

City of
Bellingham
WASHINGTON

2016

Comprehensive Plan



Photo by Tore Oftness

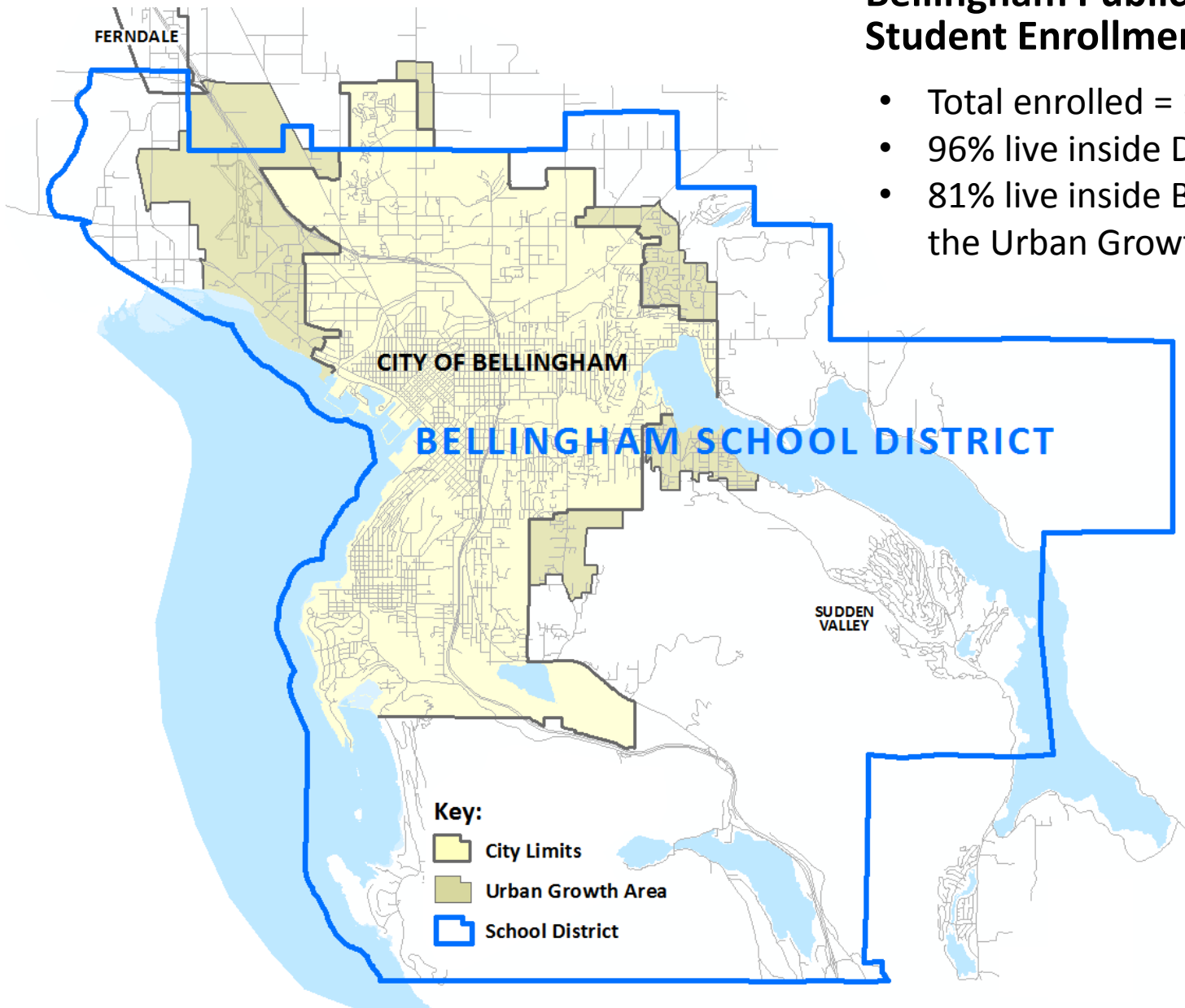
November 14, 2016
Ordinance No. 2016-11-037

Focus for Bellingham's 20-Year Plan:

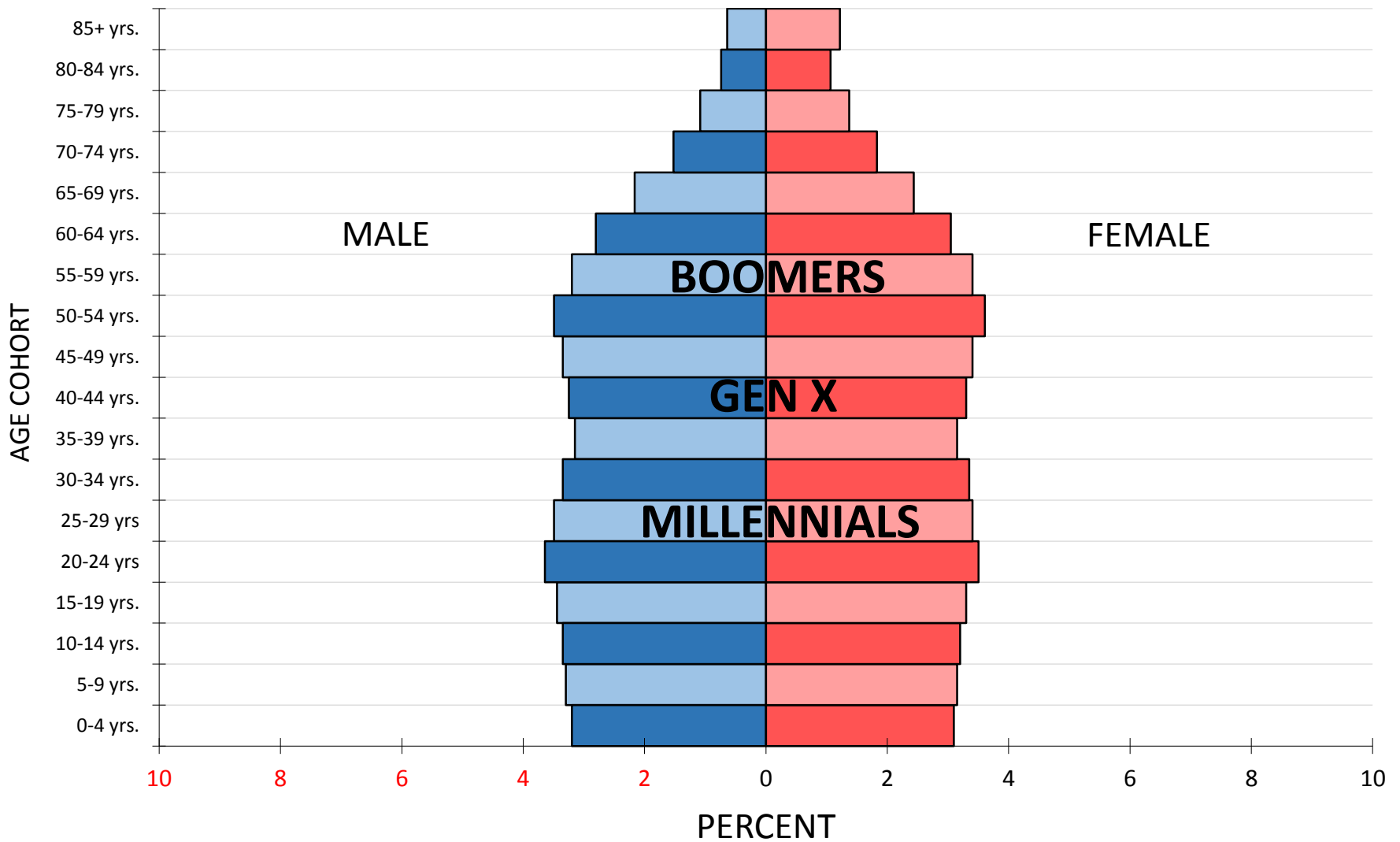
- Urban villages connected by transit corridors.
- Healthy community design
- Housing Affordability and Choice
- Sustainability
- Innovation

Bellingham Public Schools Student Enrollment 2017

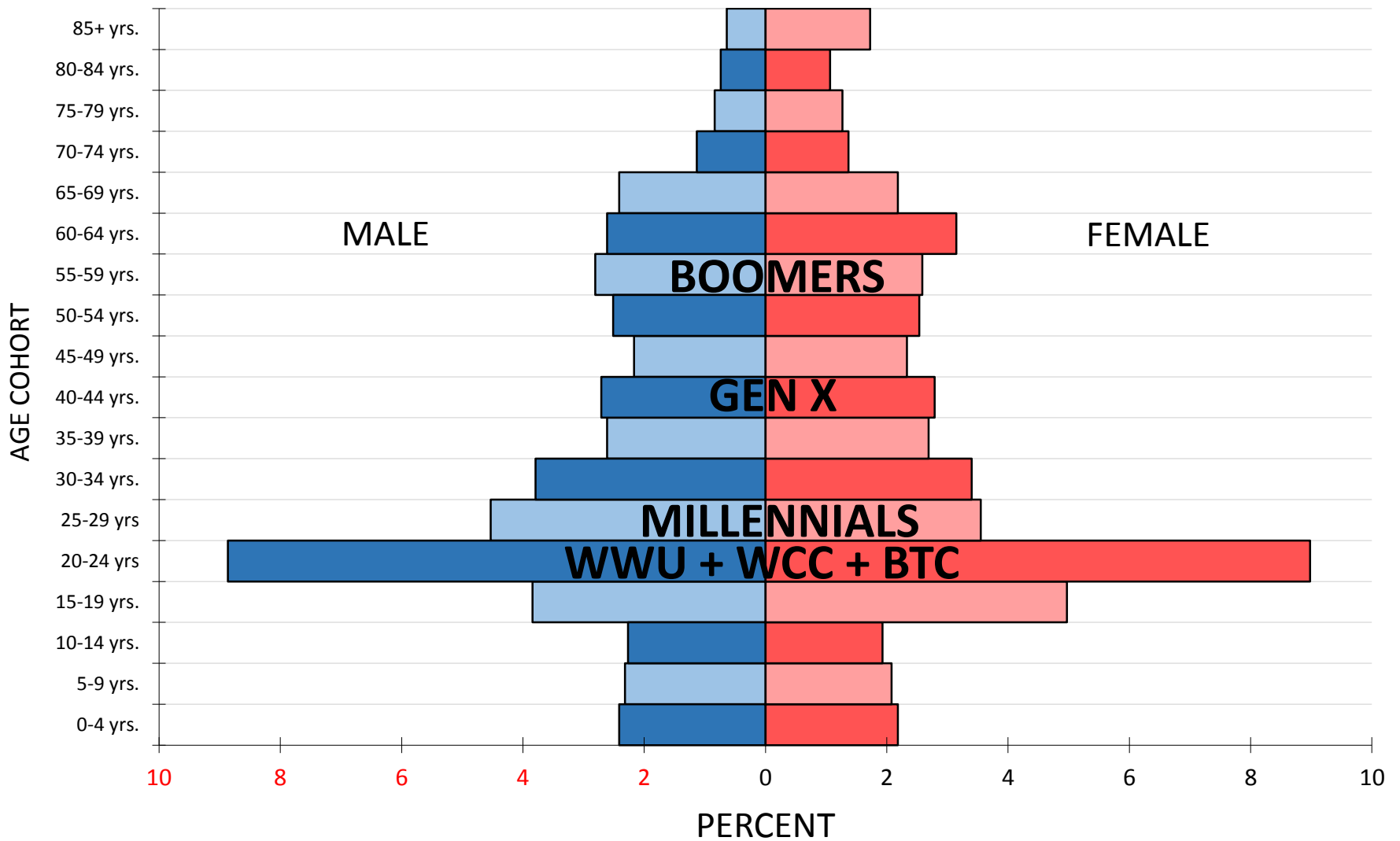
- Total enrolled = 11,479 students.
- 96% live inside District
- 81% live inside Bellingham or the Urban Growth Area.



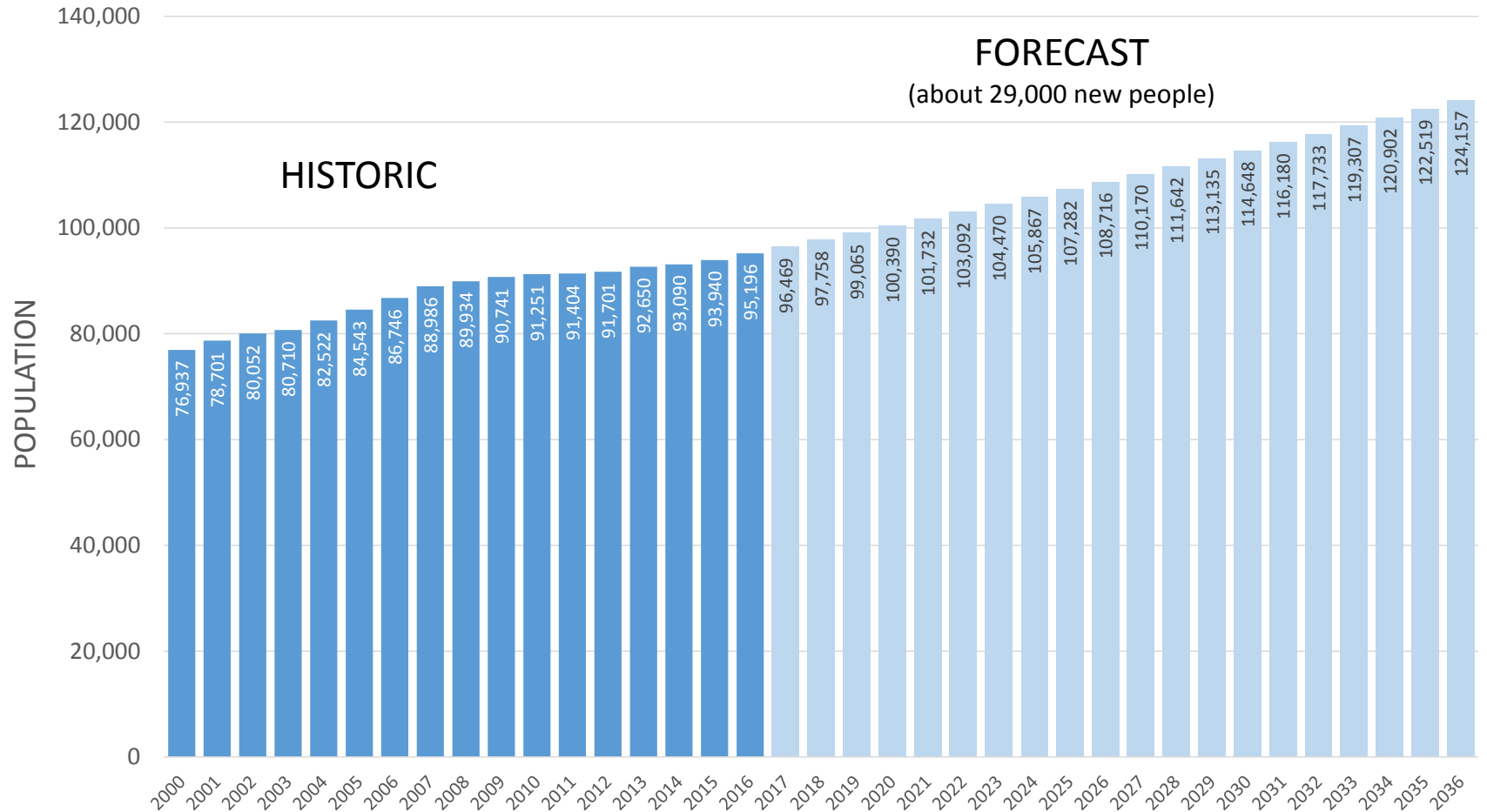
POPULATION PYRAMID FOR UNITED STATES 2015 (ACS 2011-2015)



POPULATION PYRAMID FOR BELLINGHAM 2015 (ACS 2011-2015)



City of Bellingham and Urban Growth Area Historic & Forecast Population

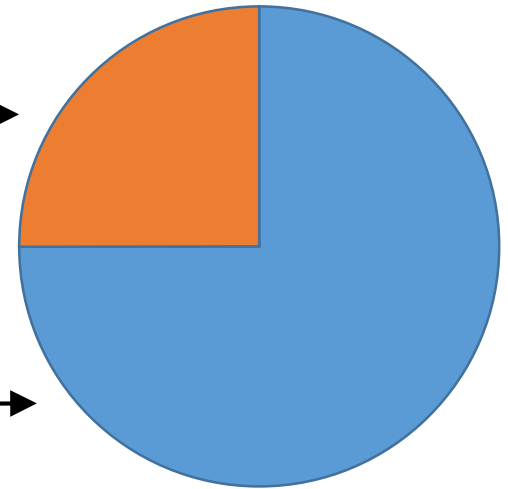


Annual population increase for Bellingham is typically:

1,350 People Per Year

25% Natural Increase
(more births than deaths)

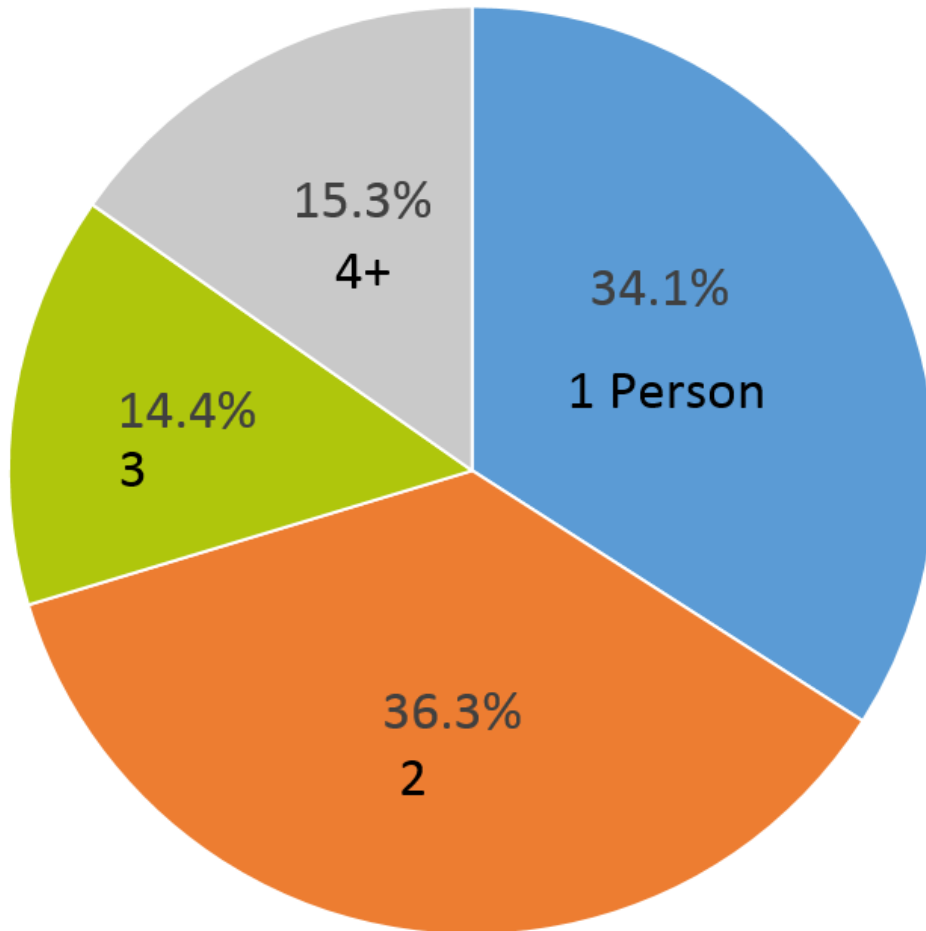
75% In-Migration
(more people moving here
than moving away)



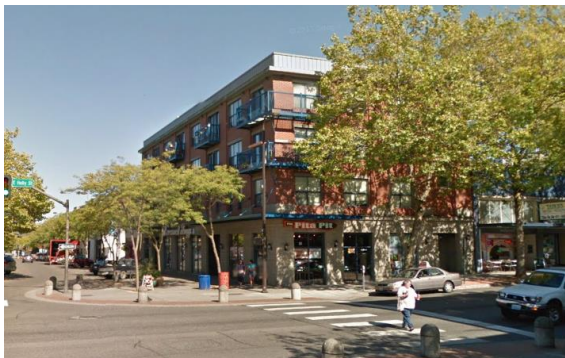
Household size in Bellingham (2015 ACS)

70% are 1-2 Person
Households

(66% in 2000)



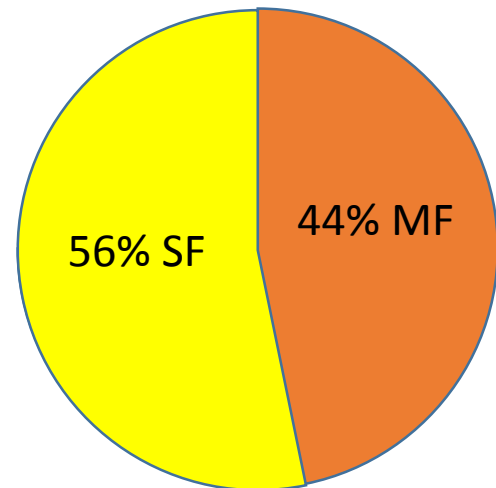
Existing Housing



Single-Family

Multi-Family

Mixed-Use Multi-Family



Infill Toolkit Housing



Townhomes



Duplex/Triplex

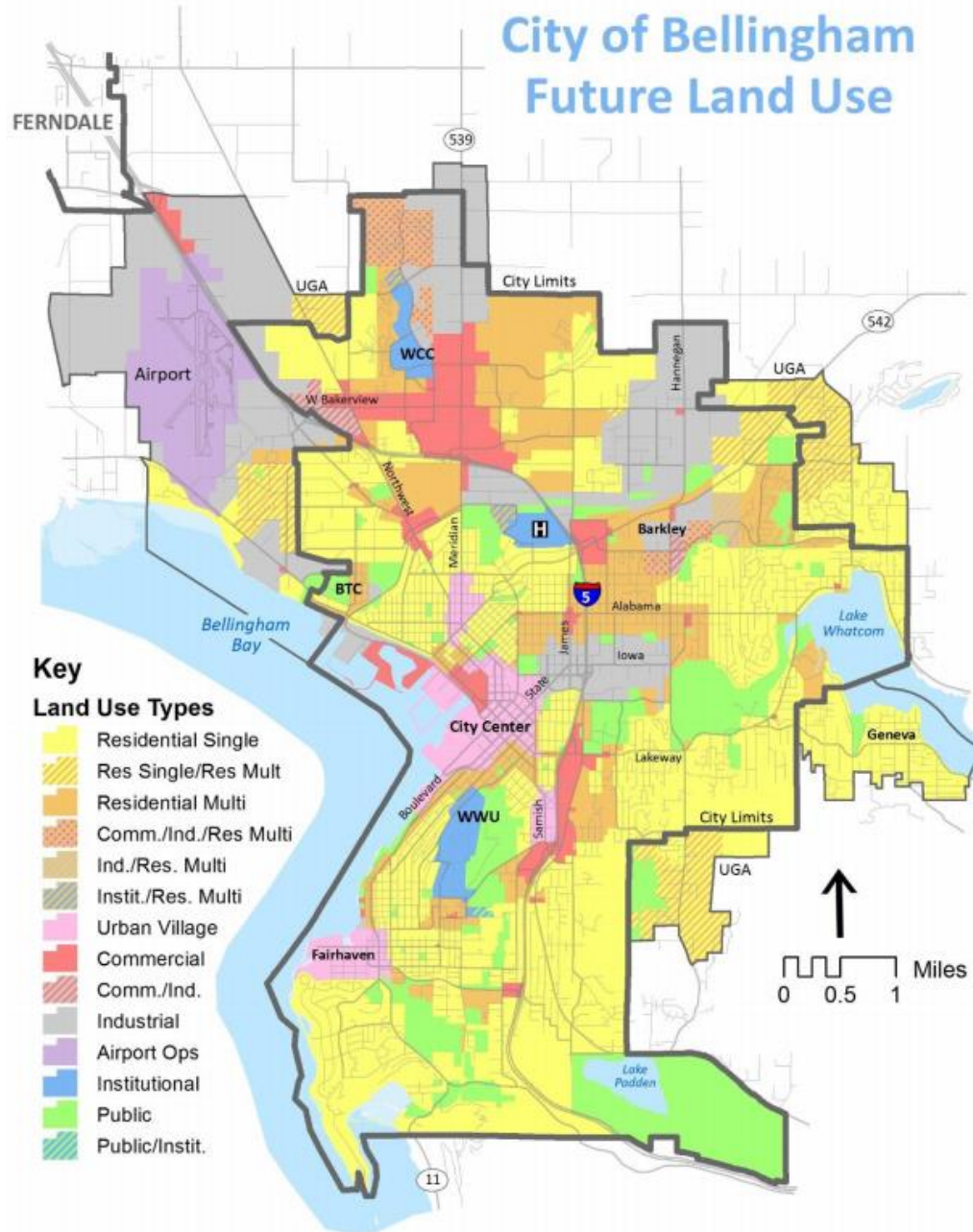
Small-lot cottages

Accessory Dwelling Units

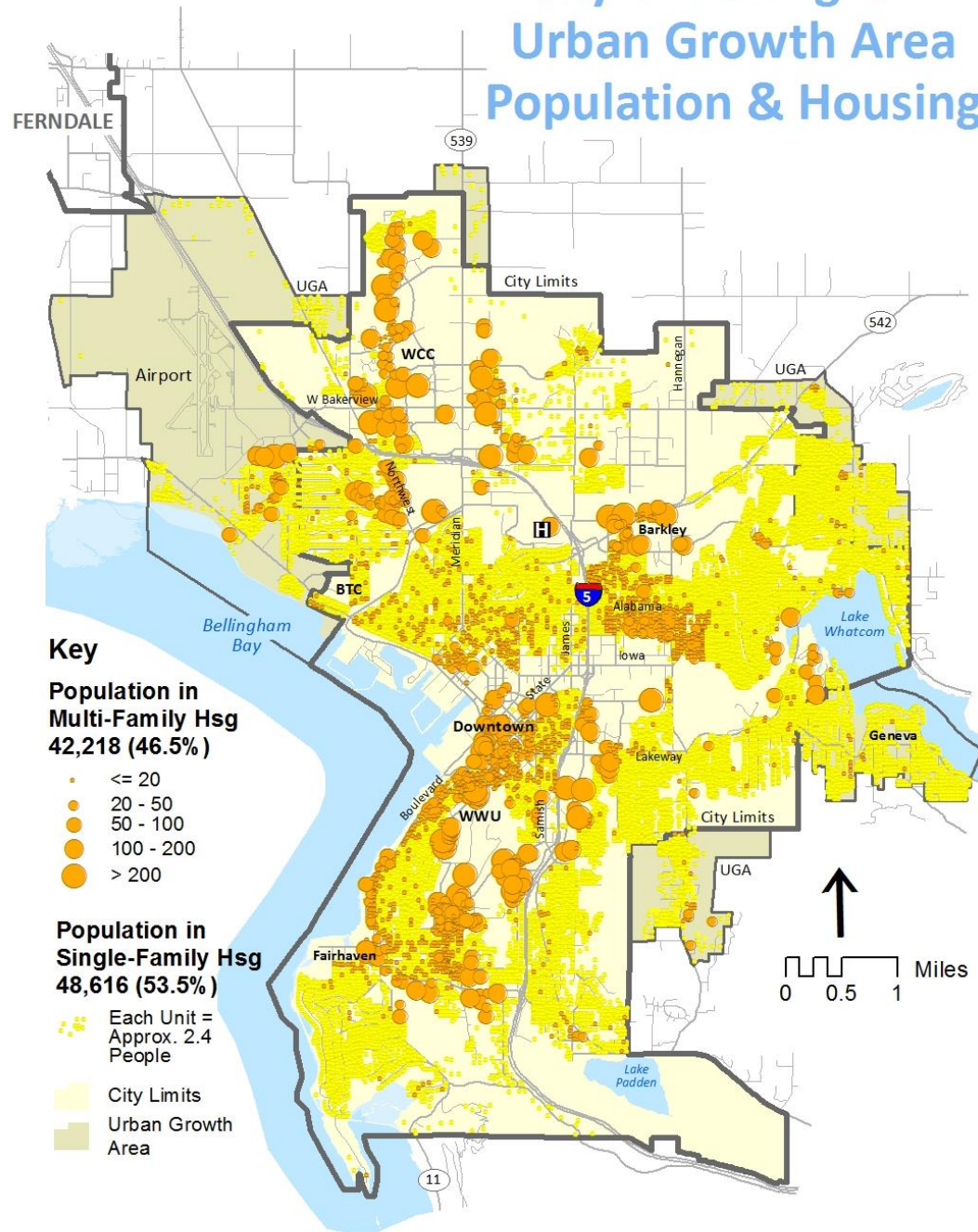
Carriage Homes (above garage apts)



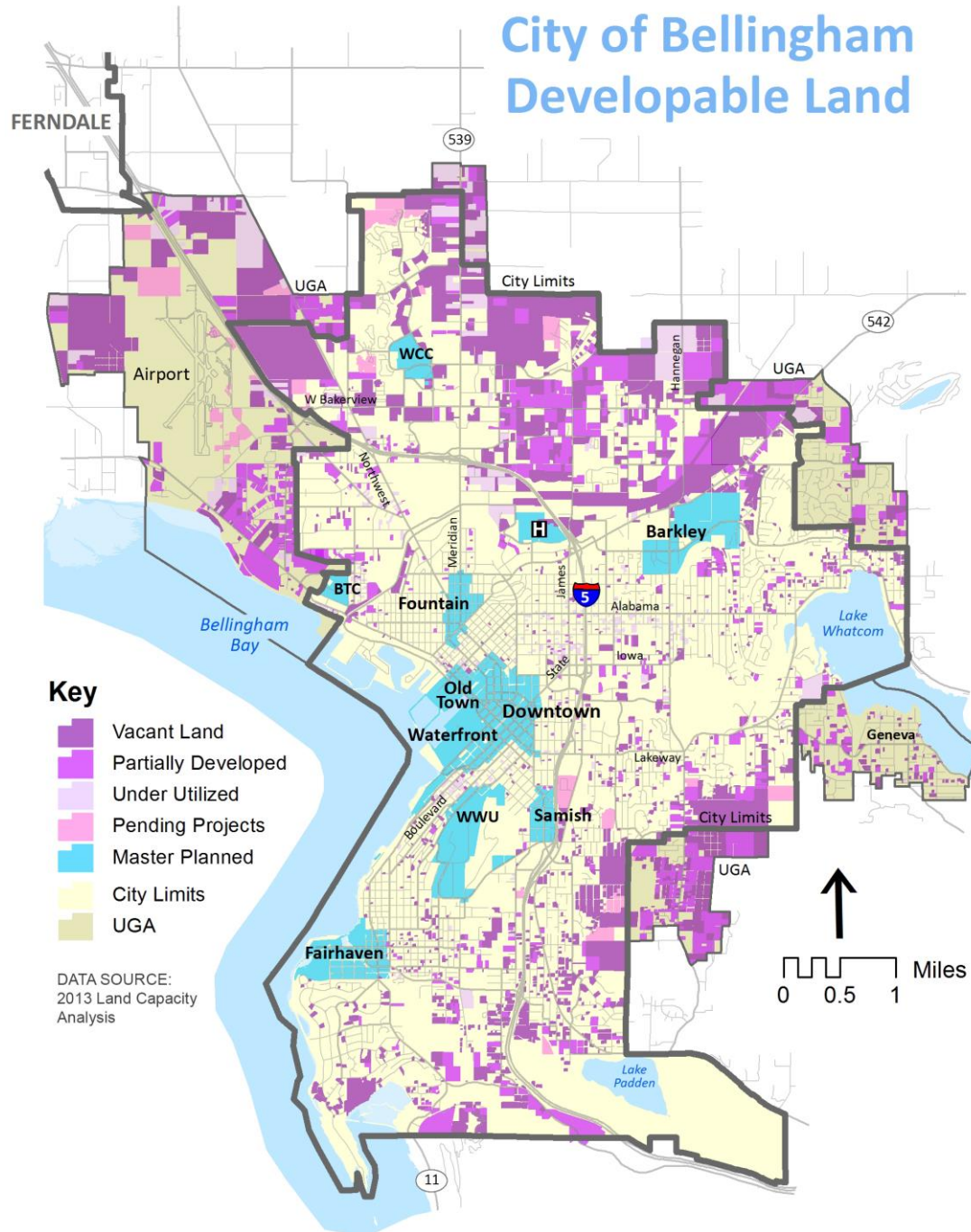
City of Bellingham Future Land Use



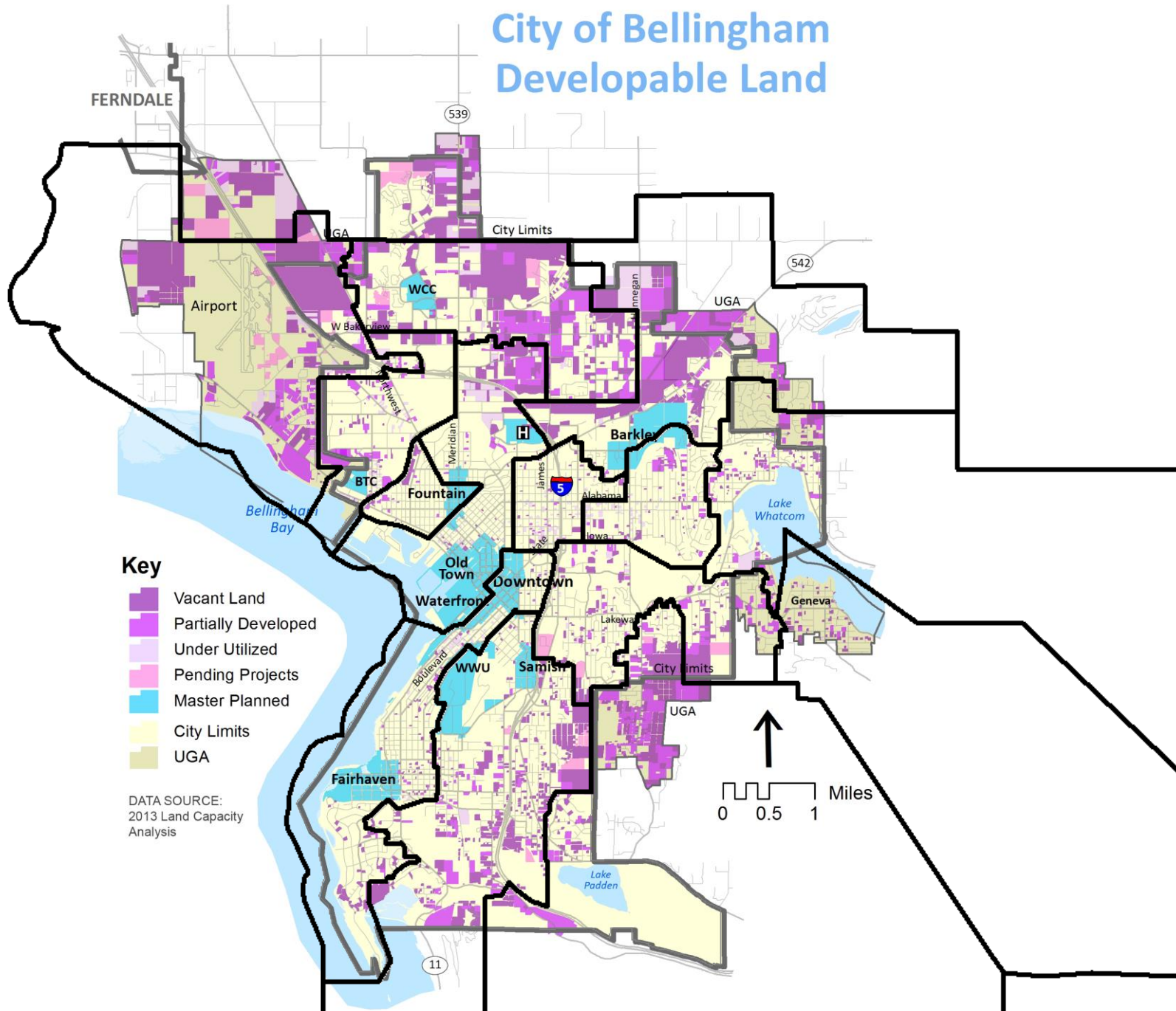
City of Bellingham Urban Growth Area Population & Housing



City of Bellingham Developable Land

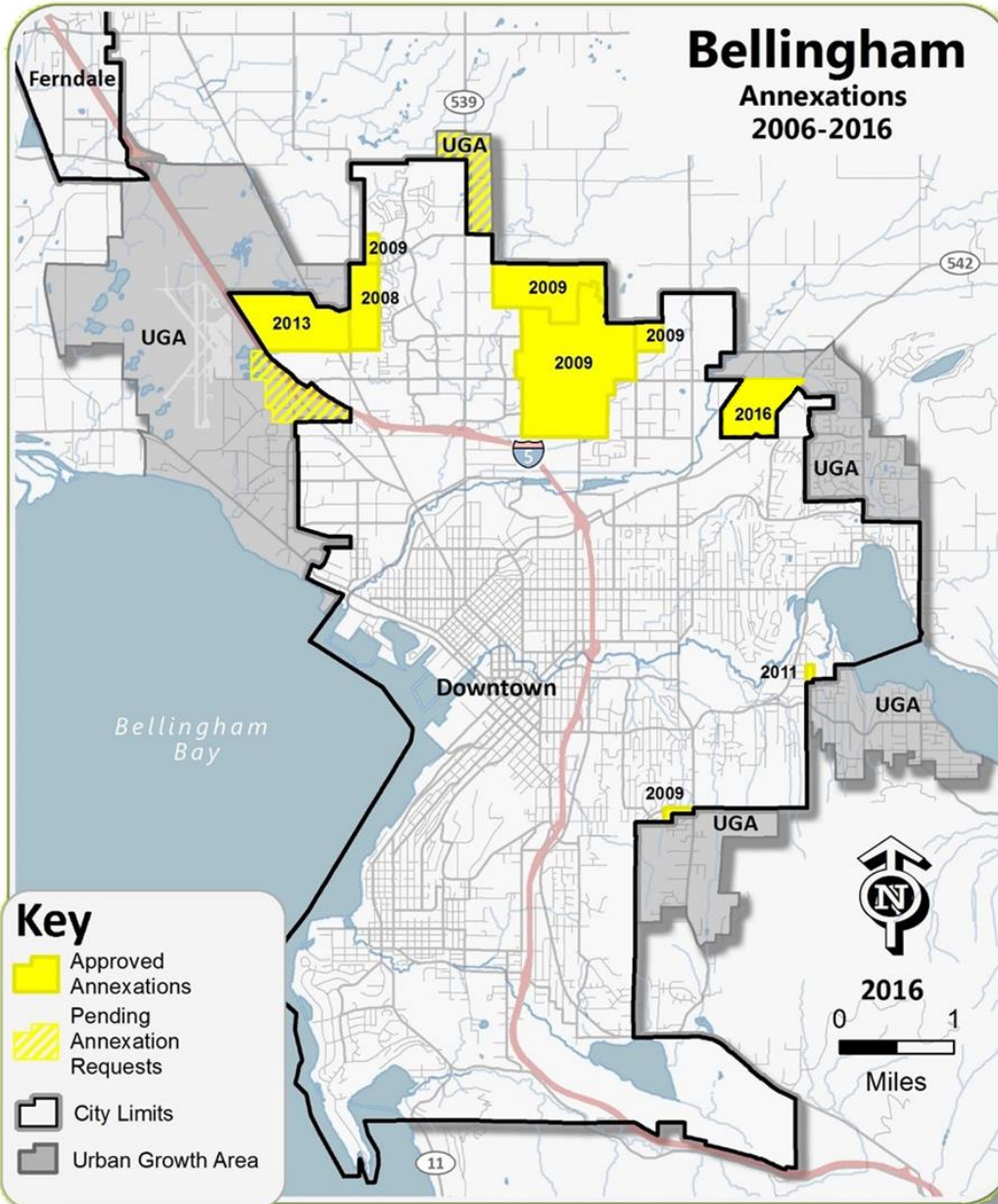


City of Bellingham Developable Land

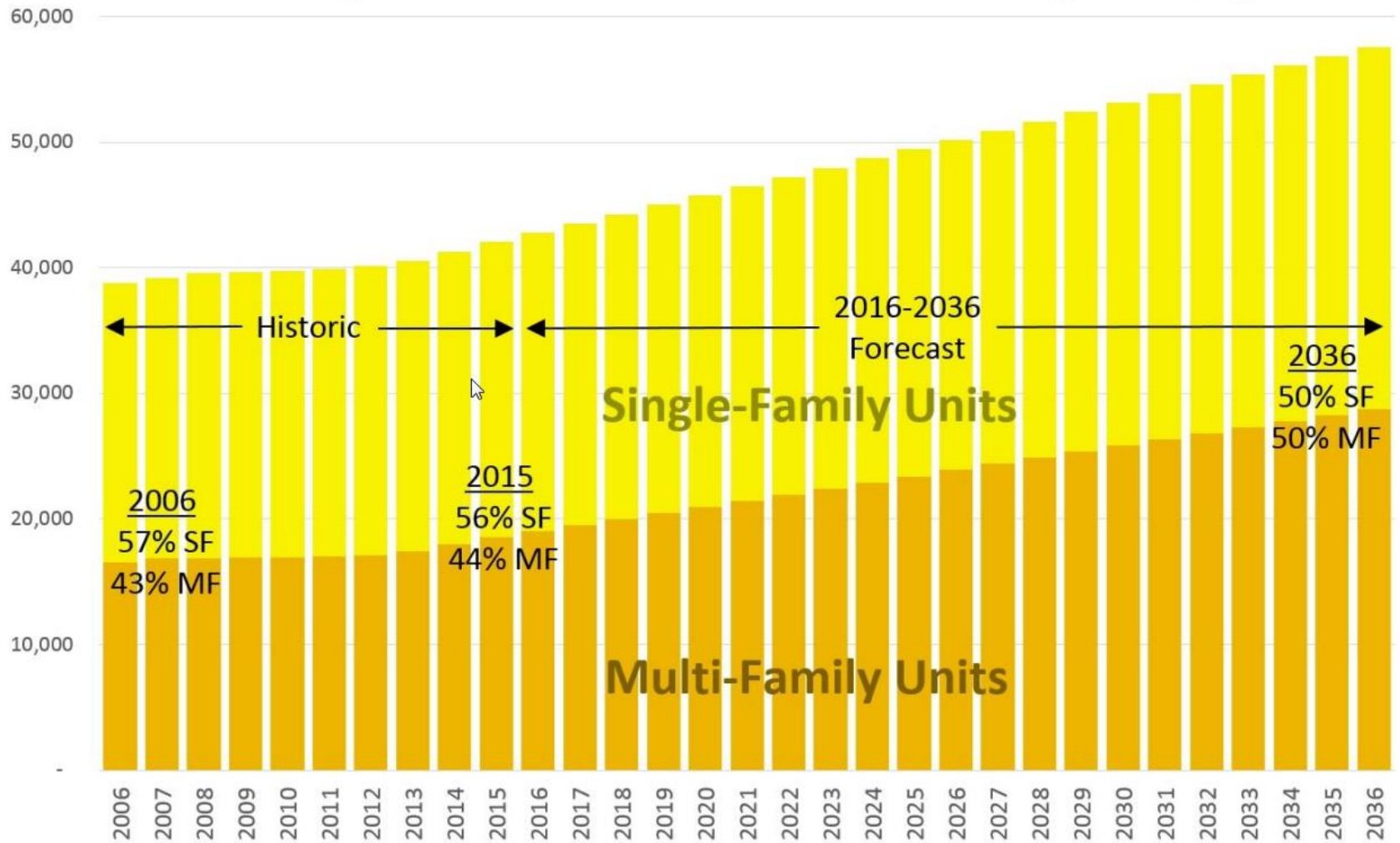


Bellingham

Annexations 2006-2016



Bellingham + UGA Historic and Forecast Total Housing Units By Type



Land Capacity Analysis, Population & Housing Breakout

Growth Area	2013 Population & Housing				Forecast Growth				2036 Forecast Total Population & Housing			
	All Housing Units	Single Family Hsg	Multi-Family Hsg	Estim Pop	New Housing Units	New Single Family Hsg	New Multi-Family Hsg	New Pop	All Housing Units	Single Family Hsg	Multi-Family Hsg	Forecast Total Pop
Urban Villages	2,387	602	1,785	8,575	6,053	361	5,692	11,001	8,440	963	7,477	19,576
Other Areas Inside City Limits	34,852	19,209	15,643	73,735	7,596	3,380	4,216	17,009	42,448	22,589	19,859	90,744
Unincorporated Urban Growth Area	4,218	3,473	745	10,797	1,339	1,055	284	3,040	5,557	4,528	1,029	13,837
Totals	41,457	23,284	18,173	93,107	14,988	4,796	10,192	31,050	56,445	28,080	28,365	124,157

Housing Mix

56.2%

43.8%

32.0%

68.0%

49.7%

50.3%

Housing Type Student Generation Rates

Single-Family Housing

School level	Rate for demog.	2016-17	2015-16
Elementary	0.139	0.139	0.140
Middle	0.074	0.074	0.070
High	0.109	0.109	0.108
TOTAL	0.322	0.322	0.317

Multi-Family Housing

School level	Rate for demog.	2016-17	2015-16
Elementary	0.061	0.061	0.056
Middle	0.023	0.023	0.021
High	0.030	0.030	0.029
TOTAL	0.114	0.114	0.105

Single-Family Housing

School level	Rate for demog.
Elementary	0.139
Middle	0.074
High	0.109
TOTAL	0.322

Multi-Family Housing

School level	Rate for demog.
Elementary	0.061
Middle	0.023
High	0.030
TOTAL	0.114

Forecast Growth			
New Housing Units	New Single Family Hsg	New Multi-Family Hsg	New Pop
14,988	4,796	10,192	31,050

New Students

Elementary = 1,288

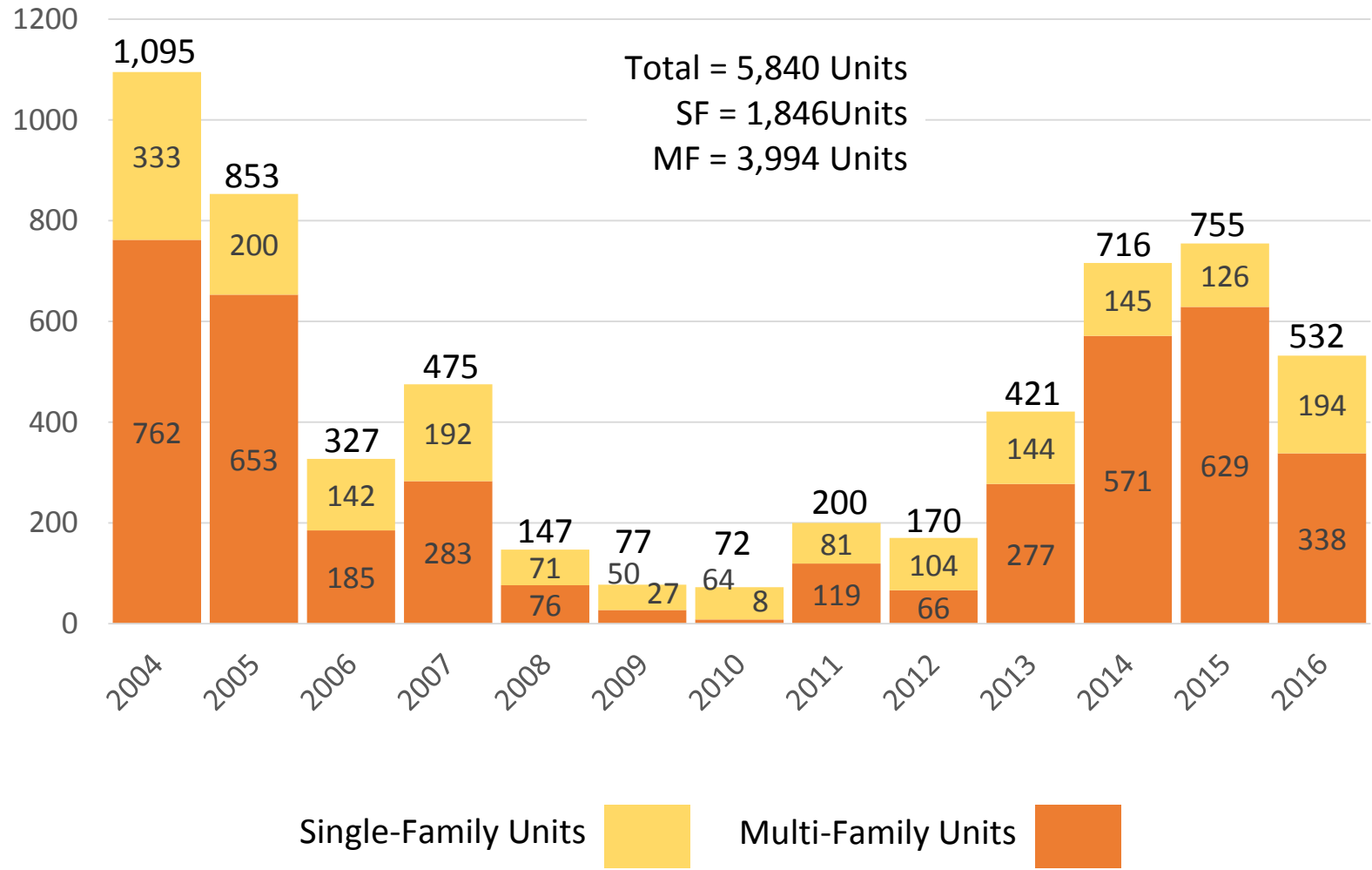
Middle = 589

High = 829

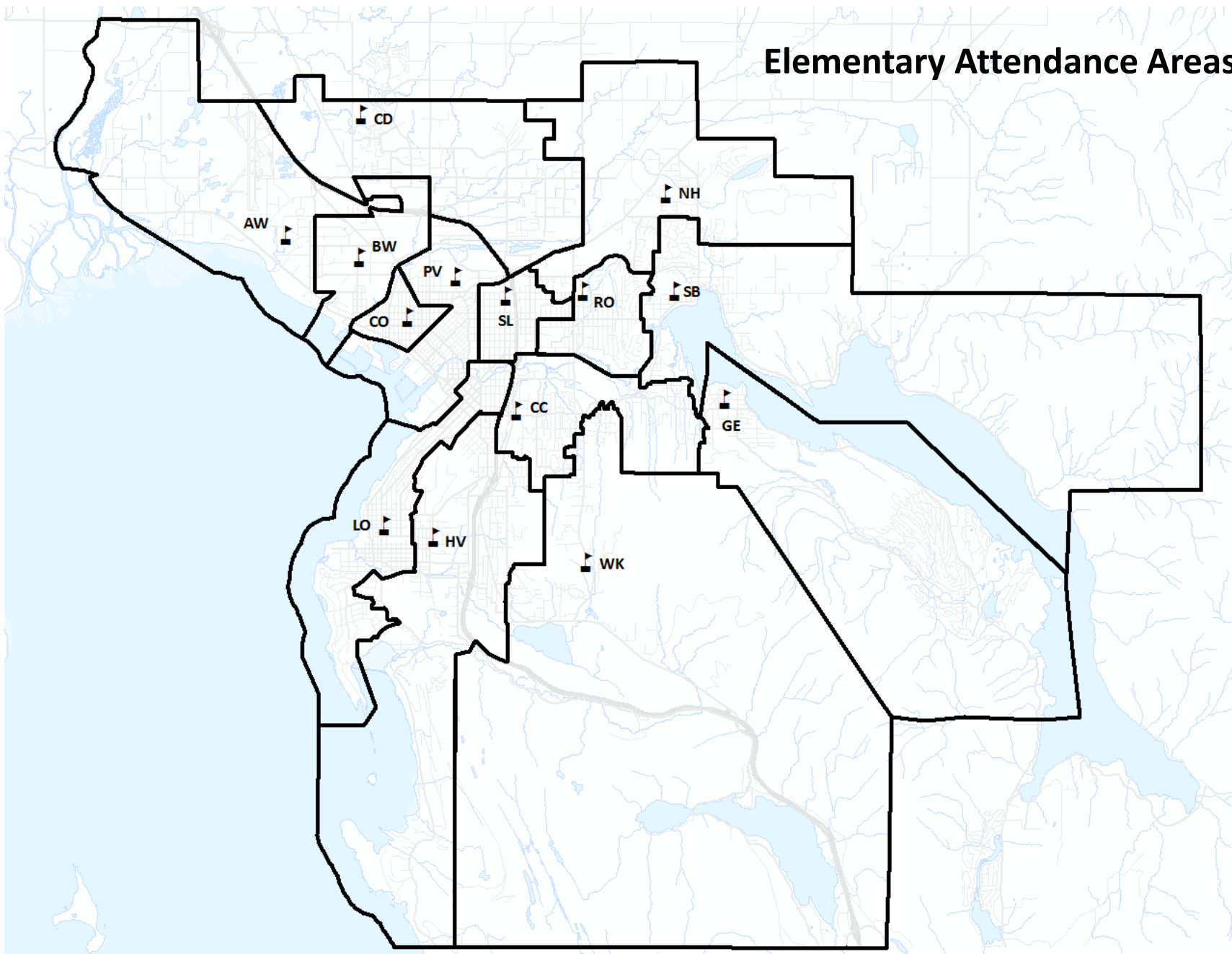
Total = 2,706

Average of 135 students per year
or 5-6 classrooms per year

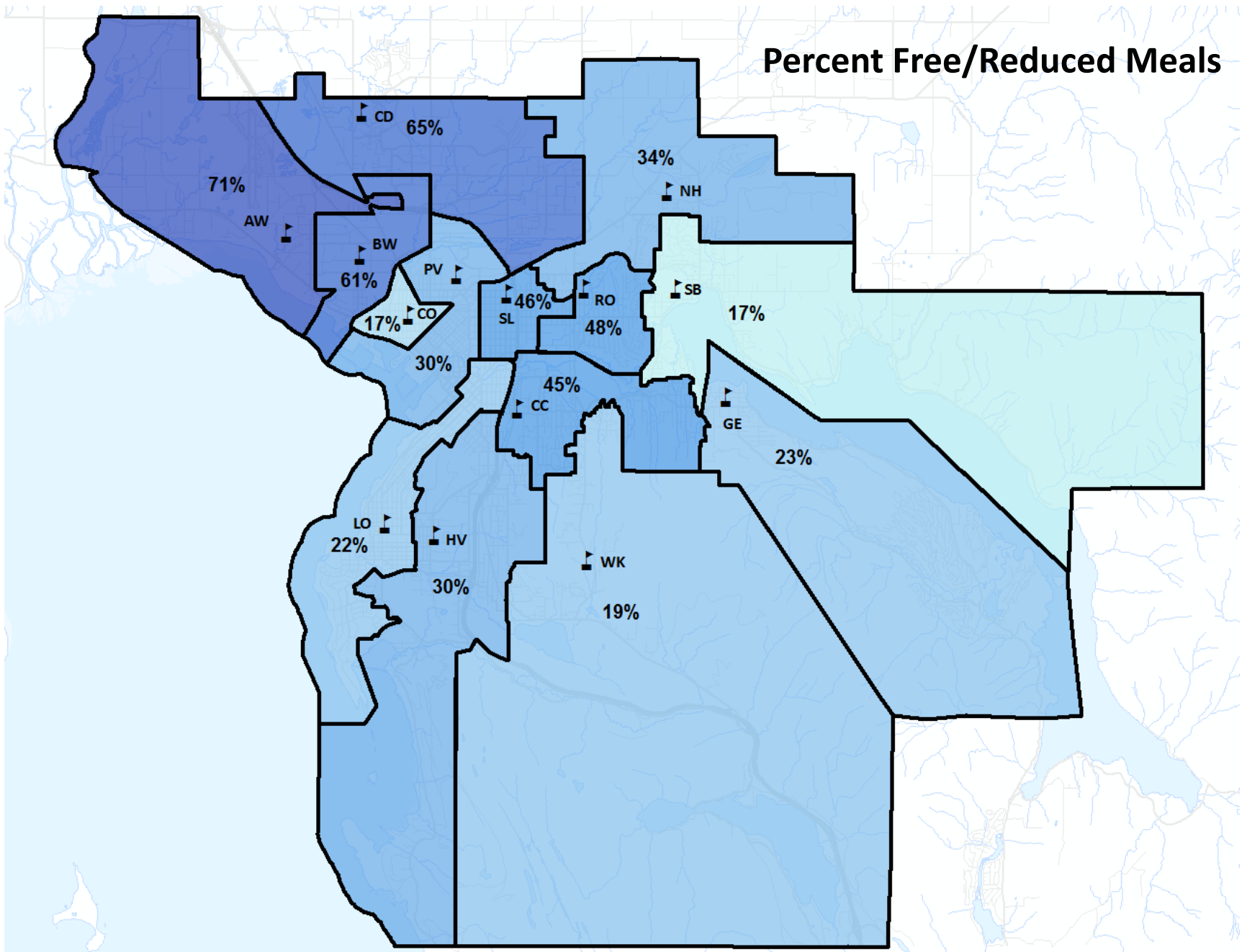
New Residential Units Permitted in Bellingham



Elementary Attendance Areas



Percent Free/Reduced Meals



Current and near-term development activity

2,295 SF & 3,429 MF Units

Assume about 50% completed in next 3-5 years.

Estimate 565 new students or about 115 to 190 per year (5 to 8 classrooms)

