

Permit Center
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COMPREHENSIVE / NEIGHBORHOOD PLAN AMENDMENT
DOCKET APPLICATION FORM

TO BE COMPLETED BY STAFF
Date Received 3/2/12
Case Number ZON 2012-00001

Use this form to request docketing of a proposed Comprehensive Plan and or Neighborhood Plan amendment(s). Applications may be submitted at any time but must be received by April 1 of each year for review during the following year. Please complete the following and attach additional pages as needed. Incomplete applications will not be accepted.

1. An application must include the following materials:

- Docket Application Form.
Fee payment calculated at 10% of the total comprehensive plan amendment fee.\* The fee is not refunded if the proposal is not docketed. The fee is calculated as follows:

(a) Non-site specific Comprehensive / Neighborhood Plan amendments:

\$1,594 base fee + \$255 notice fee x 0.1 = \$185 due at docket application.

OR

(b) Site specific Comprehensive / Neighborhood Plan amendments:

\$1,594 base fee + \$255 notice fee + \$213 per acre over first acre (\$12,750 max.) x 0.1 = fee due at docket application. Final fees will be calculated at the time the application is submitted.

\*Recognized Neighborhood Associations are exempt from this fee.

2. Applicant: Edgemoor Neighborhood Association Phone: 360-303-1327

Address: PO Box 4420

City/State/Zip: Bellingham, WA 98227

Email: lylene.lj@gmail.com Fax: 360-738-4068

Name of contact if applicant is a group: Lylene Johnson

I have read the application materials and acknowledge that if the proposed amendment is approved by the City Council for inclusion in the annual docket, a complete Comprehensive / Neighborhood Plan Application must be submitted within 30 days of the Council's docket decision or a date approved by the Planning and Community Development Director in order to continue to final review. Failure to submit a complete application prior to the deadline may result in removal from the docket.

Applicant signature: [Signature] Date: 3/2/2012

3. Provide an explanation of how the proposed Comprehensive or Neighborhood Plan amendment meets one or more of the docking criteria listed in **Bellingham Municipal Code 20.20.030 A. (2)**. (Docketing criteria - page 4 attached)
4. If the proposal includes general Comprehensive Plan or Neighborhood Plan amendments that are not site-specific, please describe your amendment proposal as specifically as possible and attach it to this form. If specific wording changes are proposed, show the changes in strikethrough and underline format. Reference the location in the Plan where the change is proposed.

**Complete the following sections if the proposal includes a site-specific amendment to a comprehensive plan land use designation.**

**Property Owner**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: Bellingham, WA 98227 \_\_\_\_\_

Email: \_\_\_\_\_ Fax: \_\_\_\_\_

**Owner's Authorized Agent/Contact**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: Bellingham, WA 98227 \_\_\_\_\_

Email: \_\_\_\_\_ Fax: \_\_\_\_\_

**Property Information**

1. Assessor Parcel Numbers: \_\_\_\_\_
2. Attach a map (8.5" x 11") identifying the property included in the proposed amendment and showing parcels and streets located within and adjacent to the site.
3. Neighborhood Name: \_\_\_\_\_ Area Number: \_\_\_\_\_  
 Current Comprehensive Plan Land Use Designation: \_\_\_\_\_
4. Proposed Comprehensive Plan Land Use Designation: \_\_\_\_\_
5. Current Zoning: \_\_\_\_\_
6. Proposed Zoning: \_\_\_\_\_

**Property Owner(s)**

I am the owner of the property described above or am authorized by the owner to sign and submit this application. I grant permission for the City staff and agents to enter onto the subject property at any reasonable time to consider the merits of the application and post public notice. I certify under penalty of perjury of the laws of the State of Washington that the information on this application and all information submitted herewith is true, complete and correct.

I also acknowledge that by signing this application I am the responsible party to receive all correspondence from the City regarding this project including, but not limited to, expiration notifications. If I, at any point during the review or process, am no longer the Applicant for this project, it is my responsibility to update this information with the City in writing in a timely manner.

Signature by Owner/Applicant/Agent: \_\_\_\_\_ Date: \_\_\_\_\_

City and State where this application is signed: \_\_\_\_\_, \_\_\_\_\_

**BELLINGHAM MUNICIPAL CODE**

**20.20.030 ANNUAL DOCKETING CRITERIA**

A. The City shall use the following criteria in selecting proposals for inclusion in the annual docket of comprehensive plan/neighborhood plan amendments. In order to be included on the annual docket, a proposal must meet the following criteria:

- (1) The City has the resources, including staff and budget, necessary to adequately and comprehensively review the proposal within the timeframe of the annual review process; and
- (2) The proposal meets one or more of the following criteria:
  - a. The proposed amendment represents an issue appropriately addressed in the comprehensive plan or in a neighborhood plan;
  - b. The proposal demonstrates strong potential to serve the public interest by implementing specifically identified goals and policies of the comprehensive plan;
  - c. The public interest would be best served by considering the proposal in the next amendment cycle, rather than delaying consideration to a future plan update process;
  - d. The amendment addresses changing circumstances, changing community values, or corrects or updates information in the comprehensive plan or a neighborhood plan; or
  - e. State law requires, or a decision of a court or administrative agency has directed a change to the comprehensive plan or a neighborhood plan.

## **Edgemoor Neighborhood Plan Amendments**

### **Docketing Criteria**

The proposed amendments meet the following docketing criteria:

a & d. Since the current Edgemoor Neighborhood Plan was adopted, developments on Willow Rd, Bayside, Briza and Chuckanut have been completed, causing changes in land use and density as well as increased traffic and changes in traffic patterns. These changes have raised issues appropriately addressed in the neighborhood plan.

b & c. Current development of the city's Pedestrian Master Plan makes this a particularly appropriate time to update the Edgemoor Neighborhood Plan to address some of the issues generated by the changes noted above.

## EDGEMOOR NEIGHBORHOOD PLAN

### I. NEIGHBORHOOD CHARACTER

The primary goal of the Edgemoor Neighborhood Plan is to preserve and enhance the existing qualities of the neighborhood and to improve safety and accessibility in compliance with the City of Bellingham Comprehensive Plan.

The quiet residential character of the Edgemoor Neighborhood is a valued asset. Although densities and housing styles vary throughout the neighborhood, the entire ~~developed portion of the planning area consists of~~ is zoned single family residential, detached dwelling units. The western half of the neighborhood contains ~~large~~ single family homes on large, well-landscaped ~~one-half acre~~ lots. The term "rural estate" has been used to describe this portion of the neighborhood where magnificent views of Bellingham Bay and the San Juan Islands are a highly valued resource.

~~A smaller, newly developed area in~~ The northern portion of the neighborhood has been platted into smaller lots and the contemporary homes are afforded views northerly of Bellingham Bay and the city. The eastern half of the neighborhood, generally east of Fieldston Road, does not have the panoramic marine view, but in many cases territorial views of Chuckanut Mountain are available. ~~A portion of the area between Clark Road and Cypress is relatively new, and landscaping has not matured to the degree prevalent in other portions of the neighborhood.~~ Much of the eastern southern portion of the area ~~neighborhood has not yet been developed, although development plans have recently been approved in the area of Willow Road and Chuckanut Drive~~ overlooks Chuckanut Bay. A large, heavily wooded peninsula, known as Clarks Point, forms the western boundary of Chuckanut Bay.

The presence of railroad tracks along the westerly and northerly boundaries of the neighborhood limits access to the waterfront (as noted later), and also negatively affects the quiet enjoyment of properties in much of the neighborhood due to whistle and rail noise.

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**IN CONSIDERATION OF THE HEALTH AND SAFETY OF RESIDENTS LIVING IN AREAS IMPACTED BY RAIL TRAFFIC, SUCH TRAFFIC SHOULD BE CONTROLLED AND REGULATED TO ALL POSSIBLE EXTENT TO LIMIT WATER, AIR, SOIL AND NOISE POLLUTION.**

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~~The entire southern one-third of the Edgemoor Neighborhood consists of perhaps the most magnificent property in the city. A large, steep, heavily wooded peninsula, commonly known as Clark's Point, extends into Bellingham Bay, forming the western boundary of Chuckanut Bay. Steep slopes follow the edges of Chuckanut Bay, paralleling Viewcrest Road, and, together with Clark's Point, provide a natural resource amenity identified in the Whatcom County Interagency Park, Recreation, and Open~~

~~Space Study (1977) as a primary goal for conservation efforts for the benefit of the entire city.~~

Edgemoor does not have commercial establishments, such as supermarkets, gas stations or restaurants. It has no elementary school, and neither a police nor fire station. Consequently, Edgemoor is dependent on the affairs of the adjacent neighborhoods. In a larger sense, Edgemoor is an integral part of the greater Fairhaven area which is visually attractive, vibrant, and full of character. It is adjacent to Fairhaven Park and a short distance from Marine Park. As part of Bellingham, it provides a very desirable place to live, which is somewhat secluded from the rest of the City. The natural features of Edgemoor enhance the character of the neighborhood.

Action statements in this plan are based on a variety of sources. They include the results of a questionnaire distributed to residents of the neighborhood in 2007, visioning workshops including members of the Edgemoor Neighborhood Association, comments by residents, City staff and a variety of others. It draws on the 1980 Edgemoor Neighborhood Plan and the material gathered by the neighborhood attendees at City-sponsored planning academies. The neighborhood plan is intended to complement the City of Bellingham's Comprehensive Plan and assists in the development process of the Edgemoor Neighborhood.

### **Neighborhood Plan Proposals**

#### **II. OPEN SPACE**

~~As previously stated, Clark's Point and steep slopes adjacent to Chuckanut Bay are a principal park and open space resource in the city. While public acquisition of the subject properties would be very expensive, the resource is unique and extremely valuable.~~

~~CLARK'S POINT AND THE STEEP HILLSIDES ADJACENT CHUCKANUT BAY SHOULD BE PRESERVED AS VALUABLE OPEN SPACE AND MARINE ACCESS POINTS, EITHER THROUGH ACQUISITION OR PUBLIC EASEMENTS GAINED THROUGH SENSITIVE DEVELOPMENT. THE PEAK SOUTHEAST OF THE INTERSECTION OF VIEWCREST ROAD AND FIELDSTON SHOULD BE DEVELOPED AS A VIEWPOINT.~~

~~Although the neighborhood lacks, for the most part, paths or sidewalks, walking is an important activity in the neighborhood. Sensitively designed pedestrian facilities would provide safety and convenience to walkers and cyclists alike.~~

~~IT IS RECOMMENDED THAT PEDESTRIAN FACILITIES BE IMPROVED ON PARKRIDGE, HAWTHORNE, WILLOW, FIELDSTON, AND CHUCKANUT DRIVE.~~

~~The absence of play lots in the neighborhood causes an increasing problem as development occupies previously vacant land, which had been utilized by neighborhood children. The higher densities and present demographic characteristics of the~~

neighborhood indicate that the need for play lots is most prevalent in the eastern portion of the neighborhood.

~~A PLAY LOT SHOULD BE INTEGRATED INTO THE DEVELOPMENT OF THE VACANT LAND BETWEEN CLARK ROAD AND VIEWCREST EAST OF FIELDSTON ROAD.~~

~~A SECOND PLAY LOT SHOULD BE ESTABLISHED IN THE DENSER AREA SOUTH OF WILLOW ROAD AND EAST OF FIELDSTON ROAD.~~

~~PEDESTRIAN PATHWAYS SHOULD BE DEVELOPED BETWEEN THE PLAY LOTS AND NORTHERLY FROM WILLOW ROAD TO FAIRHAVEN MIDDLE SCHOOL.~~

Two valuable marine resources, in addition to Clark's Point/Chuckanut Bay, exist in the neighborhood. The first, commonly known as the Edgemoor Lagoon, is located west of Bayside Road and north of Willow Road. A portion of this tidal lagoon is available for access by Edgemoor residents. The lagoon was once separated from Bellingham Bay by railroad bulkheads, but actions by Edgemoor residents resulted in the construction of an opening, and the well-flushed lagoon is an even more attractive neighborhood amenity.

The second area is located north of the lagoon and is separated from the neighborhood by railroad tracks. It is an attractive sandstone outcropping which is accessed by many city residents from the Port of Bellingham's Marine Park via the railroad tracks. While access to this site may be precarious, it offers a unique type of marine/land interface not readily available in the city.

~~ACCESS TO THE EDGEMOOR LAGOON FOR NEIGHBORHOOD RESIDENTS SHOULD BE MAINTAINED.~~

~~PUBLIC ACCESS TO THE SANDSTONE POINT ON THE NORTHERN SHORE OF THE NEIGHBORHOOD SHOULD BE RETAINED, AND THE PROVISION OF SAFER ACCESS SHOULD BE INVESTIGATED.~~

The topography of Edgemoor includes a ridge of hills running north-south east of Fieldston Road from a crest close to the intersection of Fieldston and Hawthorn towards Chuckanut Bay. This allows excellent views to the north and west of Bellingham Bay and to the south of Chuckanut Bay and the waterway toward Anacortes. Sites to the east of the ridge can have a view of Mount Baker and undisturbed forest.

The natural features of Edgemoor as well as topography influence the quality of life of the neighborhood. Deer, raccoons, squirrels, possum and coyotes are among the residents. Eagles, great blue herons, and numerous other birds nest in the trees throughout the neighborhood. The stands of Douglas fir, cedar, poplar and aspen, as well as plantings, lend character to the neighborhood, clean and refresh the air, moderate drainage and stabilize slopes. The trees provide shade and protection from wind. Flora tends to be a home to wildlife and a buffer between houses. However, trees can interrupt and

gradually obscure views. Without a City policy, neighbors must resolve conflicts involving views on their own.

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AN URBAN FOREST PLAN IS NEEDED TO BALANCE CONFLICTS BETWEEN TREES AND VIEWS.

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Clarks Point on the southwest end of the neighborhood is an important natural feature. It has been preserved in a natural state through a conservation easement held by the Whatcom Land Trust. Neighborhood public access is limited to two viewpoints accessed by trails that are available during daylight hours. The trail heads are located approximately 150 feet south of the south end of Fieldston Road and 50 feet north of the "Private Drive" entrance gate. Parking is available on Fieldston Road north of the "No Parking Tow Away" signs. Restrictions on the use of the view points are posted.

There is a trail on the north side of Chuckanut Bay Tidelands which starts at the west end of Fairhaven Avenue in the South Neighborhood. There is access to the trail from Sea Pines Road. Use of the full extent of the trail is limited to times below high tide.

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CONNECTION OF THE TRAIL ON THE NORTH SIDE OF CHUCKANUT BAY TO THE EDGEMOOR STREET SYSTEM VIA THE EXISTING TRAIL EASEMENT IS NEEDED TO FACILITATE ACCESS TO THE TRAIL.

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Bellingham Bay and its coves surround the neighborhood on three sides although access to the waterfront is restricted to the west and north by the railroad, a formidable barrier to the beach. Large rocks (riprap) placed to prevent erosion along the railroad embankment inhibit marine life which would typically exist on a beachfront.

The tracks for the Burlington Northern Santa Fe Railroad limit access to the waterfront of Bellingham Bay on the west side of Edgemoor. The closest access point to the western beach front is at Marine Park in the Fairhaven Neighborhood to the north of Edgemoor. 83% of the residents to the questionnaire indicated some degree of concern with access to the waterfront.

The City of Bellingham comprehensive plan incorporated the following in the 2005 update: *The vision for Chuckanut and Edgemoor is one that emphasizes conservation and public access. The rugged shoreline and tidelands will remain accessible only by water or on foot. Eventually a safe water-grade trail is envisioned that will connect to both Fairhaven and the Coast Millennium Trail near Woodstock Farm. Woodstock Farm will become a new city park, and the railroad causeway across Chuckanut Bay will be perforated to improve water flow and allow for marine habitat enhancement. Kayak and other hand-carry landings will give boaters access to various points along the shoreline.*

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A MARINE ACCESS PLAN NEEDS TO BE DEVELOPED AND IMPLEMENTED TO ALLOW GREATER USE OF THE WATERFRONT BY RESIDENTS. THE NEIGHBORHOOD SUPPORTS THE VISION FOR CHUCKANUT AND

EDGEMOOR AS STATED IN THE WATERFRONT FUTURES GROUP VISION AND FRAMEWORK PLAN WHICH WAS INCORPORATED INTO THE CITY OF BELLINGHAM COMPREHENSIVE PLAN IN 2005.

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On the west side of the neighborhood, the Edgemoor Lagoon abuts the lot at the west end of Willow Road. That lot is owned by a subsection of Edgemoor Neighborhood incorporated as the Old Edgemoor Property Owners Association. A chain and signage at the west end of Willow Road off Bayside Road restrict access to the lagoon property.

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ACCESS TO THE LAGOON WOULD BE A DESIREABLE ASSET TO THE NEIGHBORHOOD.

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Edgemoor has no park within the neighborhood boundaries. Residents make use of Fairhaven Park in the South Neighborhood directly to the east across Chuckanut Drive. Fairhaven Park's amenities are significant with its parking area, field, assembly building and access to the trail system to the east. However, the field on the south end of the park is too often waterlogged and the park, as it stands today, is not large enough to protect the hilly backdrop of the Fairhaven area to the east, commonly called the 100 Acre Woods or Chuckanut Ridge. The questionnaire identified significant interest in expanding Fairhaven Park to the 100 Acre Woods/Chuckanut Ridge and overwhelming disapproval of development of that property.

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DRAINAGE OF THE PLAYING FIELD IN FAIRHAVEN PARK NEEDS IMPROVEMENT.

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EVERY EFFORT SHOULD BE MADE TO PRESERVE THE NATURAL CHARACTER OF THE 100 ACRE WOODS/CHUCKANUT RIDGE FOR THE BENEFIT OF THE PUBLIC.

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### **III. PUBLIC FACILITIES AND UTILITIES**

Fairhaven Middle School is the only public facility in Edgemoor Neighborhood. Public use of the school is limited to major public meetings.

Fairhaven Middle School grounds provide one of the most convenient areas for active recreation in the neighborhood. However, non vehicular access from most of the area requires travel on either Fieldston/Hawthorn Roads or Chuckanut Drive, neither of which have adequate pedestrian or bicycle improvements.

Cars on the southeast side of Hawthorne drop off and pick up students at the beginning and end of the school day, creating congestion in this area. When school buses and students who walk or ride bikes to school are added to the mix, together with neighborhood commuters heading for the 5-leg intersection, the potential for a serious accident is high. Speeding is also an issue in this area, not only at these times of the day,

but in general.

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A SPEED BUMP OR OTHER TRAFFIC CALMING MEASURES SHOULD BE INSTALLED ACROSS HAWTHORN, SOUTHWEST OF FAIRHAVEN MIDDLE SCHOOL AND WEST OF THE BAYSIDE RD INTERSECTION.

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PEDESTRIAN AND BICYCLE ACCESS SHOULD BE IMPROVED TO FAIRHAVEN MIDDLE SCHOOL.

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Public utilities in Edgemoor include water and sewer. Private utilities provide cable, phone, power and natural gas. Much of Edgemoor has underground power lines allowing undisturbed views of Bellingham Bay and Chuckanut Bay.

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THE WATER DISTRIBUTION SYSTEM THROUGHOUT THE NEIGHBORHOOD IS GENERALLY ADEQUATE. HOWEVER, IN THE LESS DEVELOPED SOUTHERN PART OF EDGEMOOR, SOME ADDITIONAL "LOOPING" IS DESIREABLE.

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AS DEVELOPMENT OCCURS, ADDITIONAL LOOPING OF THE WATER DISTRIBUTION AND ELECTRICAL POWER SYSTEMS SHOULD BE ACCOMPLISHED.

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Of continuing concern is the storm water sewer system. Storm drainage has proved to be a problem in the Edgemoor Neighborhood in ~~past~~ recent years. As streets were developed, enclosed storm drainage was excluded and, for the most part, shallow roadside ditches carry storm water runoff. Although culverts have been installed in some places, an overall storm sewer system is absent. While development of an overall storm drainage system is needed to alleviate overflow problems, it is also important that new sources of storm water runoff be required to maintain existing levels of drainage volumes so as not to exacerbate problems downstream. The Comprehensive Drainage Plan, authored by Kramer, Chin, and Mayo in 1973, indicates trunk storm sewer improvements needed in the neighborhood and more recent study by the Public Works Department has more specifically identified the overall drainage needs.

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AN OVERALL STORMWATER DRAINAGE PLAN FOR THE EDGEMOOR NEIGHBORHOOD SHOULD BE DEVELOPED AND IMPLEMENTED. AS IS FINANCIALLY FEASIBLE. THE PLAN SHOULD ADDRESS EXISTING CAPACITY ISSUES AND PROVIDE STORMWATER SYSTEMS IN AREAS NOT CURRENTLY SERVED. NEW DEVELOPMENT SHOULD ANALYZE THEIR STORM WATER RUN-OFF TO ENSURE THE PROJECT DOES NOT EXACERBATE ANY DOWNSTREAM DRAINAGE PROBLEMS.

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Fairhaven Middle School grounds provide one of the most convenient areas for active recreation in the neighborhood. However, non-vehicular access from most of the area requires travel on either Fieldston/Hawthorne Roads or Chuckanut Drive, neither of which have adequate pedestrian or bicycle improvements.

~~PEDESTRIAN AND BICYCLE ACCESS SHOULD BE IMPROVED TO FAIRHAVEN MIDDLE SCHOOL AND FAIRHAVEN PARK.~~

#### ~~Water Distribution~~

~~The water distribution system throughout the neighborhood is generally adequate. However, in the less developed southern part of Edgemoor, some additional "looping" is desirable.~~

~~AS DEVELOPMENT OCCURS, ADDITIONAL LOOPING OF THE WATER DISTRIBUTION SYSTEM SHOULD BE ACCOMPLISHED.~~

#### ~~MAP, EDGEMOOR ARTERIAL ROUTES~~

### **IV. CIRCULATION**

Chuckanut Drive is the only arterial in the neighborhood and forms its eastern boundary. Access to the neighborhood from Chuckanut Drive exists at Hawthorn Road, 16th Street and Viewcrest Road. A fourth access via 4th Street serves the northern portion of the neighborhood. Hawthorn Road is the most heavily utilized access point and joins the Chuckanut Drive arterial at a hazardous five-legged intersection.

The capacity of Chuckanut Drive is limited by the present width of the 12th Street bridge just north of the neighborhood. Capacity improvements to Chuckanut would, therefore, be fruitless until either the bridge was widened or substitute access through Fairhaven was established west of 12th Street. However, it is recommended that:

~~CHUCKANUT DRIVE BE IMPROVED FOR USE BY PEDESTRIANS AND BICYCLISTS.~~

Streets, and their ultimate standard, must be designed to perform a required function within a given area. In the lower density areas where on-street parking is uncommon, narrower streets can suffice, while in the higher density areas, off-street parking is not as available, and street standards must reflect that need. Likewise, neighborhood collectors must be constructed to perform a greater function than local residential streets.

~~IF IS RECOMMENDED THAT FIELDSTON ROAD FROM CLARK'S POINT TO~~

HAWTHORN ROAD, HAWTHORN ROAD FROM FIELDSTON ROAD TO CHUCKANUT DRIVE, AND WILLOW FROM BAYSIDE ROAD TO CHUCKANUT DRIVE BE IMPROVED TO 28 FEET IN WIDTH WITH THICKENED EDGES AND A PEDESTRIAN/BICYCLE PATH ON ONE SIDE, EXCEPT THAT WILLOW ROAD FROM FIELDSTON ROAD TO CHUCKANUT DRIVE BE IMPROVED TO 36 FEET WITH CURBS AND GUTTERS.

STREETS OR IMPROVEMENTS TO EXISTING STREETS WITHIN AREAS 1 AND 2 SHOULD BE 36 FEET WITH CURBS, GUTTERS AND SIDEWALKS. ONE WAY LOOPS MAY BE REDUCED ACCORDINGLY.

FUTURE STREET IMPROVEMENTS WITHIN AREAS 4 AND 7 SHOULD BE A STANDARD OF 24 FEET WITH THICKENED EDGES.

STREETS OR IMPROVEMENTS TO EXISTING STREETS WITHIN AREAS 5 AND 6 SHOULD BE CONSTRUCTED TO A STANDARD OF 28 FEET IN WIDTH WITH CURBS AND GUTTERS AND A PATHWAY ON ONE SIDE, EXCEPT THAT CONNECTIONS TO EXISTING STREETS OF A GREATER STANDARD SHOULD BE DESIGNED TO PROVIDE SMOOTH, SAFE TRANSITIONS.

THE HAWTHORN/COWGILL/12TH STREET/CHUCKANUT, PARKRIDGE INTERSECTION SHOULD BE IMPROVED TO ELIMINATE EXISTING RIGHT-OF-WAY CONFLICTS AND SIGHT DISTANCE PROBLEMS.

The primary northerly access into the neighborhood is across the 12<sup>th</sup> St Bridge on Chuckanut, and thence west on Hawthorne, Willow, Broad, 16<sup>th</sup>, Viewcrest or Sea Pines. A secondary access from the north is provided by 4<sup>th</sup> St, through Edgemoor Terrace into Bayside Rd. Emergency services, police and utility maintenance all enter Edgemoor from the north. From the south, access can be gained from 30<sup>th</sup> St onto Chuckanut. Although access was generally rated adequate in the neighborhood questionnaire, most of the features of the 12<sup>th</sup> St bridge and 5-leg intersection were cited in responses and comments as "Poor" or requiring attention.

The 12<sup>th</sup> Street Bridge is a WSDOT bridge on a State Highway (SR 11) and is the primary gateway to the Edgemoor Neighborhood. The Edgemoor neighborhood considers the 12<sup>th</sup> St bridge unsafe.

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INVESTIGATION AND PLANNING FOR IMPROVED ACCESS ALTERNATIVES TO THE NEIGHBORHOOD IN ADDITION TO THE 12<sup>TH</sup> ST BRIDGE NEED TO BE UNDERTAKEN. PRIMARY ACCESS MUST BE MAINTAINED ON THE NORTH END OF THE NEIGHBORHOOD TO ENSURE CONNECTION WITH THE GREATER SOUTH SIDE COMMUNITY. THIS IS CRITICAL IN THE EVENT OF INCREASED DEVELOPMENT SOUTH OF THE 12<sup>TH</sup> ST BRIDGE.

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Five roadways approach each other in the intersection of 12<sup>th</sup> Street, Chuckanut, Hawthorn, Parkridge, and Cowgill. Four of the approach roads are subject to a traffic signal. The two approaches that line up directly with each other, Parkridge and 12<sup>th</sup>, have the least through flow. The remaining unsignalized approach, Cowgill, intersects Hawthorn within 50 feet of the intersection at its own stop-signed tee intersection which adds to delay and confusion. No left turn lane is provided on any approach, which is particularly of concern to drivers approaching from the south on Chuckanut who wish to turn left to Parkridge or Hawthorn. There is currently congestion when Fairhaven Middle School students are being picked up or dropped off and at the evening rush hour.

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THE 5-LEG INTERSECTION (12<sup>TH</sup> ST, CHUCKANUT, HAWTHORN, PARKRIDGE, COWGILL) SHOULD BE IMPROVED TO ELIMINATE EXISTING RIGHT-OF-WAY CONFLICTS AND SIGHT DISTANCE PROBLEMS.

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Current transportation options in Edgemoor include private motor vehicles, bicycles, motorcycles, WTA buses, school buses and walking, with the primary mode of transportation being private motor vehicles. Bicycles and motorcycles are seen extensively on Chuckanut Drive. Walkers are out throughout the day, whether students on their way to Fairhaven Middle School, shoppers heading for Fairhaven, exercisers, dog walkers, families heading to Fairhaven Park or kids on their way to the pool in the summer. Pedestrian traffic is most often on the street. School buses circulate through the neighborhood. The WTA route loops through the neighborhood from Chuckanut, going southwest on Hawthorne, south on Fieldston, and east on Willow to intersect and head back toward Fairhaven on Chuckanut.

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WTA SHOULD BE CONTACTED ABOUT THE ADDITION OF A BUS SHELTER AT THE HAWTHORN RD/COWGILL STOP NEAR FAIRHAVEN MIDDLE SCHOOL.

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86% of respondents to the neighborhood questionnaire rated the street system in Edgemoor as "Good" or "Adequate". 49% rated sidewalks as "Poor" and 44% rated pedestrian safety as "Poor". Hills, curves, sloped driveways and landscaping at corners limit visibility of both drivers and pedestrians. Speeding on Hawthorn Rd, Fieldston Rd, Willow Rd and Viewcrest is common.

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SPEED BUMPS OR OTHER TRAFFIC CALMING MEASURES SHOULD BE INSTALLED ON FIELDSTON RD BETWEEN WILLOW AND VIEWCREST.

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The intersections of Hawthorn & Briar, Fieldston & Willow and Middlefield & Hawthorn have sight issues due to vegetation. Hawthorn and Briar Roads intersect at a tee with a large tree in the center of the intersection, confusing drivers as to who has the right of way.

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THE INTERSECTION OF HAWTHORN AND BRIAR ROADS SHOULD BE SIGNED AS A ROUNDABOUT.

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VEGETATION AT ALL INTERSECTIONS SHOULD BE CUT BACK TO CITY STANDARDS.

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State Highway 11 (Chuckanut Drive) forms the eastern boundary of the Edgemoor neighborhood. Use of Fairhaven Park and the sidewalk on the east side of Chuckanut Drive is limited by the barrier of the highway.

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IMPROVE THE CROSSWALK FROM WILLOW RD ACROSS CHUCKANUT

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The lack of sidewalks poses a problem on many neighborhood streets, particularly after dark and during bad weather, when visibility is restricted, or in areas where landscaping extends to the street. The sidewalk on Chuckanut does not extend beyond Iris Lane to the south, limiting pedestrian access for residents of the Briza subdivision. The neighborhood questionnaire established priorities for sidewalk additions with a sidewalk on Fieldston Road ranking highest.

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FIELDSTON RD, HAWTHORN RD AND WILLOW RD WEST OF FIELDSTON SHOULD BE IMPROVED TO 28 FEET IN WIDTH WITH THICKENED EDGES AND A PEDESTRIAN/BICYCLE PATH ON ONE SIDE IN AREAS WHERE THERE ARE NO SIDEWALKS.

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SIDEWALKS NEED TO BE ADDED ALONG FIELDSTON FROM HAWTHORN TO WILLOW, ALONG BAYSIDE ROAD FROM HAWTHORN TO ACACIA AND ALONG CHUCKANUT FROM BRIZA TO WILLOW.

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#### **V. Housing**

Existing housing in Edgemoor is composed primarily of single family residential units. The only current exception is Lairmont Manor, which operates under a Conditional Use Permit with several apartments and meeting facilities. Homes are generally valued at or significantly above the median value of single family homes in Bellingham as a whole, with water views having a major influence on values.

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BUILDINGS AND PLANTINGS SHOULD BE SITED TO AVOID OBSTRUCTION OF VIEWS OF OTHERS AS MUCH AS POSSIBLE (20.16.020 S. (3). PRESERVATION OF NATURAL FEATURES, DISTINCTIVE TOPOGRAPHIC FORMS, STANDS OF TREES, OTHER NATURAL FEATURES AND VIEW CORRIDORS SHOULD BE A PRIORITY.

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Many homes have been remodeled and/or expanded and most are well maintained. There are few vacant lots and few houses are rentals. As in other neighborhoods, some rental

homes are indistinguishable from other housing while others create jarring notes with lifestyles, maintenance and parking.

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THE NEIGHBORHOOD SUPPORTS LICENSING OF LANDLORDS AND BETTER RESPONSE TO NEIGHBORHOOD COMPLAINTS AND/OR ENFORCEMENT REGARDING VIOLATIONS OF NOISE, PARKING, OCCUPANCY NUMBERS AND HOUSING CONDITION.

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Edgemoor residents desire changes in existing housing and new housing to be "... compatible with the essential character of the neighborhood..." (as referenced in Ordinances 20.16.010 E, etc), particularly as regards the size of buildings. City codes regulating building size (over 5,500 sq ft) can be pre emptied on an individual basis through the conditional use process – a discretionary decision made by the Hearings Examiner. Notice of application for a CUP (conditional use permit) must be sent to the owner of any property within 500 feet of the proposed CUP and neighbors can express their concerns at a hearing.

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NOTICE OF APPLICATION FOR A CONDITIONAL USE PERMIT WITHIN THE NEIGHBORHOOD SHOULD ALSO BE SENT TO THE NEIGHBORHOOD ASSOCIATION.

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MAP, EDGEMOOR LAND USE

#### **V.VI. SUBAREA DESCRIPTIONS AND LAND USE and MAPS DESIGNATIONS**

##### **Area 1**

###### DESCRIPTION

~~This area is a small portion of the northwest section of the neighborhood. Until recently, this prime view area was undeveloped. A well designed subdivision has been developed, and the land use designation is a reflection of the area's existing density and style.~~

Area 1 includes all but the north side of the Shorewood subdivision and the houses on the west side of Briar Road north of Bayside Road. There are no sidewalks on the street, the lots tend to be large, utility lines are buried and the houses are generally newer.

Land Use Designation: Single Family Residential, Low Density

**AREA 1 LAND USE DESIGNATION: SINGLE FAMILY RESIDENTIAL, LOW DENSITY**

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##### **Area 2**

## DESCRIPTION

Area 2 includes the area south of Cowgill to the north side of Bayside road, thence from the east end of Bayside Place to the next to last house on Bayside Rd before the Briar Rd intersection. This recently developed portion of the neighborhood. This area is representative of subdivisions trends of designed in the early 1970's having wide streets, including curbs, gutters and sidewalks on both sides. ,curbed streets and lots smaller than those generally found in the Edgemoor Neighborhood. Again, the land use designation fits the developed trend in this sub-area. The lots are smaller than many others in Edgemoor Neighborhood. Many are on a slope graded down to Bellingham Bay to the north which affords them excellent views of the Bay.

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THE HOUSES ON THE NORTH SIDE OF BAYSIDE ROAD FROM THE EAST END OF BAYSIDE PLACE TO THE NEXT TO THE LAST HOUSE ON BAYSIDE ROAD BEFORE THE BRIAR ROAD INTERSECTION DO NOT CONFORM IN DESIGN OR USE TO AREA 4. THEY SHOULD BE INCLUDED IN AREA 2 . ALSO, NOTE THAT THE CITY BASE MAPS IDENTIFY ACACIA PLACE AS ACADIA PLACE.

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Land Use Designation: Single Family Residential, Medium Density

**~~AREA 2 LAND USE DESIGNATION: SINGLE FAMILY RESIDENTIAL, MEDIUM DENSITY~~**

### **Area 3**

Area 3 is the Fairhaven Middle School and its adjacent playing fields.

Land Use Designation: Public

**~~AREA 3 LAND USE DESIGNATION: PUBLIC~~**

### **Area 4**

## DESCRIPTION

Area 4 includes those properties serviced by the following streets: Park Ridge Rd, Underhill Rd, Hawthorne Rd, Middlefield Rd, Briar & Bayside roads to their intersection on the north with Area 1, and Fieldston Rd to its intersection with Viewcrest Rd. In addition, it includes those properties to the west of the Jones Property and to the North of Clarks Point. Consisting The area consists of large half-acre lots, Area 4 exemplifying the "rural estate" characterizes this portion of the Edgemoor neighborhood with the exception of Lairmont Manor which includes a "Manor" house with meeting facilities and apartments. The area includes most of the western slope of the neighborhood as

well as the residences on the Parkridge and Underhill Roads. The land use designation reflects the developed trend in this sub-area. Street widths vary depending on the time of development of the various subdivisions. Utilities are buried throughout the area. There are excellent views to the west of Bellingham Bay and Lummi Island as well as north from Middlefield Road. Recently, some infill has occurred and some houses have been renovated or replaced.

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AREA 4 SHOULD BE MODIFIED TO INCLUDE THOSE PROPERTIES TO THE WEST OF THE JONES PROPERTY AND TO THE NORTH OF CLARKS POINT WHICH ARE SOUTH OF THE CURRENT SOUTHERLY AREA LINE.

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CITY BASE MAPS AND STREET SIGNS SHOULD BE RECONCILED TO CLEAR UP THE AMBIGUITY WHICH IDENTIFIES FIELDSTON ROAD AS FIELDSTONE.

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Land Use Designation: Single Family Residential, Low Density

**AREA 4 LAND USE DESIGNATION: SINGLE FAMILY RESIDENTIAL, LOW DENSITY**

Area 5

DESCRIPTION

This area was subdivided several years ago into lots smaller than those in the adjacent areas to the west and north. Again, the land use designation reflects existing plat characteristics. Area 5 includes those properties served by Clark Rd between Linden and Willow, Willow Rd Place, Cypress, Mulberry, Fern and Everglade Rds, Lyla Lane and that portion of Willow Rd to which these roads join. It consists of lots smaller than those in the adjacent areas to the west and north. Willow Road which runs east-west on the north of the area is a major access road with curb, gutter and sidewalk on both sides from Fieldston to Chuckanut Drive.

Land Use Designation: Single Family Residential, Low Density

**AREA 5 LAND USE DESIGNATION: SINGLE FAMILY RESIDENTIAL, LOW DENSITY**

Area 6

DESCRIPTION

Some of the more recent subdivisions in the neighborhood have occurred in this area. There are also larger holdings of unplatted land. The land use designation calls for a continuation of the developed trend in this portion of the neighborhood. Area 6 includes the cul-de-sacs off the east end of Willow Road, all properties north of Viewcrest Road to the boundary of Area 5 and all properties accessed from the south side of Viewcrest Rd from Chuckanut Drive to the Jones Property in addition to the current

area description. Lot sizes vary through the area. The westerly and southerly perimeter of the area afford marine views.

Land Use Designation: Single Family Residential, Low Density

**AREA 6 LAND USE DESIGNATION: SINGLE FAMILY RESIDENTIAL, LOW DENSITY**

Area 7

DESCRIPTION

As previously described herein, Area 7 is a highly valued natural resource for which conservation has been a consistent recommendation. While a designation as "public" might seem more appropriate for the area, the land is under private ownership, so a land use designation is made which will permit development while maintaining the exceptional natural qualities of the properties.—Area 7 includes the land known as the Briza subdivision and the Jones property (a large area of undeveloped land to the west of Sea Pines Road). Most of the property slopes from north to South toward Chuckanut Bay. On the east end, the Briza subdivision consists of houses on steep slopes. Immediately to the south of Briza is an undeveloped, City-owned area comprised of a large estuarine wetland (marsh) adjacent to Chuckanut Bay.

Land Use Designation: Single Family Residential, Low Density

**AREA 7 LAND USE DESIGNATION: SINGLE FAMILY RESIDENTIAL, LOW DENSITY**

Area 8

DESCRIPTION

This 1.55 acre area is located on a bluff approximately 60 feet from a shoreline wet meadow and the city's Post Point wastewater treatment Plant. Generally, a level bench covers the majority of the property that slopes down from Shorewood Drive. A steeper downward slope exists at the northern boundary with the City's wastewater treatment plant. This area contains mature timber including evergreen and deciduous trees such as fir, alder and maple. A variety of shrubs and grasses provide additional vegetation cover. Wildlife is prevalent in the area. Hawks, herons, eagles, songbirds, deer and raccoon are found on the site and in the area.

Area 8 was created through a rezone process in 1988 and moved from the Fairhaven Neighborhood to the Edgemoor Neighborhood. The previous single family designation was retained, but the density and use qualifier were changed from 15,000 square feet per dwelling unit, detached, to 8,400 square feet per dwelling unit, cluster attached. This zoning was found to be consistent with Bellingham's comprehensive plan goals and policies.

In 1999, a colony of great blue herons moved to city property located adjacent to Area 8. City Council determined it was in the public's best interest to protect the herons and their nests until such time that the herons move to another site. Towards that end, the Council rescinded the Post Point Vegetation Management Plan that would have allowed property owners in Area 8 to cut down some trees on city property and thin branches on other trees to provide views to Bellingham Bay.

In 2000, an eight-lot cluster subdivision was proposed for this 1.55-acre parcel of land with views oriented toward Bellingham Bay and away from the City of Bellingham Wastewater Treatment Plant. Special conditions of the plat required a cluster style of development to protect of mature timber, preserve neighborhood character, screening and open space to protect the heron colony. The plat was never developed.

In 2004, the city denied a request to change the density and use qualifiers back to the pre-1988 designations. As a result, a cluster use qualifier was retained to ensure development flexibility and continued protection of the mature timber and heron colony.

A change in use qualifier from attached to detached was approved to require a housing type that will accommodate some infill while preserving open space and environmentally sensitive areas.

Notwithstanding any other provision of the Neighborhood Plan or the BMC, all of the housing in this area must be clustered in a manner that provides a buffer between the wastewater treatment plant and the homes along Shorewood Drive. The intent is to preserve the mature timber on the property and to protect the heron and their nests.

Area 8 is comprised of the northerly portion of the Shorewood subdivision. This 1.55 acre parcel of land is designated as an eight-lot cluster subdivision with views oriented toward Bellingham Bay. It is subject to restrictions which allow attached housing on the west end of the subarea and an undeveloped section to the east to protect a great blue heron colony and provide an occasional nesting place for bald eagles. The preservation of mature growth timber is important.

Land Use Designation: Eight Lot Cluster Subdivision

**AREA 8 LAND USE DESIGNATION: SINGLE FAMILY RESIDENTIAL, LOW DENSITY**

## Area 9

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CLARK'S POINT, OUR PROPOSED AREA 9, IS THE AREA SOUTH OF THE RAILROAD RIGHT OF WAY OWNED BY THE CLARK FAMILY AND IS PROTECTED THROUGH A CONSERVATION EASEMENT HELD BY THE WHATCOM LAND TRUST. IT IS UNRELATED IN DENSITY, CHARACTER, ZONING AND USE TO AREA 7 WHERE IT CURRENTLY LIES. IN ORDER TO

MORE ACCURATELY IDENTIFY THE POINT, IT SHOULD BE DESIGNATED AREA 9 IN THE SAME FASHION AS AREA 8 IS SEPARATE FROM AREA 1.

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Land Use Designation: Single Family Residential, Low Density

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AREAS 2, 4, 6 AND 7, WITH THE ADDITION OF AREA 9, NEED TO BE AMENDED ON THE CITY OF BELLINGHAM MUNICIPAL CODE, 20.00.06 - EDGEMOOR NEIGHBORHOOD TABLE OF ZONING REGULATIONS - TO REFLECT THE MODIFIED AREA DESCRIPTIONS ABOVE.

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Edgemoor Land Use Map with proposed area changes:

~~As adopted by Ordinance No. 8868 and amended by Ordinance 8946, 9762, 2004-12-087, and 2004-12-092.~~

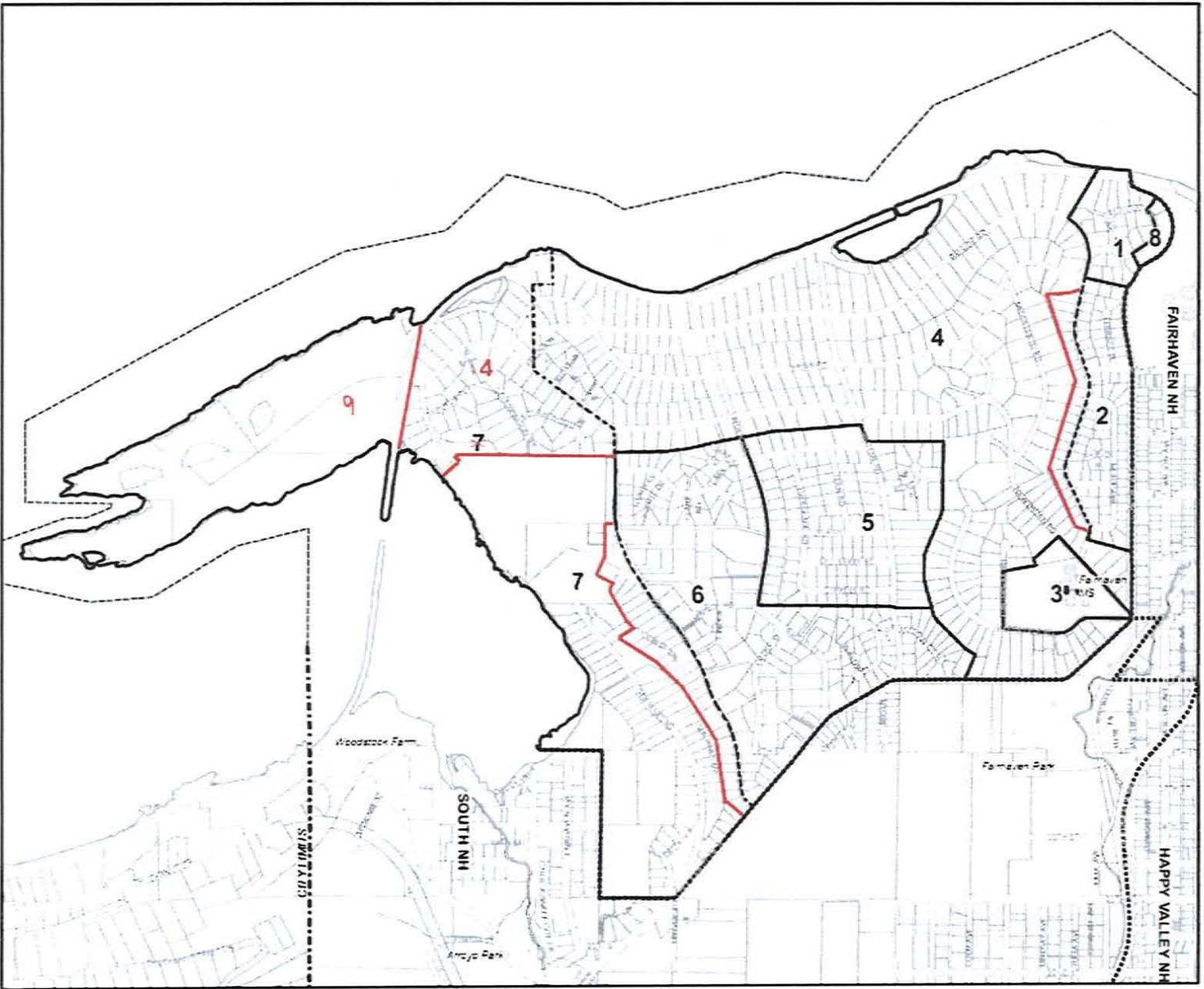
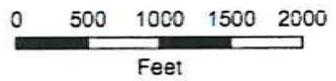
# EDGEMOOR NEIGHBORHOOD LAND USE

AREA	COMPREHENSIVE PLAN LAND USE DESIGNATION
1	Single Family Res, Low Density
2	Single Family Res, Med Density
3	Public
4	Single Family Res, Low Density
5	Single Family Res, Low Density
6	Single Family Res, Low Density
7	Single Family Res, Low Density
8	Single Family Res, Low Density
9	Single Family Res, Low Density

Proposed changes to Land Use Map as described in Edgemoor Neighborhood Plan Update Draft 2011

Red lines and numbers designate area changes

Dotted lines designate old boundaries



City of Bellingham Municipal Code  
 Title 20 LAND USE DEVELOPMENT  
 Chapter 00 ZONING TABLES

20.00.060 - EDGEMOOR NEIGHBORHOOD TABLE OF ZONING REGULATIONS

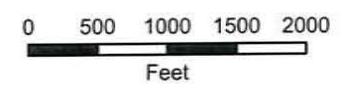
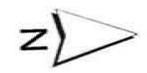
Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulation
1	Residential Single	Detached	15,000 sq.ft. min. detached lot size	View	None	None
2	Residential Single	Detached	7,200 sq.ft. min. detached lot size	View	None	None
3	Public	School/Recreation	N/A	None	None	None
4	Residential Single	Detached	20,000 sq.ft. min. detached lot size	View; historic; marine access where feasible	None	None
5	Residential Single	Detached	10,000 sq. ft. min. detached lot size	None	None	None
6	Residential Single	Detached	15,000 sq.ft. min. detached lot size	Clearing; view; water distribution design	None	None
7	Residential Single	Detached	20,000 sq. ft. min. detached lot size, or one lot per 20,000 sq.ft. average overall density	Clearing; view buffering from adjacent residential	Improvement to Fieldston and Willow Rds. as neighborhood collectors.	None
8	Residential Single	Cluster, detached required	8,400 sq.ft. min. detached	View; preservation of mature growth timber; open space; cluster subdivision required; protection of herons	Review of cluster subdivision to address special conditions.	None
9	Residential Single	Detached	4 Homes on 71 acres	View; open space requirements	Conservation Easement	None

# EDGEMOOR NEIGHBORHOOD ZONING

Legend:

AREA	ZONING DESIGNATION*
1	Residential Single
2	Residential Single
3	Public
4	Residential Single
5	Residential Single
6	Residential Single
7	Residential Single
8	Residential Single

\* SEE BELLINGHAM MUNICIPAL CODE TITLE 20 TABLE OF ZONING REGULATIONS FOR MODIFICATIONS IN THE LIST OF PERMITTED USES AND OTHER SPECIAL PROVISIONS FOR EACH NUMBERED AREA



City of Bellingham  
Planning Department  
2006

