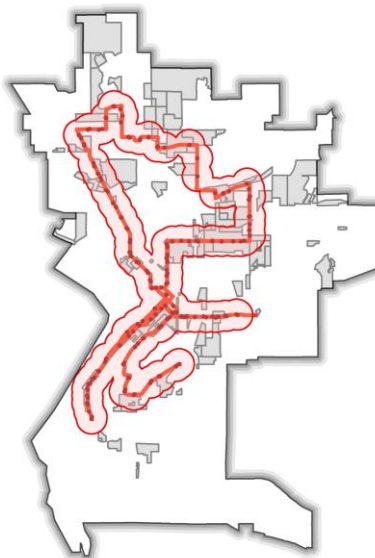




Density bonus systems are used as a tool for establishing conditions to achieve additional density beyond what is allowed outright. Comprehensive Plan Policy LU-3 describes areas appropriate for higher density as those **“near existing or potential high-frequency transit service and/or adjacent to or near employment and commercial areas.”**

PROPOSED CHANGES: Staff has identified areas that are designated as Low or Medium density and is evaluating if these properties should be eligible for a density bonus based on **Location Efficient Criteria**. Properties that are within $\frac{1}{4}$ mile of a bus stop on a high frequency Whatcom Transportation Authority (WTA) route **AND** meet at least one additional criteria may be eligible for a density bonus.

**HIGH FREQUENCY
WTA ROUTES**



High Frequency Bus Stop

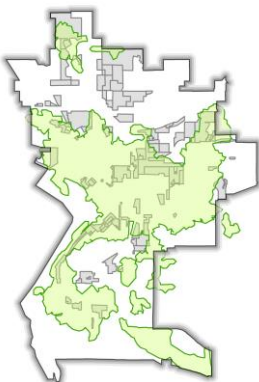


High Frequency
Bus Route

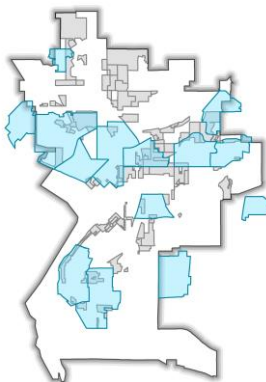
$\frac{1}{4}$ mile buffer
from High
Frequency Bus
Stop



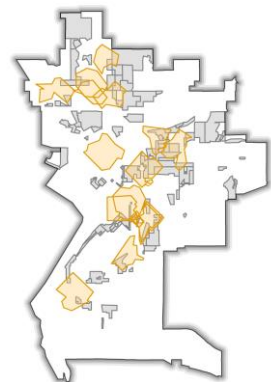
at least one of the criteria below



**$\frac{1}{2}$ MILE
WALK TO
PARKS**



**BELLINGHAM SCHOOL
DISTRICT DESIGNATED
WALK ROUTES
(Elementary Schools)**



**$\frac{1}{2}$ MILE WALK TO
FULL-SERVICE
GROCERY STORE**