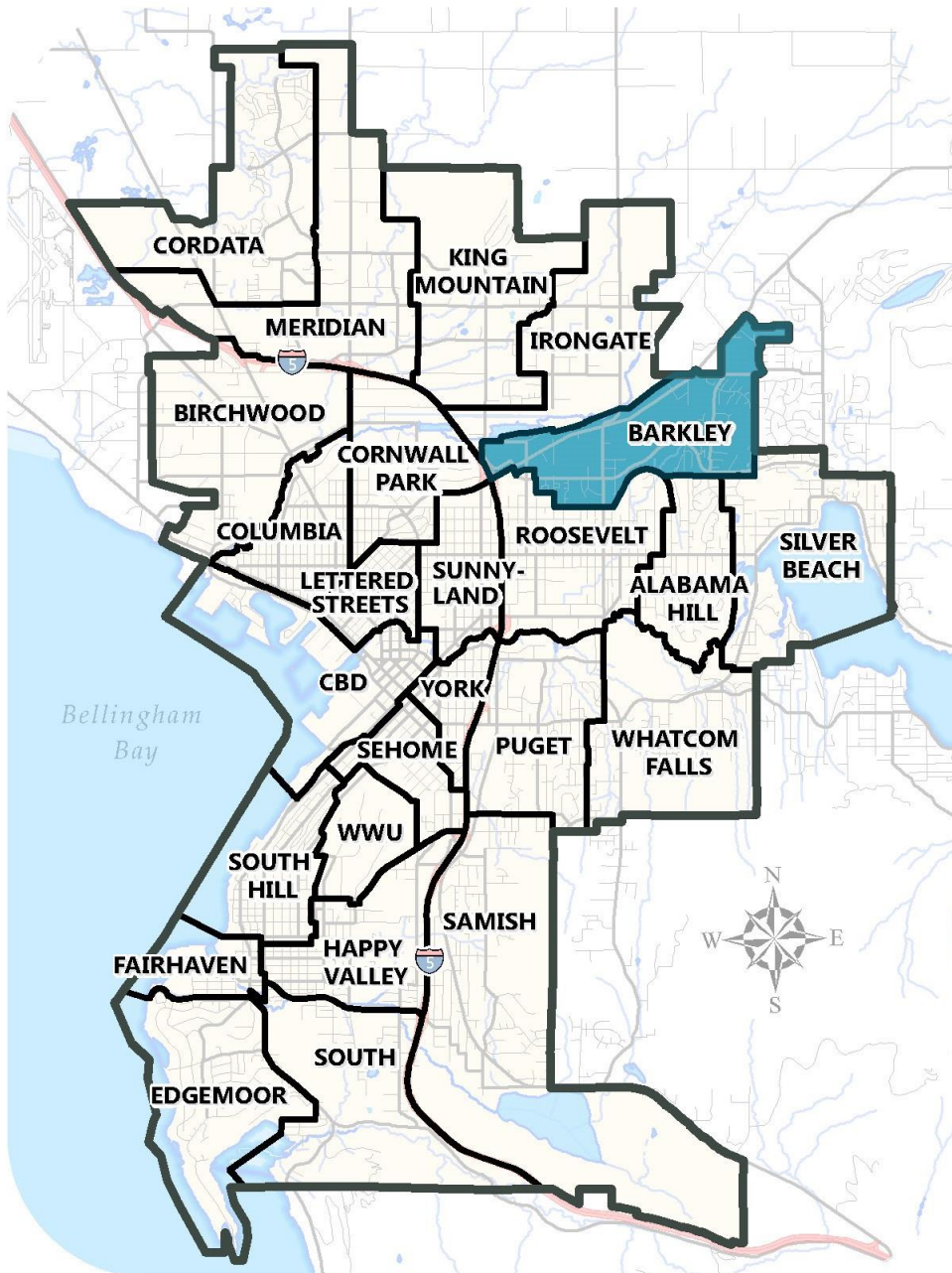




# Barkley Neighborhood Plan

As adopted by Ordinance No. 2010-12-068 and amended by Ordinance 2015-11-044, 2017-07-018 and 2018-12-033

**Mt. Baker Neighborhood** - As adopted by Ordinance No. 8868 and amended by Ordinances 8946, 8995, 9174, 9271, 9601, 9697, 9705, 9713, 10521, 10658, 1998-11-087, 2001-06-040, 2002-09-062, 2004-12-087 and 2006-12-123



**Neighborhood Plan Adoption:** In 1980, the Bellingham Plan was adopted and included individual plans for each neighborhood. When the Washington State Growth Management Act (GMA) was adopted in 1990, the City was required to update and amend the Bellingham Plan to include comprehensive planning elements required by the GMA. The Bellingham Comprehensive Plan was adopted in 1995 and again included all of the individual neighborhood plans.

**Neighborhood Plan Amendment:** The Bellingham Municipal Code (BMC) 20.20 includes procedures by which individual property owners may petition the City for an amendment to an individual neighborhood plan. This may be a simple text amendment to address a condition or concern in a particular neighborhood or it may be a request for a change to the land use designation in a portion of a neighborhood. Because the neighborhood plans are adopted as part of the Bellingham Comprehensive Plan, the GMA restricts amendments to once per year. The deadline for submitting neighborhood plan amendments to the City is December 1 of each year (See BMC 20.20). An amendment to a neighborhood plan is made by ordinance. All of the changes made to this plan since it was originally adopted are listed on the last page of the plan.

**Neighborhood Plan Update:** Periodically, individual neighborhood plans merit a complete update due to changes of conditions in the neighborhood and/or the City. A complete neighborhood plan update can be a complex process requiring a great deal of time, public participation, and planning staff resources. Some of the individual neighborhood plans that were originally adopted in 1980 have received complete updates, while others have not.

# BARKLEY NEIGHBORHOOD PLAN

## I. NEIGHBORHOOD CHARACTER

The Barkley Neighborhood was created in 2010 as part of the northern neighborhood boundary review project. Approval of a number of large annexations caused several of the north-end neighborhoods to grow very large. Some residents asked the City to review the boundaries of the Mt. Baker, Guide Meridian/Cordata, Meridian and King Mountain Neighborhoods in 2009. As a result, the Mt. Baker Neighborhood was divided into two new neighborhoods in 2010, Irongate and Barkley.

The Barkley Neighborhood contains 814 acres located primarily south of Sunset Drive and north of the Roosevelt and Alabama Hill Neighborhoods. It has a mix of land uses, including regional scale commercial development at the Sunset Drive/I-5 interchange (Sunset Square). The focal point of the neighborhood however, is the Barkley Urban Village development located around the Woburn Street/Barkley Boulevard intersection. This development is one of the first urban villages to be built in the city. It includes a mix of industrial, retail, professional offices, and residential development.

Residential development in the neighborhood was facilitated by the mid-1990s construction of Barkley Boulevard from Britton Road to Orleans Street. This opened up the west-facing slope of Alabama Hill where a number of subdivisions have been built. Barkley Boulevard is flanked by new homes with expansive city and bay views as it winds up Alabama Hill.

The existing character of the neighborhood, as well as the presence of open space areas, trails and view corridors continue to be valued by neighborhood residents. Careful consideration in developing zoning designations and in reviewing projects for zoning compliance should continue to emphasize and preserve these characteristics.

## II. PARKS, TRAILS AND OPEN SPACE

The City is creating an open space network that connects neighborhoods, parks, schools and commercial centers. This has been due, in part, to the Greenway Levies which provided funding for parks and greenways. Sensitive wetland areas have been preserved for water quality, wildlife habitat, and other open space benefits.

Open space planning continues in neighborhoods where undeveloped land still exists. The advantage of identifying a desired pattern of open space is that it is more usable, it is integrated with other land uses, and it lends predictability to development.

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**Goal No. 1** An integrated open space and trail system should continue to be implemented as defined in the Parks, Recreation and Open Space chapter of the Bellingham Comprehensive Plan and the North Bellingham Trail Plan.

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Key open space features in this neighborhood include Fever Creek and a small portion of the Squalicum Creek corridors, wetlands, forested backdrops, and view corridors. Not only are many of these areas unsuitable for development, they serve important environmental functions that are worthy of protection.

In the eastern portion of the neighborhood the character has changed dramatically due to the 1994 construction of the arterial, Barkley Boulevard. This opened up the west-facing slope of Alabama Hill where dense residential development has taken the place of forested slopes. Barkley Boulevard winds up the hill and is flanked by new homes with expansive city and bay views. Extensive clearing for development has diminished the backdrop of the forested hillsides.

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**Goal No. 2** New development should implement strategies to preserve healthy trees on hillsides where views are desired.

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At the bottom, or central section of Barkley Boulevard, commercial development has taken place as part of the “Barkley Urban Village”. In 1987, a single landowner cleared approximately 200 acres in this vicinity in preparation for mixed-use development. Once the area had access from the construction of Barkley Boulevard, the Barkley Village shopping center was developed, bringing retail, offices and personal services to a vast and growing residential area. A designated open space delineates the perimeter in the form of vegetated buffers ranging in width from 50-feet to 100-feet.

These open space buffers are characterized by a mix of primarily deciduous native vegetation, including cottonwood, alder, birch, elderberry, and snowberry, to name a few. Impacts on buffers from adjacent development include visual and functional problems as a result of drainage changes and root compaction from fill. The result is an appearance of decline that is primarily concentrated along the “edge” adjacent to the impact. The buffers in this area are regenerating and functioning as wildlife habitat, visual and noise barriers, and open space/backdrops for the areas of development.

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**Goal No. 3** Existing buffers with native vegetation around the Barkley Urban Village should be retained and enhanced where needed with additional vegetation, especially conifers and other native species.

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**Goal No. 4** Landscaping and passive recreation areas may be developed within the buffers if specifically approved through the planned development process. Development in buffers should not be allowed if it can result in a decline of vegetation in the buffer or reduce the effectiveness of the buffer. Development adjacent to the buffers should consider stormwater and buffer impacts.

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The network of trails make this part of the Barkley Neighborhood pedestrian friendly. Starting with the well-established Railroad Trail forming a portion of the neighborhood's southeast border, the network connects residences near Fever Creek and Roosevelt School to the forested Northridge Park and Klipsun Pond found up the hill adjacent to the newer subdivisions. It also serves as a bicycle/pedestrian "arterial" to areas outside the neighborhood, from downtown to Whatcom Falls Park.

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**Goal No. 5** A trail network that provides connections to existing trails or creates pedestrian connections to neighborhood amenities should be planned for and provided as development occurs. The Open Space, Parks and Recreation element of the comprehensive plan recommends the construction and maintenance of trails as a citywide network of trail corridors and greenways.

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Fever Creek flows southwest in this area. Its corridor and associated wetlands have been kept intact intentionally because of its value to the neighborhood. The City owns an 8-acre parcel along the creek that includes the Fever Creek Wildlife Pond (also called the St. Clair Detention Basin). While a detention dam was built on the creek in 1984, the 3-acre pond and upland system were created in 1993 to mitigate the loss of wetlands from the construction of Barkley Boulevard.

Along the eastern boundary of the neighborhood is the 43-acre Northridge Park and associated greenways. This former Department of Natural Resources property acts as a forested greenway for an otherwise densely developed neighborhood. Several small wetlands and a short trail segment are located here.

Buffering adjacent areas from the view, noise, and odor of Interstate 5 is another priority relating to open space and quality of life issues in this neighborhood and for the traveling public.

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**Goal No. 6** A landscaped berm and/or buffer should be established and maintained along the length of Interstate 5 through the neighborhood.

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Click here to view the [Barkley Neighborhood Open Space Map](#)

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

#### **Drainage**

The drainage from this neighborhood utilized the Whatcom/Fever Creek Basin. In general, the natural drainage corridors should be retained to the greatest extent possible. These natural drainage ways provide needed flood storage, conveyance and natural habitat.

Stormwater management is required throughout the City to mitigate the effects of increased runoff and water pollution.

#### **Water**

Most of the water system elements in this area are fairly new and consequently in good condition. One issue is that the neighborhood varies from 100 to 700 feet in elevation. This wide range presents problems in configuring a water distribution system that has proper pressure range and capacity. Presently, the area is served by four different sub systems. Long range planning for the area includes significant revisions to the existing systems. Developments should construct new infrastructure components consistent with the City's Comprehensive Water Plan.

#### **Sanitary Sewer**

Sewage facilities in this neighborhood have been recently constructed. Because of this, the condition of the system is mostly good to excellent. The City is in the process of updating information for a Comprehensive Sewer Plan that should be utilized in the planning of new sewerage works.

Gravity sewer service is available to most existing parcels within the neighborhood. The industrial area along East Bakerview Road has hydraulic capacity downstream for continued growth.

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Click here to view the [Barkley Neighborhood Circulation Map](#)

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## IV. CIRCULATION

### Arterials

The dominant circulation routes providing arterial access in the Barkley Neighborhood are Sunset Drive (SR 542), Barkley Boulevard, Woburn Street, Orleans Street and McLeod Road. Sunset Drive is the second busiest arterial in the city next to Meridian Street. In 2007, Sunset Drive carried over 32,000 vehicles per day at the Interstate 5 intersection and nearly 25,000 vehicles per day at the Woburn Street/Sunset Drive intersection.

Truck traffic could be diverted off Sunset Drive by constructing a new connection between the Sunset Drive and Bakerview Road in the Irongate Neighborhood. Bakerview is a principle arterial that serves the Irongate industrial area, has a freeway interchange at I-5, and leads directly to the Bellingham International Airport and its associated industrial areas.

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**Goal No. 7** A connection from Sunset Drive to Bakerview Road should be constructed and Bakerview Road should be upgraded to primary arterial/truck route standards (where not already completed), in order to serve truck traffic presently using the Mt. Baker Highway/Sunset Drive.

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Barkley Boulevard is a parallel east-west arterial corridor between Britton Road and Orleans Street that has helped to alleviate some of the existing PM peak congestion on Sunset Drive. However, commuter traffic into and out of Bellingham via Hannegan Road and Mt. Baker Highway increases each year.

McLeod Road has been upgraded to collector arterial status and extended west to Sunset Drive. Continued residential growth and the addition of Squalicum High School and Northern Heights Elementary School increased the dependence on this road as a neighborhood collector and warranted the installation of a new traffic signal and left-turn lanes at the Sunset Drive intersection.

North-south oriented secondary arterials include the Orleans Street and the Woburn-Hannegan corridor. Chandler Parkway provides a neighborhood collector linking McLeod Road and Barkley Boulevard.

Construction of St. Clair Street may be required as part of the development of the area south of Sunset Drive between Woburn and St. Clair Streets. If this street is developed, and depending on the level of development in the area, a traffic signal may be required at the Sunset Drive/St. Clair Street intersection.

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**Goal No. 8** St. Clair Street should be extended northward from Barkley Boulevard to Sunset Drive. A traffic signal may be required at the intersection of Sunset Drive and St. Clair Street. St. Clair Street will be designated a collector arterial.

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Construction of St. Clair Street south of Barkley Boulevard as a through street to Alabama Street shall not be allowed.

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**Goal No. 9** St. Clair Street shall not be extended south of Barkley Boulevard across the railroad trail.

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Construction of a driveway within the Racine Street right-of-way (ROW) to provide a secondary access to serve the Bellingham Christian School will be allowed to cross the old railroad ROW and eventually connect to Barkley Boulevard. No public right-of-way shall be allowed to connect between Sunset Drive and Barkley Boulevard in the vicinity of Racine Street.

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**Goal No. 10** Racine Street shall not connect north of Barkley Boulevard to Sunset Drive.

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### **Residential Streets**

Residential street standards shall be as follows:

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**Goal No. 11** The appropriate residential street standard in this neighborhood is a 28-foot wide street with curbs, gutters, storm drainage, a planting strip and sidewalks. Streets traversing steep slopes may be allowed less width and fewer sidewalks.

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### **Bicycle Facilities**

The Barkley Neighborhood has the potential for providing bike friendly surroundings and convenient bike travel corridors that are used for both recreation and commuting. The key to realizing this potential is considering how bikes would affect and be affected by future plans and developments. Bike corridors in this neighborhood should also be consistent with those in other neighborhoods to provide a citywide system. By making the area more accessible and secure for bicycle travel, residents of the neighborhood and the city benefit.

There are several formal and informal bicycle links in the neighborhood that form the basis of a bicycle route network. These should be upgraded and maintained as all-weather bike/pedestrian paths and routes. The near term emphasis should be to work to build the links between the pieces to provide a safe, secure network of bicycle facilities. Curb ramps must be provided wherever a path intersects with streets. Bollards should be installed to prevent motorized traffic where necessary. Some of the existing roads appear to be of sufficient width and traffic volume to provide safe biking corridors at this time. Future in-fills, developments, and street upgrades may require striping of bike lanes and on-street parking restrictions to maintain safe bike routes.



Parking for bicycles should be provided in any commercial development in accordance with the City's parking requirements.

A network of bike facilities is proposed to assist bicycle travel throughout the neighborhood. Since there are limited connections to the county and to the west (under and over Interstate 5) to the shopping and recreation areas of the city; these few links will always have some bicycle traffic and are potential bottlenecks. Wherever possible, alternatives without heavy truck and automobile traffic should be considered. The following is a list of specific improvement actions needed in the Barkley Neighborhood:

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**Goal No. 12**

- A. Construct a trail connecting Barkley Boulevard south to the north end of St. Clair Street with connections at the Railroad Trail.
  - B. Construct a connector trail or designated bike/pedestrian route from Hannegan Road to McLeod Road.
  - C. Construct a trail connecting McLeod Road with the proposed Baker to Bay Trail. The connection should be near the Interstate 5 railway underpass. Any creek crossing would entail construction of a bridge or culvert.
  - D. Construct a trail connecting Orleans Street to the Railroad Trail. This connection should be developed eastward along the old C.M.S.P. and P. Railroad right-of-way and southward along the western boundary of areas 13 and 16.
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## **V. Barkley Urban Development Center**

### **Introduction**

Bellingham's 2006 Comprehensive Plan and the associated Environmental Impact Statement identified an Urban Village in the vicinity of Barkley Boulevard and Woburn Street. Urban villages are intended to provide a range of employment and service opportunities and accommodate higher density development. A core for this urban village has been established at the southeast corner of Barkley Boulevard and Woburn Street, in subareas 18 and 19, with the development of Barkley Village. Future development in the subareas surrounding this core will further define this urban village. Subareas 13, 14, 15, 16, 17, 18 and 19 are hereafter referred to as the Barkley Urban Village.

The Barkley Urban Village should be recognized as a unique mixed use area with a distinct boundary. Further planning in this center should be done, and should focus on physical design objectives including circulation planning for pedestrians, bicycles and vehicles; site and building design guidelines; and protection and integration of natural systems and amenities.

Substantial residential development within walking distance of commercial businesses, offices, and light industrial employment opportunities are an important component in the success of this urban village. Multi-use buildings, incorporating residential, commercial

and compatible industrial uses should be encouraged. Different types of uses are permitted throughout the urban village. Careful consideration should be given to development guidelines to ensure compatibility between different uses within the center and also between the uses in the center and the existing neighborhoods abutting this urban village.

**Development Guidelines - Purpose:** The following concepts form the basis for the Barkley Urban Village (BUV) development and design policies:

1. Identity: Identification of this area as a unique mixed-use center with its own function and design identity.
2. Connectivity: Implementation of a multi-model circulation plan.
3. Boundaries: Definition of UDC boundaries and provisions of an appropriate interface with adjacent land use areas.
4. Natural Systems: Preservation of natural topographic features and systems and use of these elements in development design.
5. Design: Encouragement of public and private facility designs that enhance pedestrian access, ensure compatibility between uses and promote the design identity of the UDC.

The specific design and development guidelines are included in the Barkley Neighborhood zoning table section of the Land Use and Development Code.

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Click here to view the [Barkley Neighborhood UDC Map](#)

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Click here to view the [Barkley Neighborhood Land Use Map](#)

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## VI. SUBAREA DESCRIPTIONS AND LAND USE DESIGNATIONS

The Barkley Neighborhood was created in 2010 as part of the northern neighborhood boundary review project. Approval of a number of large annexations caused several of the north-end neighborhoods to grow very large. Some residents asked the City to review the boundaries of the Mt. Baker, Guide Meridian/Cordata, Meridian and King Mountain neighborhoods. As a result, the Mt. Baker Neighborhood was divided into two new neighborhoods, Irongate and Barkley.

The Barkley Neighborhood's 814 acres are divided into 15 subareas allowing a diverse range of uses from low-density single family residences to large commercial and industrial developments. The acreage in each type of zoning is listed below.

Residential Single	90
Residential Multi	312
Commercial	54
Industrial	97
Commercial/Industrial	25
Commercial/Industrial/Residential Multi	62
Industrial/Residential Multi	70
Public	104
<b>TOTAL</b>	<b>814</b>

### Area 1

This area extends along Sunset Drive from St. Clair Street to the City Limits, and consists of approximately 53 acres. Existing development in this area is single family homes fronting on Sunset Drive.

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

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### Area 2

This 130-acre subarea is located in the eastern portion of the neighborhood. Residential development, both single family and multifamily, has occurred in this area in recent years. The eastern portion of the subarea has moderate to steep hillsides sloping upward to the east.

A proposed trail would route pedestrians throughout this area and connect to the Klipsun Trail in Area 24. The Bristol Heights and Meadow Woods open space areas have been designated as a possible park sites.

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#### **AREA 2 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, LOW DENSITY**

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### **Area 3**

This 33-acre area is bounded by Sunset Drive on the south, James Street on the west, Woodstock Way on the north, and Orleans Street on the east. The site is the location of the Sunset Square shopping center. Uses within the shopping center include movie theaters, grocery store, and several restaurants and retail stores. Some development sites remain.

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### **AREA 3 LAND USE DESIGNATION: COMMERCIAL**

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### **Area 4**

This two-acre area includes the northeast, southeast and southwest corners of the intersection of Sunset Drive and Orleans Street. Existing development in the area includes two gas stations, a convenience store, a snow sports rental and sales shop and a single-family residence.

Redevelopment of the property at the northeast corner of Sunset Drive and Orleans Street to include the property to the east shall be subject to the requirements specified in the concomitant agreement.

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### **AREA 4 LAND USE DESIGNATION: COMMERCIAL**

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### **Area 5**

This 24-acre multifamily area is bounded by Barkley Boulevard on the north, East Illinois Street on the south, Racine and Pacific Streets on the west, and the Barkley Urban Village on the east. Single family and multifamily development has occurred in this area. These developments have been required to set aside wetlands as open space. Open space areas should continue to be connected in order to create a contiguous corridor.

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### **AREA 5 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, MEDIUM DENSITY**

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### **Area 6**

This area is located along Sunset Drive east of Orleans Street, and consists of approximately 31 acres. Redevelopment of these properties with multifamily structures has occurred in recent years. Traffic volumes along Sunset Drive continue to make ingress and egress to these multifamily units difficult. Care should be taken to restrict the number of driveways along this arterial street.

Bellingham Christian School is located in the eastern portion of the subarea at the southeast corner of Sunset Drive and Racine Street. Access to the school is currently provided via Sunset Drive and the improved portion of Racine Street abutting the site. The need for additional access south of the school to Barkley Boulevard is recognized.

Two driveways shall be permitted to cross the planned trail south of the school site. One to serve Bellingham Christian School, and the other to serve the landlocked property to the west (if this property is sold and combined with other properties which currently have access, then no driveway will be permitted). In the event the school relocates and the use of the site changes, continued use of the access to Barkley Boulevard will be subject to review by the Planning and Community Development Department and the Public Works Department and may not be allowed.

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**AREA 6 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, HIGH DENSITY**

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**Area 7**

This area is located north of Barkley Boulevard, south of the C.M.S.P. and P. Railroad right-of-way, and west of the Barkley Urban Village. The area contains 15 acres and is characterized by moderate slopes and a mature deciduous and coniferous forest. Several isolated wetlands are found in this area with the largest located west of Racine Street. A one-acre park shall be dedicated to the City adjacent to the wetlands and tied into the City's Trail Plan.

The proximity of developing employment and shopping centers, along with the relative lack of environmental constraints make this area suitable for medium density single and multifamily use. The planned qualifier part of the zoning designation and density transfer provisions are intended to allow flexibility in designing development around the wetlands, preserve significant stands of trees and provide for the park dedication while still taking advantage of the significant infrastructure capacity present in this area. In order to accomplish this, residential density may be transferred across Racine Street to the east, and/or into the areas within the Barkley Urban Village that allow residential development. A maximum of 196 units may be transferred to the Barkley Urban Village.

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**AREA 7 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, HIGH DENSITY**

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**Area 8**

This six- (6) acre area is located south of Sunset Drive and east of the Mt. Baker Post Office. Currently, these properties are developed with single family homes that are increasingly affected by traffic and noise from Sunset Drive and the adjacent post office. A Residential Multi Planned zoning designation that allows for a mix of offices, personal service facilities, and residential uses is appropriate. This designation is

intended to allow redevelopment that will become a transition zone between the post office and the residential zone to the east. As such, any proposed redevelopment plan must address how this transition is being accomplished. If the first planned contract does not cover all the property within the subarea, its provisions will include specific requirements that allow the entire area to carry out its intent as a transition area between commercial areas to the west and residential areas to the east. Requirements will include joint access to all parcels within the subarea, and may contain other provisions addressing site design and site components.

Commercial office and service uses in this area should only be developed if a majority of the property within the area is covered under a single development plan and contract. Up to 50% of the property may be developed with building and parking areas for commercial office or personal service facilities. Buildings for non-residential uses should be limited to 10,000 square feet in area. To encourage mixed-use development, this size limit should not apply to buildings where 50% of the structure is devoted to residential dwelling units.

Access to Sunset Drive should be limited and right-of-way dedicated for future improvements to Sunset Drive. Access points and amount of dedication will be determined during the planned contract process by the Public Works Department.

The zoning in this area sets residential density at 2,000 square feet per unit. Standard planned residential setbacks may be eliminated where residential development abuts a residential general use type. Setbacks for commercial uses shall not be reduced. Screening between commercial and abutting residential designations will be required. Screening between commercial and residential uses within this area is not required.

A trail is planned along the railroad right-of-way that defines the southern boundary of this area.

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**AREA 8 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, HIGH DENSITY**

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**Area 9**

This 23-acre multi-family area is located along Sunset Drive west of Woburn Street. Redevelopment of this area with multifamily structures has occurred in recent years. Similar to Area 10, traffic volumes along Sunset Drive continue to make ingress and egress to these multifamily units difficult. Continued care should be taken to restrict the number of driveways along this arterial street.

These are steep slopes down to the Squalicum Valley floodplain in the northern section of this area.

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**AREA 9 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, HIGH DENSITY**

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## **Area 10**

This area consists of approximately eight (8) acres located west of Hannegan Road and north of Sunset Drive. The base of the slope defines the northern boundary of this area. Due to its location at the intersection of Hannegan Road and Sunset Drive, and the floodplain and wetland restrictions on the bottomland portion of this parcel, a Planned Residential-Multi zoning designation that allows offices is appropriate.

Care should be taken during the development of this property to ensure the least impact to Sunset Drive, Hannegan Road and the intersection of these two streets. Only one vehicle access to the site shall be allowed. This access will be from Sunset Drive in a location approved by the Public Works Department. Right-of-way dedication for future improvements to Sunset Drive will be required. Dedication and access requirements should be approved by Public Works during the planned contract process.

Residential development in the area should be located so as to minimize the effects of traffic noise to future residents, while taking advantage of views of the Squalicum Valley to the north. The zoning establishes a density of 2,000 square feet per dwelling unit, consistent with properties to the south and west. Property dedicated for street purposes may be included in the overall square footage of the site for determining the maximum number of potential dwelling units.

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### **AREA 10 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, HIGH DENSITY**

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## **Area 11**

This approximately 15-acre area is located east of Hannegan Road and north of Sunset Drive. St. Clair Street forms the eastern boundary. Similar to Area 10, traffic at the intersection of Hannegan Road and Sunset Drive along with the presence of industrial zoning to the south, make this area undesirable for single family use. A Planned Residential-Multi designation that allows offices is appropriate.

Care should be taken during the development of this property to ensure the least impact to Sunset Drive, Hannegan Road and the intersection of these two streets. Vehicle access to the site will be from Sunset Drive in locations approved by the Public Works Department. Right-of-way dedication is needed for future improvements to Sunset Drive. Dedication and access requirements will be determined by Public Works Department during the planned contract process.

Residential development in the area should be located on site so as to minimize the effects of traffic and noise to future residents, while taking advantage of views of the Squalicum Valley to the north. The zoning designation is for residential development at 2,000 square feet per dwelling unit, consistent with properties to the west. Property dedicated for street purposes may be included in the overall square footage of the site for determining the maximum number of potential dwelling units.

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**AREA 11 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, HIGH DENSITY**

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**Area 12**

This four- (4) acre Planned Commercial area lies along the southern boundary of Sunset Drive, across from Sunset Square. Existing development in the area includes a gas station, carwash, and drive-thru eatery. The old railroad right-of-way that defines the southern boundary of this area has been designated for use as a pedestrian trail and buffer.

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**AREA 12 LAND USE DESIGNATION: COMMERCIAL**

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**Area 13**

This 51-acre area is located both east and west of Woburn Street. This area is part of the Barkley Urban Village and as such is appropriate for limited Planned Industrial uses.

A 100-foot buffer of undisturbed vegetation shall be maintained in areas adjoining residential uses in Areas 6, 7 and 9 provided that a trail may be constructed in the easterly 50 feet of the buffer along the western boundary of the area south of the old railroad right-of-way if the following conditions are satisfied. The exact location of this trail connection will be determined by the Parks and Recreation Department, taking into account the existing drainage patterns in the area, as well as the location of large or healthy trees that should be saved. Prior to construction of the trail, Talbot Investment Company shall work to improve the function of this buffer by cleaning out dead and diseased trees and planting additional evergreen trees. Any work in the buffer should be done in conjunction with a landscaping plan approved by the Planning and Community Development Department and the Parks and Recreation Department. This plan must be in place prior to the issuance of building permits for any projects in this area. Enhancement planting called out in this plan must be completed prior to the issuance of any Certificate of Occupancies for the projects. No buffer is required along the boundaries adjoining Areas 14, 15, 16, 17, and 25.

Design criteria identified in the Barkley Neighborhood zoning table section of the Land Use and Development Code shall apply to this area. Additionally, development shall meet all criteria and any subsequent changes to the criteria in the other applicable sections of the Land Use and Development Code.

Although the topography is relatively level, clay soils and interrupted drainage patterns necessitate that drainage be of special concern in development plans.

Access to this area from Woburn Street and Barkley Boulevard should be limited, coordinated with other access points and located an appropriate distance from the



intersection of the arterials. Construction of Burns Street shall take place when demand warrants, as determined by the Department of Public Works. Construction shall occur in the southern portion of the right-of-way west of Woburn Street. Evergreen trees should be planted in the northern portion of the right-of-way adjacent to Area 9 to improve the function of the remaining buffer.

All uses, whether permitted or conditional, should be conducted in a manner that precludes nuisances, hazards, or commonly recognized offensive conditions or characteristics, including creation or emission of dust, gas, smoke, noise, fumes, odors, vibrations, particulate matter, chemical compound, electrical disturbance, humidity, heat, cold, glare, or excessive night illumination. Prior to issuance of a building permit or occupancy permit, or at any other time, the Planning Director should be empowered to require evidence that adequate controls, measures, or devices have been provided to ensure and protect the public interest, health, comfort, convenience, safety, and general welfare from such nuisance, hazard, or offensive condition.

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### **AREA 13 LAND USE DESIGNATION: INDUSTRIAL**

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#### **Area 14**

This area is generally located south of East Sunset Drive between Area 25 and St. Clair Street and consists of approximately 40.5 acres. The area is zoned Planned Industrial with the same uses at Area 13, except that existing single family homes are permitted uses.

Most of the land abutting Sunset Drive is currently developed with older single family homes. A radio station is also located in this area. The remainder of the area is vacant. The area is generally flat, however, clay soils and interrupted drainage patterns necessitate that stormwater management be of special concern. Any development should be integrated into the two regional detention and stormwater treatment systems that currently serve development in the vicinity of Barkley and Woburn Streets. Some wetlands are located in the undeveloped areas south of Sunset Drive.

Development shall be restricted to the existing single family zoning until five lane improvements to Sunset Drive are completed or an alternative access plan is developed and constructed prior to or concurrent with the planned industrial development. The Planning and Community Development Department and the Public Works Department must approve any alternative access plan. Construction of Burns Street east of Woburn Street shall take place when demand warrants, as determined by the Public Works Department. Property owners shall pay their fair share for the construction of this street at the time it is built. No removal of healthy vegetation or site re-grading shall take place except in response to a specific development proposal. Buildings may be removed.

Design criteria identified in the Barkley Neighborhood zoning table section of the Land Use and Development Code shall apply to this area. Additionally, development shall

meet all criteria and any subsequent changes to the criteria in the other applicable sections of the Land Use and Development Code.

All uses, whether permitted or conditional, should be conducted in a manner that precludes nuisances, hazards, or commonly recognized offensive conditions or characteristics, including creation or emission of dust, gas, smoke, noise, fumes, odors, vibrations, particulate matter, chemical compounds, electric disturbance, humidity, heat, cold, glare, or excessive night illumination. Prior to issuance of a building permit or occupancy permit, or at any other time, the Planning Director should be empowered to require evidence that adequate controls, measures, or devices have been provided to ensure and protect the public interest, health, comfort, convenience, safety, and general welfare from such nuisance, hazard, or offensive condition. Additionally, to ensure compatibility between uses in this area and the remainder of Areas 13 and 20, no structure containing primary businesses of warehousing and distribution shall be located within 300 feet of the south and east line of Area 14. St. Clair Street may carry both residential and industrial traffic between Sunset Drive and Barkley Boulevard. Care should be taken to designing internal road networks, which discourage industrial traffic from passing through residential areas.

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**AREA 14 LAND USE DESIGNATION: INDUSTRIAL**

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### **Area 15**

This nine- (9) acre area is located east of Woburn Street between Rimland Drive and Barkley Boulevard, and is part of the Barkley Urban Development Center. Zoning for this area is a mix of Planned Commercial and Planned Industrial. The nine acres of allowed stand-alone commercial development in this area may be transferred to Areas 16 and 17. If commercial acreage is transferred to other areas, commercial uses on that acreage shall only be allowed as part of a mixed-use building or a mix of uses in the subarea where no more than 25% of the building or subarea may be dedicated to commercial uses.

Design criteria identified in the Barkley Neighborhood zoning table section of the Land Use and Development Code shall apply to this area. Additionally, development shall meet all criteria and any subsequent changes to the criteria in the other applicable sections of the Land Use and Development Code.

Drainage conditions should be fully understood and planned for prior to development of this area. The necessary drainage control facilities should be built as development occurs.

Access to the area from Woburn Street and Barkley Boulevard should be limited, coordinated with other access points onto the arterials and located an appropriate distance from the intersection of those two arterials.

All industrial uses, whether permitted or conditional, should be conducted in such a manner so as to preclude any nuisance, hazard, or commonly recognized offensive conditions or characteristics, including creation or emission of dust, gas, smoke, noise, fumes, odors, vibrations, particulate matter, chemical compounds, electric disturbance, humidity, heat, cold, glare, or excessive night illumination. Prior to issuance of a building permit or occupancy permit, or at any other time, the Planning Director should be empowered to require evidence that adequate controls, measures, or devices have been provided to ensure and protect the public interest, health, comfort, convenience, safety, and general welfare from such nuisance, hazard, or offensive condition.

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**AREA 15 LAND USE DESIGNATION:      COMMERCIAL/ INDUSTRIAL**

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**Area 16**

This 28.7-acre area is located west of Woburn Street and south of Barkley Boulevard, within the Barkley Urban Village. Zoning for this area is mixed-use, providing for commercial, industrial and residential development.

Design criteria identified in the Barkley Neighborhood zoning table section of the Land Use and Development Code shall apply to this area. Additionally, development shall meet all criteria and any subsequent changes to the criteria in the other applicable sections of the Land Use and Development Code.

A 100-foot buffer of undisturbed vegetation shall be maintained in areas adjoining residential uses in Area 5 of this neighborhood and in Area 1 of the Roosevelt Neighborhood, provided that a trail may be constructed in the easterly 50 feet of the buffer along the western boundary of the area if the following conditions are satisfied. The exact location of this trail connection shall be determined by the Parks and Recreation Department and shall take into account the existing drainage patterns in the area, as well as the location of large or healthy trees that should be saved. Prior to construction of the trail, Talbot Investment Company shall work to improve the function of this buffer by cleaning out dead and diseased trees and planting additional evergreen trees. Any work in the buffer should be done in conjunction with a landscaping plan approved by the Planning and Community Development Department and the Parks and Recreation Department. This plan must be in place prior to the issuance of building permits for any projects in this area. Enhancement planting called out in this plan must be completed prior to the issuance of any Certificate of Occupancies for the projects.

A 100-foot buffer along the southern boundary of this area (E. Illinois Street) shall be maintained. A reduction in this buffer may be allowed subject to specific site plan and review and approval by the Planning Commission if uses developed in this area are deemed compatible with established uses to the south. No reduction in the buffer will be allowed unless it is determined that the site plan meets the intent of the buffer and the design guidelines outlined in Section 5 of this plan. Development of a trail in this buffer is also subject to specific site plan review and approval by the Planning Commission.

Although the topography is relatively level, clay soils and interrupted drainage patterns necessitate that drainage be of special concern in development plans.

Access to the area from Woburn Street and Barkley Boulevard should be limited, coordinated with other access points onto the arterials and located an appropriate distance from the intersection of those two arterials. Access to E. Illinois Street may be allowed for residential development, through the planned development review process, provided the effects on the buffer are minimal.

All industrial uses, whether permitted or conditional, should be conducted in such a manner so as to preclude any nuisance, hazard, or commonly recognized offensive conditions or characteristics, including creation or emission of dust, gas, smoke, noise, fumes, odors, vibrations, particulate matter, chemical compound, electrical disturbance, humidity, heat, cold, glare, or excessive night illumination. Prior to issuance of a building permit or occupancy permit, or at any other time, the Planning Director should be empowered to require evidence that adequate controls, measures, or devices have been provided to ensure and protect the public interest, health, comfort, convenience, safety, and general welfare from such nuisance, hazard, or offensive condition.

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**AREA 16 LAND USE DESIGNATION: INDUSTRIAL/COMMERCIAL/MULTIFAMILY RESIDENTIAL,  
MEDIUM DENSITY**

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**Area 17**

This 23-acre area is located on the east side of Woburn Street, east of Areas 13, 15, 18 and 19, and is part of the Barkley Urban Village. Zoning for this area is mixed-use, providing for commercial, industrial and residential development.

Design criteria identified in the Barkley Neighborhood zoning table section of the Land Use and Development Code shall apply to this area. Additionally, development shall meet all criteria and any subsequent changes to the criteria in the other applicable sections of the Land Use and Development Code.

A 100-foot buffer of undisturbed vegetation shall be maintained along the southern boundary of this area where it adjoins residential designations.

Although topography is relatively level, clay soils and interrupted drainage patterns necessitate that drainage be of special concern in development plans.

Access to the area from Barkley Boulevard and St. Clair Street should be limited and coordinated with other access points onto these arterials.

All industrial uses, whether permitted or conditional, should be conducted in such a manner so as to preclude any nuisance, hazard, or commonly recognized offensive conditions or characteristics, including creation or emission of dust, gas, smoke, noise, fumes, odors, vibrations, particulate matter, chemical compound, electrical disturbance, humidity, heat, cold, glare, or excessive night illumination. Prior to issuance of a building permit or occupancy permit, or at any other time, the Planning Director should

be empowered to require evidence that adequate controls, measures, or devices have been provided to ensure and protect the public interest, health, comfort, convenience, safety, and general welfare from such nuisance, hazard, or offensive condition.

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**AREA 17 LAND USE DESIGNATION: INDUSTRIAL/COMMERCIAL/MULTIFAMILY RESIDENTIAL,  
MEDIUM DENSITY**

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**Area 18 & 19**

These areas consist of approximately 13 acres and are located at the southeast corner of Barkley Boulevard and Woburn Streets. These areas are currently developed with the Haggen Grocery Store and Barkley Village. As such, they define the core of the Barkley Urban Village.

Although topography is relatively level, clay soils and interrupted drainage patterns necessitate that drainage be of special concern in development plans.

These areas are developed with a large grocery store and the Barkley Village shopping center. Access to the area is via New Market Street, which connects from Barkley Boulevard to Woburn Street. Some development potential remains at the corner of Barkley Boulevard and Woburn Street. Access to any new development should be limited and located at an appropriate distance from the Barkley Boulevard/Woburn Street intersection.

Design criteria identified in the Barkley Neighborhood zoning table section of the Land Use and Development Code shall apply to this area. Additionally, development shall meet all criteria and any subsequent changes to the criteria in the other applicable sections of the Land Use and Development Code.

A 100-foot wide buffer of undisturbed or landscaped vegetation adjoins the residential areas to the south and southeast. Any changes in this buffer should be done in conjunction with a Planned Contract and should include enhancement with native and evergreen plantings. Open space and trail systems within the area should connect to the Railroad Trail.

All industrial uses, whether permitted or conditional, should be conducted in such a manner so as to preclude any nuisance, hazard, or commonly recognized offensive conditions or characteristics, including creation or emission of dust, gas, smoke, noise, fumes, odors, vibrations, particulate matter, chemical compound, electrical disturbance, humidity, heat, cold, glare, or excessive night illumination. Prior to issuance of a building permit or occupancy permit, or at any other time, the Planning Director should be empowered to require evidence that adequate controls, measures, or devices have been provided to ensure and protect the public interest, health, comfort, convenience, safety, and general welfare from such nuisance, hazard, or offensive condition.

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**AREA 18 & 19 LAND USE DESIGNATION: COMMERCIAL/INDUSTRIAL**

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**Area 20**

This 68.5-acre area is bounded by an extension of the Vining Street right-of-way on the east, the St. Clair Street right-of-way on the west, Orchard Drive right-of-way on the north and the Railroad Trail and property lines on the south. The area is forested and includes a diversity of landforms. The southeastern portion, being the bottom of Alabama Hill, has slopes up to 30%. The upper reaches of Fever Creek are also included within this area. The area is designated for a mix of industrial and residential uses with a minimum of 50% of the developable area designated for residential uses. Draining conditions should be fully understood and planned for prior to industrial development of this area. Drainage control facilities should be built as development occurs.

Access to the area from Barkley Boulevard and St. Clair Streets should be limited and coordinated with other access points onto these arterials.

Residential development within this area should be accompanied by the development of neighborhood oriented play lots/parks. Industrial development should retain 100-foot wide natural buffers against residential designations in Areas 1 and 2 (no buffer required if development is residential; no buffer required along the boundaries adjoining Areas 14, 17 and 23). An active recreation area should be provided in this area in a location that will serve both employees and residents. Density from this area may be transferred throughout areas within the Barkley Urban Village that allow residential development.

Design criteria identified in the Barkley Neighborhood zoning table section of the Land Use and Development Code shall apply to this area. Additionally, development shall meet all criteria and any subsequent changes to the criteria in the other applicable sections of the Land Use and Development Code.

All industrial uses, whether permitted or conditional, should be conducted in such a manner so as to preclude any nuisance, hazard, or commonly recognized offensive conditions or characteristics, including creation or emission of dust, gas, smoke, noise, fumes, odors, vibrations, particulate matter, chemical compound, electrical disturbance, humidity, heat, cold, glare, or excessive night illumination. Prior to issuance of a building permit or occupancy permit, or at any other time, the Planning Director should be empowered to require evidence that adequate controls, measures, or devices have been provided to ensure and protect the public interest, health, comfort, convenience, safety, and general welfare from such nuisance, hazard, or offensive condition.

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**AREA 20 LAND USE DESIGNATION: INDUSTRIAL/MULTIFAMILY RESIDENTIAL, MEDIUM DENSITY**

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### **Area 21**

This four- (4) acre area has been designated Public and is the location of the Mt. Baker Post Office. The old railroad right-of-way to the south will serve as boundary between this area and the residential area to the south.

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**AREA 21 LAND USE DESIGNATION: PUBLIC**

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### **Area 22**

This area is approximately 40 acres and is the site for Squalicum High School. The terrain generally slopes from the southeast to the northwest, and will be terraced to follow natural contours for the building site, parking lots, and athletic fields. A seasonal spring, in the center of the site, flows out the southwest corner of the site to eventually connect with Squalicum Creek. Several small wetland ponds are located on the site, and drain to the east. Vegetation includes deciduous and evergreen trees, shrubs, grass, pasture, and some wet soil plants including cattail, buttercup, bulrush, mint, and Douglas Spirea. Forested wetlands will be protected, and integrated into the site design. Primary access to the site is from East McLeod Road and will be aligned with Chandler Parkway. Construction of Squalicum High School began in the fall of 1996, and was completed in June of 1998. The School District should be encouraged to make facilities available to the community for active recreation.

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**AREA 22 LAND USE DESIGNATION: PUBLIC**

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### **Area 23**

This publicly zoned area is approximately 13.5 acres and defines the southern boundary of a portion of this neighborhood. The Railroad Trail and the Fever Creek Detention pond are located in this area.

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**AREA 23 LAND USE DESIGNATION: PUBLIC**

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### **Area 24**

This area consists of 43 acres and is the location of Northridge Park and associated greenway. Public and private pedestrian trails throughout this area link properties to the North with the Railroad Trail.

Northridge Park, consisting of a passive park with trails, viewpoints and picnic area is planned within this area. More intensive uses may occur as Area 2 is further developed.

Wildlife habitat and visual backdrop should be retained within the 43 acres. An existing trail exists adjacent to Klipsun Pond north of Barkley Boulevard in the southern portion of this area.

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**AREA 24 LAND USE DESIGNATION: PUBLIC**

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**Area 25**

This approximately 3-acre area is located at the southeast corner of East Sunset Drive and Woburn Street. Existing development in the area consists of two single-family homes. The area is generally flat, however drainage concerns addressed in Area 14 also apply to this area.

A Planned Commercial designation is appropriate for this site due to its proximity to the Sunset Drive/Woburn Street intersection. Access to commercial uses shall be from Burns Street, a single joint driveway on Woburn Street, or may be provided through the industrial area to the east once access to that area is developed. Use of the existing driveway on Woburn Street will only be allowed if the driveway is moved northward to a location approved by the Public Works Department and if joint access is provided to serve the remaining properties in this area. Construction of Burns Street east of Woburn Street shall take place when demand warrants, as determined by the Department of Public Works. Property owners shall pay their fair share for the construction of this street at the time it is built.

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**AREA 25 LAND USE DESIGNATION: COMMERCIAL**

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**Area 26**

This area is approximately thirty-three- (33) acres located generally between Mt. Baker Highway on the north and McLeod Road on the south. It was annexed to the City in June, 2001.

Located within the Squaticum Creek watershed, this area is characterized by gentle rolling terrain. Toad Creek, a year round tributary to Squaticum Creek, flows in a southeast/northwest alignment past the northeast corner of the area. This stream channel is deeply incised with high steep banks and slopes in excess of thirty percent along most of the stream reach. Existing groves of trees extend along the ravine and vegetation stabilizes the soils and limits erosion in this area. This stream corridor provides recreation opportunities for the surrounding neighborhood.

Property located adjacent to and north of Squaticum High School, and identified as Tree Farm Lane, is fully developed with 28 residences. Two underdeveloped parcels, one to the east and one to the west of Tree Farm Lane, have the potential of



developing up to 80 building lots with an added population of over 200 people. Nineteen residences are located next to McGrath Road.

The Bellingham School District acquired approximately 16 acres at the northern end of Area 26 next to and east of McGrath Road and north of Roma Road. This site is designated for a new elementary school and is intended to alleviate serious overcrowding in adjacent elementary school attendance areas. The new school site is being annexed at comparable county zoning, and should be zoned to a Public designation through the annual Neighborhood Plan Amendment process. Scheduled to open in the fall of 2002, the school will have a student population between 450 and 500 students and about 60 staff. Development of this property with the elementary school will be designed to limit impacts on adjacent residential areas. No direct vehicular access to Mt. Baker Highway from McGrath Road will be allowed.

The new elementary school will provide indoor and outdoor recreation facilities including ball fields and play equipment for use by the surrounding neighborhood. Other open space areas and natural trail systems extend along Toad Creek and adjacent to private property east of the elementary school site. These areas may provide opportunities for recreation. Steep slopes within the creek corridor prevent easy access to the school from planned subdivisions in the vicinity of Britton Loop Road.

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**AREA 26 LAND USE DESIGNATION: SINGLE FAMILY RESIDENTIAL, LOW DENSITY**

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**Area 27**

This area is approximately 3.5 acres in size, including right-of-ways, and located adjacent to E. Sunset Dr (State Route 542) and Trickle Creek Boulevard. The Commercial land use designation for this area is intended to:

- Allow small scale commercial businesses that provide convenient goods and services to the immediate area;
- Provide opportunities to obtain consumer goods and services that are within walking and biking distance;
- Reduce vehicle trips and travel time on roadways to obtain consumer goods and services for nearby residences and uses; and
- Provide employment opportunities and possible housing choices if developed.

To improve the over-all streetscape of the development with Area 27, floor area and uses should be limited and buildings should contain architectural details that avoid blank walls. Buildings should also be located near and oriented toward street(s) and sidewalk(s) to offer easy and safe access. Limitations on site design elements concerning signs, parking, lighting, landscaping, and screening should be required to reduce possible development impacts to the surrounding area.

When development occurs, streets that would serve the area should meet the minimum street standards per Bellingham Municipal Code. Vehicle access points on E. Sunset Drive should be limited and shared access is encouraged.

Area 27 lies within the Squalicum Creek watershed and is within the Lower Squalicum Creek sub-basin. According to the City's GIS data, critical areas consisting of wetlands may be located near the area. Further analysis may be necessary to confirm the classification and buffer widths of these environmental features.

The Olympic Pipe Line Company has a transmission pipeline that runs north and south along the west side of Area 27. Prior to any excavation, the developer is required to notify pipeline owner(s) of excavation activity by calling Locator Service and when planning construction or excavation near a transmission pipeline as required by RCW 19.122 or adopted City codes.

Due to the presence of possible critical areas and the above mentioned transmission pipeline within the area, special attention should be given to these features early in the development concept phase.

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## **AREA 27 LAND USE DESIGNATION: COMMERCIAL**

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### **Area 28**

This area lies within the Squalicum Creek watershed. The topography varies throughout the area with slopes that generally range between 15% to 100% running from the southwest corner of the area to the northeast. Relatively level land areas are located in the north, northwestern, and southeastern portions of the area.

A majority of the developed properties within Area 28 are already served with City water and sewer, however some properties are on well and septic systems. Existing residential development is mainly concentrated in the Trickle Creek, Hillside Estates and Toad Creek Vista subdivisions and some residential dwelling units are located in the area of Mt. Baker Highway and Dewey Road.

According to the City's GIS data, critical areas consisting of steep slopes, wetlands and creeks are located within and adjacent to the area. Further analysis may be necessary to confirm the classification and location of these environmental features.

As development occurs within this area:

- Extension of new water and sewer mains, and upgrades of sewer pump stations will likely be needed once capacity limits are reached;
- Critical Area buffers should be maintained to provide natural buffers between use districts;
- Existing stormwater facilities should be upgraded to meet Bellingham Municipal Code;
- New and existing substandard streets that serve the area should meet the minimum street standards per Bellingham Municipal Code;
- Vehicle access points on arterial streets should be limited and shared access is encouraged;
- Incorporation of natural features should be provided as part of site design to

- ensure connectivity with existing open space / trail systems; and
- A public park and trails should be provided as indicated in the Bellingham Comprehensive Plan.

Several pipelines are located in or adjacent to the area, Cascade Natural Gas Corporation has high pressure pipelines that extend through the area in an east/west alignment, Olympic Pipeline Company has a transmission pipeline that runs north and south through the area, and Kinder / Morgan Pipeline Company (Transmountain) has a transmission pipeline that runs along the western border of the area. Prior to any excavation, the developer is required to notify pipeline owner(s) of exaction activity by calling Locator Service and when planning construction or excavation near a transmission pipeline as required by RCW 19.122 or adopted City codes.

Overhead power transmission lines (500 kilovolt) are located in the northeast portion of Area 28 and continue in a north south alignment inside the Bonneville Power Administration (BPA) easement (right-of-way). Prior to planting, digging or construction within or near a BPA's easement, BPA requires notification and submittal of a Land Use Application to determine whether the proposal might interfere with the construction, operating and/or maintenance of their facilities.

Due to the presence of critical areas, and the above mentioned pipelines and overhead power transmission lines, within and adjacent to Area 28, special attention should be given to these features early in the development concept phase.

This area contains a mixed "use qualifier" and "special regulations", outlined in the BMC Table of Zoning Regulations, which allows a multi-family development option. A density bonus is also an option within this area to increase residential density under the cluster subdivision provisions in Title 23 of the BMC or through the use of transfer of development rights or purchase of development rights.

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**AREA 28 LAND USE DESIGNATION: SINGLE FAMILY RESIDENTIAL, MEDIUM DENSITY**

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