



COMPREHENSIVE / NEIGHBORHOOD PLAN AMENDMENT DOCKET APPLICATION FORM

TO BE COMPLETED BY STAFF
Date Received 3-29-12
Case Number ZON2012-00002

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:

- [x] 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: Whatcom Falls Neighborhood Association Phone: _____

Address: _____

City/State/Zip: _____

Email: president@vwhatcomfallsneighborhood.org Fax: _____

Name of contact if applicant is a group: Iain Davidson

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: 3/29/2012

- 1 ✓ 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)
- 2 ✓ 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: _____

Email: _____ Fax: _____

Owner's Authorized Agent/Contact

Name: _____ Phone: _____

Address: _____

City/State/Zip: _____

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.

FOR NEIGHBORHOOD PLAN AMENDMENT

DOCKET APPLICATION FORM

Whatcom Falls Neighborhood

Neighborhood Plan proposed changes 2012

ENCLOSED IS COPY OF PROPOSED CHANGES TO . . .

WHATCOM FALLS NEIGHBORHOOD
NEIGHBORHOOD PLAN

REVISION FEBURARY 13, 2009
(of last major update of 1980)

SUMMARY:

As per BMC 20.20.030,

- 1) these propose changes will best serve the public interest by considering the proposal in the this amendment cycle rather than delaying consideration to a future plan update process.
- 2) The amendment addresses changing circumstances changing community values or corrects or updates information in the current neighborhood plan.

No Zoning or boundary changes are proposed.

THE PROPOSED CHANGES ARE PRIMARILY in the areas of

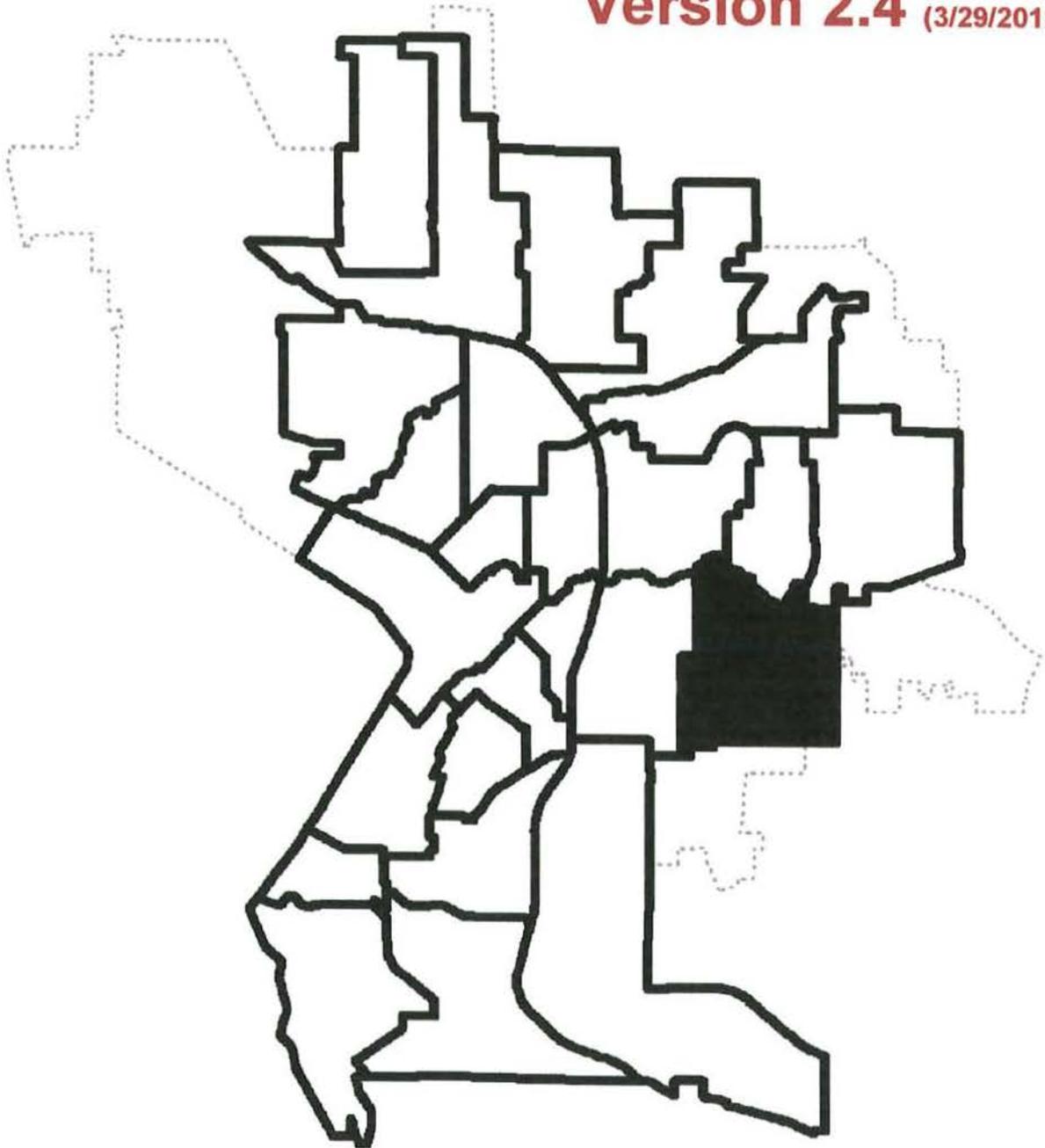
- 1) Wording and grammar corrections.
- 2) Removal of outdated 30 year old references and data.
- 3) Update references to new developed areas
- 4) Recognition for sustainable living practices

The Whatcom Falls Neighborhood Association (WFNA) will work with staff on any corrections or updates to our proposal, as deemed by City of Bellingham staff, City Council, and other city departments.



Draft of re-write for
City of Bellingham
Neighborhood Plan
WHATCOM FALLS

Version 2.4 (3/29/2012)



WHATCOM FALLS NEIGHBORHOOD PLAN

I. NEIGHBORHOOD CHARACTER

The majority of the Whatcom Falls Neighborhood is a residential area consisting of newer homes on relatively large lots, giving the area a suburban character. Recent development has been in the form of well-designed subdivisions that have minimized their adverse impacts on the neighborhood character. It is desired and anticipated that this development trend will continue in the future, perpetuating the character of the area.

Character of the area has been defined by the Association as "living near the forest edge". Natural spaces, greenways, relatively large lots and the wildlife friendly environment created by naturally occurring vegetation and streams are all part of the neighborhood. Significant mature trees within existing residential developments give the Neighborhood a more wooded character than other areas of the city. Emphasis on outdoor activities is encouraged with direct access to Whatcom Falls Park and hiking/biking in the Miranda/Ridgeline primitive trail area south of Birch Street. A small public parking area marks the north trailhead at the south end of Birch Street. The southern portion of the neighborhood serves as an unofficial northern gateway to the Lookout Mountain/Galbriath Mountain hiking/biking recreational trail system, a nationally recognized non-motorized recreational area.

With the exception of arterials, Neighborhood street traffic is low volume, local residential access. Quiet, low traffic streets enhance the vibrant pedestrian and biking character of the Neighborhood.

The majority of developed housing is located south of Lakeway Drive, Whatcom Falls Park and Bayview Cemetery, and north of a heavily wooded undeveloped area in the southern one-third of the Neighborhood. While the majority of developed housing is located east of Yew Street, new housing is also being developed west of Yew. The undeveloped southern portion of the Neighborhood is crossed by two active north-south pipelines continuing out of developed housing areas, and an east-west overhead power line. The undeveloped southern portion of the Neighborhood is also physically characterized by multiple steep wooded slopes. Another heavily wooded undeveloped area lies along the eastern boundary of the Neighborhood, south of Bonanza Way. The Lookout Mountain public land open space occupies the southeast corner of the Neighborhood.

Kulshan Middle School, opened in 1994, is centrally located in a developed housing area just south of Lakeway Drive and Whatcom Falls Park and is the only public school located in the Neighborhood.

Low density single family homes on larger parcels characterize most of the area along Roland, Raymond and Yew Streets. Notable exceptions are condominium clusters on the east side of Yew Street and at W. Clearbrook Drive. Low density single family homes on medium to larger suburban type lots comprise the remaining majority of developed residential areas. As of 2012, most of the southern portion of the neighborhood is undeveloped and is designated for detached cluster development. This undeveloped

A large portion of the neighborhood, with the exception of several non-conforming uses and a small neighborhood business area, is in public ownership. Bayview Cemetery, Whatcom Falls Park, and the Kulshan Middle School site make up the majority of publicly owned lands the neighborhood. Bloedel-Donovan Park on Electric Avenue at Lake Whatcom is easily accessed from the neighborhood by way of trail extensions and pedestrian crosswalks accessing Lakeway Drive and Electric Avenue from Whatcom Falls Park. A sizable tract of publicly owned open space lies in the southeast corner of the Neighborhood on Lookout Mountain, which offers sweeping views of the city, Bellingham Bay and Lake Whatcom. Together with the Miranda/Ridgeline Trail open space corridor to its north, these primitive trail areas are extensively used for hiking and biking recreation. Creek protection open space corridors have been established in a number of newer subdivisions, further enhancing the desirable wildlife and natural, wooded character that is highly valued in the Neighborhood.

The 2010 census data indicates that there are 920 housing units, of which 890 are occupied yielding a relatively low (for Bellingham) vacancy percentage of 3.26%

Additional statistical data is available at the City of Bellingham website which is updated each time new survey information is gathered. www.cob.org

Neighborhood Plan Proposals

II. OPEN SPACE

The existing residential areas of the Whatcom Falls Neighborhood have, within a short distance, two of the City's more popular parks: Whatcom Falls and Bloedel-Donovan. Although these parks are adequate to serve the present population of the neighborhood, heavy use of the facilities, particularly on weekends, by non-residents has created a need to address parking and traffic flow

The continuing growth of both the neighborhood and the City indicate a need for additional park facilities to meet the future needs of the neighborhood.

It is recommended that, as development occurs in the southern portion of the neighborhood, two additional neighborhood parks be established, one in the southeastern portion of the area and the other in the southwestern portion.

The parks should be consistent with standards now in place and managed by the Bellingham Parks and Rec Department and should provide areas for informal or spontaneous individual activities. It is envisioned that these parks would be from one to two acres in size and would include enough level land for a play field. The actual location of these facilities is not spelled out, in order to allow flexibility in dwelling location in return for the provision of the parkland. It is important, however, that the parks are corridors proposed in this plan.

Play lots should also be required in all new developments at a size that is determined by the director of parks and recreation.

In most urban areas like Whatcom Falls Neighborhood, people commonly associate open space with recreational use, especially parks. However, a high value should be placed on the amenities of open space including scenic views; a forest edge, wooded backdrop for the area, plant and animal life, the relief from crowding and the recreational opportunities afforded by the land. The open space in this area also provides the basic setting for the rural character of the neighborhood.

Other values associated with maintaining open space would be utilitarian in nature and include items such as the preservation of natural drainage systems, decreasing water runoff rates and volumes as compared to urbanizing the area, and the preservation of steep slopes, marshes, wet areas and other hazardous areas.

The opportunity still exists to maintain the open space character of the neighborhood while continuing to allow for residential development. The designated densities in the Whatcom Falls Table of Zoning Regulations 20.00.230 will help maintain the openness of the presently undeveloped areas in the southern portion of the neighborhood. However, care should be taken to minimize the negative localized effects of cluster density housing in order to preserve the character of the existing housing density in the neighborhood.

It is recommended that while recognizing the designated cluster density provisions in Subareas 7, 8, 8e, 8w and 11, we strive to minimize the negative effects of housing density in the clustered areas (5,000 and 7,200 sq. ft. min. cluster lot sizes)

A system of open space and trail corridors has been developed on a citywide basis. In general, these corridors or greenbelts have been located in areas that are basically unsuitable for development because of either the topography or other natural constraints of the land. This system has been designed not only in response to the open space amenities mentioned earlier, but also to serve as a functional pedestrian and biking system allowing people to move from one location to another in a natural setting.

It is proposed that the existing Miranda/Ridgeline public open space trail corridor (south of Birch St.) be extended south to connect with the existing Lookout Mountain public open space recreational tract in the southeast corner of the neighborhood. Completing this recreational trail corridor will further establish a northern gateway for public access to the Galbraith Mountain recreational area south of the neighborhood and bring the connected trail systems close to connecting with the established trail system in Whatcom Falls Park and beyond. This is identified in the Bellingham Greenways Program as "Project S5 – northwest Lookout/Galbraith Mountain Gateway and Community Park/Forest" with an established expenditure guideline for the land acquisition.

With the exception of the S5 Greenways Project (referred to above) no other additional open space or recreation land is being recommended for purchase by the City out of its general fund or by bond issues for the neighborhood. It is anticipated that enough land could be acquired through dedication as developments occur to meet anticipated needs.

III. PUBLIC FACILITIES AND UTILITIES

Utilities

Urban development has a profound effect on the amount, duration, and timing of storm-water runoff. It has been estimated that urbanization, with its inherent impervious surfaces, may cause a three to ten-fold increase in surface runoff. There are two basic ways to deal with drainage problems, the most common one being the extension of the storm sewer network on the basis of urgency and the availability of funding. Unfortunately, this solution tends to treat the symptoms rather than the cause of the problem.

Furthermore, in many cases the costs of treatment are paid by the people who will suffer damage to their property rather than the individuals who in fact caused the problem.

It is felt that in the Whatcom Falls Neighborhood, a better solution for areas that have yet to develop is to handle the runoff problem at its source rather than downstream. Methods that are suggested include using Low Impact Development (LID) techniques, the preservation of natural drainage ways, encouraging reduction of impervious areas such as driveways and structures; promoting multi-layered native plant communities, rain gardens and the preservation of as much of the natural vegetation as possible

This approach makes it difficult to specify individual recommendations as they are, of necessity, site specific. The recommendations take the form of limiting the amount of storm-water runoff allowed from new developments, with the means of meeting the criteria dependent on specific project design.

It is proposed that all new residential subdivisions limit the removal of existing trees by the plat developer to the street and utility right-of-ways only, while retaining natural vegetation in the lot areas. Vegetation removal within lot areas should be reviewed by the city in conjunction with individual house construction permits. The retention of mature evergreen trees should be a priority.

The public facilities and utilities section of the Bellingham Comprehensive Plan spells out those watercourses that should be maintained in a natural state for storm water drainage purposes.

A July 1973 study entitled A Comprehensive Drainage Plan for the City of Bellingham, Washington recommends installation of a 12 inch trunk along Yew Street from the County line to approximately the Edward Street right-of-way; then from there north the line goes to 15 inches until it reaches the 18 inch main following Lakeway Drive. Additional recommendations are made for Raymond Street, Portal Drive, and Electric Avenue. All of these lines assume that runoff control at the development sites will limit runoff to its present rate. Detailed information concerning routing, sizing, and costs are presented in the study.

There do not appear to be any sanitary sewer problems in the neighborhood. But water supply pressure is marginally low in the upper elevation areas of housing along Alvarado Drive. Topographic considerations dictate that careful planning is required to assure that adequate pressure is available for fire protection and adequate residential water supply pressure.

New development shall not lessen existing levels of utilities service to existing users. A supply facility is recommended for construction in the vicinity of the existing water treatment facility. This storage is required to provide additional water to the gravity-supplied zone. Details of this proposal are contained in the Public Facilities and Utilities element of the Comprehensive Plan.

Public Trail Parking

The Miranda/Ridgeline Trail parking area at the south end of Birch Street is small and accommodates few vehicles. The shortage of designated parking for trail users causes on-street parking congestion in this quiet residential area and sometimes results in dangerous or undesirable conflicts with nearby residents.

It is proposed that additional public parking be established for Miranda/Ridgeline trail users that lessens on-street parking congestion in the immediate residential areas along Birch Street, Birch Falls Drive, and Riley Street.

Trail parking at Whatcom Falls Park should be encouraged by the installation of signs at both the park and the trailhead.

It is also proposed that Neighborhood Only parking be established in this area.

MAP, WHATCOM FALLS ARTERIAL ROUTES

(See online version of current maps. No changes proposed)

IV. CIRCULATION

General

The neighborhood currently has one east-west primary arterial, Lakeway Drive, that both bisects the area and forms the northern boundary of the majority of existing residential development. Yew Street, Woburn Street and Electric Avenue, form the neighborhood boundaries to the point where they merge with Lakeway Drive, are classified as secondary arterials. Lakeway Drive collects all Neighborhood residential traffic, including residential traffic from east and west of Yew Street routing north along Yew Street to Lakeway. San Juan Boulevard is a Collector Route for the southwest corner of the Neighborhood, and is expected to connect Yew Street westward in the future.

Residential streets in the neighborhood are generally narrower than are called for in the city's current subdivision codes. The current condition of these streets ranges from good to poor. However, with the exception of some of the newer developments, none of them have had curbs or gutters developed in association with the streets. As a result, drainage is a problem throughout the neighborhood.

Arterials

The Whatcom Falls Neighborhood Association wishes to make it imperative that additional transportation routes, which impact the developed portion of the Neighborhood as minimally as possible be developed – especially to handle any future housing development in the south and east portions of the Neighborhood. The additional transportation routes should be designed to carry future traffic south and west to Yew Street. New housing traffic to/from the south and east portions of the Neighborhood should not flow directly through existing developed housing areas to Lakeway Drive.

It would likely contour southeastward over the ridge to South Lake Whatcom as its eventual routing. If this routing proves to be unfeasible for either engineering or economic reasons, then it is likely that the route would take on a secondary arterial status at Yew Street and extend as far east as slopes would allow. This long-range project, which will require the cooperation and coordination of the county, would insure permanent traffic protection for the neighborhood from the long-range development in the county to the south and southeast.

A future collector route is proposed for Lopez Street, east of Yew Street, to accept traffic from future new residential development in the southern areas of the neighborhood – specifically to/from subareas 8 and 8 east, and possibly as far east as subarea 11. Any new development in subarea 8 is expected to comply with the existing special condition “no traffic allowed to access residential streets north of subarea boundary (20.00.230, subarea 8).” Any new development in subarea 8 east has a special condition: “Lopez Street collector requirement (ord. 2003-12-085).” No primary traffic from future new residential development in subareas 8 and 8 east is allowed sole access through existing housing areas to the north in subareas 7 and 9.

The second, and more immediate, arterial upgrade/ improvement recommended within the neighborhood is located along the existing Woburn and Yew Streets rights-of-way.

Both Woburn and Yew streets are proposed for major improvements into a parkway to serve developing areas in the southwest portion of the area.

Kenoyer Drive is required to be connected to the east-west collector Lopez Street, which is to be constructed from Kenoyer Drive west to Yew Street. A short southerly extension for Alvarado Drive can be anticipated to connect to the future east-west collector Lopez Street, BUT ONLY AFTER Lopez is constructed east from Yew Street. No significant new traffic is anticipated on Kenoyer or Alvarado from new development to the south, based on Neighborhood Special Conditions and Prerequisite Conditions restricting new traffic from the south.

It is anticipated that many of the yet to be developed residential streets will be cul-de-sacs because of the topography of the area. Locations of individual streets will be dependent upon development proposals and, as such, are impossible to fully locate in this plan.

Development standards for residential streets in the neighborhood are as follows: neighborhood collectors should be developed to full residential standards, 36 feet with curbs, gutters, and sidewalks on both sides. The remaining residential streets, with the exception of cul-de-sacs, should be developed at 28 feet in width with curbs, gutters, and sidewalks on both sides of the street. Cul-de-sacs should have a minimum width of 28 feet and have curbs, gutters, and a sidewalk on one side of the street. All sidewalks should be set back a minimum of 4 feet from the curb for both aesthetic and pedestrian safety purposes. Streets traversing steep slopes that require a cut on one side should not be required to have sidewalks on both sides of the streets. Parking would be allowed on both sides of residential streets and a street tree planting program should be encouraged.

Bikeways

In 1978, a 25 Year Bicycle Facilities Plan was developed under the auspices of planning and community development. The execution of that plan resulted in an extensive system of bike trails and road improvements. As of 2011, the degree to which those plans were carried out and subsequent improvements have been made is documented here:

http://www.cob.org/documents/gis/maps/COB_Bikemap.jpg

With the community's continued emphasis on environmental sensitivity and bike safety, Whatcom Falls Neighborhood Association proposes that all future development, including rehabilitation of existing roadways, follow the guidelines established by the Greenroads Silver Certification program which addresses, among other things, provisions for bicycle lanes.

Further it is proposed that bicycle trails be considered an integral part of any development in the southwest corner of the Neighborhood.

MAP, WHATCOM FALLS LAND USE

(See online version of current maps. No changes proposed)

V. SUBAREA DESCRIPTIONS AND LAND USE DESIGNATIONS

Whatcom Falls Neighborhood is divided into multiple zoning areas designated numerically as Area 1 through 13. For detailed descriptions of zoning for each of the areas, see the Bellingham Comprehensive Plan. All zoning designations are determined by the city and are not subject to change by the Neighborhood Association.

Area 1

This area is designated as a planned residential area due to the large ownerships in the area, the proximity to Whatcom Falls Park and Creek, and the physical conditions of the area. A planned designation would help protect the creek and the steep slopes from encroachment while allowing reasonable development of the property. Woburn Street is proposed for improvement adjacent to this area. Its development to the recommended standard is a prerequisite consideration for the area.

AREA 1 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL

Area 2

This area is the site of the Bayview Cemetery and is currently in public ownership.

AREA 2 LAND USE DESIGNATION: PUBLIC

Area 3

This area is the site of Whatcom Falls Park, a highly valued, Citywide recreational attraction.

AREA 3 LAND USE DESIGNATION: PUBLIC

Area 4

Area four is designated as Residential Single with a density of 7,200 square feet per unit. A 30-foot setback from Whatcom Falls Park should apply to this area. Clearing and development of the hillside areas should be done in a sensitive manner.

AREA 4 LAND USE DESIGNATION: SINGLE FAMILY RESIDENTIAL, MEDIUM DENSITY

Area 5

This area is designated Residential - Single with a 7,200 square foot per unit density, and attached or detached clustering would be allowed. Structures should be set back from the park and access onto Electric Avenue should be coordinated with other traffic conditions and concerns in this general vicinity.

AREA 5 LAND USE DESIGNATION: SINGLE FAMILY RESIDENTIAL, MEDIUM DENSITY

Area 6

This area is designated for neighborhood commercial uses to serve the surrounding neighborhood. The density figure for this area is that the total retail sales are to be no larger than 7,000 square feet. Curb cuts on Electric Avenue should be kept to a minimum and abutting residential uses should be buffered.

AREA 6 LAND USE DESIGNATION: COMMERCIAL

The next three areas are all classified at a density of 10,000 square feet per lot. They are however, listed as three separate units because of difficult use qualifiers, special conditions, and prerequisite conditions that have been applied to them. These vary because of the different topographic characteristics that exist within the individual areas. In all the areas, the interrelated concerns of sensitive land clearing, hillside development, and related drainage impacts should be addressed as development occurs.

Area 7

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

Area 8

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

Area 8 East

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

Area 8 West

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

Area 9

**AREA 9 LAND USE DESIGNATION: SINGLE FAMILY RESIDENTIAL, LOW
DENSITY**

Area 10

This land is in public ownership and is the site of Kulshan Middle School.

AREA 10 LAND USE DESIGNATION: PUBLIC

Area 11

This area is designated as Residential Single with a density of 20,000 square feet per unit. The steep topography and resultant drainage problems, combined with difficult access routes place limitations on the density of this area. Efforts should be made to mitigate these impacts as this sensitive hillside develops.

**AREA 11 LAND USE DESIGNATION: SINGLE FAMILY RESIDENTIAL,
LOW DENSITY**

Area 12

This area is designated Residential-Multi, Multiple, Mixed (Funeral Home) with a 20,000 square feet per unit density. The mixed-use qualifier allows construction of a funeral home adjacent to the public cemetery. Low-density residential use also may be developed. The area of approximately 2 acres is bounded in the north and east by Bayview Cemetery, on the south by Lakeway Drive and on the west by Woburn Street.

An east/west bicycle and pedestrian trail runs along the northerly boundary of the site. Landscape buffering shall be provided as required by the Director of

Parks and Recreation. Future street expansion at the intersection will require dedication of 20 feet along Lakeway Drive and 10 feet along Woburn Street.

AREA 12 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, LOW DENSITY

Area 13

Area 13 comprises approximately 12 acres. Yew Street abuts the area on the east; San Juan Boulevard extends from Yew Street in an east/west alignment through the northern portion of the area linking Yew Street with the Pacificview subdivision. To the south is the 83-lot Woodbine subdivision. The area was annexed to Bellingham in 2008.

The area lies within the Cemetery Creek watershed and drains northward via the west fork of Cemetery Creek. The topography generally slopes to the east and north. Deciduous and evergreen trees are found throughout the undeveloped areas. An open space tract lies to the west of the Area 13 and includes the west fork of Cemetery Creek. Stream protection should be required as development occurs. Several wetland areas have been identified in the National Wetlands Inventory maps using data from aerial photographs and soil maps. This wetland information is considered incomplete due to its inability to detect wetlands on the ground beneath any forest canopy. As a consequence, delineation studies should be required when development is proposed.

Storm water runoff should be collected through a series of catch basins and storm drains and detained in ponds and released at its natural points of discharge along the boundaries of the area. A County maintained stormwater facility exists within the northern portion of the area which drains into Consolidation Creek. The existing storm water pond was constructed as mitigation for the County's Yew Street road improvements.

San Juan Boulevard extends through the area providing linkage between Yew Street to the east and Pacificview subdivision to the west. Vehicle access from San Juan and Yew Street should be limited. Parks, trails, and open space are needed to serve future residential development. Trail corridors, setbacks from creeks and wetlands should be considered as development is proposed. Proposed trails should tie into existing City trails and open space areas.

AREA 13 LAND USE DESIGNATION: SINGLEFAMILY RESIDENTIAL, MEDIUM DENSITY

As adopted by Ordinance No. 8868 and amended by Ordinances 8946, 9046, 9090, 10147, 2004-12-087, 2007-11-085, and 2008-12-107.