied in Bellingham. Creating this document involved the development of several drafts with additional information and edits added or removed after submission to and discussion with the internship supervisors. I gathered information for this guide from the city's infill toolkit and website resources as well as an outline provided by the organization, summarizing the guidelines and information for each housing type - such as density and height limits - while formatting the guide to be reader-friendly and aligned with WHA design themes. Also included in the guide was information on proposed amendments to the infill toolkit, information on which I gathered from the Planning Commission's public hearing for ITK amendments and associated materials. Some of the amendments included updated open space requirements and the combination of the small and smaller house forms into one "small lot" housing type, which are indicated clearly in the Canva guide along with the other proposed amendments (see figure 1 for an example). I worked using Canva to format the guide, adding images of each housing form and other visual aids. Images of the pages and a direct access link to the Canva guide can be found in Appendix B.

Duplex, Triplex and Fourplex

A duplex is two, three, or four attached housing units, either side by side, or on different floors. They share the same lot, and have separate entrances to each of the units.

Standards

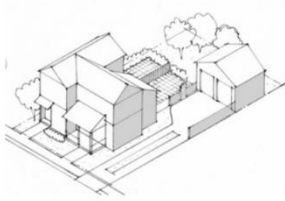
Density- 8-20 units per acre, subject to density limits
Unit size- 1,000 sq ft max
Height limit- 25 ft max
Floor area ratio (FAR)- 0.5 (0.6) max
Open space- 40% (30%) minimum.
Green factor landscaping score of 0.4



Duplex in Happy Valley



Duplex in the Sehome Neighborhood



Pros and Cons

- + Can be designed to look like single-family structure
- + Smaller square footage allows affordability and reduces sprawl
- + Some existing single family can be easily converted into two or three units
- Land is often too expensive in multi-family zones for duplexes
- Increase parking and traffic demand in the neighborhood

Figure 1. A page from the Canva ITK guide showing the duplex, triplex, and fourplex housing type. Red text indicates a proposed amendment to Bellingham's ITK. In this case, fourplexes are a proposed new housing form, FAR is increased, the open space minimum is decreased, and a green factor requirement is added.

Bellingham and Whatcom County Housing Statistics Research

Over the course of my internship, I contributed to the research and compilation of data on housing statistics in Bellingham and Whatcom County with the purpose of finding data to be used in infographics for the WHA. We collected the most up-to-date data available from government websites and other sources on metrics such as median home prices, poverty rates, household incomes, building permits, and construction costs, looking at standalone metrics as well as comparative statistics concerned with changes over time. A sample of the data collected is represented by the graphs shown in figure 2; the left graph shows the proportion of homes in Whatcom County in different price ranges and the right depicts median home prices in Bellingham for various housing sizes. An access link to the Housing Metrics Excel sheet containing all data can be found in Appendix B.

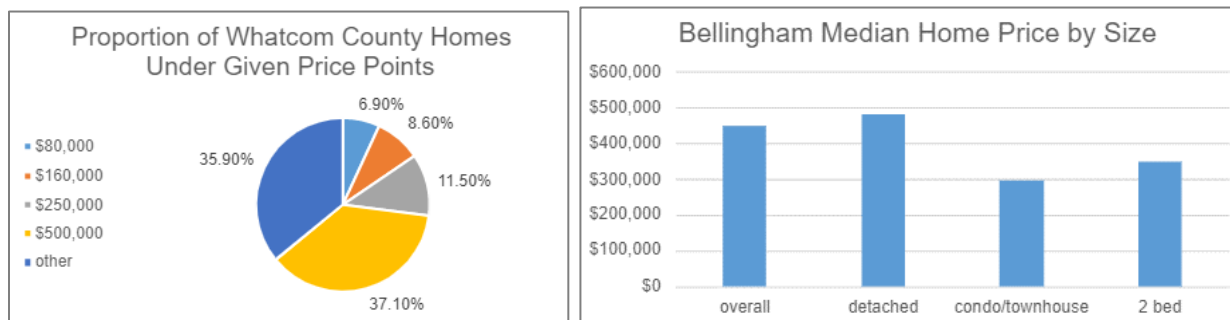


Figure 2. Left: Proportion of homes in Whatcom County under different prices. Right: Median prices for different sized homes in Bellingham. Data from the Washington Center for Real Estate Research (WCRER).

Preparation for Whatcom Housing Week

Whatcom Housing Week is a weeklong series of free informational presentations, open to the public and put on by the WHA, on topics such as affordable housing, density, and climate

change. The 2021 Housing Week was held virtually and took place between October 18th and 22nd. In addition to attending each of the event presentations, I was responsible for hanging informational posters prior to the event to encourage public participation, as well as collecting comparative housing statistics between the United States and Whatcom County to be used for trivia in the WHA All Member Celebration and Awards presentation. An image of the poster can be found in Appendix C along with the slides depicting how my data was used (also shown in figure 3). The Excel spreadsheet with all data I contributed to collecting for Housing Week is provided in Appendix B.

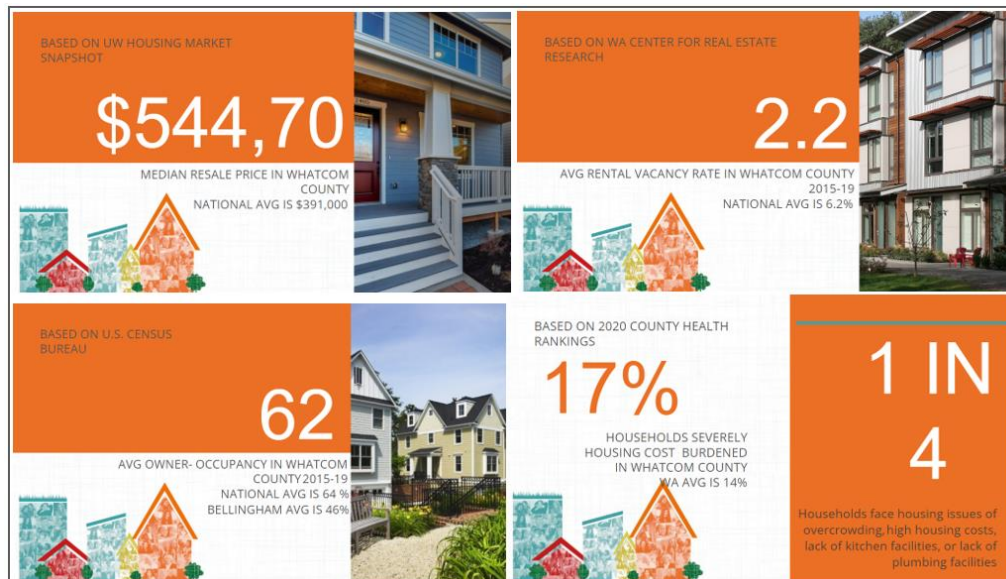


Figure 3. Images of slides from the WHA All Member Celebration and Awards Housing Week presentation. Data I researched and compiled (which can be found in its entirety in Appendix B) was used to create the trivia questions shown in these images.

Conclusions

After the completion of this internship, I have gained valuable experience working with a community partner and have improved my skills in research and communication. I have learned about several initiatives within Bellingham working on affordable housing and have experienced, to a limited degree, possible ways to implement my future degree and ways of engaging with change in my community. The successful completion of my tasks was aided by my educational experiences in the Urban Planning and Sustainable Development program, and my new knowledge and skills will help me going forward in my education.

[Affordable Housing Initiatives in Bellingham and Whatcom County](#)

My experience completing this internship has exposed me to several of the housing issues present in my community and the solutions and groups which are contributing to solving them. Some, but not all, of these groups include Sustainable Connections and the WHA, AVT Consulting, Mercy Housing, HomesNOW!, Habitat for Humanity, the City of Bellingham, the

Whatcom Homeless Service Center which leads the Whatcom County Coalition to End Homelessness, along with Homeless Outreach Teams (HOTs). In 2010 the Coordinated Entry system was created in Whatcom County which allows those facing homelessness to submit one application to multiple service providers (Whatcom County Health Department, 2021) and in 2019 and 2020 Whatcom County gained access to new funding options for affordable housing from House Bills 1406 and 1590. In Bellingham specifically, the city is in the process of updating its land use codes for Residential Multi (RM) zones to allow greater densities (partially through instating minimum densities) and the application of infill toolkit housing forms in more areas (City of Bellingham, n.d.a.). Both Sustainable Connections and the WHA work to coordinate efforts between many organizations and some of the initiatives listed above while aiming to improve community involvement. In 2021 the WHA formally supported HB 1590, the residential multi-family project, and Family Definition (Webb & Lathrop, 2021), which is an effort to improve housing choice by creating more flexibility in what is considered a family for residential purposes (City of Bellingham, n.d.b). Housing week was one method of increasing community involvement, discussing each of these initiatives in addition to Bellingham for Everyone, a campaign for educating Bellingham neighbors on housing issues (WHA, 2020). The WHA and Sustainable Connections generally works for improved community education in support of improving workforce housing and other issues (Sustainable Connections, 2022a; WHA, 2020).

The efforts within Bellingham to increase densities in RM zones is directly applicable to the tasks of my internship. The initiative is a necessary development given that many RM zones within Bellingham are not being developed to their intended densities (COB, n.d.a.), which lowers the availability of diverse and affordable housing options. My work with Bellingham's ITK and knowledge about housing issues in Bellingham from my research suggests to me that the toolkit should be allowed in more neighborhoods within Bellingham aside from those described in the Canva guide (Appendix B), and more action is necessary on the part of the city to provide diverse housing options in more neighborhoods within Bellingham. Half of Bellingham households make 80% of the median family income (MFI), or approximately \$56,000 per year, yet only 18% of houses are affordable at that income (City of Bellingham, 2017). Additionally, housing prices in Bellingham have been increasing significantly more than wages, with 57% of renters and 28% of homeowners face housing cost burdens (People First Bellingham, 2021). These and other statistics represent the significant housing issues still facing Bellingham and Whatcom County; affordable housing is something which requires the attention of more than just those who are directly affected by limited housing choices.

Educational Goals

Being a part of the UPSD program has prepared me for several of the tasks of this internship. The program equipped me with experience building critical thinking skills and developing effective research strategies and I was able to build upon those skills from this internship as well. The content of many of my courses has aligned with the concepts and issues presented in this

internship, and my work with Bellingham’s infill toolkit in a UPSD course meant I was familiar with the topic before starting this internship. My courses in which I learned new programs such as ArcGIS, Sketchup, and Illustrator allowed me to become more confident in my design abilities as well as comfortable learning new programs, which I applied while learning to use Canva over the course of this internship. The UPSD program effectively framed my mindset towards community building and understanding multiple perspectives involved in any issue and gave me a base understanding of how formal city governance and reform can take place. This aided in understanding several of the current initiatives in Bellingham and Whatcom County as well as the motivations behind them and an awareness of what urban processes could be contributing to the conditions in Bellingham represented by the data I collected. However, due to the virtual nature of this internship and the majority of my college education, my further development of professional and interpersonal skills as well as experiencing hands-on engagement with my learning has been limited during both my regular courses and this internship. In future opportunities I would like the ability to work more closely with peers and community members to gain a greater sense of involvement, which I feel a virtual education has not provided.

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Appendix A: Timelines

Timeline of projects

Canva infill toolkit guide: continuous

Housing metrics research: continuous

Housing week posters: Two weeks prior to Housing Week, which took place October 18th through 22nd, 2021.

Housing metrics research for Housing Week: October 11th through 15th, 2021 (5 days).

Daily Time Log

Date	Hours	Activities
9/23	3	Reviewing assigned tasks and documents/sources provided; initial read of Bellingham's infill toolkit; research into housing statistics in Bellingham.
9/25	4.5	Researching housing metrics; reading through information provided for creating the infill toolkit guide.
9/27	1	Exploring the WHA website, reading about Bellingham for Everyone, looking through the WHAs ADU handbook.
9/29	3.5	Research, primarily median house prices in Bellingham and Whatcom County.
9/30	1.25	Rereading Bellingham ITK.
10/1	0.75	Check-in meeting.
10/5	1.5	Hanging housing week posters in Fairhaven
10/7	1	Median home price research.
10/9	2.5	Research; getting to know Canva.
10/10	2	Hanging housing week posters in downtown Bellingham.
10/11	4.5	Researching housing metrics.
10/12	3.25	Researching housing metrics.
10/13	6.5	Hanging housing week posters downtown and Cordata; researching Bellingham, Whatcom County, and national housing metrics.
10/14	2.5	Researching housing statistics.
10/15	2	Finishing spreadsheet with housing data for supervisor's housing week presentation.
10/18	2.5	Attending "All About ADUs" housing week presentation; researching housing statistics.
10/19	1	Attending "What Makes Affordable Housing Pencil" housing week presentation.
10/20	3	Attending three housing week presentations.
10/21	1	Attending "Density and Climate Change" housing week presentation.
10/25	2.5	Working on Canva guide, reading WHA's ADU handbook for formatting ideas.
10/26	4.5	Creating ITK guide on Canva.
10/29	2.25	Canva ITK guide.
10/31	4	Canva ITK guide.
11/1	3	Canva ITK guide; communicating with supervisors.
11/3	2.25	Research and emailing.
11/4	2.5	Planning commission public hearing on ITK amendments.
11/8	0.5	Intern check-in meeting.
11/11	1.5	Housing metrics research.

11/16	3.25	Housing metrics research; adding proposed amendments from public hearing to ITK guide.
11/17	1	Construction costs research.
11/21	3.5	Housing statistics research.
11/22	0.75	Reviewing ITK amendments and improving their descriptions in the ITK guide.
11/24	1.25	Housing statistics research.
11/26	5	Reviewing ITK amendments commission meeting; reviewing additional content for ITK guide.
11/28	5.25	Canva guide, photoshopping a logo background.
11/29	3.75	Zoom meeting; compiling data for a review table on ITK housing types; housing statistics research; work on Canva guide.
11/30	3.5	Research for construction costs data and other statistics.
12/1	2	Adding ITK amendments to Canva guide.
12/2	1.75	Research on ADUs in Bellingham.
12/4	3	Housing statistics research.
12/5	2.5	Housing statistics research; reformatting amendments in ITK guide; reading WHA ADU handbook.
12/6	3	Creating table summary of ITK housing guidelines; finalizing Canva guide; emailing internship supervisors.
12/8	0.5	Housing statistics research.
12/9	1	Housing statistics research.
12/10	1	Organizing housing statistics excel sheet.
12/11	2.5	Housing statistics research.
12/12	3	Housing statistics research; creating graphs/charts of data.
12/14	2.5	Finishing data collection and excel sheet; communicating with supervisors.
Total hours	120.25	

Appendix B: Data and Documents Produced

Housing metrics excel sheet access link: [WHA Housing Metrics Final.xlsx](#)

Housing week data excel sheet access link: [WHA Housing Week Data.xlsx](#)

Canva infill toolkit guide access link:

https://www.canva.com/design/DAEt9QsI5NU/2MakfNw5uFO4A9c35cC9yw/view?utm_content=DAEt9QsI5NU&utm_campaign=designshare&utm_medium=link&utm_source=shareyourdesignpanel

Canva infill toolkit guide page images:

Build Small Live Large



Exploring Infill Housing in the City of Bellingham



Infill housing is a valuable tool when striving to create sustainable and diverse housing options while using land efficiently, an important goal for a growing Bellingham population. Happy Valley has shown itself to be one of the most welcoming and diverse neighborhoods in Bellingham. Sprinkled throughout the Happy Valley Neighborhood there are small and large, old and new single-family homes, duplexes, four-plexes, apartments, two co-housing developments, housing from two land trusts, non-profit and public housing units, and private ADUs. The Happy Valley Neighborhood contains homes that are relics from the 19th and 20th century and will be a community of the future, a community which can set an example for the greater Bellingham area of how to welcome new neighbors and create livable, walk-able neighborhoods by exploring infill housing options.

Why infill housing?

Inclusivity

Bellingham is growing, household sizes are shrinking, and housing costs are increasing. To make housing more affordable, we need to build a lot more of it. The current housing shortage in Bellingham has resulted in higher house prices, creating barriers for residents and making it impossible for many to afford homes.

Accommodate neighbors

On average, in the past 5 years, we've gained 3 new neighbors every day in Bellingham, but on average we are only building one unit per day. Infill is a great way to build where there is existing infrastructure and reduce sprawl, and can provide a range of housing units of different sizes and prices.

Protect the environment

Increasing housing stock within Bellingham will reduce pressure to develop further in the outskirts of the city. Density reduces commutes and helps protect farmlands and open space from being consumed by sprawl.

Diversity

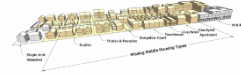
Infill housing provides a diversity of choices for a diversity of homeowners and renters. We need more homes, of all shapes and sizes, for all our neighbors in Bellingham.



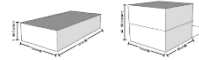
What is the Infill Toolkit?

The City of Bellingham created the infill toolkit, which utilizes 9 different traditional housing types that support smaller, less impactful homes and efficient use of remaining land in Bellingham. Each housing style, described in the following pages, has design guidelines that ensure cohesiveness with the surrounding neighborhood and privacy. The infill toolkit was originally intended for single-family zones but can currently only be used in multi-family residential zones.

This graphic shows the diverse housing types that can fill the gaps between single-family homes and apartments and give families more housing choices.



FAR - The Floor Area Ratio describes the amount of floor space of the development in relation to the lot it is on. A FAR ratio of 1 has a one-story building covering 100% of the lot. A two-story building that covers 50% of the lot also has a FAR of 1. A one-story building that covers 50% of the lot has a FAR of 0.5. Both of these have a FAR of 1.



What is the Green Factor? - Bellingham can allow some housing types in the toolkit to have greater FAR with the use of the Green Factor. The Green Factor is a scorecard that tallies up factors such as landscaping, trees, green roofs, food cultivation. To have greater FAR, development must receive a certain Green Factor score.

Pedestrian Oriented Development

The infill toolkit strives to promote pedestrian oriented development for a more friendly, walkable environment with a series of amendments to accommodate parking in the infill housing forms.

- Parking should not be located between the housing units and the street unless in conjunction with driveway access to a garage.
- When garages do front a street, their width and that of the driveway accessing them must be subordinate to the width of the housing unit.
- Fronting units on an existing street should be prioritized over fronting them internally on a new lane or common pedestrian corridor.
- Parking accessed from an alley should be prioritized over locating parking in areas where it creates conflicts between pedestrians and cars, such as cars backing over sidewalks.
- The maximum width for such a driveway crossing a pedestrian path and serving only one unit is twelve feet.
- Architectural design and landscaping should be used to minimize the prominence of any driveway and garage parking.

Common Pedestrian Corridors

Common pedestrian corridors have been added to the infill toolkit in addition to lanes and alleys. With a ten foot total width and a four foot pedestrian path width, common pedestrian corridors are defined pathways with the primary intent of providing non-motorized pedestrian access from multiple dwelling units to an abutting street or to on or off-site amenities. They are considered streets for frontage, setback and design purposes, contributing to pedestrian-oriented development goals.

Housing Standards at a Glance

	Density (units/acre)	Lot size (sq ft)	Unit size max (sq ft)	Height Limit (ft)	FAR maximum	Open space minimum	Green Factor
ADUs	10-15	10,000 min	800	25	0.5		
Carriage House		10,000 min	800	25			
Garden Court	15-25		2,000	25	0.6 or 0.75 w/ green factor	40%	0.5
Shared Court	4-20		2,000	25	0.5 or 0.7 w/ green factor 0.6	40%	0.4
Cottage Housing	12-28		1,000	25	0.4	60%	0.3
Duplex, Triplex, Fourplex	8-20		1,000	25	0.5	40%	0.4
Small House	6-10	3,000-5,000	1,750	25	0.35	60%	
Smaller House	10-18	18,00-3,000	800 per floor	25	0.35	60%	
Small Lot		5,000 max	1,200	25	0.35	40%	0.3
Townhouses	20-30			25	0.75	30%	0.4

*red text indicates proposed amendments

Detached Additional Dwelling Units

DADUs, also called mother-in-law apartments or backyard cottages, are located on the same lot as the main house, and provide a smaller detached living space that is ideal for single people, aging relatives, or people with disabilities.

Standards

- Density- 10-15 units per acre
- Lot size- 10,000 sq ft min, or corner lot, or alley access
- Unit size- 800 sq ft max
- Height limit- 25 ft max
- Floor area ratio FAR- 0.5 max (including primary residence).
- ADUs are exempt from FAR in many housing options



Pros and Cons

- + Can be compatible in character with existing single-family detached neighborhoods
- + Increased density allows for affordability and reduces sprawl
- + Usually built by homeowner, not developers
- + Could provide rental income
- Increased parking and traffic demand in the neighborhood
- Unit size limitations may not be conducive to families



photo courtesy of Ellen Bassett and accessorydwelling.org

Carriage House

A carriage House is a detached accessory dwelling unit located above a detached garage on the same lot as the main house. Similar to a DADU, this arrangement can be ideal for aging family members and single people.

Standards

Lot size- 10,000 sq ft min, or corner lot, or alley access
Unit size- 800 sq ft max
Height limit- 25 ft max

Pros and Cons

- + Can be compatible in character with existing single-family detached neighborhoods
- + Increased density allows for affordability and reduces sprawl
- + Combined use of garage and apartment maximize usable space
- + Usually built by homeowner, not developers
- + Could provide rental income
- Increased parking and traffic demand in the neighborhood
- Unit size limitations may not be conducive to families



Carriage House in the Birchwood Neighborhood

Garden Court

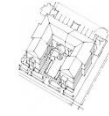
A garden court is a residential development clustered around a shared green space or courtyard. It is similar to cottage housing, but allows units to be attached. Parking is typically consolidated and located on the side or rear of development.

Standards

Density- 15-25 units per acre; subject to density limits
Unit size- 2,000 sq ft max
Height limit- 25 ft max
Floor area ratio FAR- 0.6 max, or 0.75 max with use of Green Factor
Open space- 40% minimum open space, green factor landscaping score of 0.5

Pros and Cons

- + This increased density fits well into existing single family neighborhoods
- + maximizes shared open space and fosters community among neighbors
- + Minimizes the number of curb cuts along the street allowing for deeper lots
- Requires access easements and maintenance agreements
- New development type can have greater risk perception for developers



Shared Court

This infill style is 6-8 units, attached or unattached, that share a common courtyard or green space. Parking is often consolidated in the back or to the side

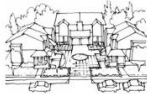
Standards

Density- 4-20 units per acre lot, subject to density limits
Unit size- 2,000 sq ft max
Height limit- 25 feet max
Floor area ratio FAR- 0.5 (0.6) max, 0.7 with use of Green Factor
Open space- 30% minimum open space, Green Factor landscaping score of 0.4



Pros and Cons

- + Uses only one curb cut to serve up to six houses
- + This increased density type fits well into existing single-family neighborhoods
- + Includes usable outdoor space
- + Layout fosters community among neighbors
- Requires access easements and maintenance agreements
- New development type can have greater risk perception



Cottage Housing

A Cottage Housing development is a number of detached homes clustered around a shared open space with shared parking. This arrangement allows for a smaller sub-community, and may be especially appealing for small families or retirees.

Standards

Density- 12-28 units per acre, subject to density limitations
Unit size- 1,000 -1,200 sq ft
Max height limit- 25 ft max
Floor area ratio FAR- 0.4 (0.6) max
green factor landscaping score of 0.3

Pros and Cons

- + Allows for increased density without larger buildings
- + Smaller units allow affordability and reduce sprawl
- + Promotes community and safety with shared open space
- + Offers housing choice for those wanting smaller home while staying in the neighborhood
- Land assembly in single family neighborhoods for this development type is challenging
- Innovative infill type remains untested
- Increased parking and traffic demand in the neighborhood



Queen St. Cottage Housing

Duplex, Triplex and Fourplex

A duplex is two, three, or four attached housing units, either side by side, or on different floors. They share the same lot, and have separate entrances to each of the units.

Standards

Density- 8-20 units per acre, subject to density limits
Unit size- 1,000 sq ft max
Height limit- 25 ft max
Floor area ratio FAR- 0.5 (0.6) max
Open space- 40%/30% minimum
Green factor landscaping score of 0.4



Duplex in Happy Valley



Duplex in the Sahara Neighborhood

Pros and Cons

- + Can be designed to look like single-family structure
- + Smaller square footage allows affordability and reduces sprawl
- + Some existing single family can be easily converted into two or three units
- Land is often too expensive in multi-family zones for duplexes
- Increase parking and traffic demand in the neighborhood



Small House and Smaller House (Small Lot)

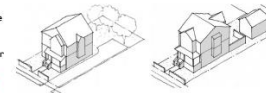
With smaller lot sizes than most, the Small House and Smaller House models allow for detached single-family development that is denser and more affordable. With proposed amendments, these two housing forms will be combined into one Small Lot housing form.

Standards

Density- Small: 6-10 units per acre. Smaller: 10-18 units per acre
Lot size- Small: 3,000-5,000 sq ft. Smaller: 1,900-3,000 sq ft.
Small lot: 5,000 sq ft or less
Unit size- Small: 1,750 sq ft max. Smaller: 600 sq ft max per floor
Height limit- Small and Smaller: 25 ft max
Floor area ratio FAR- Small and Smaller: 0.35 max or 1,200 sq ft, whichever is greater
Open space- 60% open space (40%), Green factor landscaping score of 0.3

Pros and Cons

- + Compatible in character with existing single family detached neighborhoods
- + Smaller lots allow affordability and reduce sprawl
- + Allow flexibility to cluster development and preserve open space on environmentally constrained sites, and consolidate open space for common use
- + Compact design requires less maintenance, which is attractive to those with active lifestyles or limited mobility.
- Design standards provide for pedestrian oriented streetscapes
- Lack of developer interest and neighborhood support
- Increased traffic and parking demand in the neighborhood
- Narrow side setbacks potential for 'canyon effect'



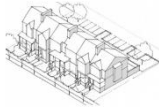
Small House in Happy Valley

Townhouses

A townhouse, which is sometimes called a row house, is a home in a row of attached homes. This design allows for many of the amenities of single-family homes with greater density

Standards

Density- 20-30 units per acre
Max attached units- 8
Height limit- 25 Feet max
Floor area ratio FAR- 0.75 max
Open space- 30% minimum, green factor landscaping score of 0.4



Townhomes in the Lettered Street Neighborhood



Peabody Townhomes - The Fountain District

Pros and Cons

- + Shares many amenities with detached single family house at greater density
- + Affordable and attractive to first time home buyers
- + Allows for individual yards where apartment or condominium does not
- + May be designed to hide parking
- Neighborhood acceptance of increased density
- Increased pressure on street parking
- May be seen as repetitive when the same design and style is used for many homes

Demonstration Ordinance

The Demonstration Program for Innovative Permanently Affordable Homeownership Projects (Bellingham City Code 20.27) encourages innovative, affordable housing. The ordinance allows an up to 50% density bonus for development that creates 100% affordable single-family housing on the land. The bonus is reserved for organizations who have experience in affordable housing and can adequately demonstrate that they will build in character with the neighborhood and have the capacity to ensure ongoing affordability.

Kulshan Community Land Trust Utilized this ordinance to construct 14 LEED-certified, affordable homes on one acre at Matthal Place.



What is affordable housing? Under federal standards, to qualify for affordable housing a household will make less than 80% of Whatcom County's median income. For housing to be affordable, monthly mortgage payments should not exceed 30% of household income.

Co-Housing Ordinance

Bellingham is home to Millworks Co-Housing and Bellingham Co-Housing, both located in the Happy Valley neighborhood.

Bellingham city code, section 20.10.048, addresses co-housing. Legal co-housing entities may build co-housing subdivisions that allow townhouses, duplexes, and other housing types without requiring individual lots. The development is subject to neighborhood density limitations



This section allows for projects such as Millworks Co-Housing and Bellingham Co-Housing, community-oriented development projects that provide an array of housing choices for intergenerational living.

Land use and Infill Housing in Bellingham

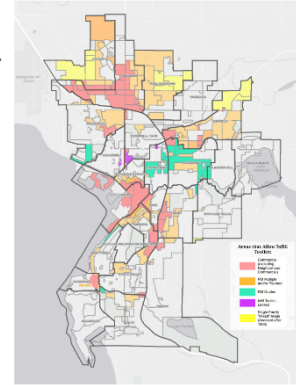
Many areas in Bellingham now allow the use of infill housing forms, with their flexible design which allows them to fit in well in any neighborhood.

Allowed forms and locations:

- + All forms can be used in multi-family zones, except areas with a 'duplex' qualifier - these allow small houses, smaller houses, cottages, and duplexes.
- + All forms are allowed in cluster preliminary plats in single-family zones with a 'cluster', 'cluster detached', 'cluster attached', 'mixed', or 'planned' qualifier.
- + All forms can be used in areas annexed after 1995 with a 'mixed' qualifier which allow multi-family residential.
- + Some forms can be used in Area B of the Sunnyland Neighborhood.
- + Most forms can be used in all other zones which allow residential use, including most commercial zones and some areas within urban villages.
- + In the residential multi-transition zone, all forms of attached housing are limited to a maximum of four attached units.

Infill housing forms cannot be applied in:

- Neighborhood commercial zones
- The Lake Whatcom Watershed
- Residential Single zones, except those with the qualifications listed above



Whatcom Housing Alliance is a broad alliance of organizations including public health proponents, economic development agencies, for-profit and non-profit housing developers, smart growth enthusiasts, private business owners, investors, and others, all united to build an affordable, healthy, equitable, thriving, and inclusive community.

Whatcom Housing Alliance creates opportunities for more diverse housing choices in all neighborhoods that will contribute to equitable, prosperous, healthy, and vibrant communities for everyone. These housing choices will help us be a more sustainable region by improving our environment, strengthening the social fabric and health of our people, and creating a stronger economy.

How you can get involved: Do your own research on inclusiveness, sustainability, and infill
 Resources: Bellingham's Infill toolkit - <https://www.cob.org/gov/dept/pcd/Pages/infill-housing-toolkit.aspx>
 statistics about growth in Bellingham - cob.org/housingstats
www.sightline.org/series/legalizing-inexpensive-housing

December 2021

Appendix C: Supplemental Documents

Internship agreement form access link: https://wwu2-my.sharepoint.com/:b:/g/personal/nygreana2_wwu_edu/ES446vtLMCJDk9Jxpg4L9ugBJ9gFadA-PjMja8pXB_xwmEA?e=nTOCWv

WHA Housing Week poster (produced by the WHA):

Housing Week presentation trivia slides (produced by Taylor Webb in the WHA):

