



EAST BAKERVIEW NEIGHBORHOOD PARK PLANNING & FEASIBILITY STUDY

AFFORDABLE HOUSING FEASIBILITY

NOVEMBER 07, 2023 CN2300950



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1.0 SITE & CONTEXT

PROJECT GOAL

As envisioned by the City of Bellingham, the goals of the project are to provide a study that determines viable development concepts that consider integration of an affordable housing development project, neighborhood park, and trail network for East Bakerview Neighborhood Park.

The project is divided into three phases:

Phase 1 provides an analysis of the existing site and its context to determine opportunities and constraints for a neighborhood park development and an affordable housing development.

Phase II includes a feasibility study for affordable housing on a portion of the site.

Phase III prepares conceptual design alternatives for park development and trail network with sufficient detail to begin the master planning process with the public.

PROJECT TEAM

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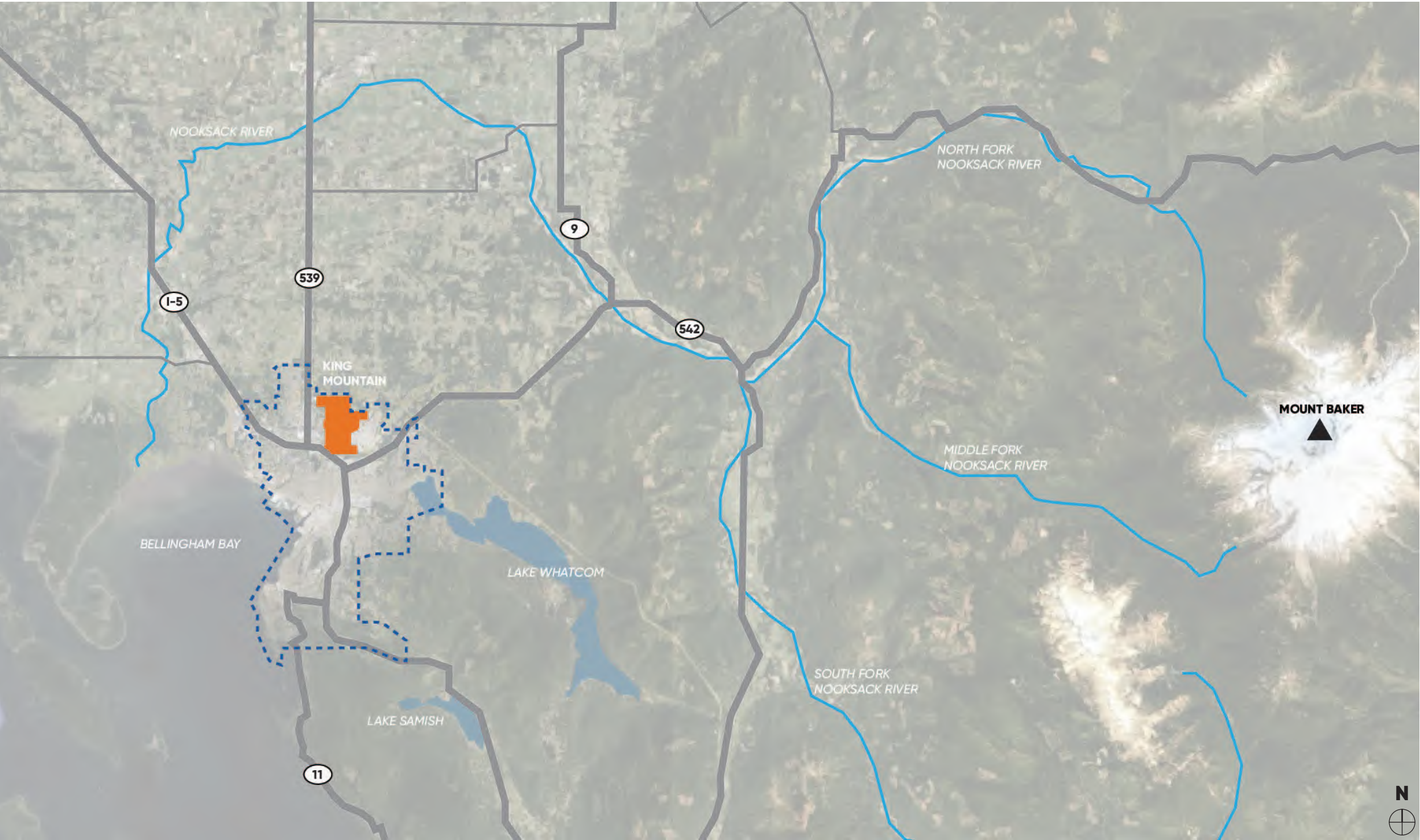
BACKGROUND & REGIONAL CONTEXT

Centrally located between the cool waters of the Puget Sound and the foothills of the North Cascades the City of Bellingham is an ideal place to live, work and play.

While a nexus between major transportation connections on the north-south corridor between Canada and Seattle, as well as east-west ties to the San Juan's and highway 20, as a University town, Bellingham has retained an enduring small town vibe. However, this is changing as the high quality of life attracts more new residents every year.

With an expected annual increase of 1,350 residents over the next 20 years* the city is taking measures to plan for this growth while also maintaining a liveable city.

In the rapidly growing King Mountain Neighborhood the City is considering an exciting opportunity to combine affordable housing planning with parks planning.



* City of Bellingham Housing Statistics Story Maps
<https://storymaps.arcgis.com/stories/3e1c77f31cbf4cc8bf94b39f62970fdf>

KING MOUNTAIN NEIGHBORHOOD

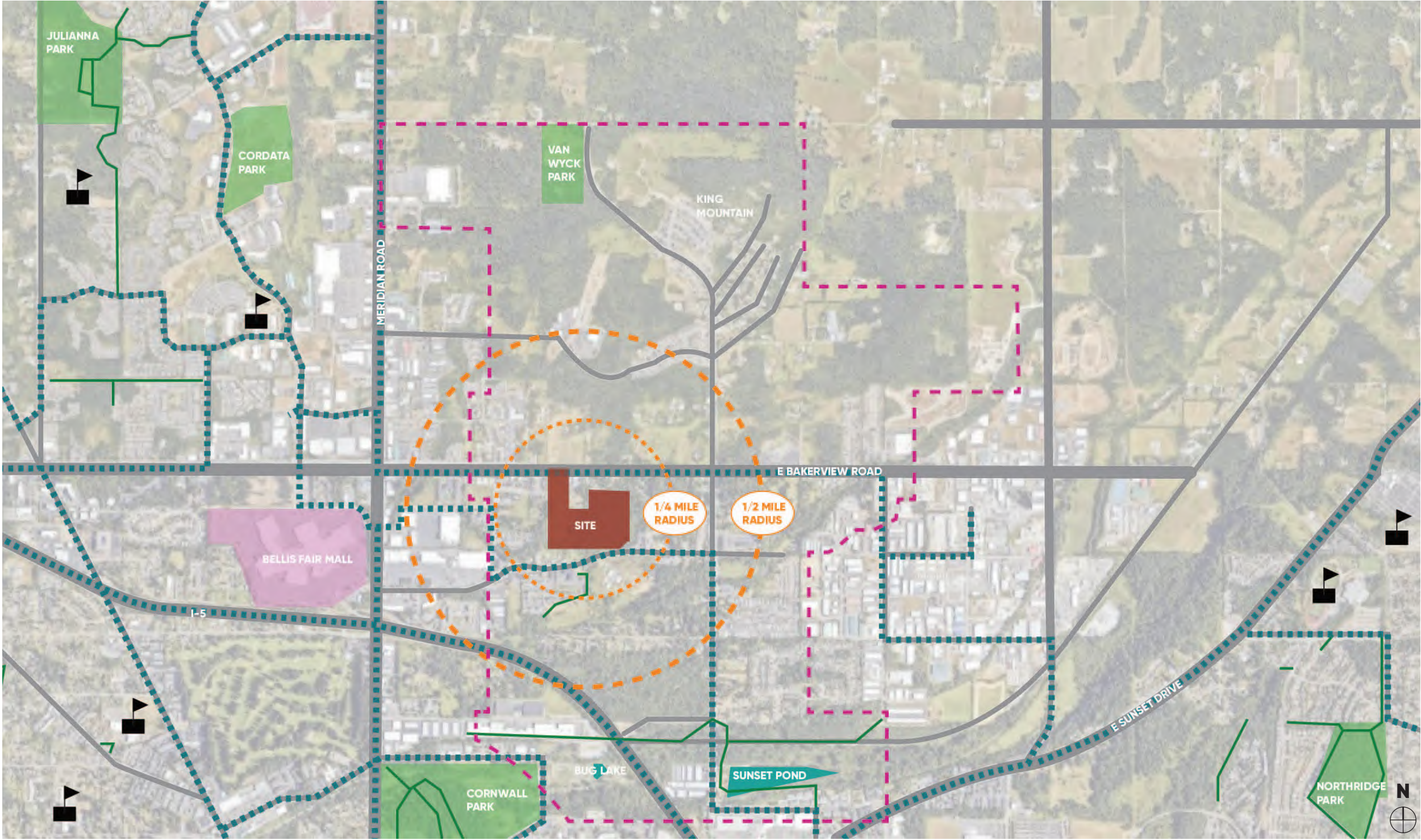
- SITE
- PARK & OPEN SPACE
- SHOPPING MALL
- LAKE & POND
- RIVER & STREAM
- KING MOUNTAIN NEIGHBORHOOD
- BUS ROUTE
- ROAD
- EXISTING TRAIL
- FUTURE TRAIL
- SCHOOL

On the north end of the city, the King Neighborhood includes a mix of housing from low density on large lots, to high-density on small lots, as well as farmland, some light commercial, and large tracks of undeveloped forest land, wetlands and three major streams Baker Creek, Silver Creek and Squalicum Creek.

A large topographic feature on the north end of the neighborhood, King Mountain provides panoramic views across the city, as well the name for the neighborhood.

On either side of the neighborhood are major commercial & industrial centers.

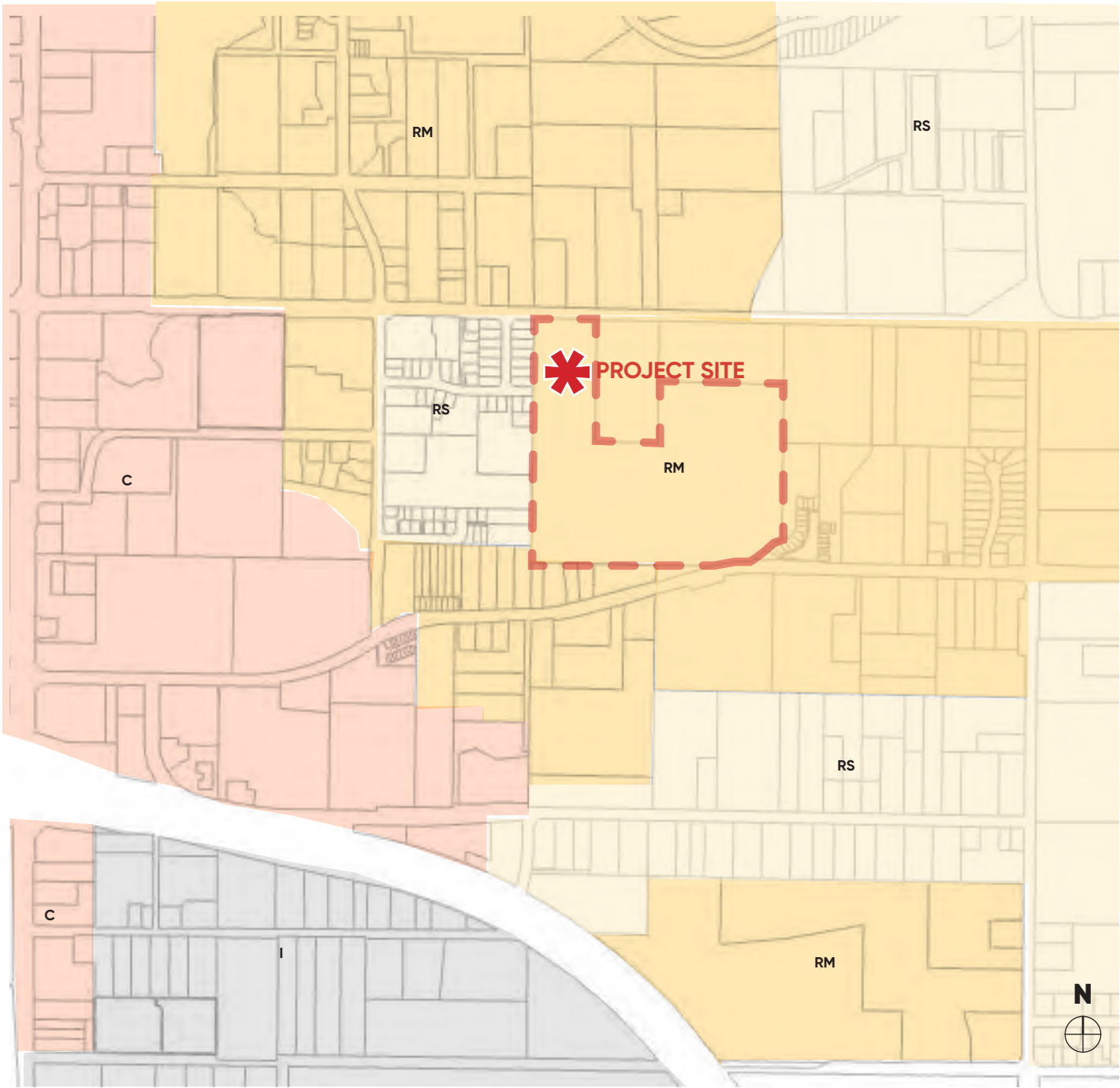
Clear views to Mt Baker to the east provide a scenic backdrop.



NEIGHBORHOOD ZONING MAP

PROJECT ADDRESS	E Bakerview Road (No Address)
PROPERTY OWNER	CITY OF BELLINGHAM
PARCEL NUMBER	3803183664800000, 3803183664800001
LEGAL DESCRIPTION	W 1/2 W 1/2 NW NE-E 1/2 NW NE-EXC N 320 FT THEREOF-E 1/2 W 1/2 NW-EXC N 1/2 THEREOF-LESS RD-EXC PTN TO WHATCOM CO FOR RD DESC AF 936796-TOG WI VAC CO RD 63 AS VAC CP VOL 46 PG 625 12/14/1970-EXC PTN DAF-THAT PTN OF E 1/2 NW NE-EXC N 320FT THEREOF-LESS RD
LOT SIZE	1,247,135, (29.33 acres); Scope of Work = Varies base on option
ZONING	RESIDENTIAL MULTI – Subarea 9 (Multi-Family Residential, Medium Density, Planned)
WATERSHED	Squalicum Creek; Sub-basin: North Fork Baker Creek
ADJACENT ZONING	RS, RM
ECA	Numerous Wetlands and Streams on site
POWER LINES	Northside of Bakerview Road
EXISTING BUILDING	None
MIN DENSITY	7,200 GSF of land per residential unit
MAX DENSITY	3,600 sq ft/unit,
DENSITY BONUS	50% for affordable housing 1,800 sq ft/ unit with Density Bonus
UNITS ALLOWED:	205,772 sq ft/ 7,200 sq ft = 28.5 units minimum 205,772 sq ft/3,600 sq ft = 85.725 units maximum 205.772 sq ft/1,800 sq ft = 114 units maximum w/ 50% density bonus)
STRUCTURE HEIGHT	Determined by Planning Director.
YARDS (SETBACKS)	Front= 50 feet CL (E Bakerview Arterial) Side=20 abutting residential single zone (West) Rear=10 feet PL plus 5' for every 10 ' over 35 ' in height

- RS - RESIDENTIAL SINGLE** The residential single (RS) general use type is primarily intended to accommodate families desiring to live within neighborhoods consisting of individual dwelling units or townhouses in low density environments.
- RM - RESIDENTIAL MULTI (SITE)** The residential multi (RM) general use type is primarily intended to accommodate the highest concentrations of people within the city and to preclude the development of residential multi zoned properties at densities below the prescribed minimum densities.



- C - COMMERCIAL** Generally, the commercial use type is intended to accommodate various levels of business and service facilities; such levels will fluctuate depending on the area's location, function and proximity to population and transportation facilities..
- I - INDUSTRIAL** The industrial (I) general use type is primarily intended to reserve land exclusively for industrial, and industrial-related uses.

ZONING CODE SUMMARY - RM PLANNED

20.32 RESIDENTIAL MULTI DEVELOPMENT

Applicability 20.32.010	D. Planned. Development of land with a planned use qualifier shall require approval of a planned development permit processed through the procedures in Chapter 21.10 BMC.		
Permitted Uses 20.32.030.A	Detached single-family Duplexes. Multifamily dwelling units. Short-term rentals, per BMC 20.10.037. Private or public parks, playgrounds, trails, private recreational facilities Attached accessory dwelling unit (consistent with procedures and requirements outlined in BMC 20.10.036). 11. Detached accessory dwelling unit (consistent with procedures and requirements outlined in BMC 20.10.036). Co-housing, subject to the standards of BMC 20.10.048. The planned development process of this chapter shall apply. Community public facilities		
Conditional Uses 20.42.030.B	1. School. 2. Church. 3. Neighborhood club/activity center. 4. Nonconforming use; signage. 5. Medical care facility. 6. Day care. 7. Service care. 8. Day treatment center. 9. Child placing agency. 10. Eating establishment (multiple use qualifier only).		
	REQUIREMENTS	PROPOSED	NOTES
Development Density (Medium) 20.32.040.B.2.a.ii 20.32.040.B.2.b.ii (Site Area = xxxx)	Max density: 3,600 gsf of land/unit Min density: 7,200 gsf of land/unit.		
Density Bonus 20.32.040.B.5.	50% for affordable housing for at least ½ of total units: 1,800 gsf	1,800 gsf	Assumed for all options
.D – Development Standards			
Height	As determined by the Director_	35'	
Usable Space	250 sq/ft of land per unit Private (4' x 10'), Common (20' x 20').		
Open Space	25% of the total site area		
Lot Coverage	35% of the total site area		
Landscaping	See Chapter 20.12 BMC		
Signage	One sign not to exceed 50 sq ft		
Exception – Open Space 20.32.040.D.5	Landscape-based LID BMPs may be used in passive open space and may count toward open space requirements. Open space is not required for planned proposals that provide a green area factor (green factor) score of 0.6 in accordance with BMC 20.12.030(E).		
20.32.040.D.6 Exception – Open Space	A parking area shall extend within 15 feet of any property line abutting a residential single zone.		
20.32.040.E.2 Minimum Yards – Planned Development			





Front (Street) Side Rear	50 feet CL (E Bakerview Arterial) 20 feet PL abutting residential single zone (West) 10 feet PL plus 5 feet for every 10 feet or fraction thereof over 35 feet in height.		
20.32.060 Parking	One parking space for each studio (no bedroom) unit. One and one-half parking spaces for each one or two bedroom unit. Off-street parking for single-family and duplex dwellings shall be a minimum of nine feet in width by 18 feet in length (unless adjacent to landscaping, as specified in Figure 20.12.030(A)) with 22 feet of maneuvering aisle depth behind each space.		
20.32.070.B.1 Landscaping Street Trees	One street tree for every 50 feet of street frontage abutting the property.		
20.32.070 Landscape Parking	1 tree for every 10 open parking spaces. These trees may be grouped or spread lineally.		
20.32.130 Vision clearance triangle	20 feet along both the front and side fee title property lines and diagonally connecting the ends of the two lines		
.G – Streets, Utilities, Access and Dedications	<div>1. Streets and utilities should be designed to fulfill reasonably anticipated future need and be located to enable the continued orderly and reasonable use of adjacent property. Streets and utilities should be extended to the property line unless it is clearly demonstrated that the extension will not be needed for development of adjacent property.</div> <div>2. Dedicated width of rights-of-way shall comply with minimum city requirements.</div> <div>3. Streets should be improved to the standard required by Ordinance No. 8027 unless a standard is specified in the circulation plan of the comprehensive plan; provided, that the planning director may approve streets which are consistent with neighborhood standards.</div> <div>4. Pedestrian Circulation. Unless waived for reasons of infeasibility or impracticality by the technical review committee and the planned contract, the following shall be required:<div>a. A sidewalk shall be constructed within all abutting city street rights-of-way. A local improvement district (LID) commitment may be required in lieu of construction if the city determines immediate construction is not warranted.</div><div>b. Walkways shall be required linking building entrances to parking areas, sidewalks and other building entrances in the complex and, where appropriate, to open space/recreation areas. If no sidewalk is constructed or exists, the connecting walkway shall extend to the proposed location of a sidewalk or to the edge of the pavement located in the right-of-way.</div></div> <div>5. A planned development proposal shall comply with city ordinance related to curb cuts and arterial streets access.</div> <div>6. Dedication of public streets, easements, or park (or other) open space may be required.</div>		

ZONING CODE SUMMARY – RM PLANNED

20.32.060 – Parking	(Applicability. Duplexes and multifamily dwelling units (apartments) shall comply with the parking regulations contained herein. All other uses shall comply with the applicable requirements contained in Chapter 20.12 BMC.)		
	<p>.B.1. Duplexes and multifamily dwelling units shall provide the following upon construction:</p> <p>a. One parking space for each studio (no bedroom) unit.</p> <p>b. One and one-half parking spaces for each one or two bedroom unit.</p> <p>c. Two parking spaces for each three bedroom unit.</p> <p>d. Duplex with four or more bedrooms: one parking space per bedroom. No more than two parking spaces per unit may be located in an enclosed garage.</p> <p>e. Multifamily; one additional for each bedroom over three per unit. No more than two parking spaces per unit may be located in an enclosed garage. This provision shall not limit the number of parking spaces that may be provided in common areas in an enclosed under-building parking floor or structure.</p> <p>C.3 – Off-street parking for single-family and duplex dwellings shall be a minimum of nine feet in width by 18 feet in length (unless adjacent to landscaping, as specified in Figure 20.12.030(A)) with 22 feet of maneuvering aisle depth behind each space. Off-street parking dimensions for other uses shall not be less than shown on BMC 20.08.020, Figures 10, 11 and 12.</p>		
20.32.060.E. Improvement Standards	Hard surfacing shall be required for all portions of the parking facility including those portions within the right-of-way; provided, however, permeable paving is required for hard surface ground cover areas unless infeasible, per infeasibility criteria found in BMP T5.15 of the Ecology Manual.		
20.32.070 Landscaping			
B.1 Street Trees	One street tree shall be provided for every 50 feet of street frontage abutting the property. Said trees shall be installed adjacent to the right-of-way within the property lines or within the right-of-way subject to the approval of the public works and parks department.		
	Garbage receptacle areas shall be screened on at least two sides. (Duplexes are exempt from this requirement.)		
	A minimum of 25 percent of the required open space shall be landscaped. Landscape-based LID BMPs shall count toward this requirement.		
B.4 Parking	For every 10 open parking spaces, one tree shall be installed around the facility perimeter. These trees may be grouped or spread lineally.		
20.32.130 Vision clearance triangle	Measuring 20 feet along both the front and side fee title property lines and diagonally connecting the ends of the two lines.		

Municipal Code → Title 20, Land Use Development →

Chapter 20.28
INFILL HOUSING



Sections:

20.28.010 Purpose and intent.

20.28.020 Applicability.

20.28.030 Process.

20.28.040 Definitions.

20.28.050 General standards.

20.28.060 Repealed.

20.28.070 Small lot.

20.28.080 Cottage.

20.28.090 Repealed.

20.28.100 Repealed.

20.28.110 Duplex/triplex/fourplex.

20.28.120 Shared court.



20.28.130 Garden court.



20.28.140 Townhouse.

What's Nearby

TITLE		
← 19	20	21 →
CHAPTER		
← 20.27	20.28	20.29 →
SECTION		
...	...010	→

City of Bellingham



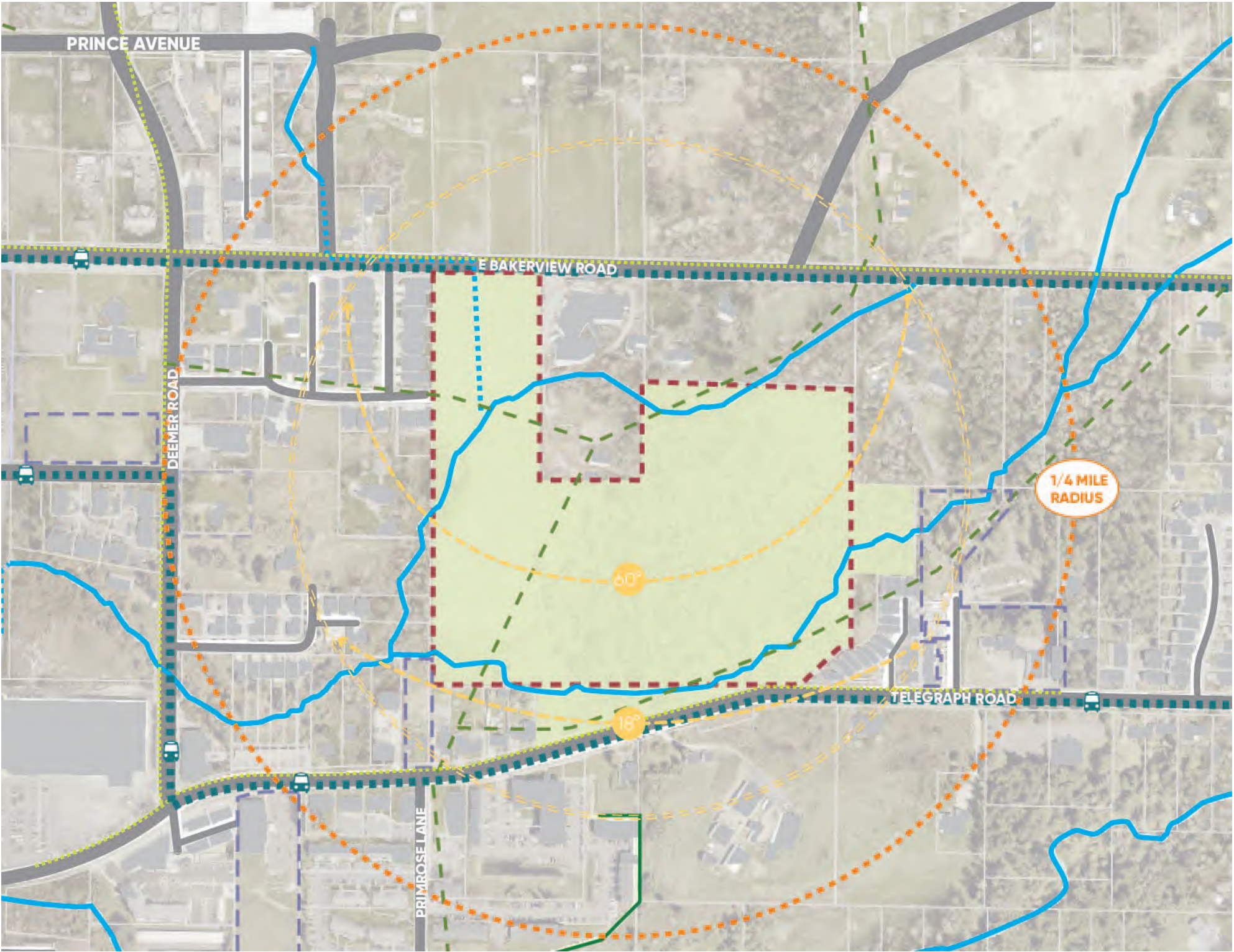


Multifamily Residential Design Handbook

ADOPTED BY RESOLUTION 2001-23 ON JULY 16, 2001

SITE CONTEXT

- [Red dashed line] SITE
- [Light green fill] PROPOSED DEVELOPMENT AREA
- [Orange dashed line] SUN EXPOSURE
- [Grey line] ROAD
- [Dark teal dashed line] BUS ROUTE
- [Bus icon] BUS STOP
- [Yellow dashed line] BIKE ROUTE
- [Blue line] RIVER & STREAM
- [Blue dashed line] CULVERT
- [Green line] EXISTING TRAIL
- [Dark green dashed line] FUTURE TRAIL
- [Purple dashed line] DEVELOPMENT PROJECTS



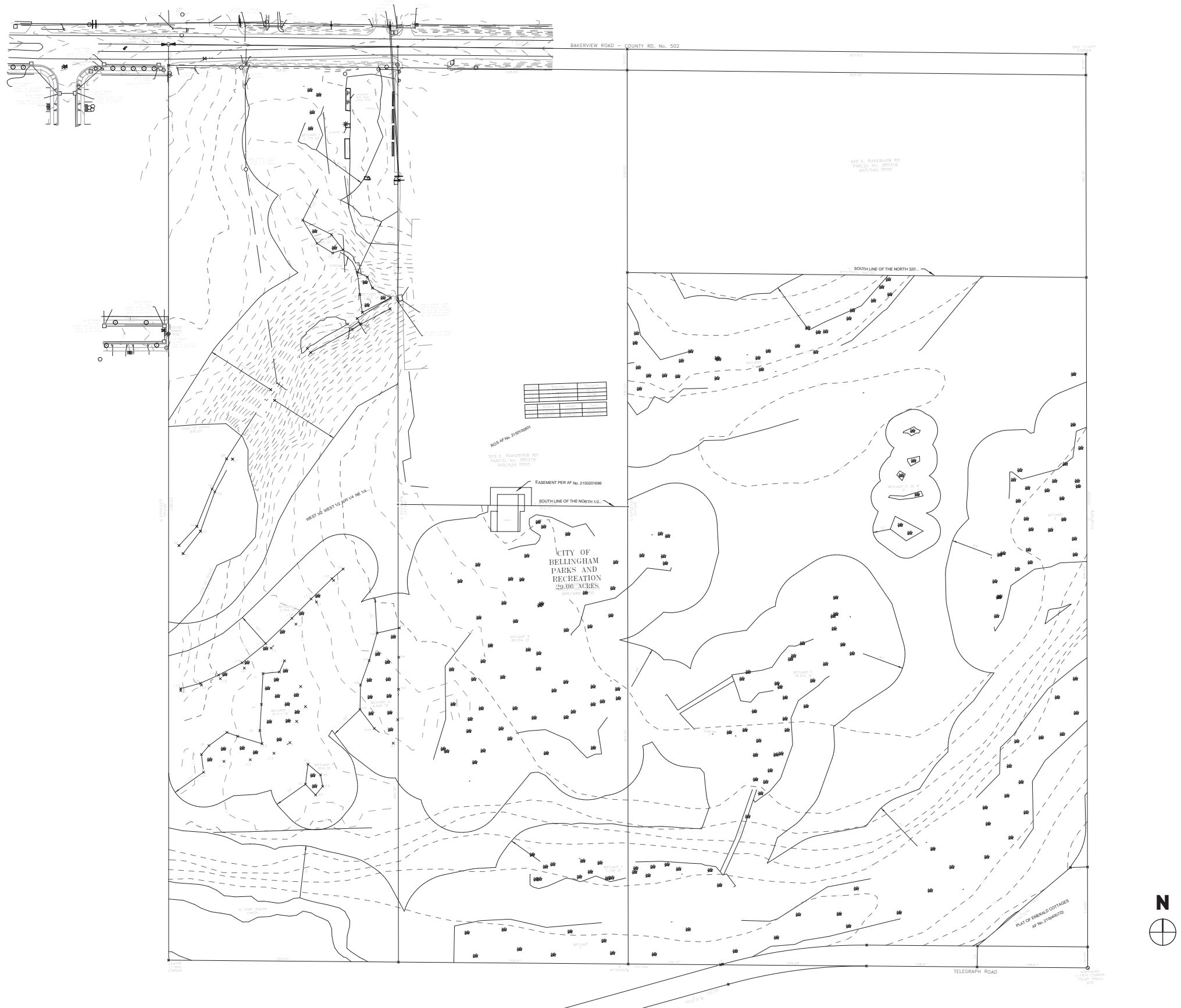
1.0 SITE & CONTEXT

SITE SURVEY

The full project site consists of one large parcel. The property has mid-block frontage located at its north side along East Bakerview Road. Additional access from Woodbury Way provides access on the west side of the property. Public stormwater berm adjacent to the south property line provides indirect southern access to Telegraph Road.

The northern portion of the site is at the highest elevation of 178'. A gentle slope descends south down to Cammack Creek where grades drop 10ft to 162' over 100ft. Moving further south, grades rise another 12ft over 100ft to the top of stream bank again and remain constant and approximately level to the North Fork Baker Creek ravine on the south end of the property.

A number of wetland and streams, were traced from previous site surveys and the critical areas maps. While heavily forested, trees were excluded from the survey, for now, and a select number will be surveyed following upcoming trail alignment field work.



CRITICAL AREAS

A critical areas field survey was conducted in September 2023 to evaluate any changes to wetlands or their buffers that were previously mapped in 2016. Changes were noted in both increases and decreases, These data will need to be confirmed in the wet season. Wetlands were not flagged, only captured with GPS.

Buffers in the area of the proposed housing are based on high intensity land use, while areas in the forested portions are mid-to-low depending on trail and park programming.

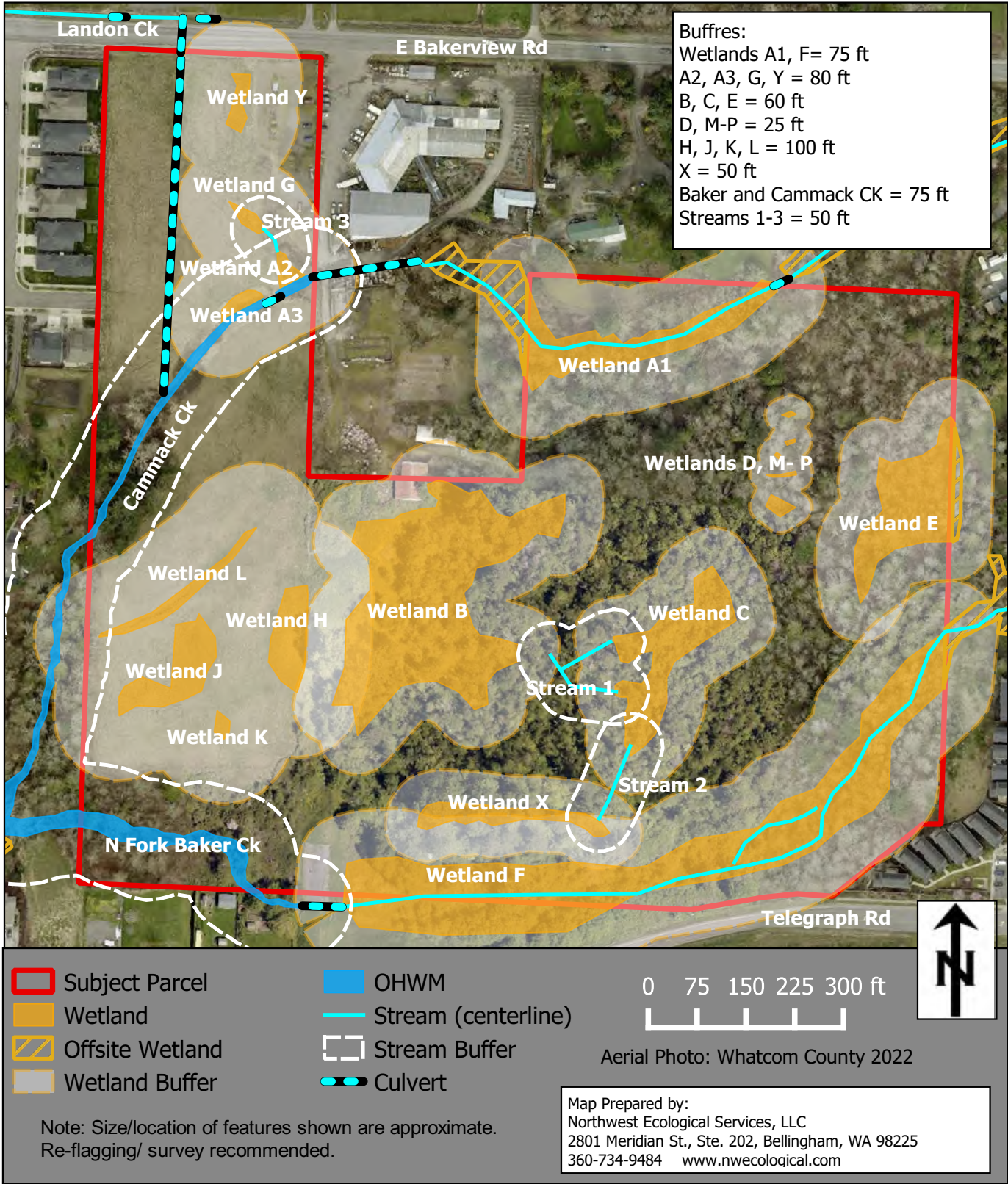
Code allows a minimum of 25% reduction to buffers for Cat II & III wetlands and 50% or 25ft for Cat IV. Additional impacts beyond the maximum buffer reduction will require mitigation for indirect wetland impact.

Building setbacks from buffers require 15ft separation between the edge of the critical area and buildings, structures, non-permeable paving and other hard surfaces.

Washington State Department of Fish and Wildlife also conducted new stream width surveys and determined the following for considerations for daylighting Landon Creek:

- Minimum buffer width of 30ft each side of creek
- Upstream bankfull widths = 5ft and 4ft
- Downstream bankfull widths = 5ft and 6ft
- These widths require an 8ft min pipe width at the streambed elevation for any stream crossing
- Additional climate change adaptation modeling will be required to confirm the 8ft min dimension
- Additional consideration for upstream development and stromwater inputs will also be required to confirm the 8ft min dimension

Additional permitting requirements will be outlined once the housing footprint is selected.



CULTURAL RESOURCES

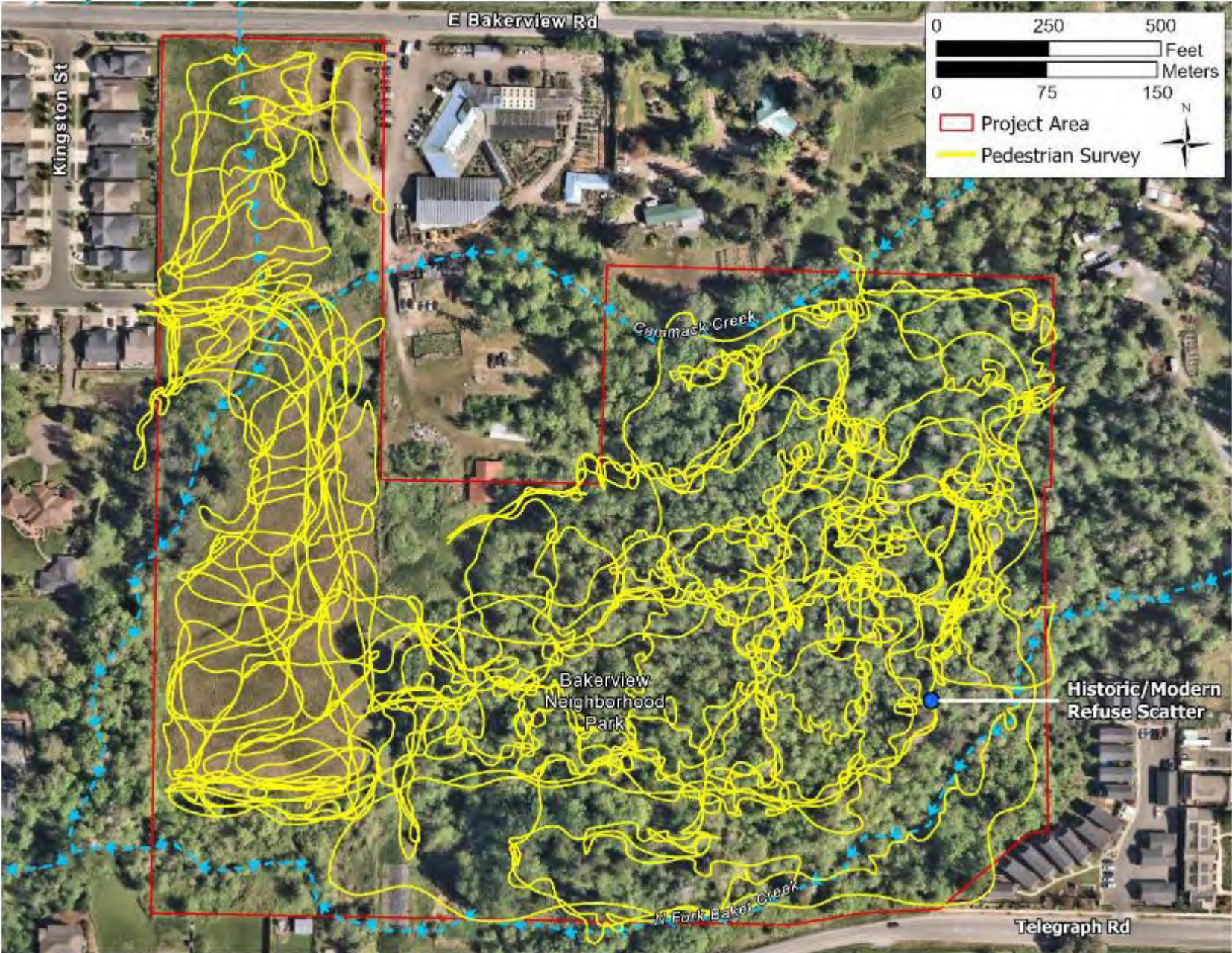
ERCI conducted a cultural resources inventory through archival research and fieldwork.

A historic refuse scatter containing some historic objects was encountered, but ultimately was not considered eligible for national register of historic places as it is unlikely to provide more information about the site, is not related to significant people or events, and the items found were common.

Based on the results of the survey, ERCI recommends:

- Archaeological review of any design plans prior to construction to determine if sampling strategy along the north side of North Fork Baker Creek is adequate for the planned development.
- Unanticipated Discovery Protocol training provided to all construction personnel by a professional archaeologist.
- Should any protected archaeological objects, sediments, or human remains be found, all work in the vicinity should be stopped, area secured and any equipment moved to a safe distance away. The site superintendent shall refer to procedures outlined in the UDP.

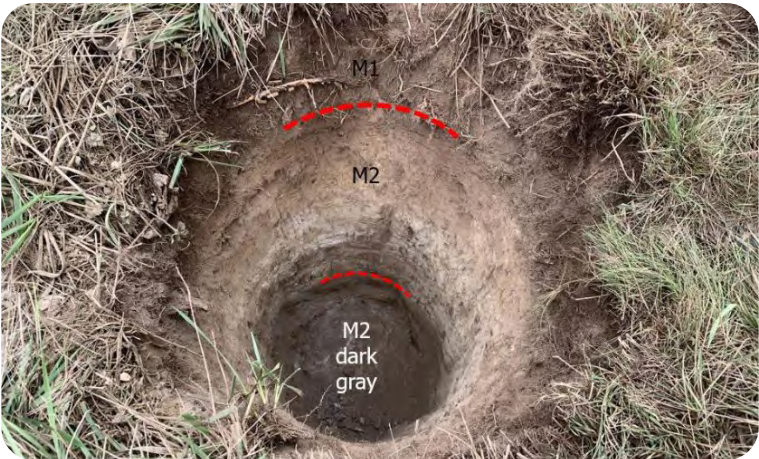
The draft report is available for City review. Once updated, ERCI will submit to RCO. Following their review, RCO will submit to the Department of Archaeology and Historic Preservation, as well as the Tribes for review.



SITE COVERED IN PEDESTRIAN SURVEY



1 TESTING AREA

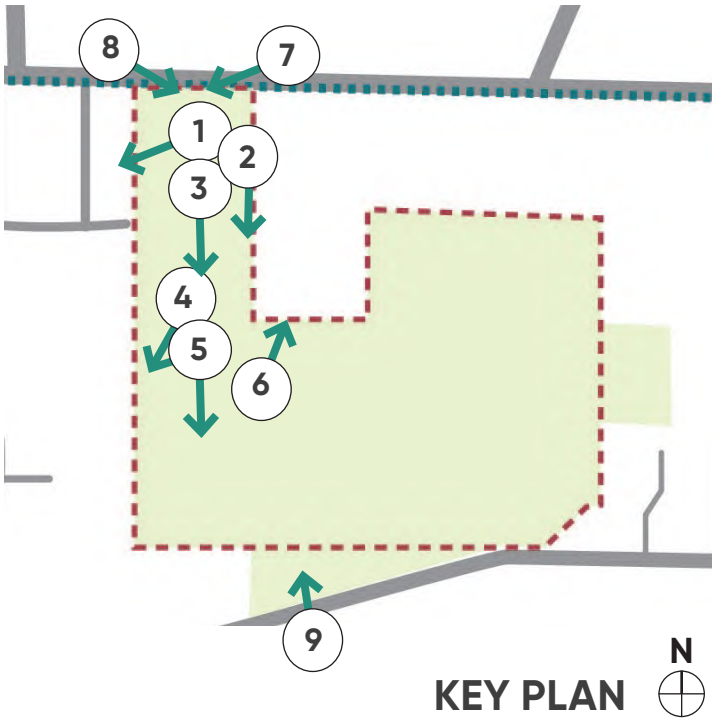


2 SUBSURFACE SHOVEL TEST



3 HISTORIC ARTIFACT

EXISTING SITE CHARACTER



EXISTING AFFORDABLE & MULTIFAMILY RESIDENTIAL CHARACTER



EXISTING AFFORDABLE & MULTIFAMILY RESIDENTIAL CHARACTER



1 PRINCE AVENUE APARTMENTS



2 TREMEZZO NORTH



3 TELEGRAPH ROAD TOWNHOMES
AFFORDABLE



4 HEATHER COMMONS
AFFORDABLE



5 VILLAGE AT BAKER CREEK



6 SOPHIA PLACE



7 CEDAR GROVE



8 BRIDGE CREEK APARTMENTS
AFFORDABLE

1.0 SITE & CONTEXT






AFFORDABLE HOUSING MODELS

Taking a look at affordable housing locations around Bellingham include a variety of low-rise townhomes, tiny homes for transitional houseless populations and midrise apartment buildings.

Affordable housing near the project location include:

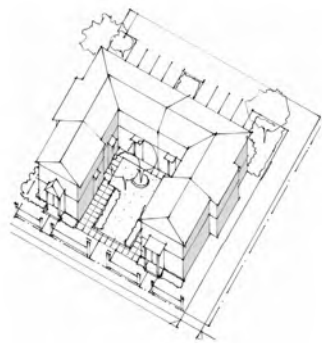
- **Telegraph Townhomes**, 8-units completed of a 54-unit project
- **Sterling Meadows**, 51-unit farm worker housing and 21-unit senior housing
- **Evergreen Ridge**, 145-unit affordable apartments
- **Trailview**, 77-unit affordable apartments

SITE CONTEXT

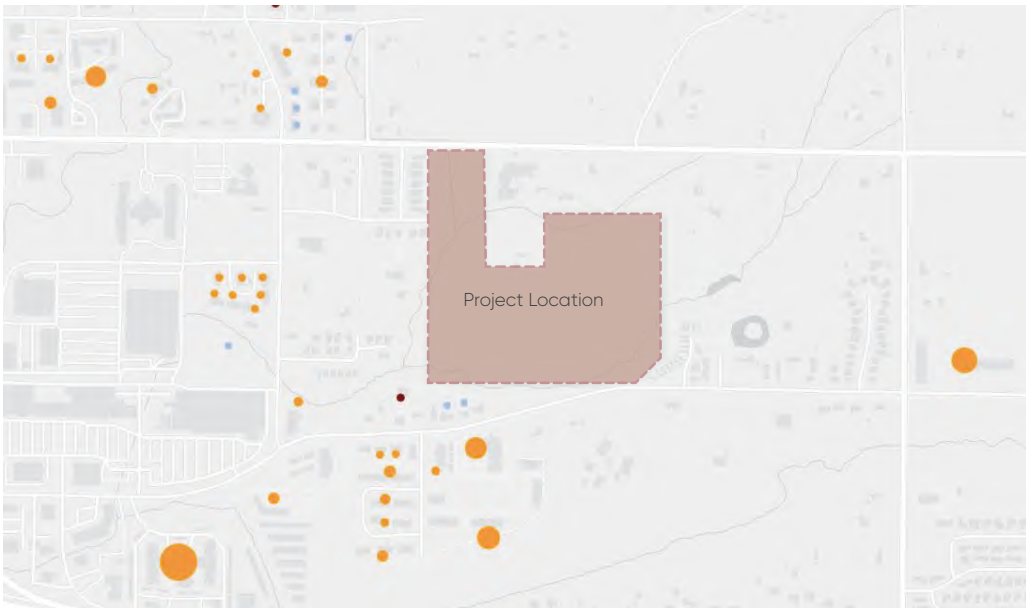
-  SITE
-  DEVELOPABLE AREA
-  CONDO
-  DUPLEX
-  MULTIFAMILY



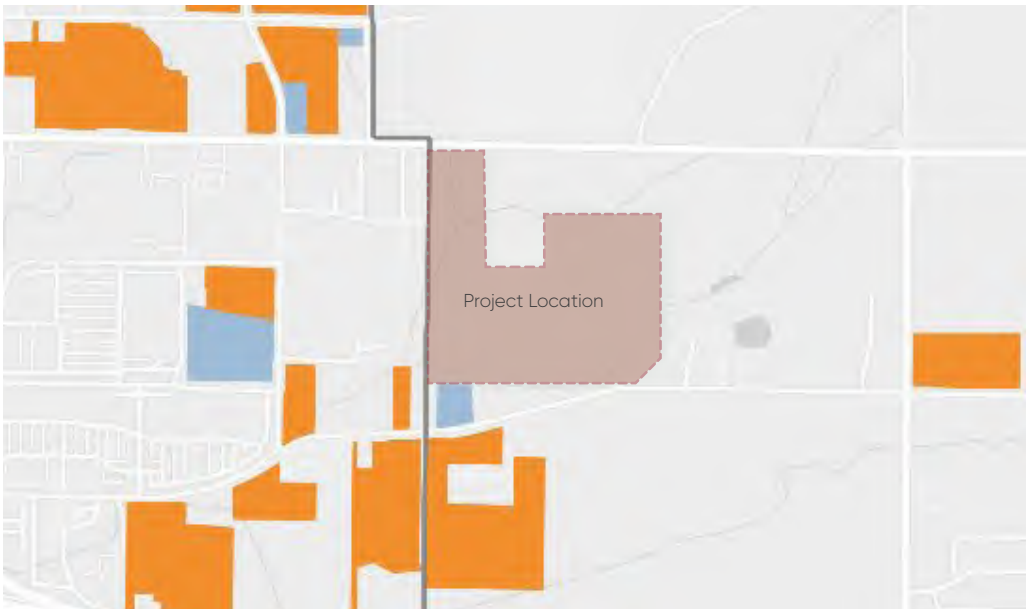
COTTAGE POCKET NEIGHBORHOOD



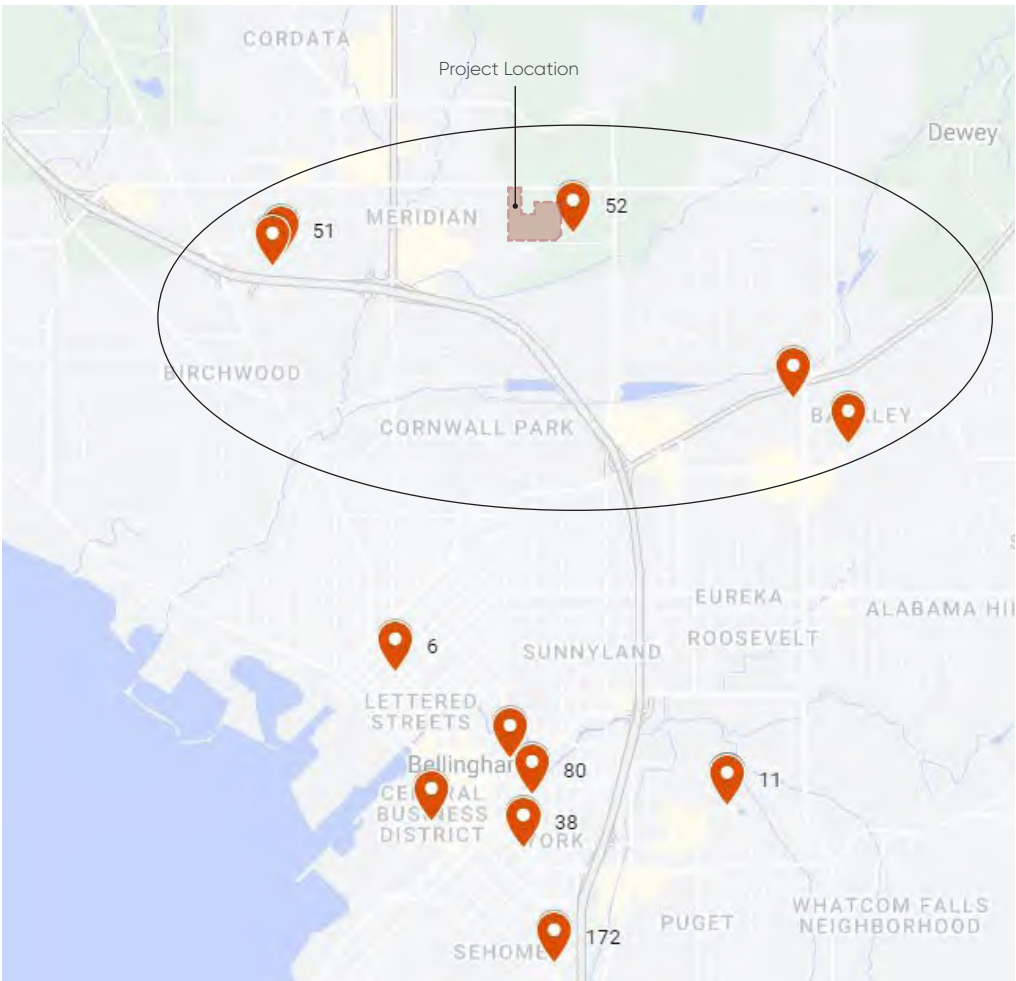
GARDEN COURTYARD



ADJACENT HOUSING PROJECTS



AREAS ZONED FOR DUPLEX OR MULTIFAMILY



AFFORDABLE HOUSING LOCATIONS IN BELLINGHAM



AFFORDABLE HOUSING TYPE EXAMPLES

HOUSING INSPIRATION IMAGES



SAMISH COMMONS APARTMENTS



THORTON CREEK APARTMENTS, SEATTLE



TELEGRAPH ROAD TOWNHOMES



SAND POINT COTTAGES, SEATTLE



TRAILVIEW APARTMENTS



BONUS TRACK, JAPAN



ARGYLE GARDENS COHOUSING, PORTLAND



SECRET GARDEN COURTYARD , SEATTLE

SITE OPPORTUNITIES & CONSTRAINTS



4.0 SITE CONCEPT

HOUSING ITERATIONS



OPTION 1A: APARTMENT & TINY HOME HYBRID



OPTION 1B: APARTMENT & TINY HOME HYBRID



OPTION 1C: APARTMENT & TINY HOME HYBRID



OPTION 1D: APARTMENT & TINY HOME HYBRID



OPTION 1F: APARTMENT & TOWNHOUSE HYBRID



OPTION 1G: APARTMENT & TOWNHOUSE HYBRID



OPTION 1H: APARTMENT & TOWNHOUSE HYBRID

4.0 SITE CONCEPT

HOUSING ITERATIONS



OPTION 2A: ALL TOWNHOMES



OPTION 2B: ALL TOWNHOMES



OPTION 2C: ALL TOWNHOMES



OPTION 3A: ALL TINY HOMES



OPTION 3B: ALL TINY HOMES

4.0 SITE CONCEPT

HOUSING ITERATIONS



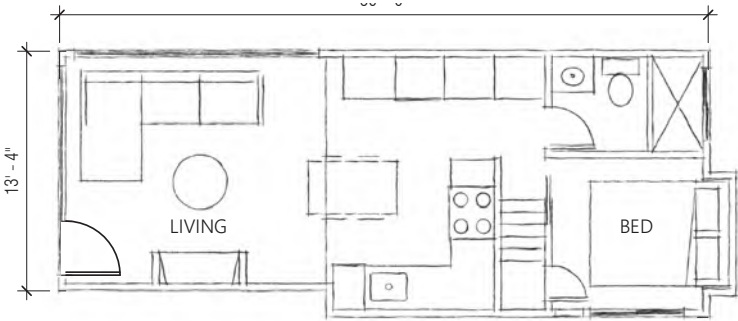
OPTION 4A: ALL APARTMENTS



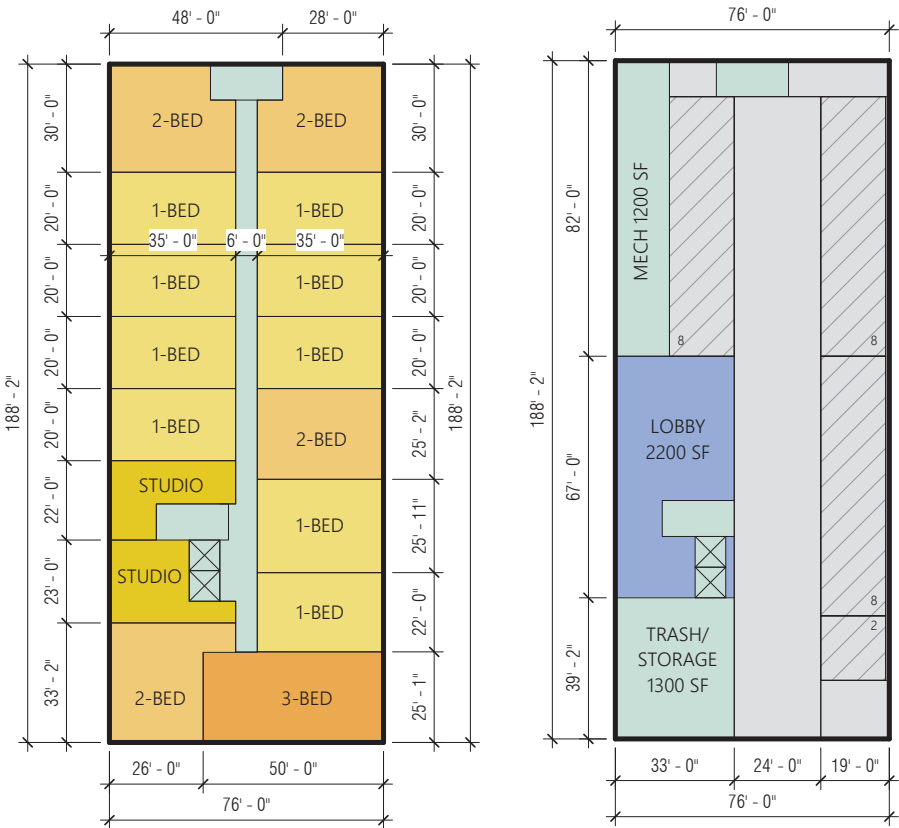
OPTION 4B: ALL APARTMENTS

4.0 SITE CONCEPT

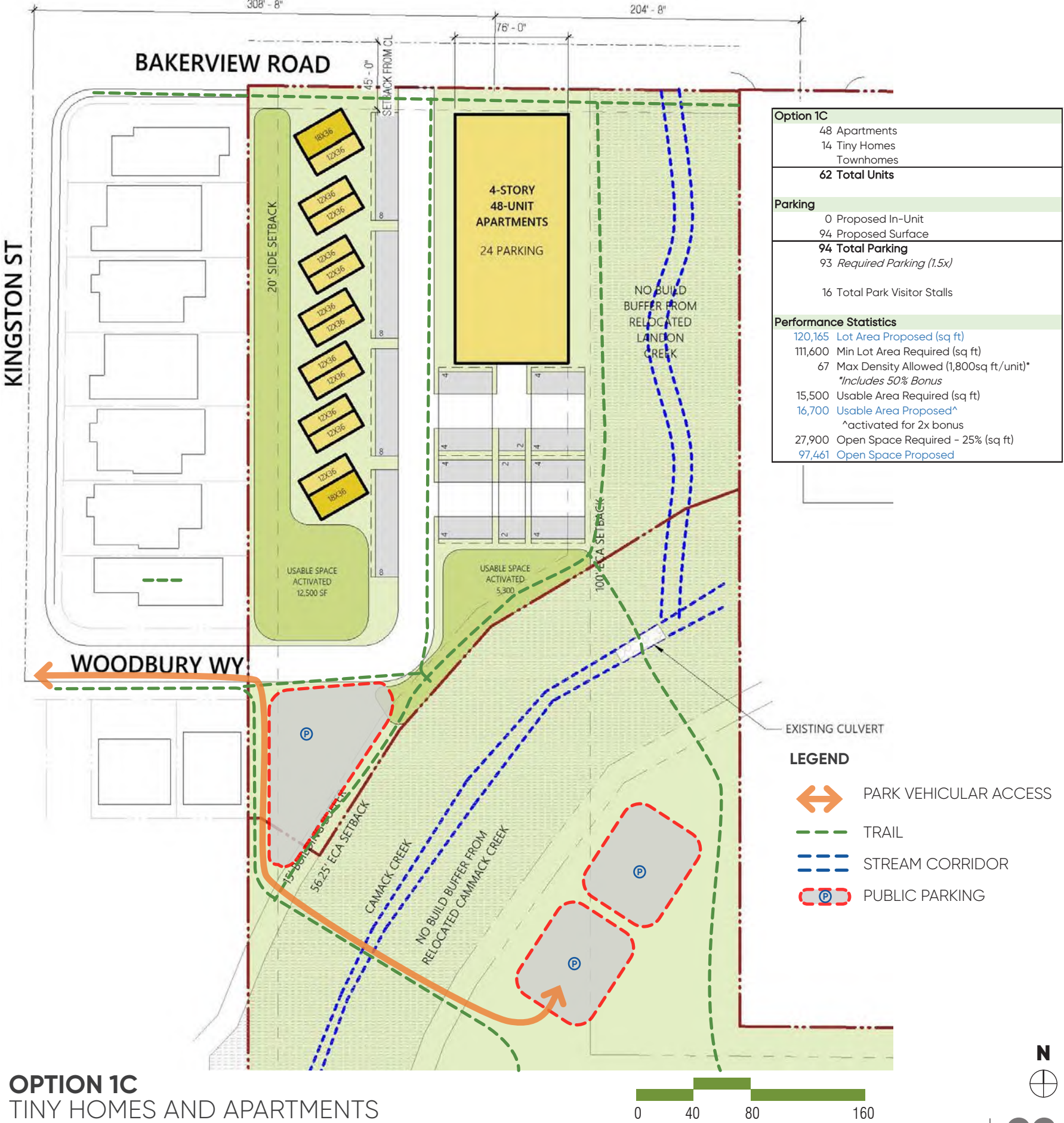
PREFERRED OPTION 1
APARTMENT & TINY HOME HYBRID



12X36 TINY HOME PLAN
SCALE: 3/32" = 1'-0"

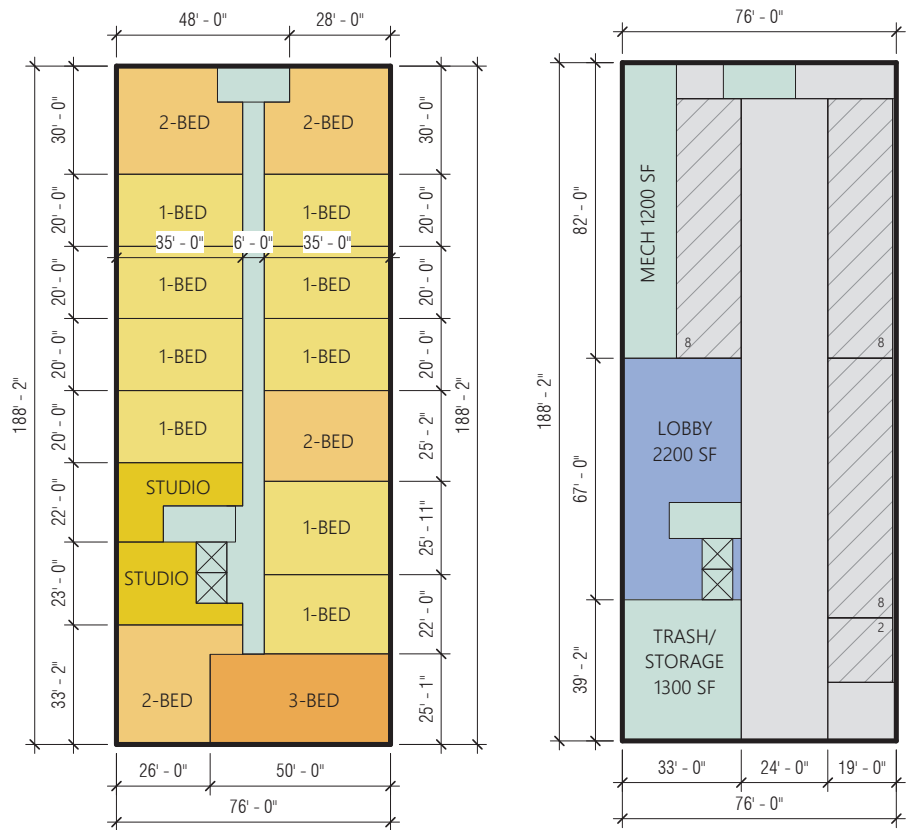


TYPICAL 48-UNIT APARTMENT FLOOR PLAN
SCALE: 1" = 60'

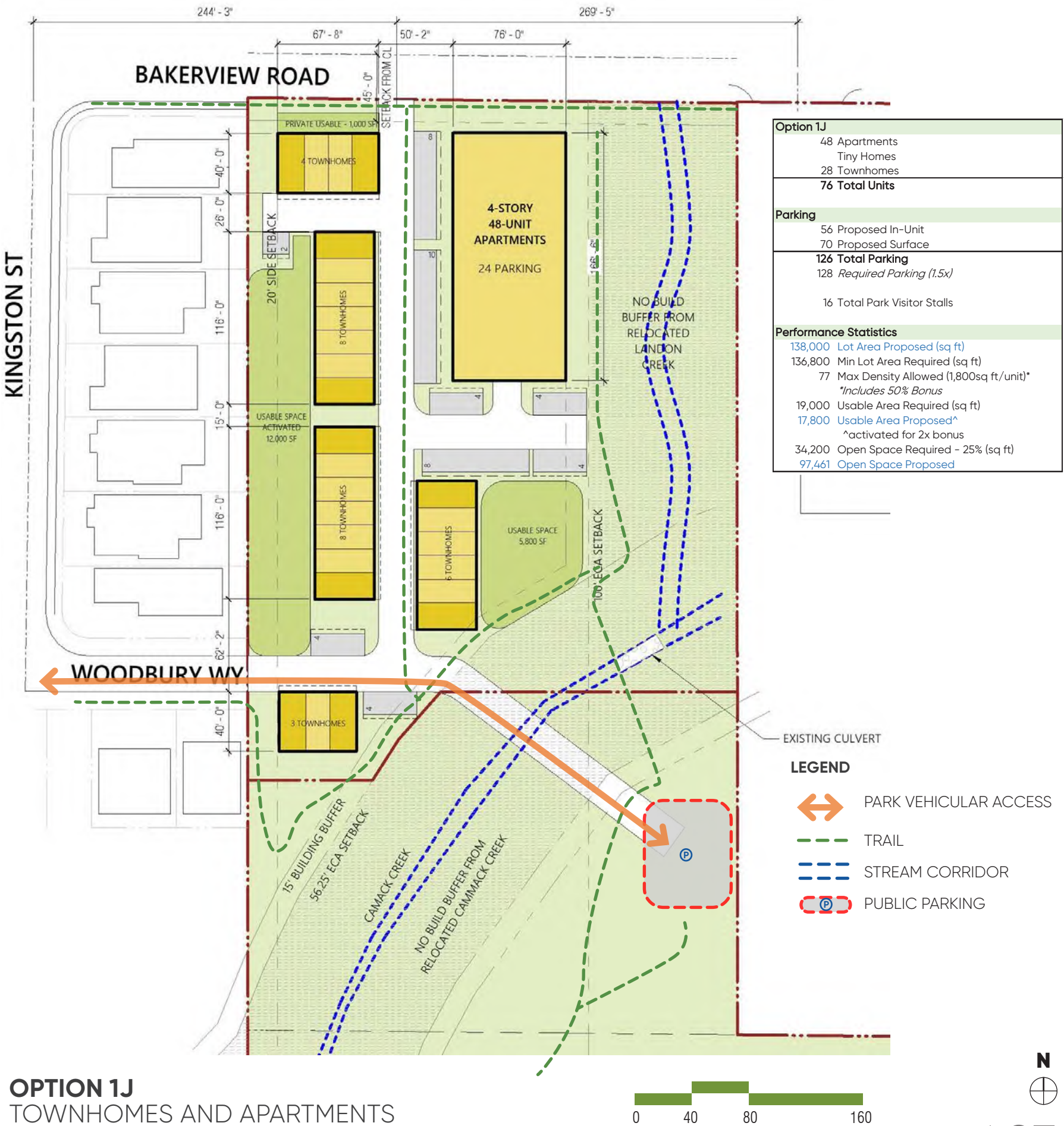


4.0 SITE CONCEPT

PREFERRED OPTION 2
APARTMENT & TOWNHOUSE HYBRID

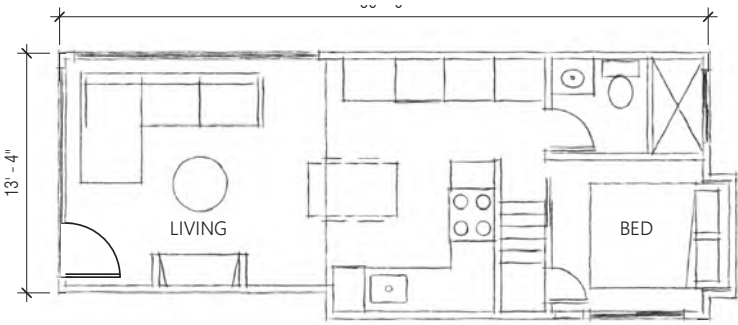


TYPICAL 48-UNIT APARTMENT FLOOR PLAN
SCALE: 1" = 60'

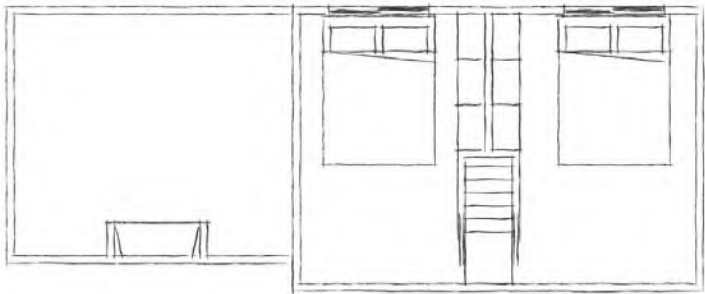


4.0 SITE CONCEPT

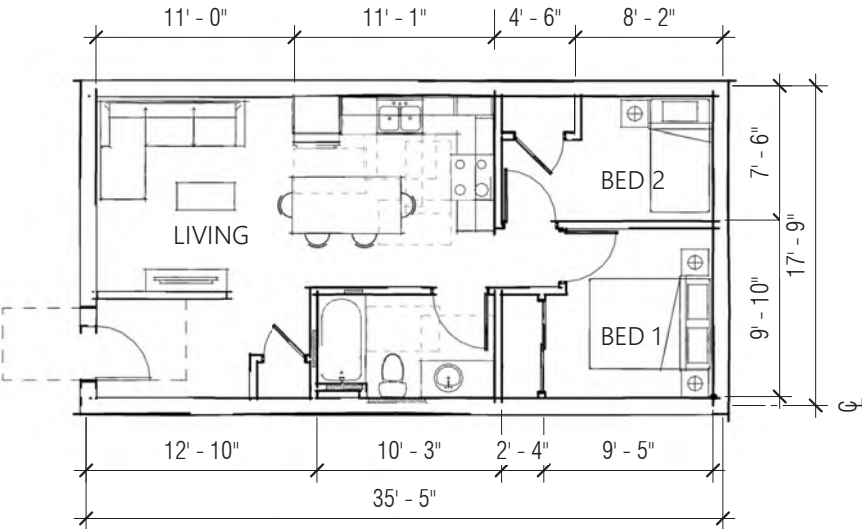
PREFERRED OPTION 3
ALL TINY HOMES



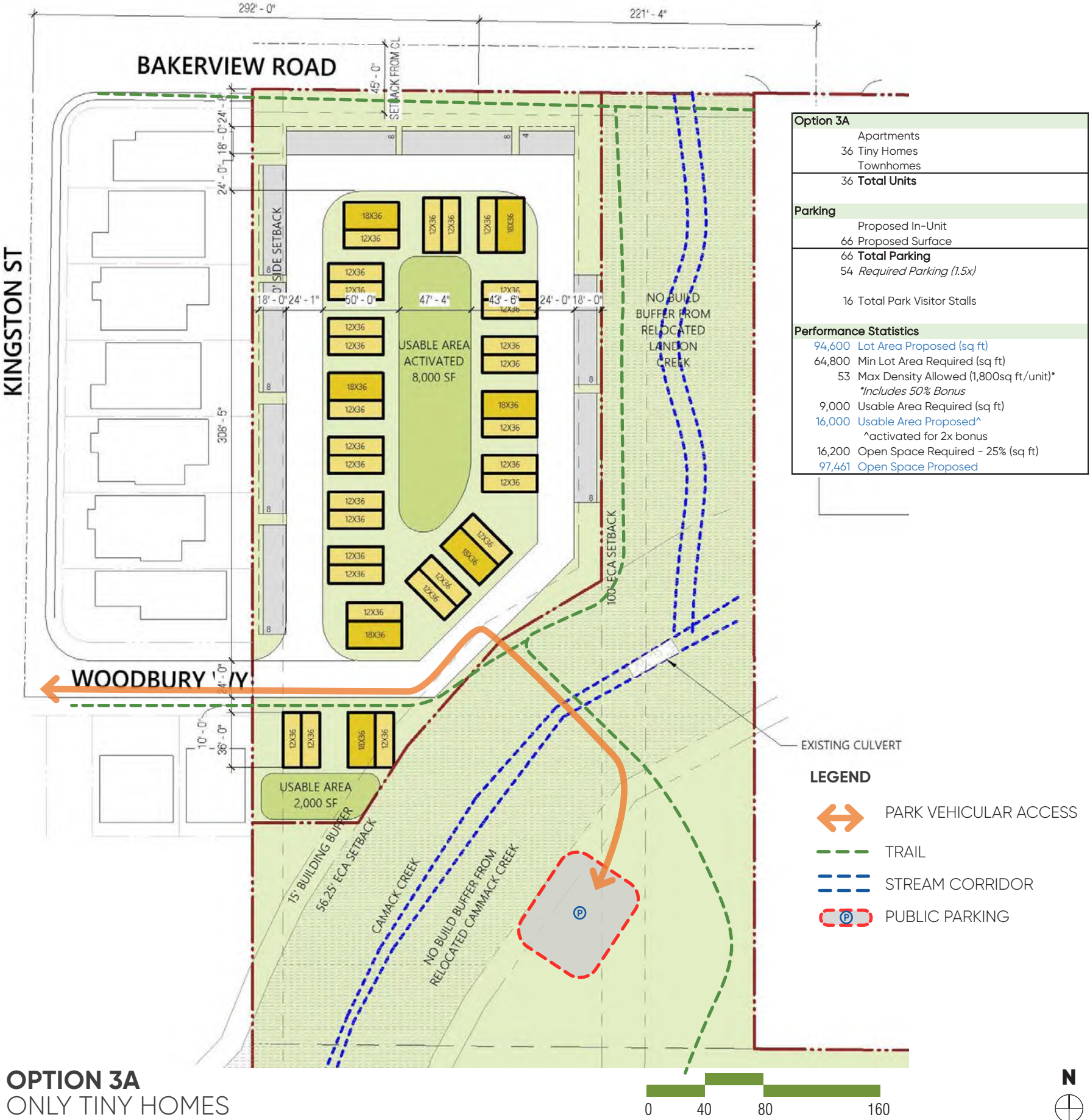
12X36 TINY HOME PLAN - LEVEL 1
SCALE: 3/32" = 1'-0"
REFERENCE: WEST COAST HOMES PREFAB



12X36 TINY HOME PLAN - LOFT
SCALE: 3/32" = 1'-0"
REFERENCE: WEST COAST HOMES PREFAB

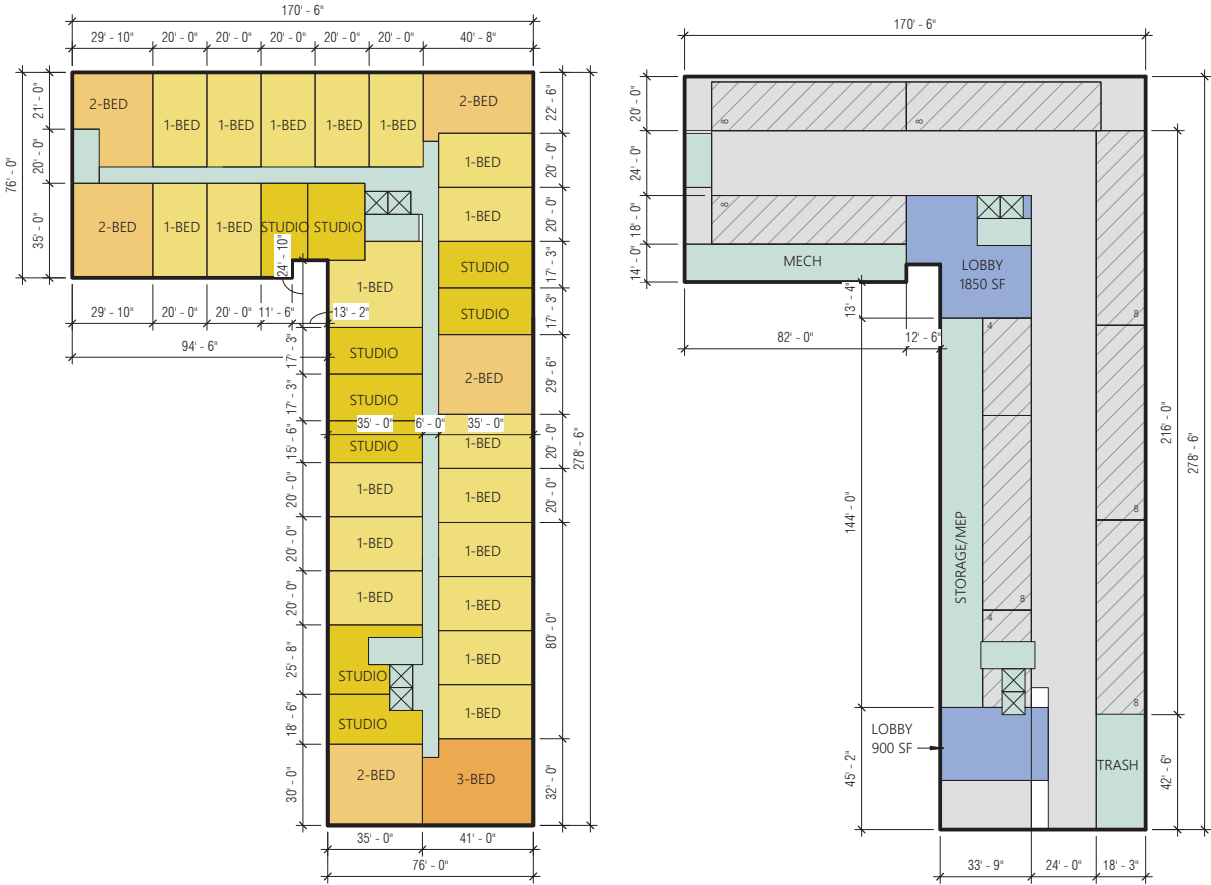


TYPICAL 18X36 TINY HOME PLAN
SCALE: 3/32" = 1'-0"



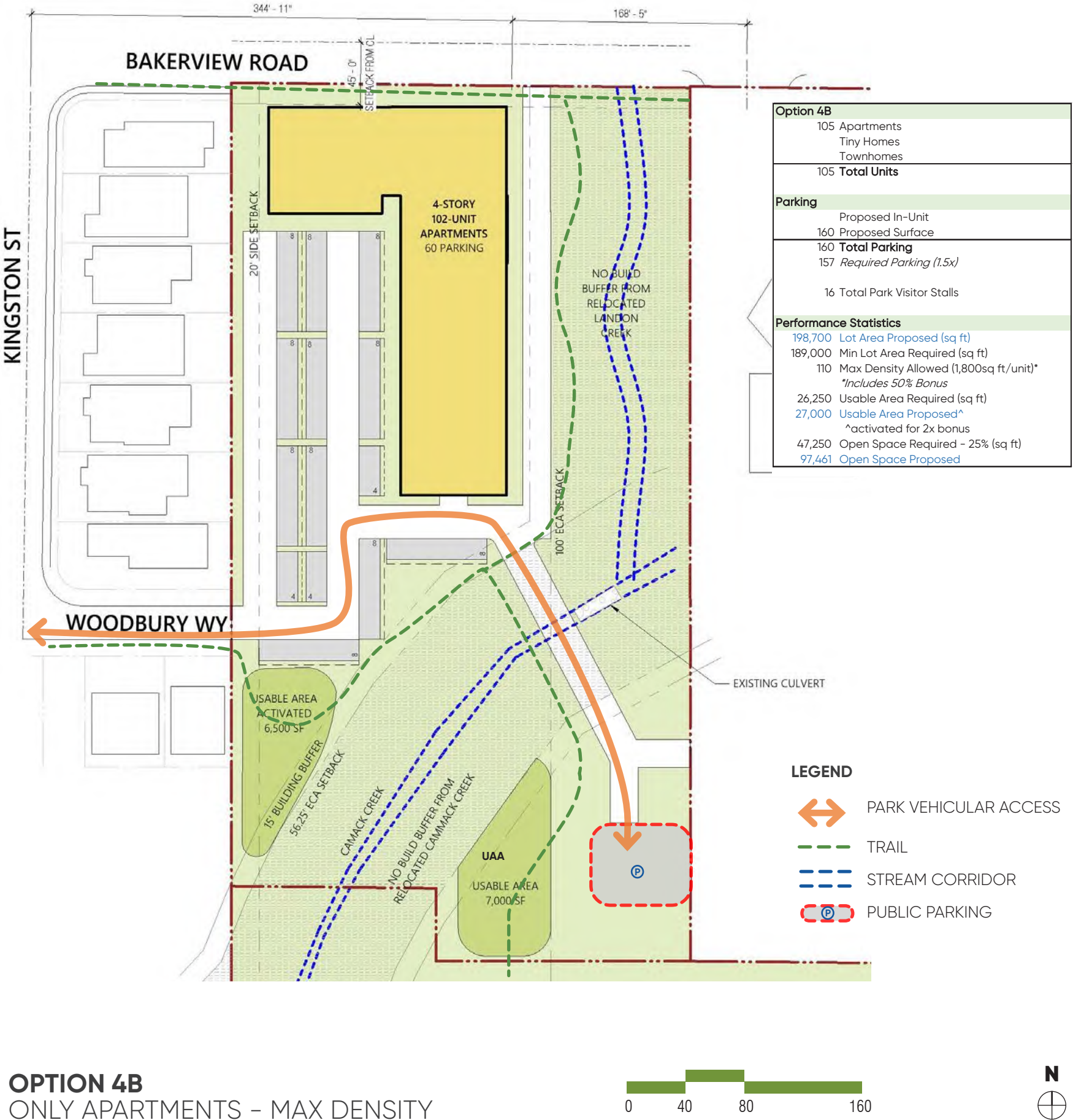
4.0 SITE CONCEPT

PREFERRED OPTION 4
ALL APARTMENTS



TYPICAL 102-UNIT APARTMENT
SCALE: 1" = 60'

BOARD & VELLUM



NEXT STEPS

- City to review and provide feedback – 1 week – 11/14
- B&V to revise report and include Utilities and Infrastructure to confirm property line
- City to workshop report with developers?
- B&V to work with surveyor to legally document City approved property line ~ 12/22
- B&V to schedule final presentation
- Team to start Phase III – Park Conceptual Alternatives