



STRATEGIC PLAN & PROJECT EXPENDITURE GUIDELINES

for Greenway Program Land Acquisitions

October 2011 Update

Prepared by

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INTRODUCTION

PLAN STATUS & REVISION

This document revises the January 13, 2009 Strategic Plan for Greenway Program land acquisition. That plan was developed by the Greenway Advisory Committee (GAC) in late 2008 and forwarded to the Parks and Recreation Advisory Board (PRAB) and City Council. The Council adopted the GAC guidelines for expenditures along and north of Whatcom Creek but postponed adopting the project list and funding guidelines for property south of Whatcom Creek. The Council has considered and approved purchases south of Whatcom Creek on a case by case basis.

This document reconciles the Council's approved Greenway land purchase expenditures through August 2011 and includes new recommendations developed by the GAC and Parks Department staff. The recommendations in this revised plan are based on changed conditions and opportunities that have emerged since adoption of the 2009 plan.

GREENWAY PROGRAM HISTORY

In 2006 voters approved Bellingham's third Greenway property tax levy, following similar ballot measures passed in 1990 and 1997. All three levy ballot measures emphasized acquiring land in linear corridors when possible to enhance and extend existing trail corridors, parks, and conservation sites. Balanced use of greenway lands was envisioned from the start; in addition to emphasizing preservation and linkage of urban natural areas, property has been acquired for a variety of active and passive uses. Some lands purchased through the Greenway program had been heavily impacted by clearing, development and/or resource extraction. In such cases acquisition provides an opportunity for active recreation, as well as vegetation and habitat enhancement.

Working with the City Council's adopted [Greenways III Capital Expenditure Guideline Summary](#) from [Ordinance 2006-03-033](#) (Table 1 below), City staff and the Greenway Advisory Committee to implement the objectives of the 2006 levy. Ongoing strategy reassessment accommodates changing community needs and sentiments and changing acquisition opportunities. Strategic decisions involving property acquisition are made in reference to policy objectives, spatial frameworks, and resource allocations expressed in documents such as the [Parks, Recreation and Open Space Plan](#), the [North Bellingham Trail Plan](#) and the annual City Budget.

Because Greenway funds are limited they are often combined with other resources to achieve greater public benefit. Other resources include funds from public agency grants, real estate excise taxes, park impact fees, donations and land dedications by private parties and other public agencies.

[Ordinance 2006-03-033](#) of March 13, 2006 established the 2006 Greenways III Levy Expenditure Guideline Summary for a set of acquisition and development projects. Some projects were defined relatively specifically and others broadly. Acquisition projects typically represent assemblies of multiple tracts of land. The GAC and the Parks Department refine and define the projects for Council consideration. Table 1 shows the Council guidelines for expenditure of \$26.4 million for land

acquisition over the 10-year life of the levy, from 2007 through 2016. Of this total \$12.1 million was for yet to be identified property north of Whatcom Creek, \$6.0 million for property south of the creek, and \$2.0 million was put in an “Undesignated” category of property acquisition. Council Resolution 2006-06 identified the undesignated funds for acquiring a portion of the Fairhaven Highlands site to link Fairhaven Park with the Interurban Trail corridor.

The levy also authorized \$5.3 million for land acquisition in a “Project Completions” category and \$1.0 million for “Heritage Park” expansion of the Cornwall Park site along the Squalicum Creek corridor.

Table 1 summarizes project funding guidelines adopted under Ordinance 2006-03-033. Appendix 1 is a table showing how these funds have been allocated (and sometimes reallocated) over the first 5 years of the levy.

ACQUISITION & APPROVAL PROCESS

City Policy PAR 04.01.01, [“Greenway Land Acquisition Procedure”](#) provides guidelines for acquisition of property utilizing the Greenway Levy Funds. All City land acquisitions are approved by the Bellingham City Council. Recommendations to Council for land acquisitions are first considered in detail by the GAC, taking into account principles noted in its [Acquisition Guidelines](#). The GAC’s recommendations are then considered by the PRAB, which makes its own recommendation to Council regarding the potential acquisition action.

ACQUISITION STRATEGY

The Greenway Program’s approach to property acquisition is guided by published policy documents (including this plan) and through ongoing executive discussions examining the objectives, costs and benefits of each potential property purchase. Council provides direction to staff in executive session and votes in a public session to approve each property acquisition. The following principles and procedures guide and inform the Greenway Program:

- *The levy established multiple projects in multiple neighborhoods across the City. As resources permit, these projects are pursued strategically to address unique area needs and opportunities and ensure fairness and responsiveness to voters and the public.*
- *The Program relies on securing property rights from willing sellers to assemble sites and corridors. As a consequence it must respond to critical linkage opportunities and be flexible in addressing the needs of sellers and partners.*
- *The Program appraises property at its “fair market value” based on a feasible, “highest and best ” land use in terms of the current local economy. The Program must establish a fair purchase price according to how a property can be developed.*

- *The Program maintains an arms-length relationship with the City's regulatory authorities; provision of complementary greenway system elements by others are often required as part of the development process.*
- *The Program strategically evaluates land use opportunities, utility and transportation services and regulated critical areas in deciding to acquire property rights.*
- *The Program seeks grants and donations of cash, land and construction services.*
- *The Program often competes with other prospective buyers and therefore seeks timely decisions from its advisory groups and the City Council in executive and public meetings.*

TRACKING FUNDING DECISIONS: PROGRESS WITH 2006 LEVY OBJECTIVES

After adoption of the 2009 Strategic Plan the GAC, PRAB and City Parks staff worked within the guidelines of Ordinance 2006-03-033 to refine the levy project list and funding allocations. This updated plan describes the basic objectives for each project, which land parcels have been acquired to date and what current funding guidelines are in place. Modifications have been made to address changing needs and opportunities across the City to seek a balanced, community-wide allocation of resources. The table attached as Appendix 1 summarizes funds spent to date for each Greenway III project and the amount of unspent money currently recommended for each project.

Dollar sums have been rounded and include all actual or estimated costs to purchase individual properties: raw land costs, due diligence costs, decommissioning/stabilization costs, staff time etc. Sums reflect the original Council allocations and do not include earned interest, grant income, and donations which have provided significant leverage for Greenway Program expenditures but which are rarely relied on in setting project expenditure guidelines.

To obtain additional information on Greenway Program goals, accomplishments and matching land contributions by others see Appendix 2.

**Table 1. 2006 Greenways III Capital Expenditure Guideline Summary
from City of Bellingham Ordinance No. 2006-03-033.**
Land acquisition guidelines are bolded and underlined.

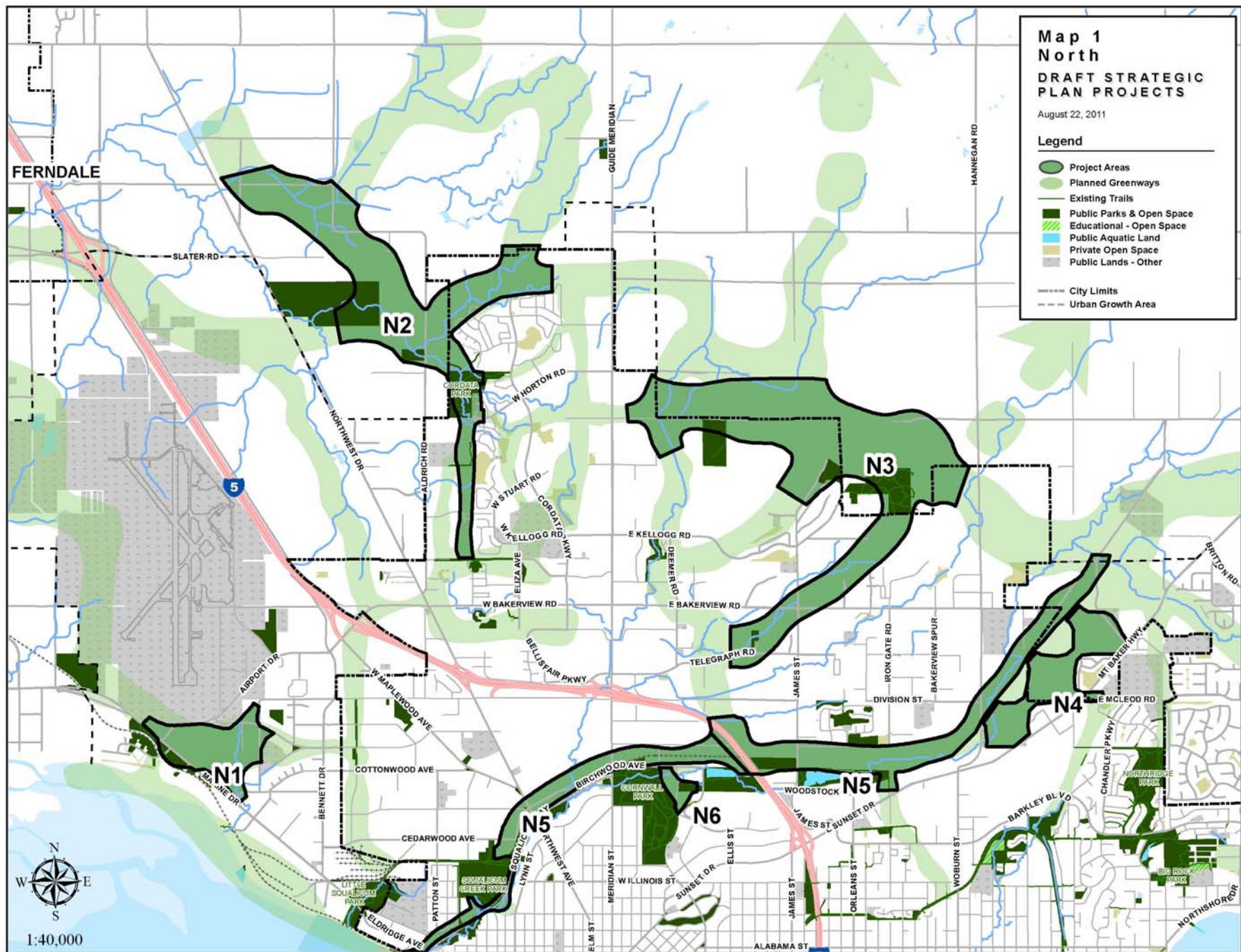
1	Description (Values in \$ Millions)	Total	<u>Acquisition</u>	Development
2	Major new greenway acquisitions			
3	Northside Property Acquisitions	12.1	<u>12.1</u>	
4	Southside Property Acquisitions	6.0	<u>6.0</u>	
5	Undesignated Property Acquisitions	2.0	<u>2.0</u>	
6	Project Completions			
7	Complete Phase 2 Squalicum Creek Park	4.7		4.7
8	Complete Northridge Park	1.0		1.0
9	Future Waterfront Redevelopment Area Trail	4.0		4.0
10	Chuckanut/Interurban Trail Improvements	1.0		1.0
11	Extend Bay-to-Baker Trail	2.8	<u>2.8</u>	
12	Complete future Samish Crest Hiking Trail	1.5	<u>1.5</u>	
13	Whatcom Creek Trail Greenway	1.0	<u>1.0</u>	
14	Heritage Park Improvements			
15	Cornwall Park/Squalicum Creek Expansion	1.0	<u>1.0</u>	
16	Lake Padden Park trail & field improvements	1.0		1.0
17	Whatcom Falls Park trail improvements	0.5		0.5
18	Boulevard Park trail & bench improvements	1.5		1.5
19	Totals	40.1	<u>26.4</u>	13.7

PROJECTS NORTH OF WHATCOM CREEK

GENERAL OBJECTIVES: Acquire undeveloped sites, buffers and rights-of-way along the Squalicum Creek railroad and riparian corridor south and west of I-5. Initiate greenway system development north of I-5 and north of Squalicum Creek by securing anchor properties for several large, multi-purpose park and forest sites, along with some larger, critical open space corridor tracts. These anchor sites and primary connectors will accommodate major trail segments, trailheads, trail waysides, buffers, and, when combined with park impact fee funding, neighborhood park amenities. Defined anchor sites stimulate protection and dedication of connecting greenway linkages and trail infrastructure in urbanizing areas.

CHALLENGES & OPPORTUNITIES: The barrier effects of the urbanized I-5 and Meridian Street corridors discourages establishment of continuous off-road greenways and trails. South of I-5 and Squalicum Creek opportunities to secure continuous greenways and larger undeveloped sites are significantly limited due to development. Steep slopes along the Eldridge/Marine Drive sea bluff and Squalicum Creek further reduce opportunities for shoreline access. North and east of I-5 and Squalicum Creek there are more larger tracts of open land but, in comparison with older Bellingham neighborhoods, few parks and trails have been established as greenway corridor anchors. Prominent slopes, basins and perennial creeks have historically constrained development in this area.

SUMMARY OF PROJECTS: Six project acquisition areas are shown on the following map and described in detail after the map. N1 involves corridors and sites on central Bellingham Bay, the Birchwood/Alderwood Neighborhood and extending north to Ferndale and the Lummi Peninsula. N2 acquires a park and trail system around the Cordata/Whatcom Community College area and N3 acquires park and trail corridors linking the King/Queen Mountain area with Cordata and the Squalicum Creek greenway. Project N4 is unfunded and involves long term work with Washington State to provide for a trail system and protect habitat and watershed functions in a future community forest. Project N5 extends along an abandoned railroad line and Squalicum Creek forming a major east/west greenway and connecting a series of parks and trail segments. The objectives for N6 have been partially met by a private land owner and now involve linking Cornwall Park with nearby trails, shorelines and institutional land uses.



Project N1 NORTHWEST BELLINGHAM/ALDERWOOD NEIGHBORHOOD & MARINE DRIVE GREENWAY SEGMENT

Expenditure Guideline: \$900,000 is designated for continuing open space acquisition in the Birchwood/Alderwood area, primarily for a greenway and trail corridor linking the Alderwood School area, adjacent residential streets and the Laurelwood Trail with the Port-owned parklands on the bluff overlooking the mostly state-owned beach south of the Cliffside neighborhood. Future trails and roadway improvements for bicyclists and pedestrians extend north and northwest toward Ferndale, Hovander Park and Tenant Lake along the west side of the airport, linking the Greenway III Lockwood park site with the bluff overlook.

Progress to Date: Table 1, Line 3 indicates the original Council expenditure guideline facilitating this project. Appendix 1 describes expenditures made and guidelines established over the life of the levy to date.

\$860,000 has been spent to

- Purchase the 15.5-acre “Lockwood” farm on Marine Drive.
- Match other City funds for purchase of the 5-acre “West Maplewood/McLeod Rd.” (Potts) park site.
- Purchase “Booth Pond” (Beckwith and Hunter) connecting Cherrywood Ave. and other neighborhood streets with the “West Maplewood/McLeod park” site.

Project N2 NORTH BELLINGHAM/CORDATA NEIGHBORHOOD TRAIL AND PARK SYSTEM

Expenditure Guideline: \$4,328,487 is designated for acquisition of a new major, multiuse community park with greenway connections to Cordata Park, the “Riley” tract and trails identified in the North Bellingham Trail Plan. Included are expenditures for greenway corridor between Division Street Trail and Aldrich Road (via Cordata Park) and for trails on the Riley site in conjunction with permitting for wetland mitigation by others.

Progress to Date: Table 1, Line 3 indicates the original Council expenditure guideline facilitating this project. Appendix 1 describes expenditures made and guidelines established over the life of the levy to date. \$2,036,513 has been spent to

- Purchase the 78-acre “Riley” tract on Northwest Road for a major greenway trail segment, passive park with trails, and forest site.
- Costs associated with acquiring donated trail easements connecting to Cordata Park .

- Purchase of two Durham family tracts totaling 10 acres, on the “Cordata Park to Riley corridor” for trail, passive park uses and for forest/creek conservation.

Project N3 NORTHEAST BELLINGHAM/KING & QUEEN MOUNTAIN AREA

Expenditure Guideline: \$1,737,584 is identified for

- Continuing greenway corridor assembly between the proposed forest land dedication on King Mt. and City-owned tracts on Queen Mt. and Telegraph Creek in the “Royal Valley”.
- In combination with park impact fees, acquiring a neighborhood park site and trail segments along Telegraph/Baker Creek corridor between I-5 and King and Queen Mts.
- Stabilization of City greenway properties through boundary surveys, public information and site stewardship arrangements.

Progress to Date: Table 1, Line 3 indicates the original Council expenditure guideline facilitating this project. Appendix 1 describes expenditures made and guidelines established over the life of the levy to date. \$4,537,416 has been spent to

- Purchase and secure two parcels totaling 30.5 acres on Queen Mt. and the “Telegraph Creek” corridor for a community forest and trail system, a trailhead and major greenway trail segment across the “Royal Valley”.
- Map and document critical areas and conservation opportunities on the State-owned “Squalicum 40s” with the Department of Natural Resources.
- Purchase three parcels on VanWyck Road totaling 20 acres for a community park and a major greenway trail segment.

Project N4 DEWEY VALLEY/“SQUALICUM 40s” TRAIL PARK AND COMMUNITY FOREST SITE

Expenditure Guideline: Reservation of Greenway III funds is no longer recommended for this project, which remains based around protection of the “Squalicum 40s” tracts owned by the Washington Department of Natural Resources and lying between Sunset Drive/SR 520 and Squalicum Creek.

Progress to Date: Table 1, Line 3 indicates the original Council expenditure guideline facilitating this project. Appendix 1 describes expenditures made and guidelines established over the life of the levy to date. \$67,615 has been spent for surveying, negotiations, map wetlands, slopes and floodplain boundaries and document the character of the site for resource managers. The

site's primary open space values were found to be for a trail system and preservation for habitat, fishery and flood management. Since initiation of this Greenway III project, State management policies for the property have shifted from sale or lease to a commercial developer and toward long term preservation, in conjunction with urban forest conservation and management efforts.

Project N5 SQUALICUM CREEK GREENWAY/ "BAY TO BAKER" TRAIL COMPLETION PROJECT

Expenditure Guideline: \$1,098,342 is designated for acquisition along the abandoned railway between Eldridge Avenue and Hannegan Road and along the "Sunset Pond corridor" between James St. and Sunset Drive. This project is for trail right-of-way, future trail and park amenity construction and assisting protection of wildlife and fisheries habitat through purchase of passive open space along the creek. An additional \$860,000 is available for trail construction along this corridor, as a carry-over credit for 1997 levy funds loaned to the Greenway III Samish Hill project. Land acquisition funds remaining after acquisition of critical tracts of land should be considered for use in timely construction of trail segments along this corridor, typically as a match for additional State or local funds, possibly in conjunction with relocation and enhancement of Squalicum Creek.

Progress to Date: Table 1, Line 11 indicates the original Council expenditure guideline for this project. Appendix 1 describes expenditures made and guidelines established over the life of the levy to date. \$34,000 has been spent to appraise, survey, research and apply for purchase of the BNSF property from Eldridge Avenue to Orchard Place.

Project N6 CORNWALL "HERITAGE PARK" EXPANSION PROJECT

Expenditure Guideline: \$300,000 is identified for acquiring a trail corridor running east from Cornwall Park along Squalicum Creek for a direct trail connection between Cornwall Park, the "WAFED" Greenway tract and the St. Joseph Hospital campus. Trails, community gardens, passive recreation, wildlife habitat enhancement and agriculture are the only activities allowed on this property under the terms of an easement granted to the Whatcom Land Trust easement by Dorothy Deets.

Progress to Date: Table 1, Line 15 indicates the original Council expenditure guideline for this project, for which no Greenway III funds have been spent. Appendix 1 describes related reallocation actions made over the life of the levy to date. Since the original expenditure guideline was established the owner eliminated development rights on the subject property through a conservation easement, resulting in decisions to allocate \$700,000 to other priority projects north of Whatcom Creek.

WHATCOM CREEK PROJECTS

GENERAL OBJECTIVES: Provide additional public open space (including neighborhood and wayside park sites) along the Whatcom Creek Trail, improve access to the creek trail for bicycling and walking and expand shoreline resource protection and enhancement sites.

This project initially emphasized acquisition of the Bellingham School District “bus barn” facility on Meador Ave. as a neighborhood park and trail on the creek. With BSD planning to maintain its bus facility for the foreseeable future, program efforts shifted to trail hub and wayside opportunities: one near the intersection of the Kansas and Ellis St. and another to link the Roosevelt Park residential area with the Whatcom Creek Trail and Civic Athletic Complex via the Racine St. trail.

CHALLENGES & OPPORTUNITIES: As with many urban trails in developed areas, use and enjoyment of the central section of the Whatcom Creek Trail depends heavily on access via streets and sidewalks to and from residential neighborhoods and work places. The trail could be greatly enhanced by creation of more pleasant and convenient connections to the multifamily, lower income neighborhood lying north of the Iowa St. commercial corridor, one of Bellingham’s least served communities in terms of park and open space amenities.

SUMMARY OF PROJECTS: Three projects are shown and described in detail in the following section. W1 involves trail and creek-side open spaces around the Railroad Trail/Ellis St./Whatcom Creek trail hub. W2 is a trail corridor on the creek along the north side of the School District bus barn tract on Meador Ave. W3 focuses on additional north/south trail and open space connections north of the creek, east of I-5 and west of Woburn Street.

Projects W1-W3 WHATCOM CREEK TRAIL PROJECT

Expenditure Guideline: \$1,000,000 was originally identified in the “Project Completion” category for acquisition along Whatcom Creek. This allocation has been divided as follows.

Project W1 RAILROAD TRAIL/WHATCOM CREEK GREENWAY HUB TRAIL CONNECTIONS & WAYSIDES

Expenditure Guideline: \$400,000 is identified for acquisition of additional open space wayside improvements including bicycling and walking connections and passive, small scale recreation sites in the vicinity of Ellis St., Cornwall Ave. and the Railroad Trail bridge over Whatcom Creek. The Whatcom Creek Trail and the Railroad Trail/Railroad Ave. corridor intersect here. The Railroad Avenue bicycling and walking route extends south from the creek to Depot Market Square, the South Bay Trail and waterfront.

Project W2 TRAIL AND RIPARIAN CONSERVATION EASEMENT MODIFICATION AT BSD BUS BARN

Expenditure Guideline: \$20,000 is identified for surveying and transaction costs to exchange street right-of-way for a wider trail easement along the creek. The area cannot be developed for foot trail uses or landscaped for habitat and buffer purposes until the public area along the creek is enlarged.

Project W3 TRAIL AND GREENWAY CONNECTIONS TO ROOSEVELT NEIGHBORHOOD BETWEEN I-5 AND VALENCIA STREETS

Expenditure Guideline: \$331,000 is identified for purchase of corridors linking Roosevelt Park, the Boys and Girls Club campus with the Whatcom Creek Greenway. The project would enhance linkage of residential and employment areas north of Iowa St. with the creek trail and with the Civic Athletic Complex via the Racine, Lincoln St. or Nevada corridors.

Progress to Date, all Whatcom Creek Projects: Table 1, Line 13 indicates the original Council expenditure guideline for all these projects. \$249,000 in Greenway III funds have been spent to date for purchase of the Starcher Property. Negotiations and property assessment work continue for projects W1 and W3. W2 involves a property exchange that has been discussed with BSD.

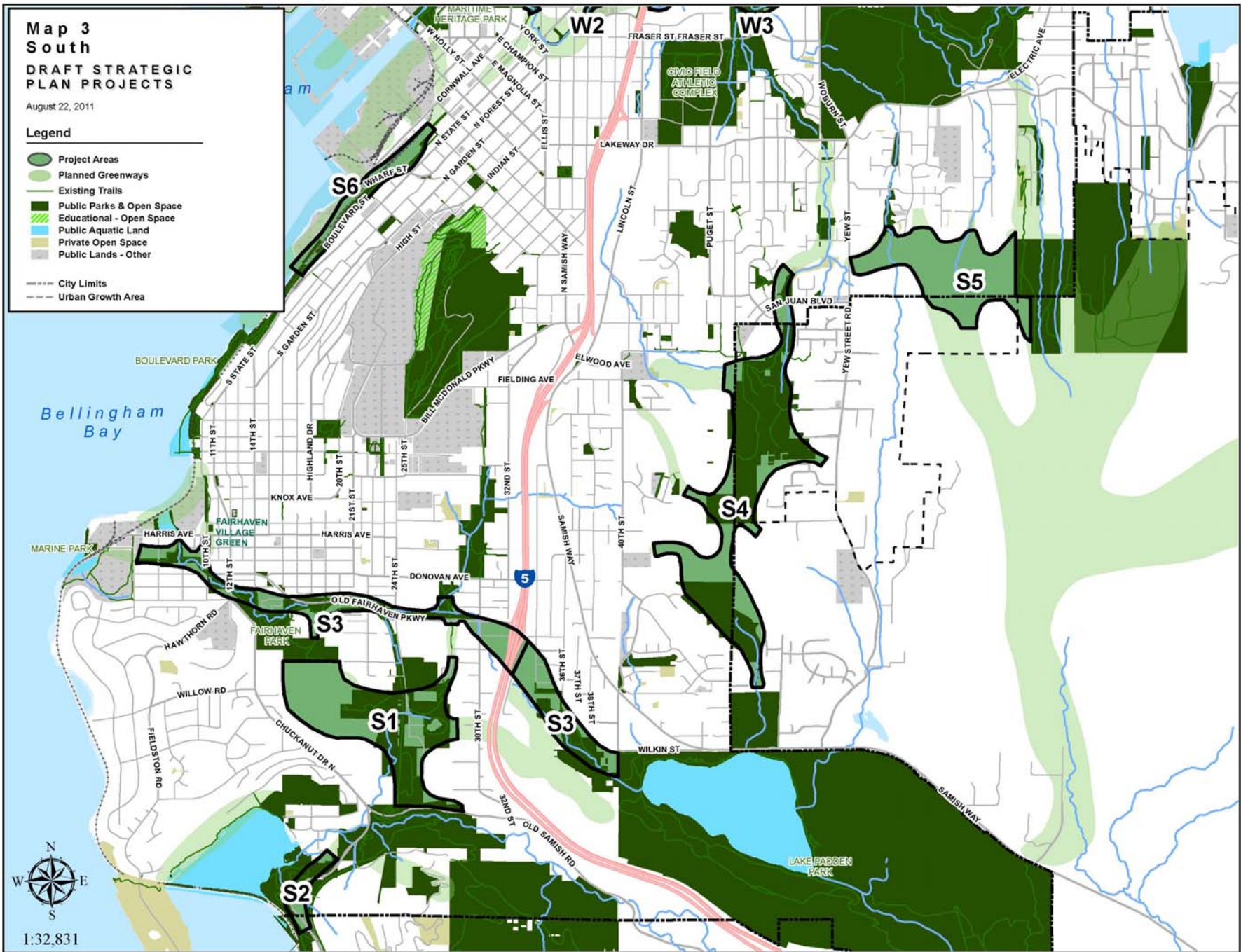
PROJECTS SOUTH OF WHATCOM CREEK

GENERAL OBJECTIVES: Continue acquisition of larger, interconnected park, community forest and trail system on Samish Hill, NW Galbraith Mt. and around the Interurban Basin. Purchase critical, missing link properties on the Padden Creek, NW Chuckanut Mt. and South Bay Trail corridors. Objectives vary with each project area and include protecting water resources, wildlife habitat conservation and providing for view management through protection of ridgelines and backdrops and scenic views.

CHALLENGES & OPPORTUNITIES: On Samish Hill and NW Galbraith Mountain the Greenway Program continues to pursue acquisition of larger forest and potential park sites on the edge of the City Limits and the Urban Growth Area, where steep and varied topography influences greenway locations and functions.

In the older, lower elevation developed areas south of Whatcom Creek many larger public lands and continuous greenways with improved trails have been in place for many years; several were linked and expanded in the late 1980s and the 1990s. This more mature greenway system became possible largely due to a late 1800s, period of railroad era development that created an extensive network of abandoned railroad grades and pedestrian oriented street rights-of-way. In addition, many historic property donations were made in the early 1900s. Challenges involving these older greenways include acquiring missing links and preserving some popular, privately owned sites historically open to and enjoyed by the public for many years.

SUMMARY OF PROJECTS: There are 6 defined project areas south of Whatcom Creek, shown on the following map and described in the next section. S1 focuses on the Interurban Basin, bisected by the City's oldest rail-trail, "The Interurban", as it passes through forests and wetlands at the headwaters of fish-bearing Chuckanut and Padden Creeks. S2 secures critical trail and wildlife tracts along Chuckanut Bay on the northwest slope of Chuckanut Mt. and S3 continues the riparian greenway establishment along Padden Creek. S4 continues acquisition of a major urban park and continuous ridgeline forest and trail system between Whatcom Creek and Lake Padden Park along the "Samish Crest." S5 expands a gateway community forest on the northwest flank of Galbraith Mt. to accommodate park elements and a system of trails providing access to the mountain from Yew Street and the Whatcom Falls neighborhood. S6 conserves tracts with critical trail and landscape features and functions along the historic "Sehome Bluff" between Bay Street and the Bryant St. stairs on the South Bay Trail.



Project S1 INTERURBAN BASIN/FAIRHAVEN PARK AREA

Expenditure Guideline: \$2,000,000 was identified under [Council Resolution 2006-06](#) to acquire a portion of the Fairhaven Highlands property within Project S1 and lying between Fairhaven Park and the public open space previously acquired in the Interurban Basin. An additional \$2,645,000 was designated for all other S1 project elements, from the Council's original allocation for land purchases south of Whatcom Creek. Project element S1a has been completed.

Projects Elements S1b and S1c, the 28TH STREET AND FAIRHAVEN AND SOUTHERN RAILWAY CORRIDORS

S1b is for a public trail connection north of and parallel to Lake Samish Road following the Fairhaven and Southern Railway corridor between the Interurban Trail and the easterly end of Arroyo Park and the Chuckanut Mountain trail system. S1c is the trail corridor along the 28th Street alignment connecting Hoag Pond with Happy Valley Neighborhood Park and the Connelly Creek corridor. Together these project elements total \$145,000.

Progress to Date: Table 1, Lines 4 and 5, indicate the original Council expenditure guidelines facilitating this project. Line 5 (as further directed by [Council Resolution 2006-06](#)) specifically identified \$2 million for project S1. \$4.5 million has been expended for the purchase of Project S1a, Fairhaven Highlands. Preliminary negotiations have begun for the F&S Grade properties, where a survey of the old railroad corridor is needed. A survey of topographic conditions is needed in the 28th Street corridor.

Project S2 SOUTH CHUCKANUT BAY GREENWAY/INTERURBAN TRAIL CORRIDOR MISSING LINKS AND FOREST RESERVES

Expenditure Guideline \$79,807 is identified for acquisition of a trail corridor between Chuckanut Village and Woodstock Farm.

Progress to Date: Table 1, Line 4 indicates the original Council expenditure guideline for this project. Appendix 1 describes related reallocation actions made over the life of the levy to date. \$901,193 has been spent on this project for

- purchase of the .72-acre "Anna Dow" (Frost) tract in Chuckanut Village on Fairhaven Avenue.
- purchase of the 4-acre Clark tract on the Interurban Trail and comprising part of historic Woodstock Farm.

Project S3 PADDEN CREEK GREENWAY MISSING LINKS AND RIPARIAN FOREST BUFFERS

Expenditure Guideline: \$197,097 is identified for purchase of additional critical greenway property on Padden Creek. Property rights associated with two public trail segments along the north bank of the Padden Creek Gorge above I-5 should be considered the highest priority for Greenway Program investment in this project, to preserve habitat and provide forest land trail experiences.

Securing additional forestland along the Creek gorge is desirable to protect slopes, conserve ecological values and to establish new public trails between Lake Padden Park and trails in the Happy Valley and Interurban Basin areas. Greenway III funding for purchase of gorge property should be considered in the event that there are willing sellers and if funds are available from Project S4.

Progress to Date: Table 1, Line 4 indicates the original Council expenditure guideline facilitating this project. \$262,903 has been spent on this project for

- purchase of the 4-acre Mischaikov tract on the Padden Creek Gorge.
- purchase and structure demolition of the .22-acre Kolesnikov tract on the Padden Creek tunnel at 20th Street.

Project S4 SAMISH HILL/SAMISH CREST TRAIL CORRIDOR MISSING LINKS

Expenditure Guideline: \$547,667 is identified to continue greenway acquisition between the Whatcom Creek Greenway and Lake Padden Park over Samish Hill, specifically for

- securing multi-use park land at the northwest corner of the Wright tract to expand the anticipated active use area and provide a strong entrance into the north Samish Hill neighborhood park and Samish Crest Greenway.
- acquiring a widened corridor for trail construction and buffering residential and public land uses adjacent to Padden Hts. Div. 1 plat.
- securing missing links on the south part of the hill.

In the event that property on the south part of the hill is not available for purchase, any funds reserved for the southern end of the hill should be considered for use on Projects S3 and S5.

Progress to Date: Table 1, Line 12 indicates the original Council expenditure guideline for this project. Appendix 1 describes related reallocation actions made over the life of the levy to date.

Additional funds from Table 1, Line 4 have been recommended and partially utilized. \$1,666,333 has been spent on this project for

- the 33.4-acre Muljat et al tract in the south central part of the hill.
- the 3.5-acre Skeers tract in the south central valley of the hill.
- the 7-acre Bucher tract connecting previous levy acquisitions on the south summit of the hill.
- Right-of-way assessment and survey work involving the “South Samish Crest” neighborhood park site.

Project S5 NORTHWEST LOOKOUT/GALBRAITH MOUNTAIN GATEWAY AND COMMUNITY PARK/FOREST

Expenditure Guideline: \$1,000,000 is identified to acquire a forested open space and trail site serving as a gateway to Galbraith Mountain on the south boundary of the Whatcom Falls neighborhood. The primary objective is to provide forestland trail access to the mountain from Lakeway Drive, Yew Street and the Whatcom Falls Park area. This project specifically targets the northerly approach to the mountain from the urbanizing area on its northwest flank. Some land may be acquired in combination with park impact fees for a neighborhood park.

Future remaining funds, from Project S4, if any, should be considered for allocation to this project.

Progress to Date: Table 1, Line 4 indicates the original Council expenditure guideline for this project. Appendix 1 describes related reallocations over the life of the levy to date. No Greenway III funds have been spent.

Project S6 SOUTH BAY/SEHOME BLUFF GREENWAY

Expenditure Guideline: \$200,000 is identified for purchase of properties for landscape management and public access along the South Bay Trail historic sea bluff of old Sehome Town between Bay Street and Bryant Street stairs. Goals include acquiring land to provide public access and landscape enhancement (such as securing view openings and managing for landmark tree stands) and improvement of access to the Cornwall Beach park site. Like Project N4, work on this project will also look for conservation opportunities in lieu of Greenway levy purchase expenditures.

Progress to Date: This is a new project; no Greenway III funds have been spent to date.

APPENDIX 1 Greenway III Levy Allocations for Land Acquisition Projects, 2006-2011

10/21/2011

2006 LEVY BALLOT ORD. 2006-03-033 & RES. 2006-06		PROJECT AREAS		2009 STR. PLAN ALLOCATION TOTALS*	TOTAL SPENT, CONTRACTED & RESERVED	AVAILABLE BALANCES TO DATE	OCTOBER 2011 RECOMMEND- ATIONS	PROJECT BALANCES AUGUST 2011	
2006 BALLOT CATEGORY/PROJECT	2006 BALLOT ALLOCATIONS								
UNDESIGNATED NORTHSIDE ALLOCATION	12,100,000	N1	Marine Drive	2,000,000	860,000	1,140,000	(240,000)	N1	900,000
		N2	Cordata	4,500,000	2,036,513	2,463,487	1,865,000	N2	4,328,487
		N3	King & Queen Mts.	3,100,000	4,537,416	(1,437,416)	3,175,000	N3	1,737,584
		N4	DNR Community Forest Site	2,500,000	67,615	2,432,385	(2,432,385)	N4	-
SQ. CRK. CORR.	2,800,000	N5	BNSF/Sq. Cr. Corr. Completion	2,800,000	34,043	2,765,957	(1,667,615)	N5	** 1,098,342
CORNWALL PK. EXP.	1,000,000	N6	Cornwall Park	1,000,000	-	1,000,000	(700,000)	N6	300,000
WHATCOM CR. CORR.	1,000,000	W1-3	Central Whatcom Cr.	1,000,000	249,000	751,000	-	W1-3	751,000
FHVN. PK./FHVN.HIGHLS. COR	2,000,000	S1a	Interurban Basin/Fhvn. Highls.	2,000,000	2,000,000	-	-	S1a	-
UNDESIGNATED SOUTHSIDE ALLOCATION	6,000,000	S1a	Interurban Basin/Fhvn. Highls.	2,000,000	2,500,000	(500,000)	500,000	S1a	-
		S1b-c	Interurban Basin/F&S & 28th St.	145,000	-	145,000	-	S1b-c	145,000
		S2	South Chuckanut/Interurban	1,310,000	901,193	408,807	(329,000)	S2	79,807
		S3	Padden Creek Corridor	460,000	262,903	197,097		S3	197,097
		S5	NW Galbraith Mt.	1,700,000	-	1,700,000	(700,000)	S5	1,000,000
		S4	Samish Hill 2009 addition	385,000	166,333	218,667	329,000	S4	547,667
		S6	Sehome Bluff/South Bay Tr.	-	-	-	200,000	S6	200,000
SAMISH CREST CORR.	1,500,000	S4	Samish Hill Orig.	1,500,000	1,500,000	-		S4	-
	26,400,000			26,400,000	15,115,016	11,284,984	-		11,284,984

Sums not including interest or matching project income such as grant awards, donations, partnerships, 1996 levy contributions etc.

*Northside 2009 recommendations adopted by Council; Southside recommendations not adopted but acted on individually.

**Does not include \$860,000 Greenway III carry-over credit for 1997 Levy funds.

APPENDIX 2

GREENWAY PROGRAM REFERENCE DOCUMENTS

Most of these and other Greenway Program documents can be obtained via to the City of Bellingham's internet home page and typing "greenway program" or "greenway advisory committee" in the Search box.

Greenway Advisory Committee Governance

General GAC Info

<http://www.cob.org/government/public/boards-commissions/greenway/index.aspx>

GAC Charge

City Ordinance 2006-09-096 of October, 3, 2006. Re-establishing the Greenway Advisory Committee and establishing its role and duties.

[http://www.cob.org/web/legilog.nsf/0/1824E822B283A30D882571F5005F9AF0/\\$file/200609096.pdf](http://www.cob.org/web/legilog.nsf/0/1824E822B283A30D882571F5005F9AF0/$file/200609096.pdf)

GAC Bylaws

Greenway Advisory Committee By-laws, October 19, 2006.

<http://www.cob.org/documents/mayor/boards-commissions/greenway/greenway-committee-bylaws.pdf>

Parks and Recreation Advisory Board

PRAB Purpose & Governance

Purpose, membership etc.

<http://www.cob.org/government/public/boards-commissions/parks/index.aspx>

City Council Enabling Acts & Initial Projects

2006 Levy Authorization

City Ordinance 2006-03-033 of March 13, 2006. Continuing the Greenway Program, providing for submittal of the Greenways III property tax levy and stating an intended usage of funds according to an exhibited set of "Greenways III Expenditure Guideline Summary" and coincidental Council Resolution 2006-06.

[http://www.cob.org/web/legilog.nsf/0/344DC002B39AB0378825713100676C55/\\$file/200603033.pdf](http://www.cob.org/web/legilog.nsf/0/344DC002B39AB0378825713100676C55/$file/200603033.pdf)

2006 Levy Resolution

City Council Resolution 2006-06 of March 13, 2006. Reiterating Council's reliance on "Greenways III Expenditure Guideline Summary" and indicating Council support for allocating \$2 million in undesignated levy funds for a corridor through the Fairhaven Highlands development site, contingent on negotiation of a reasonable purchase agreement.

[http://www.cob.org/web/legilog.nsf/0/C23896C9A6EE1CE7882571310066CBC7/\\$file/200606.pdf](http://www.cob.org/web/legilog.nsf/0/C23896C9A6EE1CE7882571310066CBC7/$file/200606.pdf)

2006 Levy Projects

The original Greenways III Project Descriptions, March 2006. With map; summary distributed to public supplementing the Greenways III Expenditure Guideline Summary and campaign information.

<http://www.cob.org/documents/parks/development/greenway-III-project-descriptions.pdf>

Program Goals, Accomplishments & Recent Acquisitions

Table of Property Acquired

Summary of Parks Department land acquisition since passage of the 1990 Greenway levy. Indicates matching funds used, cost, seller, parcel size etc.

<http://www.cob.org/documents/parks/development/greenway-program-land-acquisitions-table.pdf>

Greenway Program Era Land Acquisitions

<http://www.cob.org/government/departments/parks/greenway/accomplishments.aspx>

City-Wide Map of Program Acquisitions

Map of Greenway Property Acquired

Map showing tracts acquired to date using all three Greenway levies.

<http://www.cob.org/documents/gis/maps/greenway-levy-purchases-map.pdf>

Criteria and Factors Used by City Staff & Advisory Committees in Considering a Greenway Acquisition

Land Acquisition Procedure

City of Bellingham Policy PAR 04.01.01, Greenway Levy Land Acquisition Approval Procedure, January 1, 1992; Revised September 18, 2006.

<http://www.cob.org/documents/mayor/boards-commissions/greenway/greenway-levy-acquisition-approval-procedure.pdf>

Acquisition Considerations and Decisions

A diagram indicating steps the Greenway Advisory Committee often takes in evaluating a land purchase and issues it typically deals with in response to changing information or new opportunities. Committee adopted April 19, 2007; Committee draft of October 21, 1999.

<http://www.cob.org/documents/mayor/boards-commissions/greenway/acquisition-considerations-decisions.pdf>

Planning Documents

Parks, Recreation & Open Space Plan

The PRO Plan as currently amended and adopted in 2007

<http://www.cob.org/services/neighborhoods/community-planning/parks-pro.aspx>

North Bellingham Trail Plan

<http://www.cob.org/documents/parks/development/projects/north-bellingham-trail-plan.pdf>