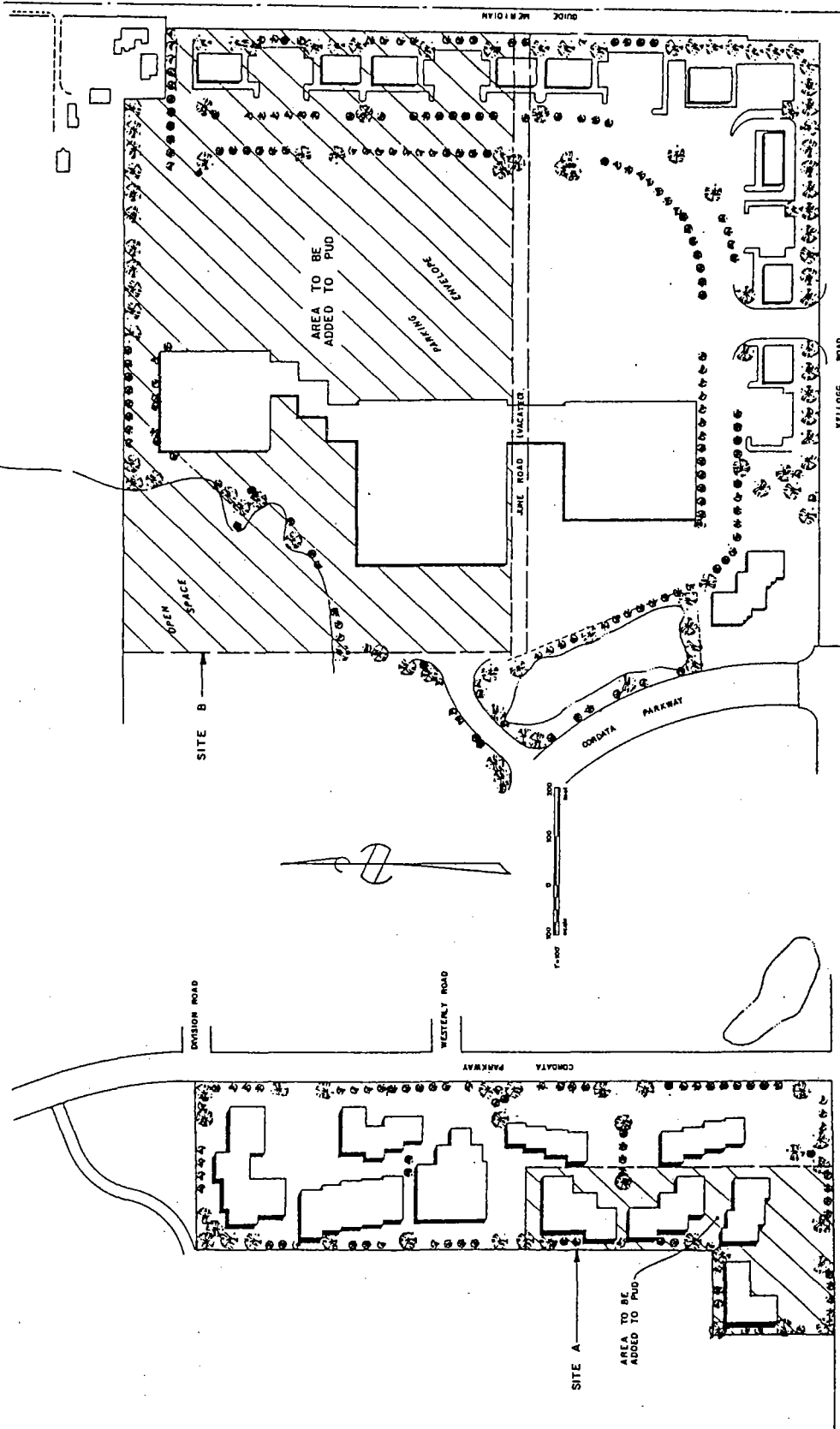


CORDATA BUSINESS PARK

MASTER PLAN

1989 EDITION

CORDATA PUD ADDENDUM ILLUSTRATIVE PLAN



CORDATA MASTER PLAN
DEVELOPMENT UNIT #1
AMENDED ILLUSTRATIVE PLAN
DRAWING NO. 7.16
SITE PLAN SERIES

CORDATA MASTER PLAN
DEVELOPMENT UNIT #5
AMENDED ILLUSTRATIVE PLAN
DRAWING NO. 7.17
SITE PLAN SERIES



TRILLIUM CORPORATION
CORDATA P.U.D. ADDENDUM
C.E.P.
Scale: 1" = 100'
Date: DEC 1987
Drawing No. 7.17

PREFACE TO THE 1989 EDITION

The original edition of the Cordata Business Park Master Plan was approved by Whatcom County in June of 1986. The Master Plan was originally published as Chapter 6 of a much larger document that also contained background information on how the plan was developed, the planning rationale that was used and data on the physical and social characteristics of the site. The document was useful for establishing the planning context for the business park but because of its 11 by 17 inch format and the volume of background material, it was difficult to use and to reproduce. When Whatcom County approved Amendment No. 1 to the Cordata Business Park in the summer of 1988, they also approved the concept of a revision of the Cordata Master Plan to enhance its usefulness and to include the amendments approved by the county as part of amendment no. 1 to the Cordata PUD. A process for review and approval of the revisions was subsequently established.

The 1989 edition of the Cordata Master Plan was developed under the guidelines established by the county in conditions no. 10 and 11 of the approval of amendment no. 1 to the Cordata PUD. No substantive changes to the text of original plan have been made other than those approved as part of amendment no. 1. For background information on the development of the plan, the original document is available for review at the offices of the Cordata Business Park Association.

IV. RECOMMENDED DECISION

Based on the foregoing Findings of Fact and Conclusions of Law the Hearing Examiner recommends to the Whatcom County Council that the addition of Parcel A and B to the Cordata PUD be approved and that these new areas be granted initial PUD approval subject to the conditions set forth herein.

1. Dedication of ten (10) feet of right-of-way along the north side of the West Bakerview road, with a 25 foot by 25 foot northwest corner cutoff at the intersection of Cordata Parkway, shall be made to the County at the time of Specific Binding Site Plan approval for future widening improvements. Any amendment required to the existing General Binding Site Plan to accommodate the requirements of this condition shall also be made.
2. Access to Unit #1 from West Bakerview shall be taken as far west of the Cordata Parkway/West Bakerview intersection as feasible in order to accommodate the channelization of West Bakerview. Access to Cordata Parkway south of Westerly Road shall be limited to one opening. Access to the north parcel of unit 1 from Cordata Parkway shall be midway between Westerly Road and Division Road. West Bakerview shall be designed to accommodate four lanes and a left turn pocket.
3. Sidewalks shall be constructed along the west side of Cordata Parkway, and the north side of Bakerview and along the west side of the Guide Meridian prior to the issuance of a Certificate of Occupancy. The sidewalk construction may be done in stages as each building site is developed. The developer of a site shall be responsible for sidewalk construction adjacent to his site.
4. The north/south access road and access points to the Guide Meridian must comply with Title 22. Access points to the Guide Meridian from Unit #5 shall be limited to two openings.
5. A private easement shall be granted and shown on the appropriate specific binding site plan extending Westerly Road to the west of Cordata Parkway to the western boundary of Cordata. The easement shall provide for dedication of the easement at such time as, and if, a need arises for a public street to connect Cordata Parkway with development to the west of Cordata itself.

6. Short term and long term access to the north portion of lot 3 of Seeger's Bakerview Tracts shall be provided. A driveway to serve the residence on that property shall be maintained with access equal in quality to that which currently exists. The applicant shall provide for the relocation of utility lines within the easement to correspond with any raising of the grade which occurs in the future. The access shall not be shared with any commercial site unless through agreement by the owner of the residential parcel.
7. Construct a landscaping and fence buffer on the west boundary of Unit #1 adjacent to residential zones except where the Deputy Administrator of Buildings and Code waives either or both requirements in favor of existing features or other appropriate alternative.
8. Reconcile differences between Figure 6 of the Development and Design Guidelines and the Master Development Plan drawing 6.09. This condition may be completed as part of the document corrections performed to satisfy Condition #9.
9. Correct and reprint documents revised as a result of the original approval of PUD 1-84, this application (PUD 1-84-A), and errors and omissions found in certain documents to date. The documents to be completed by additions of drawings, correction of cover dates, revisions to figures, tables, and maps, addition of page numbers, and changes to texts include:
 - Cordata Master Plan: Cordata Mixed Use
 - Business Park
 - Development and Design Guidelines
 - Design Review procedures
 - Protective Covenants
 - Signage Program
 - Landscape Guidelines
10. The applicant may combine or edit the documents set forth in the previous condition as necessary but only for the purpose of improving their organization and removing redundancies. Changes to the documents both as a result of this condition and condition #9 shall be approved by the Division of Buildings and Code Administration and the Hearing Examiner prior to reprinting. The document revisions shall be completed within 180 days of the approval of this PUD amendment.
11. Henceforth, The Master Plan for Cordata shall be defined as chapter 6 of the documents dated October 4, 1984 submitted with the original PUD application, together with the site plan drawings 7.01 through 7.08, 7.10, 7.11, and 7.15 through 7.17. and the revision labeled Illustrative Plan 2A. When the Cordata Master Plan is reprinted, pursuant to Condition #9, only those items listed above need be included. All other revisions to the Master plan and other documents set forth in the application for this amendment shall be

CORDATA BUSINESS PARK

MASTER PLAN

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5. A private easement shall be dedicated extending Westerly Road to the west of Cordata Parkway to the western boundary of Cordata. The easement shall provide for dedication of the easement at such time as, and if, a need arises for a public street to connect Cordata Parkway with developments to the west of Cordata itself.
6. Short term and long term access to the north portion of Lot 3 of Seeger's Bakerview Tracts shall be provided. A driveway to serve the residence on that property shall be maintained with access equal in quality to that which currently exists. The applicant shall provide for the relocation of utility lines within the easement to correspond with any raising of the grade which occurs in the future. The access shall not be shared with any commercial site unless through agreement by the owner of the residential parcel.
7. Construct a landscaping and fence buffer on the west boundary of Unit #1 adjacent to residential zones except where the Deputy Administrator of Buildings and Code waives either or both requirements in favor of existing features or other appropriate alternative.
8. Reconcile differences between Figure 6 of the Development and Design Guidelines and the Master Development Plan drawing 6.09.
9. Correct and reprint documents revised as a result of the original approval of PUD 1-84, this application (PUD 1-84-A), and errors and omissions found in certain documents to date. The documents to be completed by additions of drawings, correction of cover dates, revisions to figures, tables, and maps, addition of page numbers, and changes to texts include:
 - Cordata Master Plan: Cordata Mixed Use Business Park
 - Development and Design Guidelines
 - Design Review Procedures
 - Protective Covenants
 - Signage Program
 - Landscape Guidelines

10. All changes to documents shall be made and approved by the Technical Committee and the Hearing Examiner prior to this approval becoming effective. The applicant may combine or edit the documents set forth in the previous condition as necessary but only for the purpose of removing redundancies and these changes must also be approved by the Technical Committee, the Design Review Committee, and the Hearing Examiner.

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RECOMMENDED DECISION (continued)

11. The Master Plan shall be dedicated as chapter 6 of the documents submitted with the original PUD application, including drawings 6.06, 7.16 and 7.17. All other revisions set forth in the application for this amendment shall take place and be included in the documents reviewed as set forth above.
- NOTE: It is recommended that the County Council direct the applicant to submit for Council approval a copy of the original PUD approval by the Whatcom County Council which incorporates all of the changes made to the Hearing Examiner's recommended decision. This recommendation is made for the purposes of creating a more easily read and clarified document which sets forth all of the conditions of approval of the original PUD. All strikeouts and insertions should be removed so that the PUD approval which can be reviewed and endorsed by County Council can be provided to all who are involved in the administration of this PUD. The decision on this amendment can then be utilized as an additional document to reflect the requirements which are relevant to the addition to the new parcels of property.
12. The applicant shall demonstrate the availability of services such as sewer and water before any construction takes place on either parcel added to the PUD.
 13. Any portion of the site which will drain into the City of Bellingham storm drainage system should contribute to the City storm drainage fund at the rate established by the City of Bellingham.
 14. The intersection of Guide Meridian and Kellogg shall be signalized prior to any further development within Development Area #5.
 15. Signage shall be approved by the agency with jurisdiction and shall be consistent with City and County regulations, and shall also be consistent with an interlocal agreement signed by the Whatcom County Executive and the Mayor of the City of Bellingham dated June 25, 1985, and September 10, 1985.
 16. Signalization of the Bakerview/Cordata Parkway intersection shall be accomplished as soon as either of the following situations occur:
 - A. The conditions which are set forth in Condition #3 of the original PUD approval occur; or
 - B. Specific Binding Site Plans are approved for 25% or more of Development Unit #1.

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APPENDIX A --- Summary List of the Conditions of Approval of the Cordata Business Park.

APPENDIX B --- Text of the Decision of the Whatcom County Council to approve the Cordata Business Park PUD.

APPENDIX C --- Text of the Decision of the Whatcom County Council to approve Amendment #1 to the Cordata Business Park PUD.

FINDINGS AND CONCLUSIONS (continued)

Conclusions of Law

Section 20.85.335 sets forth ten criteria for the Hearing Examiner to utilize in evaluating whether to recommend approval of a PUD application, and if so, with what conditions. As can be seen from the findings of fact above, there are some issues which are applicable to the application in question which would be best addressed by conditions on the approval. By placing conditions on the approval coordination can be had between the previous PUD and the changes being made, while at the same time the specific needs which arise from this application can be addressed.

Some of the criteria set forth in 20.85.335 are not relevant to this addition, because the relevance of many of the criteria has not changed from the original approval. Those where no change has occurred are not discussed individually below. Those which are affected by the proposed addition of property to Cordata are addressed herein and conditions are attached to this recommendation for the purpose of resolving the issues and making the addition of this property consistent with the requirements of the Ordinance. The criteria are:

1. Conservation of natural elements and features.

Overall the natural elements and features of the site are not significantly changed by the addition of this property. As was noted above, there has been some change in topography to the area known as Parcel A and it is anticipated that the land will be leveled so that all portions of Parcel A have a consistent elevation. Some of the open space areas will be eliminated, but these had originally been put in place as proposed elements of a drainage system. The drainage system no longer requires these elements and they serve little value as pure open space because they are not contiguous with other portions of open space and they serve no valid purpose alone. Overall, the addition of this property will not make a significant change to the way in which the original PUD conserves the natural elements and features.

2. Harmony of selected uses to each other.

For Development Unit #5 and the addition of Parcel B the uses within this area and those which will surround it are quite compatible. The uses on Parcel B will be similar to those in the portions of the PUD which about Parcel B. In this portion the selected uses will be quite harmonious.

With regard to Parcel A and Development Unit #1, on the south-westerly portion of the site, the issues are less clear. It is undisputed that the area is rapidly becoming commercially developed

FINDINGS AND CONCLUSIONS (continued)

and that the addition of commercial uses to this area will not be inharmonious with the rest of the PUD. However, the original intent of the PUD was to buffer the commercial and industrial uses along the eastern and northern parts with a mixed commercial and residential area to the west. By adding parcel A and turning entirely into commercial the applicant will be somewhat diluting this mix of uses. It is the applicant's contention that economic realities require this. It is also agreed among all who have reviewed this matter that the change is minuscule in its effect on the PUD itself. What must be considered, and what the Hearing Examiner wishes to point out to the County Council, is the possibility that small erosions in the nature of the PUD, although not significant in and of themselves, might eventually lead to a de facto abandonment of the concept which made Cordata unique and which helped justify its initial approval. That original concept was based on the fact that Cordata itself and the uses within it would blend in to the portion of the county in which it was located and would provide a very human face. Amenities were to be included into the PUD which would make it attractive. One of those amenities was the mixed residential area along the west. This was done to preserve the existing residential properties which border the PUD.

As was already stated, the change to this portion of the PUD is minor. Approval of this change is recommended, but that approval should be made with the clear understanding that the potential exists for piecemeal change of the nature of this PUD and that efforts should be taken to avoid making so many small changes that the entire flavor of the development is lost.

3. Grouping and designs of buildings, service, parking areas, circulation and open space as an integrated unit such that a safe, efficient and convenient PUD is created.

Some changes are being made in the allowable size of buildings and their footprints, but as a whole the changes envisioned here do not affect the nature of the PUD in these ways. The restrictions which are placed upon any construction in Cordata by virtue of the Development and Design Guidelines, the Master Development Plan, the Design Review Procedures and the Protective Covenants, means that any development in these new areas will be consistent with that required throughout the PUD. Circulation is still an issue and conditions have been attached to this recommendation which address means of dealing with the potential congestion at the Bakerview/ Cordata Parkway intersection and which require the maintenance of access to the residential parcel to the west. There are some variables regarding the uses of property to the west and therefore some of the conditions are worded in such a way as to require the appropriate circulation be put in place when it is needed and as it is needed, rather than blindly requiring something which may not be necessary.

CORDATA BUSINESS PARK MASTER PLAN

1.0 OVERALL CONCEPT

The Cordata Business Park Master Plan is the product of a seven month long process of research, analysis, planning and design development. The planning process has involved consultation with a number of public and private groups, including officials and technical and regulatory staff of the City of Bellingham and Whatcom County, representatives of the Council of Governments, the Port of Bellingham and the Chamber of Commerce as well as adjacent property owners. In addition, the Cordata Business Park concept has been presented for discussion at public meetings on several occasions.

Over a period of the next twenty years, Cordata is expected to develop into a quality mixed use business park which will provide up to 13 million square feet of high tech office, light and medium industrial, retail, institutional, residential and recreational uses in a controlled, designed environment. The site will be designed and ordered to emphasize the contrast between soft natural elements and the hard edged man-made buildings and structures. The meandering quality of the water bodies and the undulating topography will provide a contrast with the geometric shapes of building while providing soft edged separation between uses and building clusters. Edges and boundaries will be redefined by the ordering and placement of built areas and natural spaces at the levels of both the entire site and development enclave.

The Master Plan provides a flexible development framework for servicing and marketing the ongoing phase one development in the short term, while accommodating changes in preferences and in socio-demographic and market trends in the long term. For this reason, the Plan proposes two levels of development framework, for a short-term optimum of 8 million square feet and a long-term maximum of 13 million square feet of development.

This development framework permits an initial project development that responds to today's market conditions but also retains flexibility for accommodating opportunities offered by the economic climate fifteen to twenty years in the future. Development potential will be reviewed every five years and the development optimum will be adjusted accordingly. Development flexibility with respect to the density, building type and magnitude of development applies primarily to the marketable areas of the Park. The non-marketable areas, including parks, waterbodies, rights-of-way, retention areas and open space, are to be maintained permanently as planned.

The Cordata Plan responds to the opportunity offered by a 600 acre natural site under single

FINDINGS AND CONCLUSIONS (continued)

parcel was included in the original approval and was divided into a number of Development Units. The current application seeks to add a parcel of approximately 3.4 acres to Development Unit #1 and another parcel of approximately 23.3 acres to Development Unit #5.

The smaller parcel will be referred to hereafter as Parcel A, and the larger parcel as Parcel B. Parcel A is located along Bakerview Road near what is now renamed Cordata Parkway and which was previously Woods Road. It is zoned Urban Residential, 4 Dwelling Units Per Acre and has a Comprehensive Plan designation of Urban Reserve. Parcel B is located along Guide Meridian just north of the northern boundary of the easternmost portion of the previously approved PUD. It is zoned General Commercial and Light Impact Industrial and has Comprehensive Plan designations of Commercial and Light Industrial Park. Development Unit #5 and the addition to it is an area located within the urban service area for the City of Bellingham. The addition to Development Unit #1 has not yet been approved for city utilities and apparently is not in the urban service area.

The applicant is seeking to use Parcel A solely for commercial purposes. The Whatcom County PUD Ordinance sections allow for any portion of a PUD to utilize any or all of the uses available within any of the underlying zoning districts. The original PUD approval included residential uses along the west side of Cordata, some of which would have been in the area of Development Unit #1. Parcel A would use the zoning choice provisions of the PUD section to support commercial uses in an area zoned for residential and which borders residential uses.

A portion of the original Cordata approval addressed the incorporation of documents such as the Design and Development Guidelines. These documents are to control the style and nature of buildings within Cordata but also require that all minimum standard building code requirements be met.

Most of Parcel A has undergone grading and leveling which has changed the topography and raised the grade level considerably. To the west of Parcel A is a larger 15-acre tract which staff has indicated is being considered for multi-family residential development. Also to the west of Parcel A is an existing single-family parcel at the north end of Lot 3 of Seeger's Bakerview Tracts. Whatcom County Division of Engineering and Whatcom County Planning Department have recommended that arrangements be made for providing access west from Cordata Parkway along an extended Westerly Road for future access if needed. The owners of Lot 3 of Seeger's Bakerview Tracts specifically requested that their easement, access, and utility lines, (which currently connect to Bakerview Road) be protected and that the nature and quality of their access not be

FINDINGS AND CONCLUSIONS (continued)

degraded. An easement exists for access, although the current driveway is not entirely contiguous with that easement.

Staff has identified the need for buffering between Parcel A and the rest of Development Unit #1 and the residential uses to the west. Recommendations as to the size and nature of the buffer have been presented by both Whatcom County staff and the applicant. Parcel B and Development Unit #5 will contain uses which are, by staff's analysis, compatible with the adjacent land uses in the Commercial and Light Industrial zones. The Zoning Ordinance at Section 20.62.651(2) and the PUD Ordinance at Section 20.85.104 set forth requirements for buffering. It was staff's opinion that a six foot high fence or other equally effective screening and four feet of landscaping as required by 20.62.651(2) would fulfill the requirements of both sections in terms of providing the necessary buffer for Development Unit #1 and Parcel A.

The application sets forth an open space designation for ten percent of both Units #1 and #5, which is consistent with that required by the General Commercial zone. Additionally, lot coverage for buildings in Unit #1 would still be thirty percent, a figure which is unchanged from the original intent at the time of PUD approval. Three acres of community open space are added to the entire PUD by the parcels in question. This represents 11.2% of the total additional property. 16.8% of Cordata is set aside for open space. However, the smaller percentage of open space in the additions, because of the small size of the additions, only reduces the total percentage of the entire PUD in open space from 16.6% to 16.4%.

The addition to Unit #1 would be provided access by an extension of Westerly Road from Cordata Parkway to the west boundary of Cordata. The Whatcom County Division of Engineering has suggested that this be the access point to serve the interior uses of Unit #1 so as to limit curb cuts on Cordata Parkway. One curb cut between Westerly Road and West Bakerview Roads was deemed to be appropriate, along with one between Westerly Road and Division Street. The Division of Engineering suggested sidewalks be built on Cordata Parkway and West Bakerview Road, which would be consistent with Whatcom County Code Section 12.08.2.200 (Development Standards). The City of Bellingham also suggested a sidewalk on West Bakerview.

Development Unit #5 would be subject to the provisions of Title 22, the Guide Meridian Plan. This Plan allows front or rear access roads for properties fronting Guide Meridian and the applicant has asked for the possibility of a central access road. The Technical Committee's review deferred to the Hearing Examiner and the County Council as to the application of the provisions of Title 22. The Guide Meridian Plan will allow curb cuts every 300 feet along the Guide Meridian. County Engineering suggested that those entrances be

and is considered to be the most probable location for future urban expansion. The Cordata site is located approximately between Guide Meridian on the east, Aldrich on the west, West Bakerview to the south and Kline to the north.

In selecting and ordering land uses the Master Plan has been significantly influenced by the land use of adjacent properties, site characteristics and the policies of County and City jurisdictions. Other determinants of land use distribution have been marketing and phasing considerations, the relationship between land use categories and the availability of services. A balanced mix of industrial, high tech office, commercial and residential uses have been proposed to reflect and take advantage of market opportunities in both the short and long term. The functional relationships between similar land uses has determined their location within the site. The possibility of shared facilities, such as schools and parking has led to the grouping of compatible uses such as high-tech office and commercial uses. The land use area boundaries are defined by the major and minor collector roads, natural features and legal boundaries. The north-south central spine and the Stuart-Kellogg loop act as a buffer between the industrial and commercial uses to the east and a range of residential uses to the west.

Land uses in the eastern portion of the site are ordered to ensure compatibility and range from soft uses such as commercial and institutional in the south to the relatively hard industrial uses in the north. In addition to this north-south compatibility between uses, the land uses have also been ordered to be complementary in an east-west direction. For example, in the northern portion of the site a light/medium industrial area which can be expected to moderately impact the environment, is paired with a residential area of very low density and a rural character.

In developing the Cordata land use plan consideration was given to impact on the surrounding lands. Beyond the western border of the site, land uses are agricultural and rural with low density residential. The Cordata residential uses, located adjacent to the western border complement the uses of the adjacent area. On the south-western boundary, Cordata commercial uses complement the uses in People's Place and the business area east of Woods. Along the eastern and northern boundary the Cordata industrial uses are complementary to the adjacent low-intensity and agricultural land uses and compatible with industrial and commercial uses located along Guide Meridian.

A network of parks and greenbelts has been designed to link the different land uses. Public amenities have also been distributed throughout the site to encourage movement and activity between the various land uses and existing and proposed nodes. See Drawing 6.01 LAND USE.

BEFORE THE WHATCOM COUNTY COUNCIL

RE: PLANNED UNIT DEVELOPMENT) FILE NO. P.U.D. 1-34-A
APPLICATION OF Trillium)
Corp., for "Cordata) APPROVAL OF THE AMENDED
Business Park") RECOMMENDATION OF THE
) WHATCOM COUNTY HEARING
) EXAMINER)

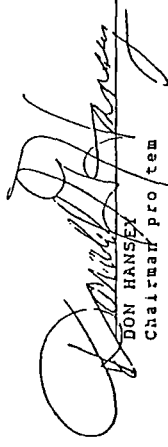
On the 7th day of July 1988, this matter came on regularly before the Whatcom County Council for review of the Whatcom County Hearing Examiner's Recommendation as to a Planned Unit Development Amendment sought by the Trillium Corporation.

Whatcom County Code 20.85.340 establishes the procedure for review by the Whatcom County Council of the Whatcom County Hearing Examiner's Decision.


On the 23 day of June 1988, the Whatcom County Hearing Examiner rendered his Recommendation to the Whatcom County Council which was amended by the Whatcom County Hearing Examiner prior to reaching the Whatcom County Council. The recommendation was amended by the Whatcom County Hearing Examiner during the normal business hours of July 7, 1988.

The Whatcom County Council received and reviewed the Whatcom County Hearing Examiner's June 23rd Recommendation with the July 7th Amendments and as amended hereby approves the Whatcom County Hearing Examiner's Recommendation.

APPROVED this 20th day of July, 1988.


DON HANSEY
Chairman pro tem

ATTEST:


RAMONA REEVES
Clerk of the Council

- B. The Institutional Campus area occupies about 38 acres west of Cordata Parkway (Old Woods Road) between Horton and Stuart Roads (Dev. Units 16,17A & 21B). This area is planned for a mix of institutional type service establishments, including clinics and other health related facilities, and medium density residential development.

2.1.4 High-Tech Office - Development Units 8,9,10, & 11.

The High Tech Office area is located within the Stuart-Kellog loop on both sides of the central spine road. This central location within the Park emphasizes the key role of high-tech uses in Cordata and provides the view and location amenities expected by high-tech employees. The advantages of this location include convenient transportation access along the central spine, nearby restaurants and shops in the commercial area and a recreational complex located in the open space east of the central spine and south of Stuart. Location adjacent to the institutional area also enhances opportunities for education and information exchange between the two areas. The high-tech office area occupies 50.5 acres and provides a transition between the residential acres to the west and commercial uses to the east and between the institutional uses to the south and the industrial uses to the north. The type of business locating here include computer software and hardware firms, electronics firms, research establishments and similar uses that combine an office function with limited assembly.

2.1.5 International Trade Center - Development Unit 18

This land use category is located between the designated truck routes of Horton, the central spine road and Stuart. Truck access plays an important role for the uses locating here. This is a controlled area in which goods imported may be stored, displayed, manufactured and exported without the payment of customs duties or tariffs. Firms that would be attracted to the area would include Canadian or other foreign firms exporting to the State of Washington, trucking and shipping firms involved in freight forwarding and customs brokerage and Canadian importers transshipping goods from the Ports of Seattle or Bellingham to Canadian destinations. Types of uses found here are storage, warehousing, display and merchandising, packaging a distribution and associated office uses. The International Trade Center occupies about 53 acres of the Cordata site.

2.1.6 Industrial Land Use - Development Units 19,20,24,25 & 28.

Industrial uses are located in the northern portion of the Park to minimize disruption to the residential, office and commercial areas in the southern part of the site and to take advantage

located adjacent to waterways and park areas. Building types present a low profile, consisting of clustered single family houses, zero lot line houses, mobile homes and townhouses clustered around natural features and landscaped courtyards.

2.1.9 Low Density Residential

Low Density Residential areas occupy 28.5 acres and are located on the western border of the site adjacent to major open space areas. One area is located west of Stuart and north of June and the other straddles Thomas west of the central spine. Density is consistent with the 4 units per acre zoning. The building type will be single family houses clustered around common open space.

2.1.10 Rural Residential Acreage

The Rural Residential Acreage areas occupy 36 acres and are located in three parcels adjacent to the western boundary of the Park. Two parcels are located south of Kline and one parcel lies north of Kline. In this area typical uses include very low density residential, farming, forestry and home occupations. The density is consistent with the one unit per 5 acre and the one unit per 10 acre zoning. The clustering concept is used in this area to minimize servicing costs and maximize the efficient use of land, while at the same time maintaining open space and the rural character of the surrounding area.

In order to ensure an orderly overall development, policy guidelines with respect to each land use have been evolved. These policy guidelines are intended to provide general direction for the regulatory agencies and for Cordata management when reviewing development proposals. The guidelines include building guidelines such as height, density, setbacks etc., design guidelines and covenants. A full discussion of the policy guidelines is found in the implementation section.

CHANGES TO CONDITIONS OF
CITY OF BELLINGHAM
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

1. Construction of Kellogg Road between Guide Meridian and Woods Road shall be a base line requirement completed prior to granting any occupancy permits.
 2. Improvement of the Woods Road/Bakerview intersection shall be completed by providing a left turn lane and upgrading right turning movements. Improvements shall be completed ~~prior to granting any occupancy permits~~ at such time that the LOS reaches a LOS D.
 3. Installation of a traffic control signal at the Kellogg/Guide Meridian intersection when signal warrants are met or when the level of service at the Woods Road/Bakerview Road intersection deteriorates to "D" or when signal warrants are met for the intersection of Guide Meridian and Westerly Road (private), whichever Circumstance occurs first.
 4. Kellogg Road shall be constructed with a maximum roadway width curb face-to-face of 64 feet. The road shall have a left turn land (incorporated in a median if desired) of not less than 12 feet in width situated such that its center line is 18 feet north from the south curb line of Kellogg Road on the east side of Guide Meridian. Road lanes shall not be striped until signalization is installed.
 5. Access points along Kellogg Road between Woods Road and Guide Meridian shall be limited to one midblock 30 foot wide driveway or roadway on each side of the street. Street lighting shall not be placed in the road median. Two additional right in, right out only accesses along this section of road shall be permitted with appropriate curb cuts.
 6. The Whatcom Transportation Authority shall be consulted for incorporation of bus pull outs along bus routes within Cordata if deemed appropriate by said Authority. The developer shall be responsible for the installation of such improvements.
 7. - 10. In order to provide a minimum base level of fire flow, a pump facility is required to be installed. The pumping facility shall be required prior to the issuance of any building permits.
- Water mains shall be sized in accordance with City of Bellingham standards with minimum fire flow conveyance to far reaches of the site accomplished.
- Hydrants which meet the City standards shall be spaced and located along streets as the streets are constructed according to a plan approved by the Bellingham Fire Department.
- Sanitary sewer shall be extended in accordance with City of Bellingham standards.

11. Storm water run-off shall be managed to mitigate postdevelopment runoff rates and impacts to adjacent building sites or properties by implementation of storm water detention, retention, and surface collection systems. ~~Retained~~ Driftice to the outflow from control structures shall be calibrated based upon the allowable discharge rate of 0.2 cfs per acre. On-site drainage systems shall collect run-off and transmit such to management facilities and prevent site drainage from impacting adjacent developments or properties.







Downstream drainage facilities shall be evaluated and upsized by the developer, if necessary, to carry the designed outflow from the development.

Storm water collection devices shall provide oil/water and flatable solids separation. A structured maintenance management program for collection devices shall be approved by the appropriate governing body.

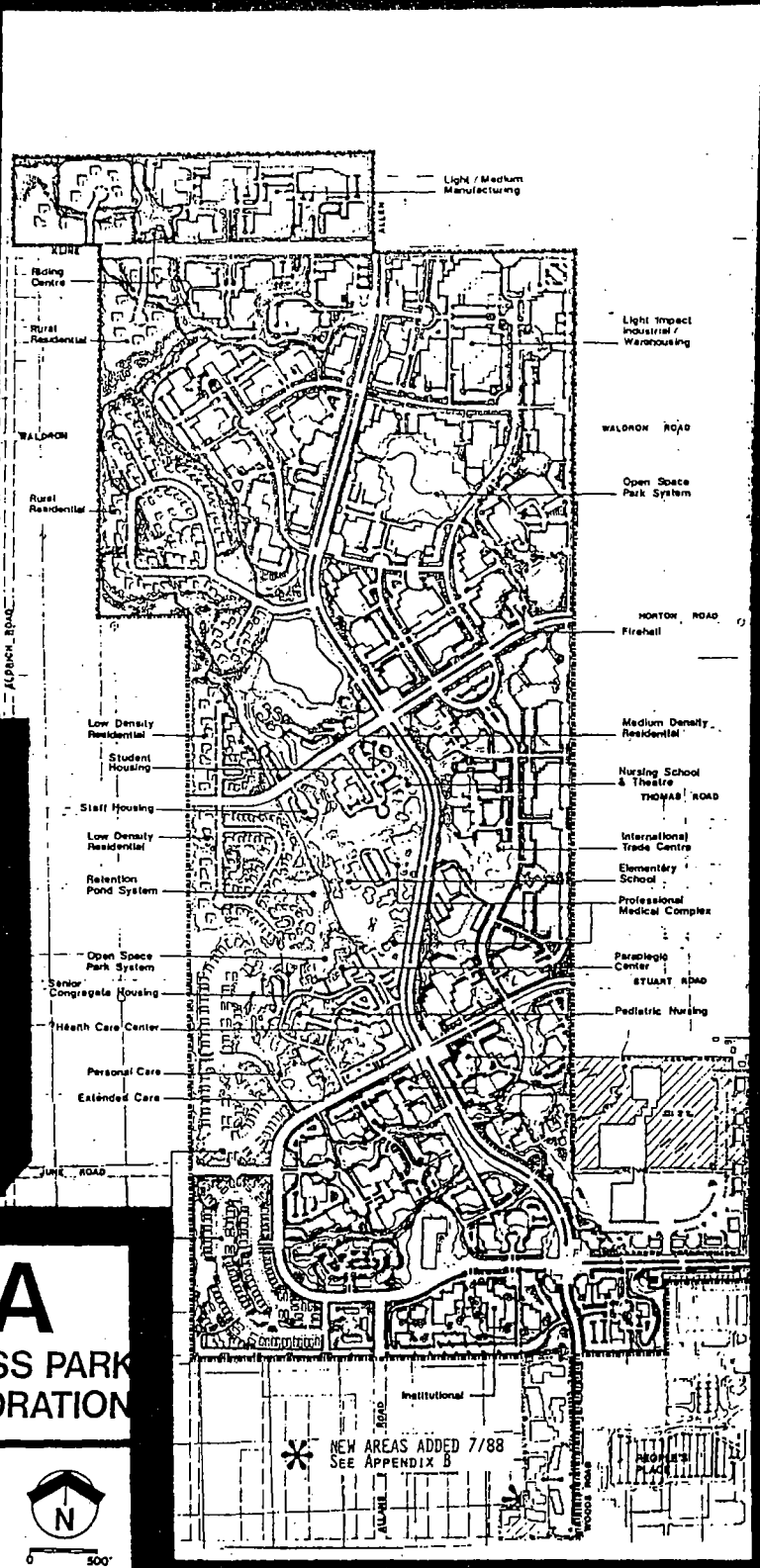
12. Application and plans for County building permits shall be routed to the City Fire Department for review and approval consistent with the City's Fire Protection Development Standards prior to issuance of any building permit.

13. The City shall be informed of construction of streets and utilities within the rights-of-way and easements and may, at its option, jointly inspect all required facilities to insure compatibility with City standards.

LEGEND

-  BUILDING FOOTPRINT
-  LANDSCAPED AREAS
-  CREEKS AND PONDS
-  EXISTING WOODLANDS
-  MULTI-USE PATH
-  BRIDLE PATH

REVISED 11/88 7.15



CORDATA
 A MIXED-USE BUSINESS PARK
 THE TRILLIUM CORPORATION

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 0 500'

ILLUSTRATIVE PLAN
MASTER DEVELOPMENT PLAN
 WITH INSTITUTIONAL ZONE

~~boards for development as other property developers within Cordata for the purposes of land improvement and construction. No "leap hole" shall exist exempting the declarant from any standards applied to Cordata. Limit the developer's actions to required minor improvements for marketing purposes, not for building construction and the like.~~

39. Section 19 of the Protective Covenants shall be drawn in such a way as to ensure that the covenants continue in effect indefinitely; Section 20.1 ~~19.2~~ allowing termination should be removed. The existing Protective Covenant is adequate to cover this section.

40. Plan Review Submission Requirements, Section B on page 8 of Design Review Procedures, shall be supplemented with a note that these requirements are supplemental to MCC 20.80.

41. The parking lot associated with the Mobile Home Park which abuts the Western site boundary shall be screened from views from the west, and additional landscaping shall be provided adjacent to the south property line of the mobile home park and south of the Community College near the Cordata property line.

42. All utilities shall be placed underground within the confines of the Cordata boundaries.

43. ~~The Design Review Committee shall be constituted and begin exercising its functions as soon as possible after approval, but under no circumstances shall further development on the Cordata property be allowed until such time as the Design Review Committee is in place and functioning. Immediately established upon the PUD initial approval by the Whatcom County Council.~~

44. All future development, building, uses or other changes to the site must conform to the conditions in this PUD permit, to any Binding Site Plans approved for the appropriate phase of development, and any other conditions imposed by law in order to comply with this PUD permit. All future development shall further conform to the guidelines issued by the Design Review Committee at the time of the development and shall comply with requirements set out in the final Environmental Impact Statement.

45. ~~The Hearing Examiner or another official appointed in his place by the Whatcom County Council chief executives of the City and County shall appoint the public sector members of their respective jurisdictions to the Design Review Committee upon approval of this permit. The composition of the Design Review Committee should include one member from the Whatcom County Engineering Bureau, one member from the Whatcom County Bureau of Buildings and Code Administration, one member from the Whatcom County Planning Department, one member from the City of Bellingham, two from the Cordata Business Park Association, one from~~

~~The Trillium Corporation, or its heirs and assigns, and one registered architect or landscape architect, and one member at large to be appointed by the other members of the DRC. Upon annexation of the complete Cordata site into the City of Bellingham, the members of the Design Review Committee shall be changed to reflect the change in interest between Whatcom County and the City of Bellingham.~~

46. Upon convening of the Design Review Committee a timetable shall be set wherein the developer shall be required to bring the current improvements along Woods Road and Kellogg Road into conformance with the landscape guidelines presented by the applicant. In any event, these improvements shall conform to the landscape guidelines prior to the construction of any improvements in Phases 1-B, 1-C, 2, or 3.

F. Coordination with the City of Bellingham upon annexation.

47. The developer shall obtain approval by the City of Bellingham for any construction, development or improvements located within those areas of Cordata currently within Bellingham city limits.

48. ~~Where City of Bellingham and Whatcom County standards vary as to any regulation of any aspect of Cordata, the developer shall comply with the more restrictive of the two standards. In any event, the developer shall comply with all City of Bellingham standards in order to ensure compatibility with those standards at the time of annexation.~~

49. The City of Bellingham has suggested certain conditions that may be necessary to ensure the construction of Cordata consistent with City Standards. These are set forth in Exhibit #10, a letter of March 24, 1986, to the Hearing Examiner from Mr. William T. Geyer, Director of Planning and Economic Development Department of the City of Bellingham. It is the opinion of the Hearing Examiner that the City's conditions should be met by the developer prior to any further development where those standards are not inconsistent with Whatcom County standards or any prior condition enumerated herein. The more restrictive of City and County standards shall apply in the event of conflict, and all permits required shall be granted by the agency having jurisdiction at the time of granting of the permit. A copy of Exhibit #10 is attached hereto and incorporated herein by reference as Exhibit A.

In addition to the conditions set out above, the County Council should address, at an appropriate time, the following issues, and determine a procedure for resolving them to the extent possible: ~~prior to approval~~

1) The creation of an agreement between the developer, Whatcom County Fire District #8, and the City of Bellingham, regarding the annexation of uses within the boundaries of the Fire District in a manner which will not cause unnecessary financial hardship to the District, or the developer.

Minor collector roads serving the residential western portion of the site include the Stuart-Kellogg loop, Horton and Stuart-June west of the central spine road. Wood between Kellogg and West Bakerview is also a designated minor collector. In the first phase of development West Kellogg and Wood will function as major collectors, but will revert to minor status when the spine road is phased in at a later stage. Kellogg and Wood are currently under construction to enable servicing of the first phase of Park development.

2.2.3 Truck Circulation

In order to provide access to the industrial areas located in the north-eastern portions of the site, while minimizing disruption to the residential areas, a truck route has been designated to channel truck traffic through the site and connect with existing truck routes in the surrounding area.

The truck route consists of Kline east and west, Horton, Stuart and Kellogg east of the central spine, and the central spine road between Kline and Kellogg. The route connects with the existing designated truck routes in Guide Meridian and West Bakerview.

When fully phased in, the major roads within the Park, such as Kline and the central spine-Kellogg, will, in their dual function as major collectors and truck routes, help reduce the high traffic volumes on Guide Meridian and West Bakerview. By providing simple and efficient transportation in the Park, Cordata may also contribute to the reduction of accidents at major intersections in the surrounding area.

In locating the road system care was taken to preserve the natural features of the site, including water bodies and wooded areas and to avoid disruption of the drainage pattern. Intersections and road alignments have been designed to adhere to standards and ensure sight distances, grades, curvatures and widths. In order to minimize accidents and delays, traffic signals and street lighting have been installed at major intersections and all truck loading will be carried out on-site.

2.2.4 Non-Vehicular Circulation

The non-vehicular network is an integral part of the Park transportation system and includes pedestrian, bicycle and bridle paths. The system provides major linkages between major activity nodes and land use areas as well as minor linkages between elements in the greenbelt system and internal linkages within enclaves and building clusters. Walkways located within the greenbelt areas provide recreational opportunities while linking major pedestrian nodes

- D. Bakerview Road/Northwest Drive intersection reconstruction and signalization. Work will include improving the grades of the intersection legs, widening all legs to accommodate four (4) travel lanes and a left turn and traffic control signal. This improvement will be constructed when the intersection reaches the level of service D. (See Appendix P-64 of Draft EIS).
22. June Road between the west property boundary and Aldrich Road. This facility shall be a minor collector.
22. The applicant should be responsible for the following offsite improvements to the extent determined prior to construction of Phase 2:
- A. Kline Road between the west boundary of the project and Aldrich Road. This facility shall be a major collector.
- B. Thomas Road between the west property boundary and Aldrich Road. This facility shall be a minor collector.
- C. June Road between the west property boundary and Aldrich Road. This facility shall be a minor collector.
- D. Aldrich Road reconstruction between Northwest Road and Kline Road. This facility shall be a major collector constructed either in stages as the east/west collectors are built or a full length project.
- E. Aldrich Road/Northwest Drive intersection realignment. This project will include right-of-way and roadway construction. Left turn lanes will be provided as needed.
- F. Allans Road between the south property boundary and Bakerview Road. This facility shall be a minor collector.
- G. Bakerview Road widening between Guide Meridian and Interstate 5 to a four-lane major arterial standard. Provisions should be made for contribution towards this particular development from Bell's Fair regional shopping mall should said mall be in the process of construction or completed at the time of the improvement to Bakerview Road.
22. The Trillium Corporation shall cooperate with Whatcom County to finance the construction of Horton Road between the Guide Meridian and the east property line to a 80-foot right-of-way four-lane County Standard roadway when building construction build-out reaches 500,000 square feet, on a cost sharing basis of 50-50%. These improvements will be in accordance with the PID Horton Road standards, except for sewer and water which shall be the responsibility of the developer.
23. When Cordata reaches Fifty Percent (50%) Twenty-five Percent (25%) buildout (3.25 million square feet), as determined by Building Permit tally, a transportation study shall be prepared by the developer to evaluate level of service impacts as well as safety and structural impacts on the local road system extending two miles from property boundaries. The study will review Cordata's road improvement requirements to determine if a greater or lesser improvement program is needed and what cost sharing method is most appropriate. An accounting of the road levy accumulation will also be made. Besides these improvements identified in Condition 3, evaluation of other possible improvements needs, including but not limited to, Northwest Drive widening, Kline Road extension west of Aldrich Road to Northwest Drive, Telegraph Road and Bakerview Road east of the Guide, and signalization at major intersections shall be undertaken to determine Cordata's effect. The study results shall be the basis for the offsite road improvement responsibility of Cordata. This agreement shall be reached before any additional building permits are issued, in which The Trillium Corporation will participate in a proportionate share to determine the comprehensive sources of impacts to the County road system and alternative methods of mitigating such impacts. Specifically, offsite roads to be included in such study will include the following:
- A. Kline Road between the west boundary of the project and Aldrich Road. This facility shall be a major collector.
- B. Aldrich Road reconstruction between Northwest Road and Kline Road. This facility shall be a major collector constructed either in stages as the east/west collectors are built or a full length project.
- C. Aldrich Road/Northwest Drive intersection alignment. This project will include right-of-way and roadway construction. Left turn lanes will be provided as needed.
- D. Bakerview Road between I-5 and the City of Bellingham corporate limits.
- NOTE: These conditions are in addition to those suggested by the City of Bellingham in Exhibit #10.
24. In the event that the developer of Cordata is eligible for offsite road improvement reimbursement from other property owners in accordance with RCW 35.72, upon a request for an approval by Whatcom County the developer shall be responsible for the information gathering in formulating such reimbursement contracts as directed by the County Engineer.
25. Internal roads and offsite roads shall be constructed to an all weather standard in order to avoid weight limit restrictions during certain weather conditions. This will apply to the truck routes as designated in the Master Plan (Plan No. 6.01).

2.2.6 Heliport

In order to facilitate an efficient multi-mode transportation system for Cordata, a heliport has been designed for a proposed location near the High-Tech Office area. The public civilian heliport will provide quick access to Cordata for investors and business persons involved in high-tech industries. The preliminary location for the heliport, near the recreational complex at the eastern boundary of Cordata, was selected for a number of reasons. In the first place, the location on the eastern boundary of the site will minimize helicopter noise impacts on the residential areas in the west; secondly, the location is adjacent to the potential client group in the high-tech area and thirdly, the surrounding open space will ensure adequate obstruction clearance for helicopter landings. Although the heliport location is subject to change, any alternate sites will have to meet similar locational criteria. The Cordata heliport will meet the civilian heliport design guidelines of the Federal Aviation Agency and be approved through the Cordata and County design review process.

CHANGES TO THE CONDITIONS RECOMMENDED BY THE HEARING EXAMINER
ON CORDATA P.U.D.

VI. RECOMMENDED DECISION

The Hearing Examiner recommends to the Whatcom County Council that the PUD application of The Trillium Corporation for a mixed use business park known as Cordata be granted for PUD initial approval ~~as to~~ and final PUD approval for Phase 1-A. Initial approval includes the following documents:

1. PUD Development Master Plan;
2. Design and Development Guidelines;
3. Protective Covenants;
4. Design Review Procedures;
5. Landscape Guidelines; and
6. Signage Guidelines.
7. Alternate Plan Drawing No. 2-A, "Institutional Zone."

~~Those~~ areas for which sufficient information has been provided and conceptual approval for those areas which do not yet qualify for initial approval, subject to the following conditions. These conditions are grouped according to the major issues identified in Section III(C):

A. Compatibility with MCC 20.85, Official Whatcom County Zoning Ordinance, Whatcom County Comprehensive Plan, Whatcom County Development Standards and other ordinances.

1. All construction activities, including but not limited to road, drainage, and land alteration improvements, shall follow the design and construction procedures outlined in the Whatcom County Development Standards. All internal roads shall be designed under urban street standards unless otherwise approved by County Engineering or by the City of Bellingham subsequent to annexation.

2. For purposes of interpretation of Section 4.1, page 11, of the Protective Covenants, the term Hearing Officer shall be changed to "Hearing Examiner, or other official appointed by the Whatcom County Council."

3. Whenever public agency regulations, policies, or other requirements are applicable to developments under PUD 1-84, definitions found in public documents shall prevail over those found herein or in the documents provided by the developer in cases of conflict or to resolve ambiguities that may arise.

(Page 25 revisions)

-1-

NOTE: Underlines: added

Overstrikes: deleted

4. Prior to final sale or lease of any parcel of land within Cordata, a Binding Site Plan shall be submitted to the Technical Committee and the Whatcom County Bureau of Buildings and Code Administration shall be approved by the same. All construction or development on the site must secure a certificate of consistency from DRC and approval by the Bureau of Buildings and Code Administration prior to permit issuance.

5. Any areas granted conceptual approval shall be consistent with the provisions of MCC 20.85.118. ~~binding as to use unless a modification is approved as set forth in MCC 20.85.150.~~

6. The Development and Design Guidelines, Protective Covenants, and Design Review Committee Regulations shall all be reviewed by the Whatcom County Bureau of Buildings and Code Administration and the Whatcom County Prosecutor's Office to assure compliance with the PUD Ordinance, the conditions within the PUD permit, and any other requirements imposed by law. Said document shall be modified by the developer to conform to this condition prior to final approval of any phase of the project.

7. All future or amended Design Review Committee Guidelines must be consistent with the PUD permit and existing laws and regulations at the time of the creation of modification of the Design Review Committee Guidelines.

8. All buildings, signs, or other improvements to the property must obtain proper building permits and comply with all applicable City, County, State or Federal regulations and the appropriate design management documents, which are part of the PUD approval and any other laws which may be applicable at the time of construction.

9. The Restrictive Covenants shall be completed, approved, and recorded prior to the issuance of any further building permits or occupancy permits for the site.

10. The developer shall provide evidence satisfactory to the Whatcom County Prosecuting Attorney's Office and the Bureau of Buildings and Code Administration that The Trillium Corporation is the fee owner of Lots 9 and 11, Block 46, Bakerview Addition.



8. Storm water drainage and retention, ~~both on and off-site-~~

11. The developer shall prepare and submit to the County Engineer a comprehensive drainage study and plans to include location, size and type of detention facilities, outlet and overflow design features of the detention facilities, and location and size of major drainage pipe systems. Any further study of drainage is more appropriately a requirement of detailed planning for individual encloses and subareas of the site. An adequate drainage plan shall be demonstrated for each drainage area before any final PUD approval for that area.

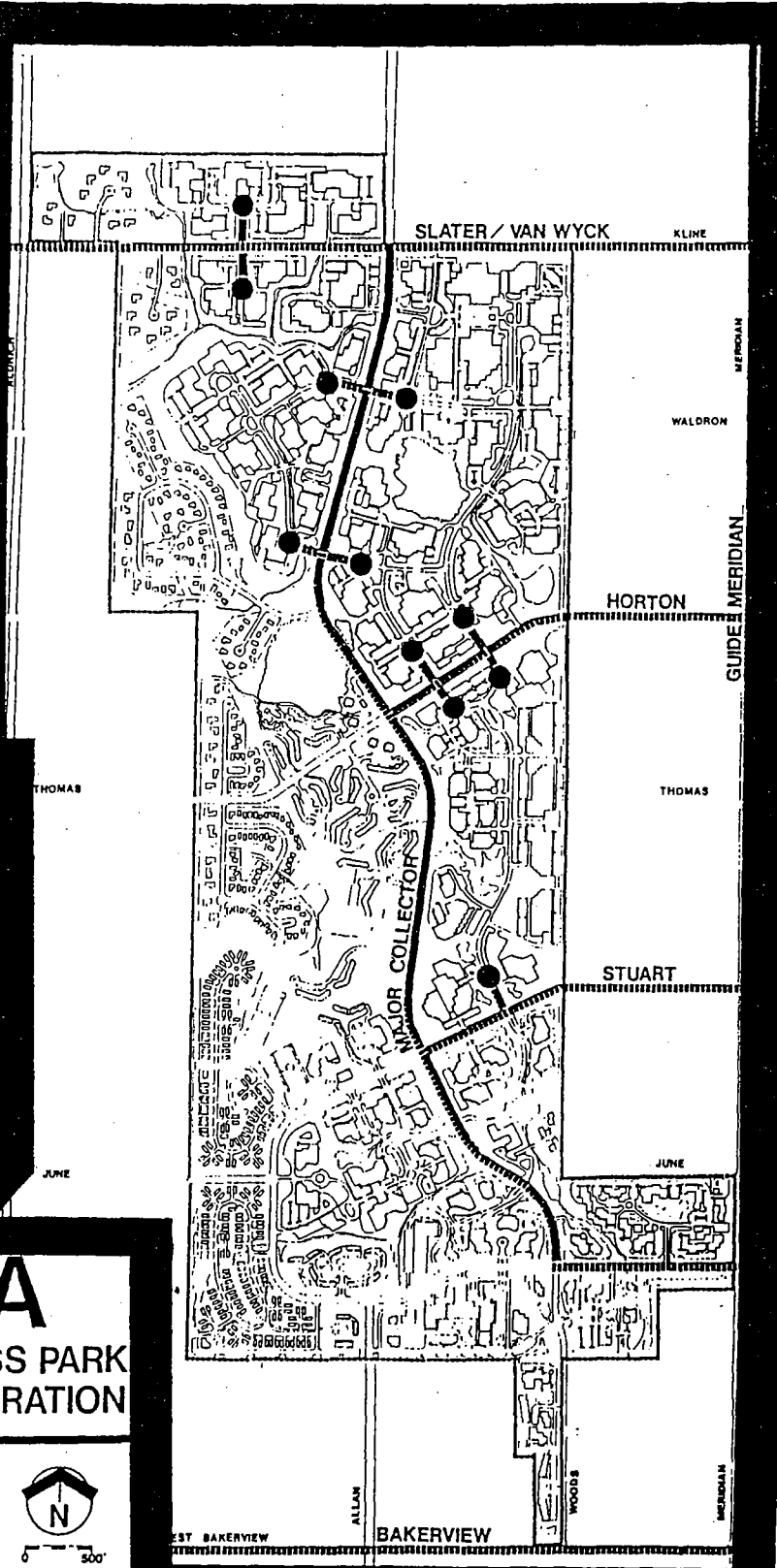
(Pages 25 and 26, revisions)

-2-

LEGEND

 TRUCK ROUTES
 TRUCK SERVICE AREAS

7.07



CORDATA
 A MIXED-USE BUSINESS PARK
 THE TRILLIUM CORPORATION

PATTI RAO ASSOCIATES, INC.
 DEVELOPMENT PLANNING CONSULTANTS
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 401 12 WATER STREET, VANCOUVER, B.C. CANADA TELEPHONE (604) 684-9622




**TRUCK ROUTES
 MASTER DEVELOPMENT PLAN**



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

William T. Ceyer, Director
(206) 676-6982
City Hall • 210 Lodge • Bellingham, Washington 98225

March 24, 1986

Charles Snyder
Whatcom County Hearing Examiner
401 Grand Avenue
Bellingham, WA 98225

Dear Mr. Snyder:

Re: Cordata

The letter expressing the concerns of the City has been included within the staff report. The City's conditions are identical to the conditions which are intended to be attached to a service zone contract between the City and the applicant. For consistency we feel the conditions should be part of the overall Cordata site plan approval. Following is a reiteration of the conditions with a short discussion of the rationale behind them.

It should be noted that it is the City's intention for these conditions to apply for those areas outside of present service zone areas. This area is approximately those outside of the "Phase 1A" boundary as described in the Cordata proposal.

Condition 1: Construction of Kellogg Road between Guide Meridian and Woods Road shall be a base line requirement completed prior to granting any occupancy permits.

Comment: It is the position of the City that Kellogg Road be the primary entrance into the Cordata complex. In the interests of allowing initial construction within Cordata the City agreed to the construction of Woods Road. It is the hope of the City to deemphasize the Woods Road route by the early construction of Kellogg Road.

Condition 2: Improvement of the Woods Road/Bakerview intersection shall be completed by providing a left turn lane and upgrading right turning movements. Improvements shall be completed prior to granting any occupancy permits.

Comment: These minimal improvements are necessary for smooth traffic operation onto Bakerview Road.

Charles Snyder
Whatcom County Hearing Examiner

March 20, 1986
Page 2

Condition 3:

Installation of a traffic control signal at the Kellogg/Guide Meridian intersection when signal warrants are met or when the level of service at the Woods Road/Bakerview Road intersection deteriorates to "D" or when signal warrants are met for the intersection of Guide Meridian and Westerly Road (private), whichever circumstance occurs first.

Comment:

Traffic signalization to the main Cordata entrance at Kellogg and Meridian will be necessary at some time in the future. This condition is tied to warrants rather than construction.

Condition 4:

Kellogg Road shall be constructed with a maximum roadway width curb face-to-face of 64 feet. The road shall have a left turn lane (incorporated in a median if desired) of not less than 12 feet in width situated such that its center line is 18 feet north from the south curb line of Kellogg Road on the east side of Guide Meridian. Road lanes shall not be striped until signalization is installed.

Comment:

The City has not mandated a minimum standard because the Cordata proposal meets our standards. We are concerned, however, on how the intersection is designed and controlled. Kellogg Road west of Meridian will be of a much higher standard than Kellogg Road east of Meridian. This condition is to assure the smooth operation of the intersection on both sides of Meridian Street.

Condition 5:

Access points along Kellogg Road between Wood Road and Guide Meridian shall be limited to one midblock 30 foot wide driveway or roadway on each side of the street. Street lighting shall not be placed in the road median.

Comment:

With Kellogg Road being the primary access to Cordata, traffic interruption should be minimized by tight control of driveways onto this portion of Kellogg Road.

Condition 6:

The Whatcom Transportation Authority shall be consulted for incorporation of bus pull outs along bus routes within Cordata if deemed appropriate by said Authority. The developer shall be responsible for the installation of such improvements.

Comment:

In order to help accommodate Cordata's flexible parking request, a smooth transit operation is an important component. The Whatcom Transportation Authority has planned to service the Cordata Industrial Park. In order to run efficiently, the Authority should be consulted in the construction design stage of the streets to accommodate transit operations.

EXHIBIT - 10

ponds. Wet ponds are permanent year-round water bodies, whereas dry ponds provide short-term stormwater storage. Since dry ponds are designed to drain shortly after the storm, they may serve a dual function as parks or playgrounds.

In order to maintain a high level of water quality in the retention ponds, enhancement and preventive measures have been incorporated into pond design. Where safety considerations call for shallow water, suitable aquatic vegetation will ensure adequate oxygen, prevent evaporation and help maintain a balanced aquatic environment. Measures to counter the pollution, nutrients and sediments added to retention ponds by urban runoff include sediment filtering, the flushing of nutrient-rich water and aeration of sludge to speed decomposition.

Since the retention ponds are an integral part of the open space system, safety considerations have greatly influenced pond design. At points of public access, pond depth and water flow velocity have been minimized to permit easy escape in case of accident. In places of deep water, low barriers have been erected to prevent access, and floats and ramps have been constructed to provide escape routes when needed.

The second component of the drainage/retention system is the utilization of impervious surfaces in the built-up portions of the Park as temporary storm water storage basins. Rooftops and parking lots may be designed to provide water storage capability. On the south-east portion of the site (Baker Creek watershed) a total of 110,000 cubic feet of rooftop and parking lot water storage has been planned for the high-tech office and institutional land use areas. In the central and northern portions of the site, which correspond to the International Trade Center and light impact industrial land use areas, a total of 272,000 cubic feet of rooftop and parking lot storage has been planned.

In summary, the Cordata Park drainage plan provides for stormwater retention within a system of natural and man-made storage basins that is integrated into an extensive open space network. The drainage system is developed in a series of self-contained drainage units which allow for planned incremental development of the Cordata site. Mitigating measures to ensure safety and control water quality have been incorporated into the design of the retention system.

RECOMMENDED DECISION (continued)

the completion of Phase 2 and which further sets forth the specific improvements, the point at which said improvements must be completed, and the share of said cost to be borne by each of the participants in the agreement. Likewise, prior to the construction of any part of Phase 3, a similar agreement shall be entered into, if necessary, regarding Phase 3 of the project.

31. The developer shall cooperate fully with the Washington State Department of Transportation, Whatcom County, and the City of Bellingham in developing a plan for construction of an arterial parallel to the Guide Meridian as requested in Exhibit #54, comments from the Washington State Department of Transportation.

D. Provision of essential public services and utilities and the allocation of the costs thereof, specifically fire protection and schools.

32. The developer shall be responsible for arranging with the Whatcom Transportation Authority for the provision of public transit to the site prior to the construction of any portions of Phase 2.

33. The developer shall be required to deed to Whatcom County Fire District #8 a site for a fire station within the Cordata boundaries as a condition of further construction. This condition is intended to mitigate the possible loss to Fire District #8 of a portion of its assets upon annexation and to provide it with a potential offset against said annexation.

34. The developer shall be required to enter into agreements with Whatcom County, City of Bellingham, Whatcom County Fire District #8, Washington State Department of Transportation, and any other municipal corporation or governmental entity, which has jurisdiction over a portion of the site, to ensure that all requirements of each of the municipal corporations or governmental entities will be met. These agreements should be in effect prior to any further development or construction on the Cordata site.

E. Development standards, guidelines, control of future phases of development and compliance by future construction.

35. Private roads, drainage facilities, and other community facilities which will be privately maintained under an owner or community association or similar type entity shall

RECOMMENDED DECISION (continued)

require plans to be submitted to the Whatcom County Engineer which detail the maintenance program, and said program shall be approved by the County Engineer prior to implementation.

36. The definition in Section A(1)(f) and Section B.6 in the Development and Design Guidelines for Building Height and Building Grade shall be amended to conform to those of Title 20, Whatcom County Zoning Ordinance.

37. Section 7.8, page 22 of Protective Covenants, shall be supplemented with the following paragraph:

"No relaxation granted by the DRC shall be interpreted as a variance from the minimum standards of official Whatcom County regulations or City of Bellingham regulations unless such minimum standard regulations have already been altered by flexibility authorized by the PUD ordinance and permit approval."

38. Protective Covenants, Section 20, EXEMPTION, shall be amended to subject the declarant to the same review of DRC and standards for development as other property developers within Cordata for the purposes of land improvement and construction. No "loophole" shall exist exempting the declarant from any standards applied to Cordata.

39. Section 19 of the Protective Covenants shall be drawn in such a way as to ensure that the covenants continue in effect indefinitely; Section 19.2 allowing termination should be removed.

40. Plan Review Submission Requirements, Section B on page 8 of Design Review Procedures, shall be supplemented with a note that these requirements are supplemental to WCC 20.80.

41. The parking lot associated with the Mobile Home Park which abuts the western site boundary shall be screened from views from the west, and additional landscaping shall be provided adjacent to the south property line of the mobile home park and south of the Community College near the Cordata property line.

42. All utilities shall be placed underground within the confines of the Cordata boundaries.

2.4 OPEN SPACE/RECREATION

2.4.1 Introduction

The Cordata open space/recreation system occupies 100 acres, or one sixth of the entire site, and consists of a network of parks, waterways, natural areas, pedestrian and bicycle routes and bridal paths. See Drawing 6.04 OPEN SPACE SYSTEM.

At the overall Park level the open space system integrates the functional and aesthetic elements of the site. The system operates functionally by providing a major linkage and buffering network between major use areas and activity nodes. Pedestrian, bicycle and riding circulation systems are laid out within the open space network and the creeks, ponds and park areas provide the essential components of the stormwater drainage/retention system. The aesthetic elements of the open space system include a variety of geographic character areas, major natural habitats, landscaped parks and short and long distance views.

At the development level the open space system includes parks and courtyards within clusters, landscaped pathways and entry plazas. These features provide opportunities for aesthetic experience and functional linkages within and between building clusters.

2.4.2 Open Space Plan

The open space network was designed to take advantage of the physical characteristics, natural vegetation and view opportunities of the site. The character of the site changes from a heavily treed landscape in the north to a gently rolling pastureland in the central and southern portions of the site. The best views are found in the north-west and central areas. Water bodies are a prominent feature throughout the open space system.

Two major parks, located in the northern portion of the site, have been retained in their natural habitat. Both parks have extensive stands of large trees. One park is located between Horton and Waldron east of the central spine road, and the other park lies between Horton and Kline on the west side of the central spine road.

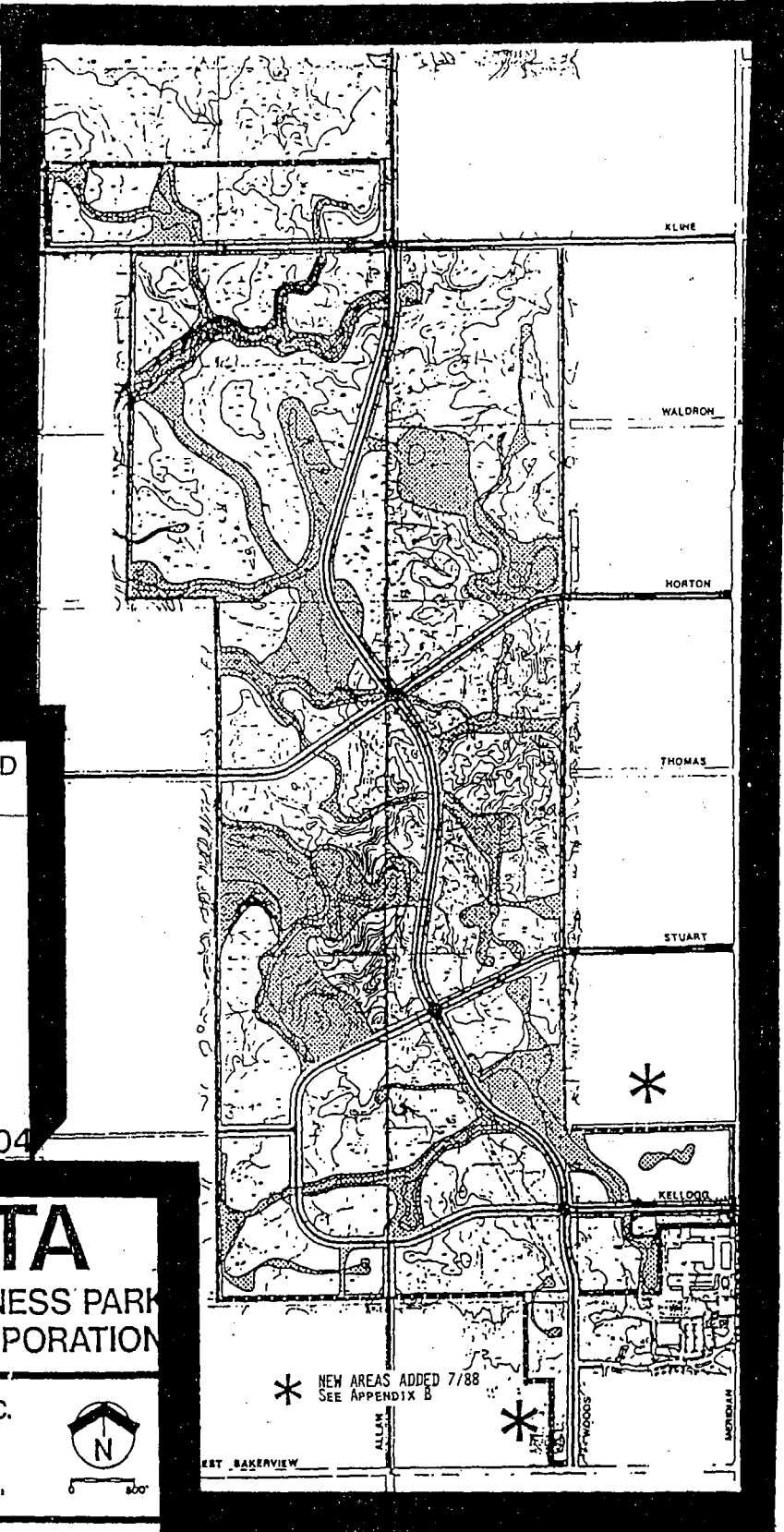
In the southern portion of the site, two large parks provide a landscaped environment for recreational enjoyment and the siting of amenity facilities. One park, located north of Stuart and west of the central spine road, is surrounded by residential uses and contains a designated

CONCLUSIONS OF LAW (continued)

12. A drainage study on the downstream impacts on the Silver Creek drainage basin shall be submitted to and approved by the County Engineer prior to any final PUD approval.
13. The Trillium Corporation or Cordata Business Park Association shall submit a bi-annual drainage maintenance program to the County Engineer for approval. The County shall have the right to bill the Association for any maintenance work done under County authorization that the Association fails to perform after a reasonable time beyond written notification by the County.
14. There shall be no outside storage of potentially polluting materials and no toxic wastes shall be allowed to enter the sewer system.
15. Recycling of waste materials shall be required under Section 8.10, Refuse, of the Protective Covenanta.
16. Oil and grease separators shall be required at collection points of water from parking lots, garages, and similar places where oils are likely to accompany surface water drainage as required by 3.204 of Whatcom County Development Standards.
17. Cordata Business Park Association shall be responsible for developing a program for containment and recovery of spills of toxic or dangerous materials that have a potential for entering the drainage system.
18. Surface water quality base-line information shall be provided to Whatcom County and the Department of Game for all site discharge points of surface water drainage prior to any final PUD approval.
19. The developer should provide a survey of all open space areas, as set forth on Map #6.04, Exhibit 23 herein, prior to further construction on the site. The open space area shall be marked as reserved, and may only be modified upon approval by the Technical Committee and upon the setting aside of an alternate area of equal acreage and function to that to be taken out of open space.
- C. Transportation and circulation, especially offsite.
 20. The primary onsite public road system shall include the following four-lane wide routes:
 - Woods Road (north/south spine road extended) from the Kelly Road to the Kline Road;
 - Horton Road east of Woods Road to Guide Meridian;
 - Stuart Road east of Woods Road to Guide Meridian;
 - Kline Road east of Woods Road to Guide Meridian.
 - Left turn lanes shall be provided at major intersections. Two-lane routes shall include: Horton/Thomas; Stuart/Kellogg loop; Allans Road and June Road. The access road system shall either be comprised of private or public roads which shall be decided at the engineering design plan approval stage of each road facility.

CONCLUSIONS OF LAW (continued)

21. The Trillium Corporation, as developer, or its successors and assigns, acting as developers, shall share the cost of the following offsite improvements, in a proportion to be determined prior to approval of Phase 2 for construction as set out below:
 - A. Stuart Road between the Guide Meridian and east property boundary. The improvement shall be a four-lane arterial constructed at the same time the connection is underway in an easterly direction within the development site. Warrants for signalization at the Guide Meridian shall be evaluated with the Washington State Department of Transportation. If signalization is required, the developer shall contribute a share agreeable with the WSDOT.
 - B. Horton Road between the Guide Meridian and east property boundary. The same construction and schedule requirements as Stuart Road in Condition 3A.
 - C. Kline Road between the Guide Meridian and east property boundary. The same construction and schedule requirements as Stuart Road in Condition 3A.
 - D. Bakerview Road/Northwest Drive intersection reconstruction and signalization. Work will include improving the grades of the intersection legs, widening all legs to accommodate four (4) travel lanes and a left turn and traffic control signal. This improvement will be constructed when the intersection reaches the level of service D. (See Appendix, P. 64 of Draft EIS).



LEGEND

OPEN SPACE SYSTEM

REVISED 11/88 6.04

CORDATA
 A MIXED-USE BUSINESS PARK
 THE TRILLIUM CORPORATION

PATTI RAO ASSOCIATES, INC.
 DEVELOPMENT PLANNING CONSULTANTS
 214 NORTH COMMERCIAL, BELLINGHAM, WA. 98228
 TELEPHONE (206) 734-3003

685-12 WATER STREET, VANCOUVER, B.C., CANADA. TELEPHONE (604) 681-0433

OPEN SPACE SYSTEM
MASTER DEVELOPMENT PLAN

* NEW AREAS ADDED 7/88
 SEE APPENDIX B



0 500'

PROPOSED FINDINGS OF FACT (continued)

well thought out and carefully crafted to comply with the requirements of Whatcom County Ordinances. Although the Development and Design Guidelines presented by the applicant would somewhat limit the style of construction, the overall impact of the park would be pleasant and involves a certain amount of innovation.

As to affordability, only time and market conditions will answer those issues. It should be noted that the developers have indicated that addition of significant offsite improvement costs could make the project too expensive for complete development. It is the opinion of the Hearing Examiner that the tax revenues, potential employment base, and other financial aspects of the project will influence the affordability of space within Cordata, but also the cost of outside improvements. Although complete development of Cordata would benefit Whatcom County in many ways, the tax revenue generation would lag behind the actual construction of improvements and the need to upgrade services. In addition, the annexation plan which includes the City of Bellingham would effectively place a limit upon the tax revenues to be returned to Whatcom County. For these reasons, it seems essential that public needs and costs receive a very high priority. If proper cooperation is achieved between the developer and the governmental entities regarding division of costs for public improvements, a proper division of expenses should be available which would avoid placing an undue burden upon Whatcom County government and which would still allow the practical marketing of Cordata properties.

V. CONCLUSIONS OF LAW

From the foregoing Findings of Fact the Hearing Examiner makes the following Conclusions of Law:

1. The application of the Trillium Corporation for a Planned Unit Development known as Cordata complies with the requirements of the PUD ordinance and qualifies for initial approval for the areas of the project not designated as residential. The PUD application qualifies for concept approval of the residential areas along the western portion of the site. The initial approval for the non-residential areas would be binding to all details except those required in a Binding Site Plan. This would include the uses of each area, the building prototypes, the landscaping guidelines, the signage program, and the general design and development guidelines set forth by the applicant. Conceptual approval would bind the applicant to the essential locations of roadways, open space, and development pods, with specifics to be subsequently granted initial approval upon submission of further information.

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CONCLUSIONS OF LAW (continued)

2. The Planned unit development application adequately addresses the following:

- A. Conservation of natural elements and features;
- B. Harmony of selected uses to each other;
- C. Grouping and design of buildings, service, parking areas, internal circulation and open space in order to provide a safe, efficient and convenient PUD if conditions are imposed to guarantee adequate parking;
- D. Harmony of the proposed PUD with the existing and proposed characteristics of its surroundings, including air, water, soil pollution, flood protection, and aesthetics;
- E. Conformance with the policies, goals and objectives of the Comprehensive Plan;
- F. That any exceptions granted by the PUD ordinance are warranted by creative design utilizing good design principles and provision of amenities incorporated in the Planned unit development and its program;
- G. The system of ownership, means of developing, preserving and maintaining open space and other common facilities is acceptable;
- H. Where expanded land use as allowed by WCC 20.85.053 are requested for the application, the criteria of WCC 20.85.054 is met, and the phasing plan proposed meets the criteria of WCC 20.85.117(3);
- I. Promotion of creativity and affordability in residential, commercial, and industrial development.

3. The PUD application and concomitant documents adequately address the provision of utilities and circulation to suit the project and contribute to the overall development of the urban areas if there is further developer contribution towards construction of necessary offsite transportation improvements and drainage facilities where necessary.

4. The phasing plan proposed by the applicant is consistent with the requirements of the ordinance.

5. The PUD application should be approved with the imposition of certain conditions, set out below, which are required

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2.5 SOCIO ECONOMIC

The Cordata Business Park will generate significant employment and residential opportunities. The size of the residential and employee population are estimated on the basis of projected number of residential units and projected size of total development or site.

In estimating Cordata generated employment, it was assumed that the density of employees was 1 employee per 1,000 square feet of development area. This density is lower than the average of 1 employee per 500 square feet assumed for similar mixed use developments, primarily because of the large proportion of low employee density uses such as warehousing and rural uses found in the Cordata Business Park.

Assuming the dynamic growth scenario of 13 million square feet, Cordata will generate approximately 11,475 permanent employees in the industrial, office, recreational and commercial sectors. The moderate growth scenario of 8 million square feet will generate approximately 7,275 permanent employees. This represents approximately 15% and 9% respectively of the total projected Whatcom County employment of 78,640 by the year 2000. (Source: The Bellingham Plan, Technical Appendix 2). In addition to this permanent employment, the Cordata Business Park will require approximately 16,000 man-years of construction employment over a period of 20 years.

The total resident population will be approximately 3,900 residents. This is based on a total of 1,500 residential units and an average County household size of 2.6. This 3,900 residents are expected to have approximately 795 children of school age who will require school services. This figure is based on average number of children per household in the County.

2.6 COMMUNITY SERVICES

2.6.1 Introduction

A full range of community services are an essential requirement for the development of the Cordata Business Park. The services, which include water and sewer, fire and police protection, will be provided in planned incremental stages in response to market demand and according to the standards, policies and regulations of City and County jurisdictions.

PROPOSED FINDINGS OF
FACT (Continued)

As stated above, the internal traffic circulation of the project appears to be adequate. However, the scope of the project would indicate that, at full build-out, serious impacts would be felt on all of the surrounding roads. The applicant intends the major access to the site to be from the Guide Meridian, a road which is already heavily used. The EIS addresses the specific numbers of vehicles anticipated and the direction of the traffic flows. If the anticipated Bellis Fair development is completed, the combination of the traffic generated by that project and Cordata will lead to serious difficulties, and even failure of traffic flow at certain intersections if improvements are not made.

The phased nature of this project would dictate that certain connectors, specifically those which connect with I-5, be developed at later stages. Because of this, the Guide Meridian and Bakerview Road will become the major routes into and out of Cordata. Significant upgrades to these two roads and installation of signals will be necessary before the second phase of Cordata is completed. It is anticipated that the development of Cordata will spur other growth in the area, which could have a cumulative impact upon traffic. Although the specific conditions necessary are set out below, it is clear that to meet the transportation policies of the Comprehensive Plan significant offsite improvements will be necessary. It further appears that contribution by the developer to offsite improvements will be necessary to avoid inordinate public costs. (Urban Fringe Plan, Section 1.04.4, p. 65.)

The draft EIS would indicate that, unless mitigating measures are taken, intolerable service levels would exist by 1992 at the intersections of Guide Meridian and Telegraph Road on the northbound ramps to I-5 from Guide Meridian, and possibly at the Bakerview/Woods Road intersection. With the inclusion of Bellis Fair, and failure to provide mitigating measures, there would be failure at two of those intersections. Additionally, the Guide Meridian/Telegraph Road; Bakerview/Northwest/Aldrich Road and southbound I-5 ramps at Guide Meridian will be severely affected.

The Whatcom County Engineering Bureau has provided cost figures, based upon 1986 dollars, for the upgrades necessary to ensure that traffic flow is maintained essentially as it now exists. These figures are found on page 3 of Appendix A to the Technical Committee Staff Report.

Traffic volumes can be expected to increase by three hundred percent on the Guide Meridian by completion of Cordata.

PROPOSED FINDINGS OF
FACT (Continued)

The development of Bellis Fair regional Shopping Mall will add further traffic. Accidents can be expected to increase proportionately. Bakerview Road would carry approximately 30 percent of Cordata traffic where it intersects Guide Meridian. The Bakerview/Northwest/Aldrich intersection presents unique problems due to its layout. Cordata would unquestionably affect these locations.

A full and complete review of the traffic situation can be found on pages 47-65 of the Draft EIS. A careful reading of these pages is necessary to a full understanding of the nature and quality of the traffic impacts.

Hearing testimony revealed concern by property owners regarding westerly access from property located between Cordata and Guide Meridian and on platted roads which would be vacated. The traffic plan embodied in the Comprehensive Plan intended no more access routes than Cordata proposes. Construction of a north-south connector east of Cordata and west of the Guide Meridian would make connections with the westbound roads through Cordata adequate. No parcels between the Guide and Cordata would be "landlocked".

It is thus clear from the EIS and from the cost figures provided by the County Engineer that significant and expensive improvements will be necessary to surrounding roads in order to properly service Cordata. In order to provide the needed circulation and to provide for overall development of the surrounding urban area, the applicant will need to contribute to the offsite improvements. As of the hearing, the applicant was willing to contribute partially to the cost of developing Kline, Horton, Stuart and Kellogg roads between the site and Guide Meridian only. The Whatcom County Engineering Bureau has recommended a review of the traffic situation at 50% buildout in order to determine the necessary improvements and to allocate costs thereto. Such a review may very well be necessary, but it is the opinion of the Hearing Examiner that some type of specific provisions need to be made at the point of initial approval which will set parameters for the contribution to be required of the applicant. The suggested conditions set out below address these items specifically.

7. The exceptions granted by this chapter are warranted by creative design utilizing good design principles and provision of amenities incorporated in the planned unit development and its program.

There are three criteria for allowing expanded uses or exceptions set forth in the PUD Ordinance. These essentially

2.6.4. Police Protection

Protective services are provided by the Whatcom County Sheriff's Department. Three patrol cars now serve the whole Urban Fringe Subarea. As development proceeds in Cordata Park with high intensity commercial, industrial and residential uses, it is anticipated that demand for protection services will increase. The Sheriff's Department may initiate an improved crime reporting system that connects telephone lines directly to a central monitoring system. Some industries will wish to supplement the public protection services with private security personnel.

2.6.5 Monitoring and Control System

Cordata will have a central microprocessor based monitoring and control system that will provide a broad range of fire and security monitoring and control functions. This system will be directly connected to the Fire and Sheriff's Departments by means of a modem. Participation of businesses and industries in the security system will be regulated by the Cordata development guidelines and restrictive covenants and the costs to individual users will be assessed by the development enclave or cluster associations.

2.6.6 Datahighway

Modern datahighways utilizing telemetry via telephone lines and modems or radio can achieve central monitoring and control of many building functions including energy conservation and building occupancy. Common modem could possibly be shared with Fire and Security functions.

2.7 UTILITIES

2.7.1 Introduction

As the Cordata Business Park develops over the next twenty years, utilities such as electrical power, gas, telephone and television cable will be extended to respond to phased development and increased demand. Extension of these utilities will generally follow the road system and in the urban density areas will be installed underground.

PROPOSED FINDINGS OF FACT (continued)

forth in the EIS, mitigating measures will be available which should minimize the water, air and soil pollution.

As to flood protection, it appears that the open space system which is designed to collect and dissipate storm water would be adequate if properly developed. A complete drainage study has been prepared by the applicant, but County Engineering and the City of Bellingham are both concerned with the need to further study the drainage in order to ensure that it is adequate. The standards set forth would be that the release rate of storm water would be equivalent to the runoff from a pre-development five-year, twenty-four hour frequency storm. The storage is to be sufficient to provide adequate holding capacity for a twenty-five year, twenty-four hour storm event. Although it is potentially possible for more severe storms to occur, no plan could adequately provide for every possibility. Although an unusual storm could cause problems with Cordata, it would do the same elsewhere and the development of Cordata would not be a negative factor. Design guidelines provide for specific slopes of edges to collector ponds and streamways in order to maximize safety. For the more severe storms, the applicant is proposing storage of storm water in parking lots and on roof tops. The applicant has indicated that in the event this storm water retention program is needed, the time the water would be detained in parking lots and on roof tops would be between thirty minutes and three hours. It is anticipated that driveways, rather than actual parking areas, would be used for the retention and that the maximum water depth would be approximately six inches. Although this could create some inconvenience to Cordata users, it appears to be a reasonable method of dealing with the severe storm which occurs infrequently. However, in order to be as certain as possible about the functionality of the storm water drainage and retention system, it is likely that further studies will need to be made and that final design will have to conform with the results of those studies.

The major concern regarding stormwater runoff is the impact on downstream facilities. The culvert under the I-5/Guide Meridian interchange is already overtaxed at times. The additional flow from southeast Cordata could exacerbate the current problems. Likewise, no data appears to be available on the effects downstream of the Cordata-added flow on the Silver Creek area west of the site. These items must be addressed and resolved to the satisfaction of the County Engineering Bureau and the City of Bellingham prior to PUD approval.

PROPOSED FINDINGS OF FACT (continued)

possibility that there will not be adequate parking if the developer's minimum proposed spaces are allowed (See subheading (3) on page 15 of the Technical Committee Staff Report). If some parking is used for visitors and if some of the parking area is devoted to storm water retention, the developer's proposed minimums may be unacceptable.

4. Harmony of the proposed PUD with the existing and proposed characteristics of its surroundings, with emphasis and due consideration given to air, water and soil pollution, flood protection and aesthetics.

In terms of its harmony with existing and proposed characteristics of the surroundings, Cordata is compatible with the criteria in the Ordinance. The west side of the project is essentially residential and the densities mirror those of the underlying zoning. It will blend with the proposed residential uses to the west and its eastern industrial type development will be compatible with the plans for the Guide Meridian corridor. Aesthetically, Cordata will be coherent within itself and should also provide a pleasant mien to observers. The substantial open space will preserve, as much as possible in a development of this sort, the illusion that the entire development is semi-rural. This is highly compatible with the surrounding rural landscape.

Air, water and soil pollution have been addressed in the Draft Environmental Impact Statement (EIS). The EIS identifies very little potential for air pollution from automobiles due to the fact that the current levels are quite low and emission controls will tend to offset any increase in traffic. The industries planned for Cordata are of the type which will provide very little in the way of air pollution. In fact, the desired industries would be minimal polluters in all areas.

Water pollution has been addressed also in the EIS and concerns have been raised by County Engineering and others. The site contains essentially two drainage areas and provisions will need to be made in the final design and in conditions for the project which will ensure that chemicals and other polluting items will not be introduced into the storm water drainage. Precautions taken during construction can minimize the pollution which will enter the water because of the construction. Provisions will need to be made regarding the disposal of chemicals, and the requirement requested by County Engineering and others, that oil and grease traps be provided in the drainage structures would appear to be necessary. In total, as set

2.8.2 Schools

The Cordata Business Park is served by three school districts, Ferndale #502 in the north-west, Meridian #505 in the north-central portion and Bellingham #501 in the southern portion. Only Ferndale #502 has space capacity. School district policy for building a new elementary school is a threshold school age population of 550. When the residential areas are fully developed to projected densities, Cordata Business Park will have a population of 3,900. Assuming an average household size of 2.6 and 0.53 elementary school children per household, the estimated number of children requiring an elementary school in Cordata will be 795. Since projected residential development in Cordata will increase demand for school services, a potential school site of 6 acres has been designated in the residential area west of the central spine road and north of the June-Stuart loop. The actual location of the new school will be negotiated between the Cordata developers and the three school districts that serve the site, to determine within which district the new school should be located. Alternately, it may be possible to realign the school districts, to accommodate the Cordata school.

A day care center site has been designated south-east of the Allen-Kellogg intersection to serve the needs of students and staff of Whatcom Community College which will locate within the Institutional area, as well as the needs of the nearby residential area to the west.

2.8.3 Community Centers

Community centers to serve the urban density residential neighborhoods have been planned as an integral part of each phase of residential development. In Phase One, a site has been designated in the extreme south-west corner of the Park for a community centre to serve the population of the Projected senior citizens' housing development and the residents of the mobile home area.

PROPOSED FINDINGS OF FACT (Continued)

The Master Plan for Cordata preserves most of these drainage areas as catchment basins and wet or dry ponds for storm water detention. In addition, two large forested areas will be retained as open space parks, along with two smaller naturally wooded areas along the west boundary.

The areas set out for building and roads have been designed so as to take into account the natural topography and to minimize the amount of cut and fill techniques. The Master Plan provides for some buildings to be constructed in such a way as to nestle against hills of higher areas and to preserve a parklike setting throughout.

Views towards the east have been maximized by careful choice of building sites and view corridors. Building scale, as per the building prototype drawings and master development plan would tend to group the taller buildings in central areas as focal points, with reduced heights and bulks radiating outward.

The natural features appear to have been properly and adequately integrated into the overall design and the features of the completed business park will reflect the natural state of the land.

2. Harmony of Selected Uses to Each Other

The varied nature of the uses projected for Cordata would indicate a certain degree of incompatibility between the varied components. However, the entire project as designed is oriented toward dividing the uses with roadways, buffers, or other transitional uses. For the most part, the industrial and commercial uses are to be located on the east and north portions of the site. The southeast corner will be commercially oriented with high tech offices and some retail uses, changing to light industrial and warehousing as one moves north through the project. The northeast and northcentral area is intended to be light to medium industry with the most intensive industrial uses in the north. Each of these various contrasting segments will be divided by major collector roads and substantial landscape buffers. Open spaces and natural features will be further used to enhance the areas of transition between uses.

Residential uses and the majority of the open space park system will be located to the western edge of the property. The residential density gradually decreases when traveling south to north, with the heaviest residential concentration in the southwest corner. Institutional uses will occupy the south

PROPOSED FINDINGS OF FACT (Continued)

E. Development standards, guidelines, control of future phases of development and compliance by future construction.

F. Coordination with the City of Bellingham upon annexation.

VI. FINDINGS OF FACT

Hearing testimony and review of the completed record has revealed a wealth of detail regarding the specific features of the project. The major issues set out above in the synopsis are those which have been identified by staff and by the Hearing Examiner as the issues which require resolution through recommended conditions. This section of the recommendation is structured according to Section 20.85.335 of the Ordinance, which sets forth the criteria for the Hearing Examiner to follow in determining the adequacy of the PUD application. In addition to that discussion, certain other findings of fact are presented for consideration.

The facts recited in the Technical Committee Staff Report on pages 7-16, specifically being discussions of the design and development standards set out in Section 20.85.100 of the Ordinance, are found to be substantially accurate and are adopted as Findings of Fact, except as modified herein. The Findings of the Technical Committee are that the project complies with the requirements of Section 20.85.100. However, as the issues in Section 3 above indicate, the impact of the project is such that certain conditions will be necessary to ensure that offsite development remains compatible with Cordata and its requirements.

The remainder of this section will discuss the project in the framework provided by Section 20.85.335.

The duty of the Hearing Examiner is to determine the adequacy of a Planned Unit Development application based upon criteria which are set out and individually discussed below. These criteria are:

1. Conservation of elements and natural features:

The site proposed for the Cordata Business Park constitutes 600 acres of undulating, open land with natural depressions which retain runoff water. It is broken into two drainage areas, one draining into Bear Creek to the northwest and thence into Silver Creek. This area accounts for the majority of the area and volume of drainage. Baker Creek drains to the south-east, eventually carrying water into Squalicum Creek.

2.9 URBAN DESIGN

2.9.1 Introduction

A thorough examination of site features, development opportunities and design considerations has resulted in an urban design plan that responds to issues of topography, drainage, climate, vegetation, views, built form and massing, parking and landscaping. The urban design plan provides a design framework for the orderly and site sensitive development of the Cordata site.

2.9.2 Site Features

Topography

The undulating topography of the site provides ample opportunities for the integration of man-made features in a harmonious manner. The variations in slope have been utilized to separate land use areas and to align the major roadways. In the north-west portion of the site for example, a steeply sloped ridge effectively separates an industrial area from a rural residential area. Building clusters are fitted into the topography to take advantage of aspect and views. Building profiles are minimized by terracing buildings to the slope.

Waterways

The extensive system of creeks and ponds is used as an integral element of the site open space system and is a separation element between land use enclaves. Streams and ponds are retained in their natural state as much as possible, however some water bodies are altered and extended to create links with other water bodies. This is to increase separation between uses and to strengthen the stormwater retention system. In the siting of buildings and clusters, waterways provide visual focus and define edges as well contributing to the cooling of buildings in summer.

Climate

The ordering and placement of land uses on the site as well as the orientation and positioning of building clusters and service areas was influenced by the area climatic factors.

Since the cold winter winds flow from the east and northeast, land uses have been ordered so that office and industrial uses located on the eastern portion of the site act as a wind barrier to shelter the residential uses in the western portion of the site. At the development level, service buildings are located to buffer the wind, and outdoor open space are located in sheltered areas.

PROPOSED FINDINGS OF FACT (Continued)

The initial approval being sought would bind the locations of the road systems, utilities, open space, classification of uses, and other standards required in the PUD permit. Final approval of each phase as requested would require the submission of Binding Site Plans prior to sale or lease of individual parcels which would serve to locate buildings, parking areas, buffers, etc. The conceptual approval being sought for the residential areas would merely locate the road systems and open space systems, allowing for greater flexibility in the actual placement of residential developments. Any change in use from residential to another use, or any change in the elements of design conceptually approved would require further public hearings and review process.

Phase 1 of the development has been divided into three sub-phases, 1-A, 1-B, and 1-C. The applicant has submitted sufficient information for initial approval of stage one in its entirety, and final approval of Phase 1-A awaits the filing of a Binding Site Plan. This site plan should constitute the General Binding Site Plan for the entire PUD, and is intended to avoid long-platting of the subject property. The Binding Site Plan procedure is set out in the Subdivision Ordinance, WCC 21.20.

The purpose of this recommendation is to set out conditions under which initial approval of the entire PUD application should be granted. Granting of such approval will allow the development of the areas of the site not planned for residential development upon presentation of Binding Site Plans. Further information would be necessary regarding the development of the residential areas before the Binding Site Plan process could be undertaken for those areas.

The Cordata project is an ambitious one. Phase 1 of the project is projected to last approximately 10 years and would include approximately 578,000 square feet of buildings along with 260 dwelling units. It would occupy approximately 105 acres broken down as follows:

	Acres	Building Square Feet or Dwelling Units
High Tech/Office/Community College	13	104,000 square feet
Commercial Warehousing/Manufacturing/	26	64,000 square feet

PROPOSED FINDINGS OF FACT (Continued)

International Trade Area	35	390,000 square feet
Recreational Complex	2	20,000 square feet
Residential Mobile Home Senior Citizen	29	200 Dwelling Units 60 Dwelling Units
	105	578,000 square feet 260 Dwelling Units

Phase 1 development would also require development of the storm water drainage and detention systems for the south end of the PUD proposal, extension of sewer and water service to the south end of the site, construction of Kellogg and Horton Roads from Guide Meridian to Woods Road, extension of Woods Road from its intersection with Kellogg Road north to Horton Road. Eventually, prior to the completion of Phase 1, water and sewer service would be extended north to Horton Road.

Phase 2 is anticipated to take approximately five years and would complete most of the roads and utilities construction throughout the site, excepting only that area north of Kline Road. This would include Woods Road from Kline Road to Kellogg Road, Horton Road to Thomas Road, and Stuart Road to June Road, along with the loop road between Stuart Road and Kellogg Road. Phase 2 would include the following development:

High Tech/Office	510,000 square feet
Commercial/Office	201,000 square feet
Industrial/Warehouse	1,070,000 square feet
International Trade	350,000 square feet
Residential	210 Units
	2,131,000 square feet and 210 dwelling units

Phase 3 would occupy the last five years of the project and would require the construction of Kline Road between Guide Meridian and Aldrich Road. This phase would develop the northerly portion of the site and would include the following development:

yard. Clustering offers the option of views in two directions, the internal courtyard view and the external view.

In order to create visual focal points at key locations, building heights have been exaggerated by situating buildings on hills or knolls. For example, focal points are located near major intersections, such as the high tech office focal point at the intersection of the central spine and Kellogg.

A thematic focal point or node combines several uses or activities in a mixed-use building or cluster. This mixed-use node may provide a transition between dissimilar uses. For example, a mixed-use residential and commercial node located in the neighborhood commercial area south of Kellogg and west of Woods, provides a transition between the dominant residential uses to the west and the existing commercial area to the east.

The scale of building has been designed to be compatible with adjacent buildings and with the type of use. In the low density residential areas building scale is small, in keeping with adjacent residential uses. In the warehouse area along the eastern boundary of the site, however, warehouse buildings present a wall-like bulk for compatibility with warehouse uses along Guide Meridian. The scale of building also contributes to a sense of transition. For example, in each development enclave smaller buildings are located at the edges nearest the adjacent enclave, while larger buildings are located in the centre of the enclave, so that a sense of gradual transition is achieved. The scale or bulk of buildings is minimized by terracing buildings to the topography, by clustering buildings closely to emphasize exterior open space and amenity and by introducing design features, such as atriums to soften building bulk.

The character of the site's heritage uses such as farming and ranching has been integrated into site and building design when appropriate. For example, buildings that use an atrium enclosure to emphasize a special entry character recall the greenhouses of the area's past. Atriums located in the centre of large buildings serve to reduce the apparent bulk of the building while referring to heritage uses.

In order to achieve a controlled design environment, eighteen building prototypes have been developed. The role of the prototypes is to establish a special quality and character of development for different uses on site. Each building has been designed to anticipate and facilitate expansion with minimal cost and disruption.

PROPOSED FINDINGS OF
FACT (continued)

General:

- 1 Planned Unit Development Application
- 2 Affidavit of Publication - Westside Record Journal
- 3 Affidavit of Publication - Bellingham Herald
- 4 Affidavit of Mailing
- 5 Affidavit of Posting
- 6 Draft Environmental Impact Statement
- 7 Technical Committee Staff Report
- 8 Technical Committee Staff Report Errata Sheet/Supplement
- 9 Questions on Cordata Staff Report
- 10 City of Bellingham Planning Department Report
- 11 Agreement to provide utilities and to seek annexation

Display Boards:

- 12 Planning Context (Applicant's exhibit 1.01)
- 13 Process Flow Chart (no number)
- 14 Man-Made Conditions (2.02)
- 15 Zoning (2.01)
- 16 Composite/Suitability (4.03)
- 17 Issues & Opportunities (no number)
- 18 Landscape Plan (6.01)
- 19 Illustrative Plan (7.15)
- 20 Phasing (6.10)
- 21 Development Enclaves (6.06)
- 22 Development Units (6.07)

PROPOSED FINDINGS OF
FACT (continued)

- 23 Open Space System (6.04)
- 24 Planning Sectors (6.05)
- 25 Development Units by Land Use (6.09)
- 26 Density Zones (6.08)
- 27 Car Routes & Parking (7.04)
- 28 Building Heights (7.03)
- 29 Community Facilities (7.06)
- 30 Pathway Systems (7.05)
- 31 Road Staging (7.08)
- 32 Truck Routes (7.07)

Display Boards (Building Prototypes):

- 33 Manufacturing/Warehousing (8.07)
- 34 Building Prototypes (8.06)
- 35 High Tech Office (8.03)
- 36 High Tech Office (8.02)
- 37 Residential Prototype (8.11)
- 38 Office/Retail (8.05)
- 39 Office (8.04)

Display Boards - Master Plan:

- 40 Illustrative Plan #1
- 41 Illustrative Plan #2
- 42 Illustrative Plan #3

General:

- 43 Design Review Procedures

Streetscape

Streetscape design elements such as street lighting, signage, benches, waste baskets and bicycle racks have been coordinated throughout the Park. Some flexibility to reflect changes in taste and preference over the long term exists but will be limited by design guidelines for each phase of development.

DATED this 16 th day of June, 1986.

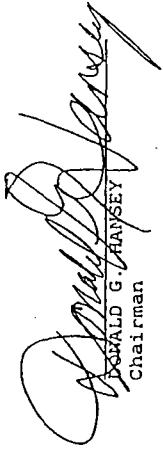

DONALD G. HAWSEY
Chairman

Exhibit "B" shall be amended on page 6, section 23 A to read:

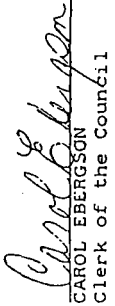
(A) Kline Road between the west boundary of the project and Aldrich Road, and between the east boundary of the property and the Guide Meridian. This facility shall be a major collector.

It is further understood that Exhibit "B" to this Decision shall be amended to read on page 9, number 39:

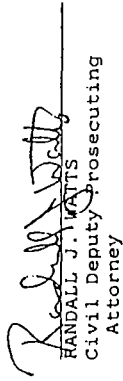
Section 20 of the protective covenants shall be drawn in such a way as to allow periodic review of the terms of the covenants to allow minor changes to meet changing conditions. Major changes to the covenants as determined by the Bureau of Buildings & Code Administration, shall require review under Whatcom County Code 2.85.370. The covenants shall remain in effect until termination is approved by Whatcom County.

The Decision of the Whatcom County Council is to give initial approval of the P.U.D. to the Cordata Project as a whole and further to give final approval of the P.U.D. to Phase I-A of the Cordata Project subject to the conditions as outlined above. Exhibit "A" lists the conditions as amended by Exhibit "B" and Exhibit "A" and "B" are further amended by the conditions set out above.

ATTEST:


CAROL EBERGSON
Clerk of the Council

APPROVED AS TO FORM:


RANDALL J. WATTS
Civil Deputy Prosecuting Attorney

LEGEND

-  HIGH PROFILE
-  MEDIUM PROFILE
-  LOW PROFILE

7.03

CORDATA

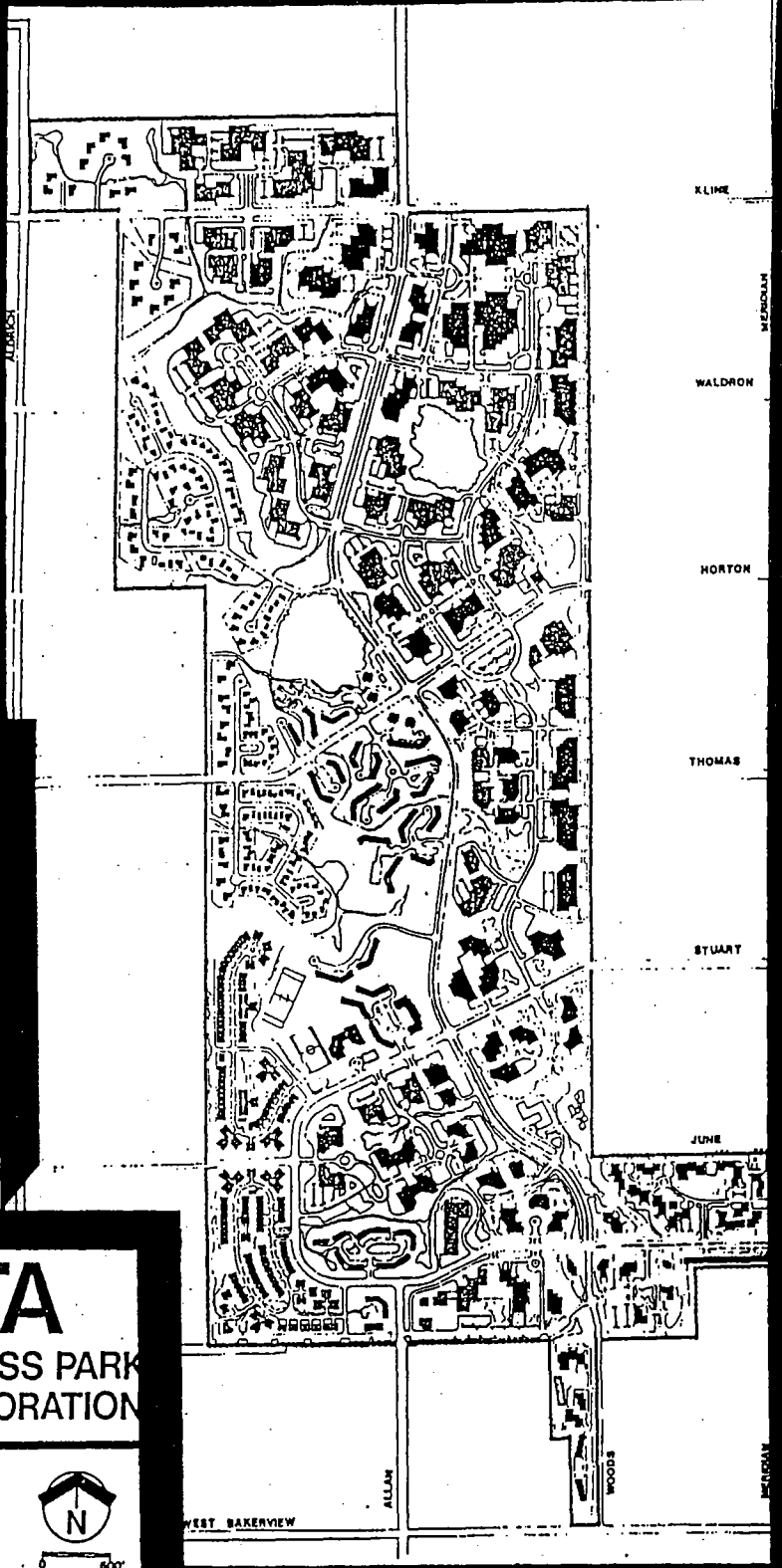
A MIXED-USE BUSINESS PARK
THE TRILLIUM CORPORATION

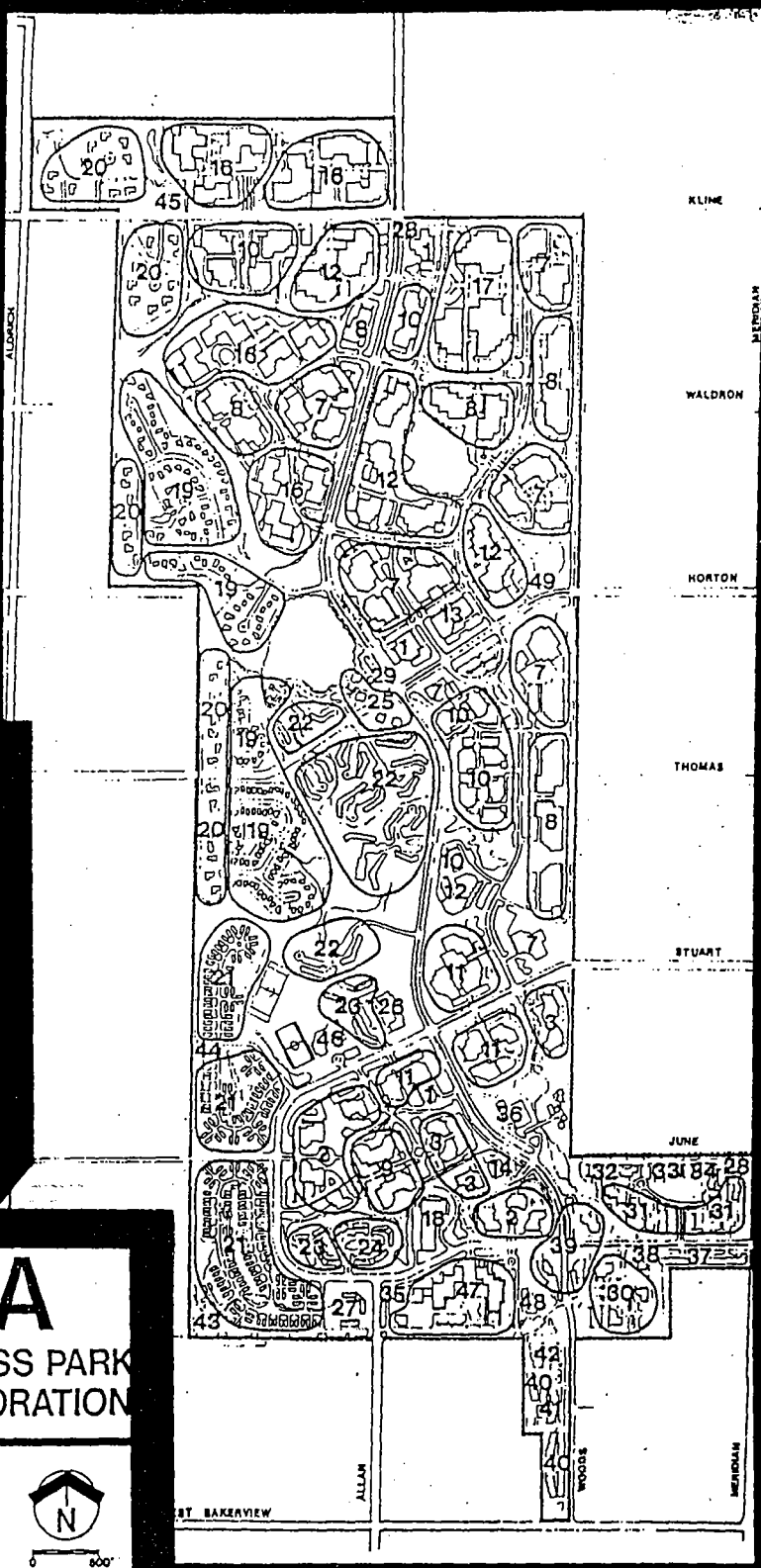
PATTI RAO ASSOCIATES, INC.
DEVELOPMENT PLANNING CONSULTANTS
214 NORTH COMMERCIAL, BELLINGHAM, WA. 98228
TELEPHONE (206) 734-3663



0 600'

BUILDING HEIGHTS
MASTER DEVELOPMENT PLAN





LEGEND

45 BUILDING TYPE

7:10

CORDATA

A MIXED-USE BUSINESS PARK
 THE TRILLIUM CORPORATION

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 DEVELOPMENT PLANNING CONSULTANTS
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 491-12 WATER STREET, VANCOUVER, B.C. CANADA TELEPHONE (604) 684-8021



BUILDING TYPES
 MASTER DEVELOPMENT PLAN

NOTE: It is recommended that the County Council direct the County Staff to submit for Council approval a copy of the original PUD approval by the Whatcom County Council which incorporates all of the changes made to the Hearing Examiner's recommended decision. This recommendation is made for the purposes of creating a more easily read and clarified document which sets forth all of the conditions of approval of the original PUD. All strikeouts and insertions should be removed so that the PUD approval which can be reviewed and endorsed by County Council can be provided to all who are involved in the administration of this PUD. The decision on this amendment can be utilized as an additional document to reflect the requirements which are relevant to the addition to of the new parcels of property.

12. **The applicant shall demonstrate the availability of services such as sewer and water before any construction takes place on either parcel added to the PUD. (PUD 1-84-A; Cond. no.12)**
13. **Any portion of the site which will drain into the City of Bellingham storm drainage system should contribute to the City storm drainage fund at the rate established by the City of Bellingham. (PUD 1-84-A; Cond. no.13)**
14. **Signage shall be approved by the agency with jurisdiction and shall be consistent with City and County regulations, and shall also be consistent with an interlocal agreement signed by the Whatcom County Executive and Mayor of the City of Bellingham dated June 25, 1985, and September 10, 1985. (PUD 1-84-A; Cond. no.14)**
15. **Improvements to the Bakerview/Cordata Parkway intersection including such items as road widening and signalization shall be done in accordance with the requirements of the original Cordata PUD approval. (PUD 1-84-A; Cond. no.15)**
16. **ANY PERSON, FIRM, COMPANY OR CORPORATION WHO VIOLATES, DISOBEYS, OMITTS OR NEGLECTS ANY OF THE PROVISIONS OF THE ZONING ORDINANCE OR THIS DECISION SHALL BE SUBJECT TO A FINE OF NOT MORE THAN FIVE HUNDRED DOLLARS (\$500.00), TOGETHER WITH COSTS OF ACTION AND IMPRISONMENT IN THE COUNTY JAIL FOR A PERIOD OF NOT MORE THAN SIX (6) MONTHS, AS PER WHATCOM COUNTY CODE CHAPTER 20.94. (PUD 1-84-A; Cond. no.16)**

In sector one, enclave one is a Light Impact industrial area and enclave three is the Rural Residential Acreage area.

In sector two, enclave one is the International Trade Center area, enclave two includes light and medium density residential and the Institutional Campus areas, and enclave three is a Light Impact Industrial area.

In sector three, enclave one is the High-Tech Office area, enclave two includes the Institutional area and a general commercial area, enclave three is general commercial land use and enclave four contains light, medium and high density Residential areas.

2.10.4 Development Units

The enclaves are subdivided into development units that may be leased or developed as one development area or they may be further subdivided into specific development parcels. A variety of development options are possible and reflect the level of flexibility provided by the Plan. Development may be initiated by the present owners of the project or by a variety of large and small developers. The development form may be individual buildings or building clusters. At the development unit level, ample opportunity exists for individuality and innovation in design, for the sharing of services and amenities and for the creation of theme clusters. The individual development parcel provides the economies of scale for the construction of shared parking structures and other amenities and the opportunity for a single developer to construct an integrated mixed use project. See Drawing 6.07 DEVELOPMENT UNITS.

The following discussion of optimal building types, uses and scale provides a framework for the development of the development units. In sector one, enclave one, there will be two industrial warehousing clusters on 73 acres of land; enclave two will have two industrial manufacturing clusters on a total of 45 acres; and enclave three will have four low density residential developments totaling 102 dwelling units on 40 acres.

In sector two, the International Trade Center complex will occupy 60 acres in enclave one. Enclave two will contain one residential cluster of low density residential development on 15 acres and the Institutional Campus complex on 38 acres. In enclave three, there will be an industrial/ warehousing development on 30 acres.

Sector three contains the High-Tech Office area in enclave one, where three office clusters are planned on 50 acres. In enclave two there will be located three mixed commercial and office clusters on 5.5 acres and an institutional development on 15 acres. Enclave three will have retail/general commercial complexes on a total of about 48 acres. Enclave four is planned for

9. Hydrants which meet the City standards shall be spaced and located along streets as the streets are constructed according to a plan approved by the Bellingham Fire Department.
10. Sanitary sewer shall be extended in accordance with City of Bellingham standards.
11. Storm water run-off shall be managed to mitigate post development runoff rates and impacts to adjacent building sites or properties by implementation of storm detention, retention, and surface collection systems. Orifice to the outflow control structures shall be calibrated based upon the allowable discharge rate of 0.2 cfs per acre. On-site drainage systems shall collect run-off and transmit such to management facilities and prevent site drainage from impacting adjacent developments or properties.
12. Downstream drainage facilities shall be evaluated and upsized by the developer, if necessary, to carry the designed outflow from the development.
13. Storm water collection devices shall provide oil/water and floatable solids separation. A structured maintenance management program for collection devices shall be approved by the appropriate governing body.
14. Applications and plans for County building permits shall be routed to the City Fire Department for review and approval consistent with the City's Fire Protection Development Standards prior to issuance of any building permits.
15. The City shall be informed of construction of street and utilities with the rights-of-way and easements and may, at its option, jointly inspect all required facilities to insure compatibility with City standards.

III. LIST OF CONDITIONS FROM PUD PERMIT 1-84A

AS AMENDED AND APPROVED BY THE COUNTY COUNCIL

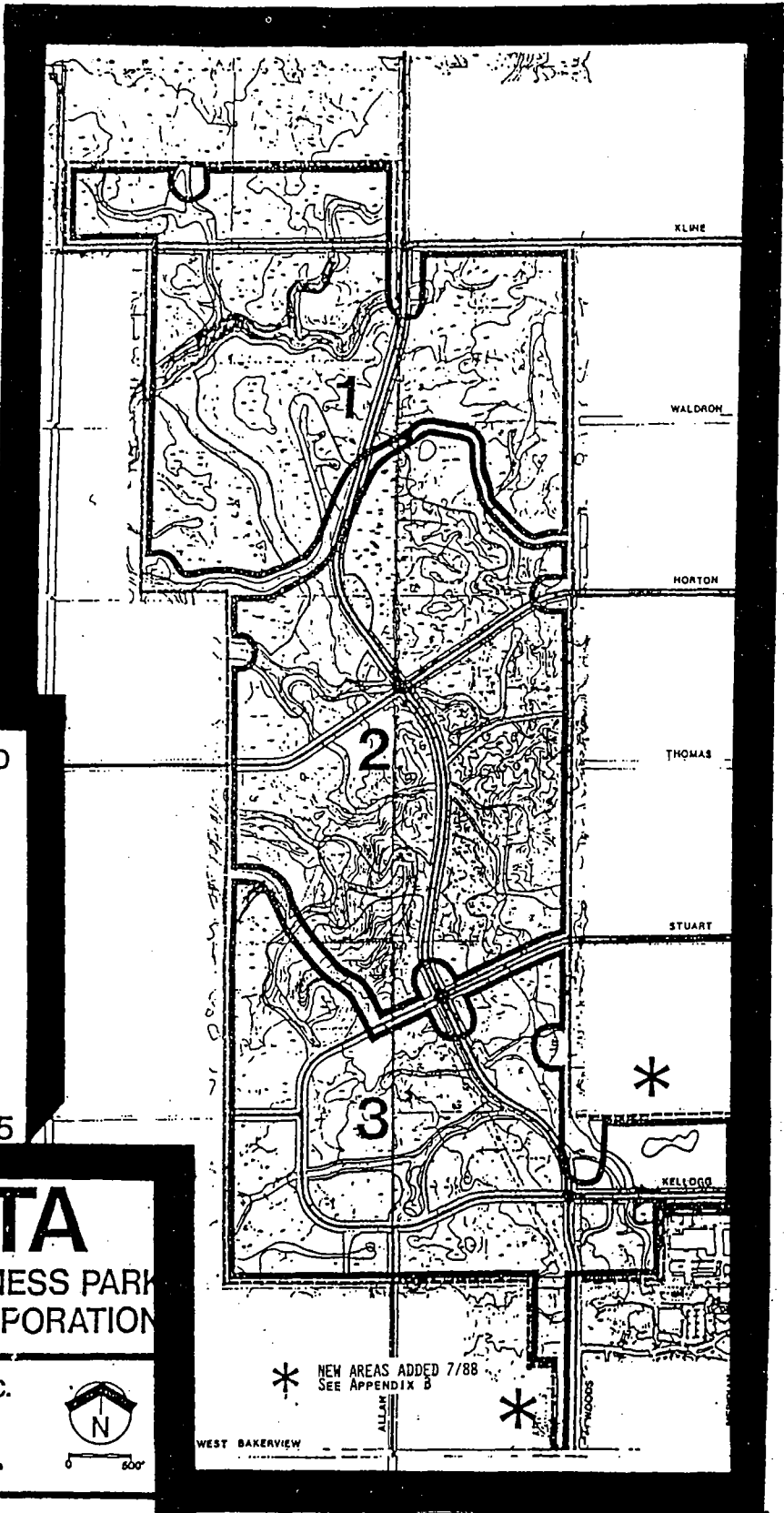
1. Dedication of ten (10) feet of right-of-way along the north side of the West Bakerview road, with a 25 foot by 25 foot northwest corner cutoff at the intersection of Cordata Parkway, shall be made to the County at the time of Specific Binding Site Plan approval for future widening improvements. Any amendment required to the existing General Binding Site Plan to accommodate the requirements of this condition shall also be made. (PUD 1-84-A; Cond. no.1)
2. Access to Unit #1 from West Bakerview shall be taken as far west of the Cordata Parkway/West Bakerview intersection as feasible in order to accommodate the channelization of West Bakerview. Access to Cordata Parkway south of Westerly Road shall be limited to one opening. Access to the north parcel of unit 1 from Cordata Parkway shall be midway between Westerly Road and Division Road. West Bakerview shall be designed to accommodate four lanes and a left turn pocket. (PUD 1-84-A; Cond. no.2)
3. Sidewalks shall be constructed along the west side of Cordata Parkway, and the north side of Bakerview and along the west side of the Guide Meridian prior to the issuance of a Certificate of Occupancy. The sidewalk construction may be done in stages as each building site is developed. The developer of a site shall be responsible for sidewalk construction adjacent to his site. (PUD 1-84-A; Cond. no.3)

TABLE 1: TYPES OF THEME CLUSTERS

High-tech	HT	(1)	Space Research
	HT	(2)	Data Information Systems
	HT	(3)	Software
	HT	(4)	Electronics
	HT	(5)	Optical
	HT	(6)	Photographic Components
	HT	(7)	Electronic Components
	HT	(8)	Electrical Components
	HT	(9)	Cosmetics/Medical
	HT	(10)	Research
Service	S	(11)	Repair Services
	S	(12)	Testing, Security, Broadcasting, Delivery
Manufacturing	M	(13)	Food, Apparel, Furniture, Leather, Boat Building
	M	(14)	Communication, Instruments, Jewelry
	M	(15)	Paper, printing, pharmaceuticals
Warehousing	W	(16)	Building Materials
	W	(17)	Wholesalers
	W	(18)	Distributors
	W	(19)	Warehousing
	W	(20)	Display Centers

Although the light impact industrial zoning designation permits a large variety of industrial uses, the Cordata Plan has allocated particular industrial uses to specific land use areas in order to ensure compatibility between industrial uses. In the High-Tech Office area allocated industrial uses include assembly, research and corporate office, while in the International Trade Center area manipulation, storage, distribution and import-export are the appropriate industrial uses. The warehousing area, located within the Light Impact Industrial area, is appropriate for processing, packaging, storage and servicing uses. The allocated uses for the manufacturing area located in

40. Plan Review Submission Requirements, Section B on Page 8 of Design Review Procedures, shall be supplemented with a note that these requirements are supplemental to WCC 20.80.
41. The parking lot associate with the Mobile Home Park which abuts the Western site boundary shall be screened from views from the west, and additional landscaping shall be provided adjacent to the south property line of the mobile home park and south of the Community College near the Cordata property line.
42. All utilities shall be placed underground within the confines of the Cordata boundaries.
43. The Design Review Committee shall be immediately established upon the PUD initial approval by the Whatcom County Council.
44. All future development, building, uses or other changes to the site must conform to the conditions in this PUD permit, to any Binding Site Plans approved for the appropriate phase of the development, and any other conditions imposed by law in order to comply with this PUD permit. All future development shall further conform to the guidelines issued by the Design Review Committee at the time of the development and shall comply with the requirements set out in the final Environmental Impact Statement.
45. The chief executives of the City and County shall appoint the public sector members of their respective jurisdictions to the Design Review Committee upon approval of this permit. The composition of the Design Review Committee should include one member from the Whatcom County Engineering Bureau, one member from the Whatcom County Bureau of Buildings and Code Administration, one member from the Whatcom County Planning Department, one member from the City of Bellingham, Two from the Cordata Business Park Association, one from the Trillium Corporation, or its heirs and assigns, and one member at large to be appointed by the other members of the DRC. Upon annexation of the complete Cordata site into the City of Bellingham, the members of the Design Review Committee shall be changed to reflect the change in interest between Whatcom County and the City of Bellingham.
- F. Coordination with the City of Bellingham upon annexation.
47. The developer shall obtain approval by the City of Bellingham for any construction, development or improvement located within those areas of Cordata currently within the Bellingham city limits.
48. The City of Bellingham has suggested certain conditions that may be necessary to ensure the construction of Cordata consistent with City Standards. These are set forth in Exhibit #10, a letter of March 24, 1986, to the Hearing Examiner from Mr. William T. Geyer, Director of Planning and Economic Development Department of the City of Bellingham. It is the opinion of the Hearing Examiner that the City's conditions should be met by the developer prior to any further development where those standards are not inconsistent with Whatcom County Standards or any prior condition enumerated herein. The more restrictive of City and County standards shall apply in the event of conflict, and all permits required shall be granted by the agency having jurisdiction at the time of granting of the permit. A copy of Exhibit #10 is attached hereto and incorporated herein by reference as Exhibit A.



LEGEND

REVISED 11/88 6.05

CORDATA

A MIXED-USE BUSINESS PARK
THE TRILLIUM CORPORATION

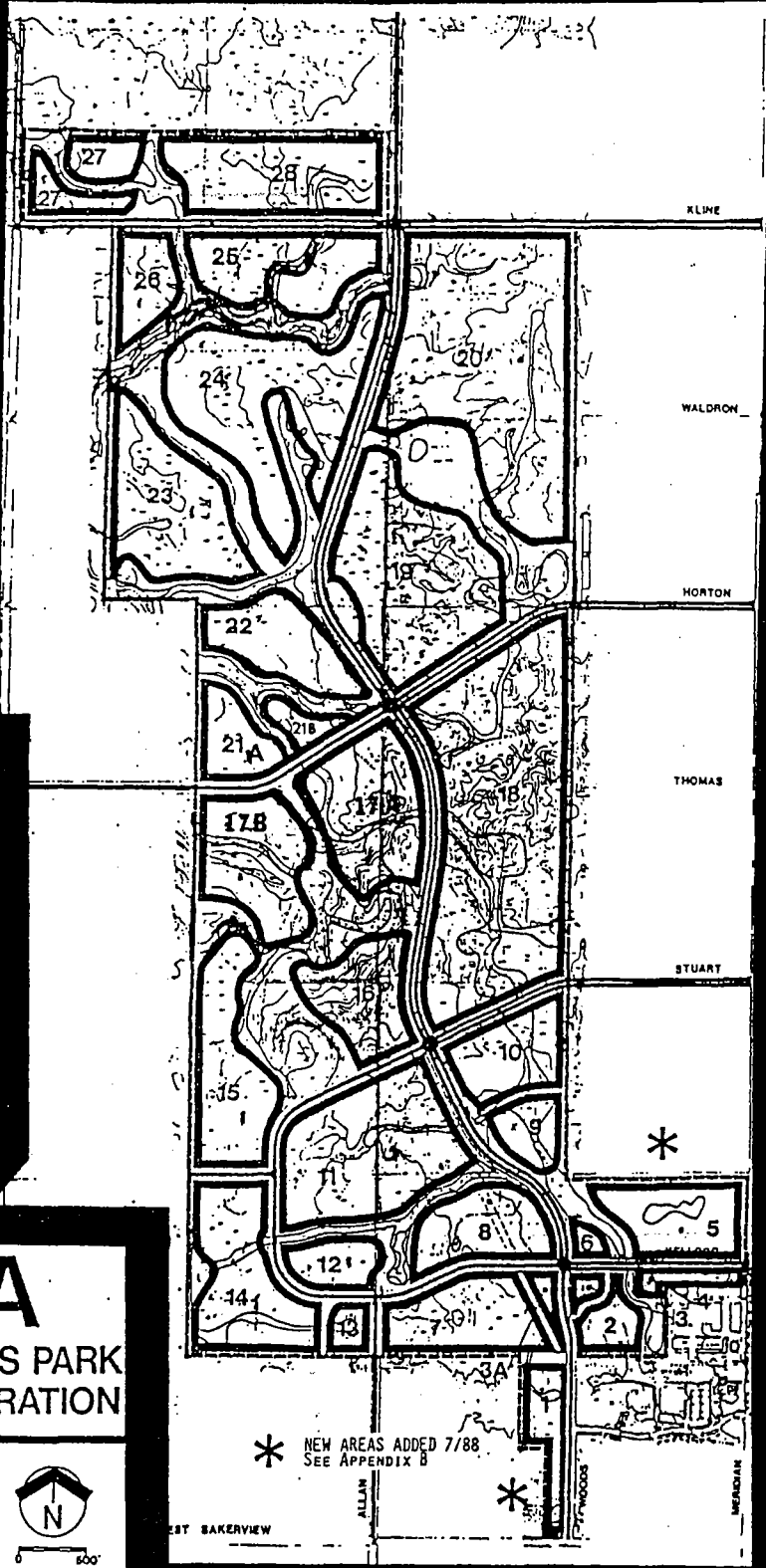
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PLANNING SECTORS
MASTER DEVELOPMENT PLAN

* NEW AREAS ADDED 7/88
SEE APPENDIX B

- D. June Road between the west property boundary and Aldrich Road. This facility shall be a minor collector.**
- 22. The Trillium Corporation shall cooperate with Whatcom County to finance the construction of Horton Road between the Guide Meridian and the east property line to a 80-foot right-of-way four-lane County Road Standard roadway when building construction build-out reaches 500,000 square feet, on a cost sharing basis of 50-50%. These improvements will be in accordance with the PUD Horton Road standards, except for sewer and water which shall be the responsibility of the developer.
- 23. **When Cordata reaches twenty-five (25%) buildout (3.25 million square feet), as determined by building permit tally, a transportation study will be prepared in which The Trillium Corporation will participate in a proportionate share to determine the comprehensive sources of impacts to the County road system and alternative methods of mitigating such impacts. Specifically, offsite roads to be included in such study will include the following:**
 - A. Kline Road between the west boundary of the project and Aldrich Road. This facility shall be a major collector.**
 - B. Aldrich Road reconstruction between Northwest Road and Kline Road. This facility shall be a major collector constructed either in stages as the east/west collectors are built or a full length project.**
 - C. Aldrich Road/Northwest Drive intersection alignment. This project will include right-of-way and roadway construction. Left turn lanes will be provided as needed.**
 - D. Bakerview Road between I-5 and the City of Bellingham corporate limits.**
- 24. **In the event that the developer of Cordata is eligible for offsite road improvements reimbursement from other property owners in accordance with RCW 35.72, upon a request for an approval by Whatcom County the developer shall be responsible for the information gathering in formulating such reimbursement contracts as directed by the County Engineer.**
- 25. **Internal road and offsite roads shall be constructed to an all weather standard in order to avoid weight limit restrictions during certain weather conditions. This will apply to the truck routes as designated in the Master Plan (Plan No. 6.01).**
- 26. Before existing County rights-of-way are vacated on the Cordata site, the substitute right-of-way shall be dedicated to the county.
- 27. The Trillium Corporation shall dedicate additional right-of-way at property fronting the Guide Meridian to the State Department of Transportation to achieve no less than a 50-foot half-width as required by WCC 22.40.044(3).
- 28. **For internal road construction, the more restrictive of County urban standards or City of Bellingham urban standards shall apply.**
- 29. **The parking space requirements set forth in the Cordata Development and Design Guidelines in Section 2.8.2 are hereby approved as minimum parking standards. The Design Review Committee, however, has the authority to increase these requirements for a particular use under review if the minimums do not prove adequate with concurrence and approval of the County Technical Committee.**



LEGEND

01 DEVELOPMENT UNITS

REVISED 11/88 6.07

CORDATA

A MIXED-USE BUSINESS PARK
THE TRILLIUM CORPORATION

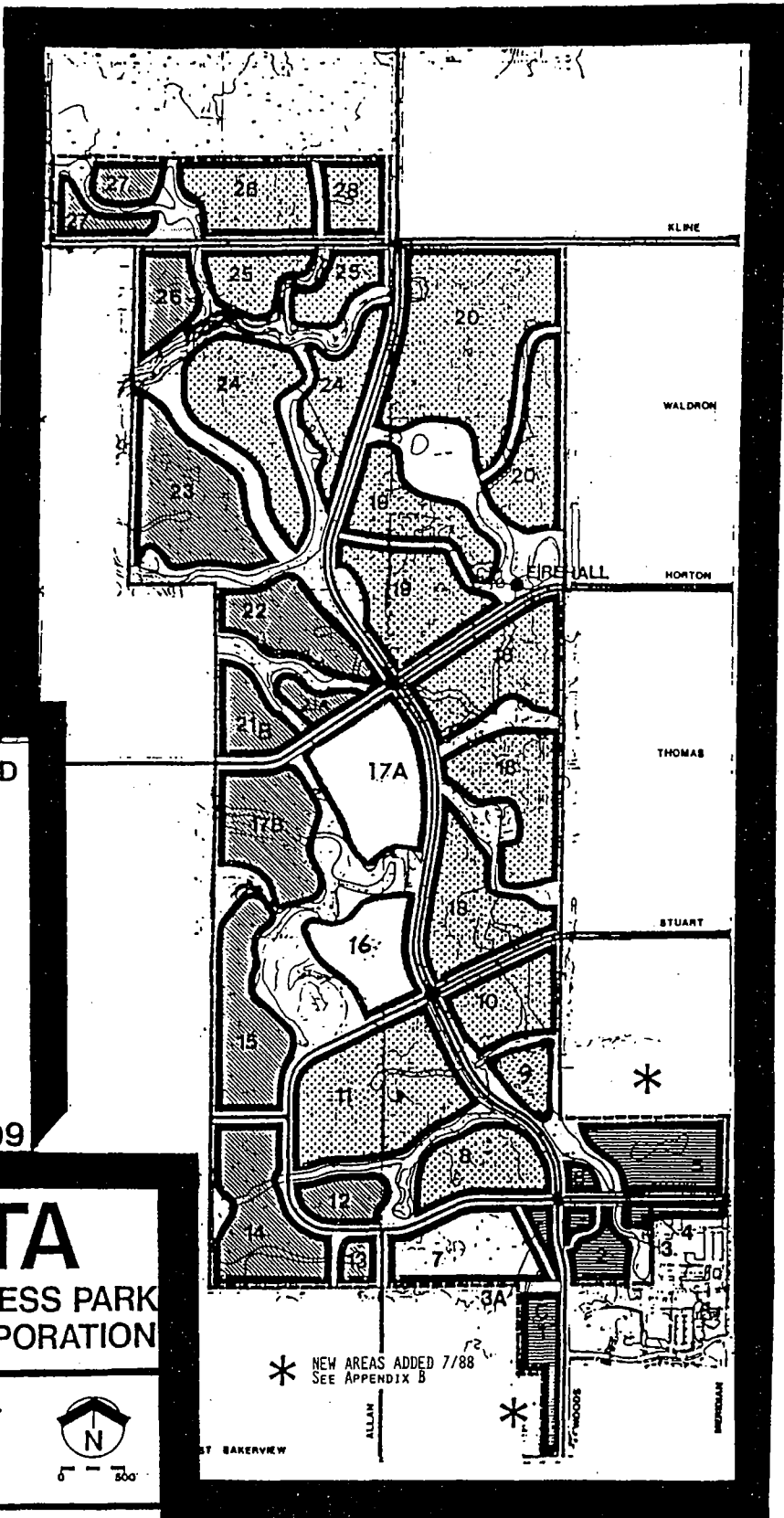
PATTI RAO ASSOCIATES, INC.
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601-10 WATER STREET, VANCOUVER, B.C. CANADA TELEPHONE (604) 684-1872

DEVELOPMENT UNITS
MASTER DEVELOPMENT PLAN

6. The Development and Design Guidelines, Protective Covenants, and Design Review Committee Regulations shall all be reviewed by the Whatcom County Bureau of Buildings and Code Administration and the Whatcom County Prosecutor's Office to assure compliance with the PUD ordinance, the conditions within the PUD permit, and any other requirements imposed by law. Said document shall be modified by the developer to conform to this condition prior to final approval of any phase of the project.
7. **All future or amended Design Review Committee Guidelines must be consistent with the PUD permit and existing laws and regulations at the time of the creation or modification of the Design Review Committee Guidelines.**
8. **All buildings, signs, or other improvements to the property must obtain proper building permits and comply with all applicable City, County, State or Federal regulations and the appropriate design management documents, which are part of the PUD approval and any other laws which may be applicable at the time of construction.**
9. The Restrictive Covenants shall be completed, approved, and recorded prior to the issuance of any further building permits or occupancy permits for the site.
10. The developer shall provide evidence satisfactory to the Whatcom County Prosecuting Attorney's Office and the Bureau of Buildings and Code Administration that the Trillium Corporation is the fee owner of lots 9 and 11, Block 46, Bakerview Addition.
- B. Storm water drainage and retention.
11. The developer shall prepare and submit to the County Engineer a comprehensive drainage study and plans to include location, size and type of detention facilities and location and size of major drainage pipe systems. Any further study of drainage is more appropriately a requirement of detailed planning for individual enclaves and subareas of the site. An adequate drainage plan shall be demonstrated for each drainage area before any final PUD approval for that area.
12. A drainage study on the downstream impacts on the Silver Creek drainage basin shall be submitted to and approved by the County Engineer prior to any final PUD approval.
13. **The Trillium Corporation or Cordata Business Park Association shall submit a bi-annual drainage maintenance program to the County Engineer for approval. The County shall have the right to bill the Association for any maintenance work done under County authorization that the Association fails to perform after a reasonable time beyond written notification by the county.**
14. **There shall be no outside storage of potentially polluting materials and no toxic wastes shall be allowed to enter the sewer system in compliance with the Protective Covenants, Development Guidelines, local, state, and federal laws.**
15. Recycling of waste materials shall be encouraged under Section 8.10, Refuse, of the Protective Covenants.
16. **Oil and grease separators shall be required at collection points of water from parking lots, garages, and similar places where oils are likely to accompany surface water drainage as required by 3.204 of the Whatcom County Development Standards.**



LEGEND

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- INSTITUTIONAL

REVISED 11/88 **6.09**

CORDATA

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THE TRILLIUM CORPORATION

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DEVELOPMENT UNITS BY LAND-USES
MASTER DEVELOPMENT PLAN

2.11 MAINTENANCE

A plan for the maintenance of the Cordata Business Park common areas has been prepared to ensure ongoing commitment to a high quality image for the Park. The common area includes the open space corridors, private roads and private drainage systems. The maintenance of architectural integrity is also a collective concern.

Mechanisms for ensuring maintenance of the open space corridors, private roads and drainage systems will be in the form of restrictive covenants. The role of restrictive covenants is to guide and control the future development and maintenance of Cordata consistent with the approved Master Plan and associated development guidelines, for all future development proposals.

The mechanisms for ensuring maintenance of architectural integrity will be the Cordata Design Committee and Cordata design guidelines. All future development proposals will be reviewed by the Cordata Design Committee for consistency with the design guidelines.

The costs of maintaining common areas at the project level such as the school or the parks, have not been worked out at this early stage, however, two options are possible. The property owners may negotiate a fair share maintenance agreement among themselves or they may enter into a cost sharing agreement with the appropriate agency or jurisdiction.

The responsibility for maintaining common areas at the level of the development enclave or unit will rest with the property owners of the particular enclave or unit, who may wish to form a development enclave/unit association for this purpose.

The maintenance of the common space within each building cluster will be the responsibility of the individual building or building cluster owner. A building cluster association, where appropriate, would provide a suitable mechanism for maintenance of the cluster.

Maintenance of the central security monitoring and control system should be tendered to private companies. The costs of connecting to the security and monitoring system is the responsibility of the owner.

2.12 ENERGY CONSERVATION

Energy conservation in the Cordata Business Park is encouraged through the siting and design of buildings and the design of an energy-efficient transportation system.

TABLE 5

MODERATE GROWTH SCENARIO:
DEVELOPMENT UNIT DATA

Development Unit	Gross Acreage ¹	FP ² X1000	(Units)	GBA ² X1000	Land Uses
1	11.5	122		207	Commercial
2	5.0	18		36	Commercial
3	2.0	8		24	Commercial
3A	2.0	5.5		15	Commercial
4	2.0	10	(10)	25	Commercial
5	35.0	375		641	Commercial
6	2.0	10		28	Commercial
7	14.0	154		300	Institutional
8	11.5	105		320	High-Tech/Off.
9	4.0	30		40	High-Tech/Off.
10	10.5	140		300	High-Tech/Off.
11	22.0	240		500	High-Tech/Off.
12	6.5		(76)	180	Residential
13	3.0		(60)	90	Residential
14	18.5		(187)	160	Residential
15	17.5		(228)	228	Residential
16	14.0	145		290	Institutional Campus
17A	22.0	195		390	Institutional Campus
17B	21.0		(252)	252	Residential
18	52.5	580		1000	International Trade
19	37.0	520		630	Ind./Warehousing
20	58.5	760		840	Ind./Warehousing
21	12.0				
21A	7.7		(93)	60	Residential
21B	5.0	46		93	Institutional
22	13.0		(80)	80	Residential
23	20.0		(80)	80	Residential
24	39.0	520		580	Ind./Warehousing
25	15.0	140		280	Ind./Manufacturing
26	7.0		(20)	20	Residential
27	10.0		(22)	33	Residential
28	24.0	380		440	Ind./Manufacturing

1. All gross acreage figures are approximate.

2. Building footprint and Gross buildable area figures are being provided for illustrative purposes only as typical of the level of development which might be expected to occur in a moderate growth scenario.

3.1 PHASE ONE

The first phase development has been evaluated for economic feasibility and market absorption and is considered to be reasonable in terms of both magnitude of development and the range of uses proposed. This phase includes lands in the southern portion of the site as well as lands around Horton in the north-east. The location of the first phase development areas is based on the availability of trunk services and road extensions. City of Bellingham trunk services are currently being extended up Woods to Kellogg. It is assumed that an extension of the trunk line runs northward from Woods and will provide services to the Horton area in the near future. Road construction will follow the trunk lines with the extension of Woods, the construction of Kellogg from Guide Meridian to west of Woods and the construction of Horton from Guide Meridian to the central spine road.

In the southern portion of the site, phase one development is contained within development sector three and consists of the following projects in each enclave: enclave one contains two high tech office clusters of 40,000 and 20,000 square feet and a 20,000 square foot recreational complex; enclave two contains the Whatcom Community College development of 44,000 square feet; enclave three will have a 64,000 square foot commercial and office complex; and, enclave four includes a 60 unit senior citizen complex and a 200 unit mobile home development.

In the north-east area of the site, the phase one development is contained within a portion of sector two. Located adjacent to Horton, the projects include a 140,000 square foot warehousing and manufacturing complex in enclave three north of Horton, and a 250,000 square foot International Trade Centre complex in enclave one south of Horton.

3.2 PHASE TWO

Phase two development is estimated to take place between 1990 and 1995. At this stage, trunk and road services will be in place throughout the site, with the exception of the northernmost portion. The stage two road system will include the central spine road from Kline to Kellogg, the Horton-Thomas and Stuart-June connectors and the Stuart-Kellogg loop road.

Development in stage two will occur in each of the three development sectors. In the southern sector three, enclave one will contain two high tech office clusters of 250,000 and 260,000 square feet, and enclave four will have a high density residential development of 120 units. Enclave three will have a 201,000 square foot commercial and office complex. In the centrally located sector two, enclave one will contain a 350,000 square foot International Trade Centre complex, enclave two will contain a 210 unit medium density residential development

CORDATA BUSINESS PARK

TABLE 3: MODERATE GROWTH SCENARIO TAX REVENUES

USE	Size/sq.ft.	Value/sq.ft.	Total Value
Industrial	6,000,000	\$65	\$390,000,000
Commercial	300,000	\$70	\$21,000,000
Residential	1,700,000	\$50	\$85,000,000
TOTAL	8,000,000		\$496,000,000

Property Tax Revenue:

\$11/\$1,000 levy X \$496,000,000 = \$5,456,000

Population Generated Revenue:

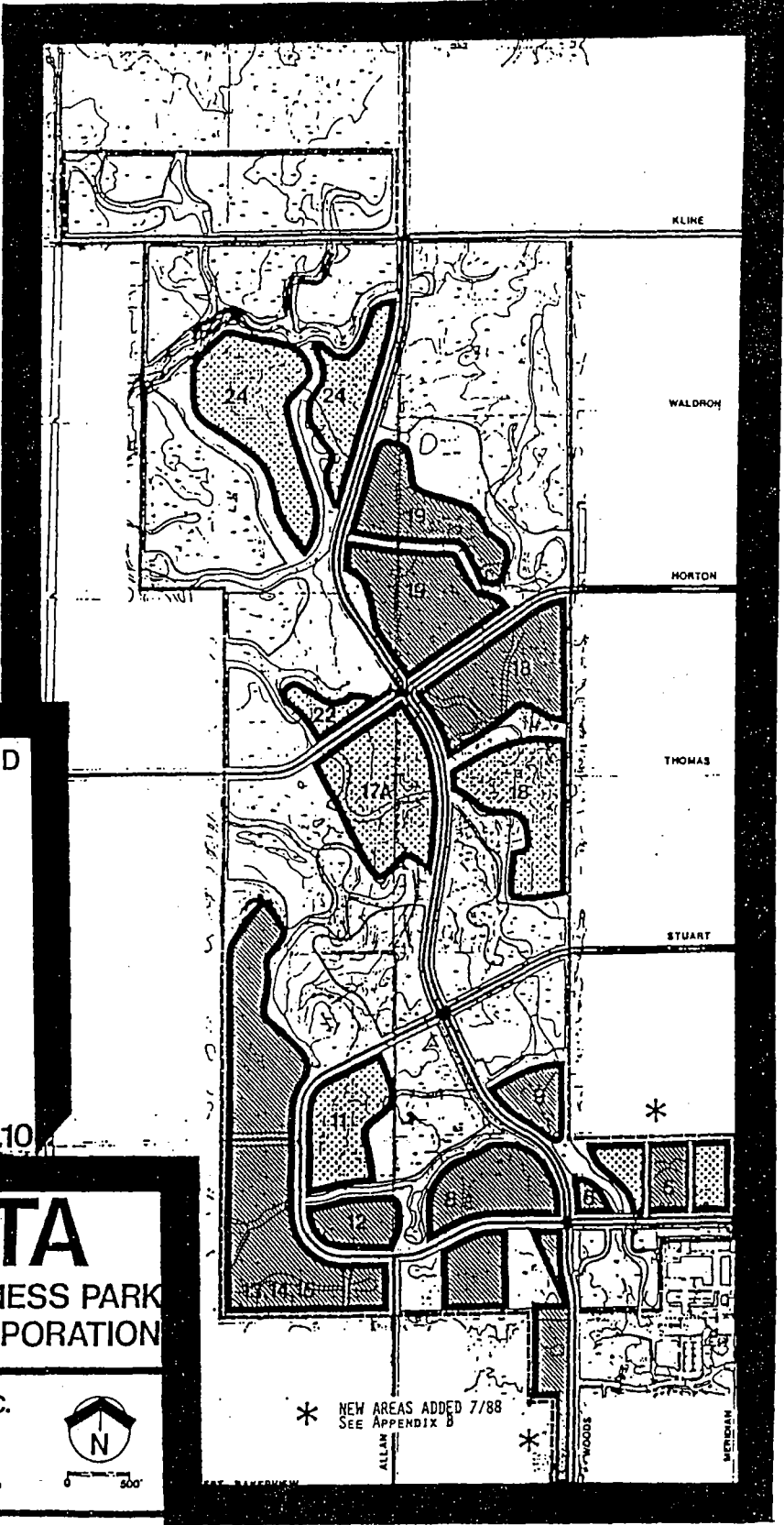
\$0.70 X 8,000,000 sq.ft. = \$5,600,000

Total Tax Revenue: = \$11,056,000



The Cordata development will create increased demand for police and fire services, water and sewer services, transportation and educational services. The cost of providing all these services has been estimated to be approximately \$0.90 per square foot of development (Source: Woburn Park Draft Environmental Impact Statement). The following table summarizes the community servicing costs of the Cordata Business Park and the net economic benefit.

TABLE 4: NET COSTS AND BENEFITS

SCENARIO (SQ.FT)	Costs \$0.90/sq.ft.	Tax Revenues	Net Benefit
13,000,000	\$11,700,000	\$17,999,000	\$6,299,000
8,000,000	\$7,200,000	\$11,056,000	\$3,856,000



LEGEND

 FIRST PHASE
 SECOND PHASE

REVISED 11/88 6.10

CORDATA
 A MIXED-USE BUSINESS PARK
 THE TRILLIUM CORPORATION

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PHASING
MASTER DEVELOPMENT PLAN

If unmitigated, increased car and truck traffic would impact the area in terms of noise, dust, accidents and the disruption of topography and natural site features. Unmet demand for transit, pedestrian and bicycle facilities would result in increased car traffic.

Mitigating measures in the Cordata Master Plan include the design of a Park transportation system that effectively moves traffic through the site and connects with the existing transportation grid. New roads, including a north-south collector and two east-west collectors will contribute to the relief of high traffic volumes on surrounding roads.

Traffic lights at key intersections and street lighting will help to reduce accidents. A truck route through the Park has been designed to tie in with existing truck routes while minimizing disruption to non-industrial areas. A pedestrian pathway and a bikeway network have been designed to link activity areas in the Park and in the surrounding area. Transit services will be provided and a system of bus shelters has been planned.

Road alignment has been designed to minimize disruption to the topography and natural features. Landscaped setbacks and buffer zones will reduce impacts of road traffic on the surrounding areas.




5.2.3 Utilities

The Cordata development will require water and sewer services, electrical and gas power and telephone and cable television services. The City of Bellingham will provide water and sewer truck services for phase one of the development. The costs of expanding the City and County's water and sewer capacity to service the later phases of development will be offset by increased tax revenues from Cordata Business Park.

Power services are provided by Puget Sound Power and Light Company and Cascade Natural Gas Company. Telephone services are provided by Pacific Northwest Bell and cable television is provided by Cablevision Nationwide Company. Servicing demand from Cordata will require expansion of these services. The phased development of the Cordata site will mitigate one-time servicing impacts.

All utility trunk, pipe and cable lines will be phased in with road construction and will be underground.

LEGEND

-  PHASE ONE
-  PHASE TWO
-  PHASE THREE

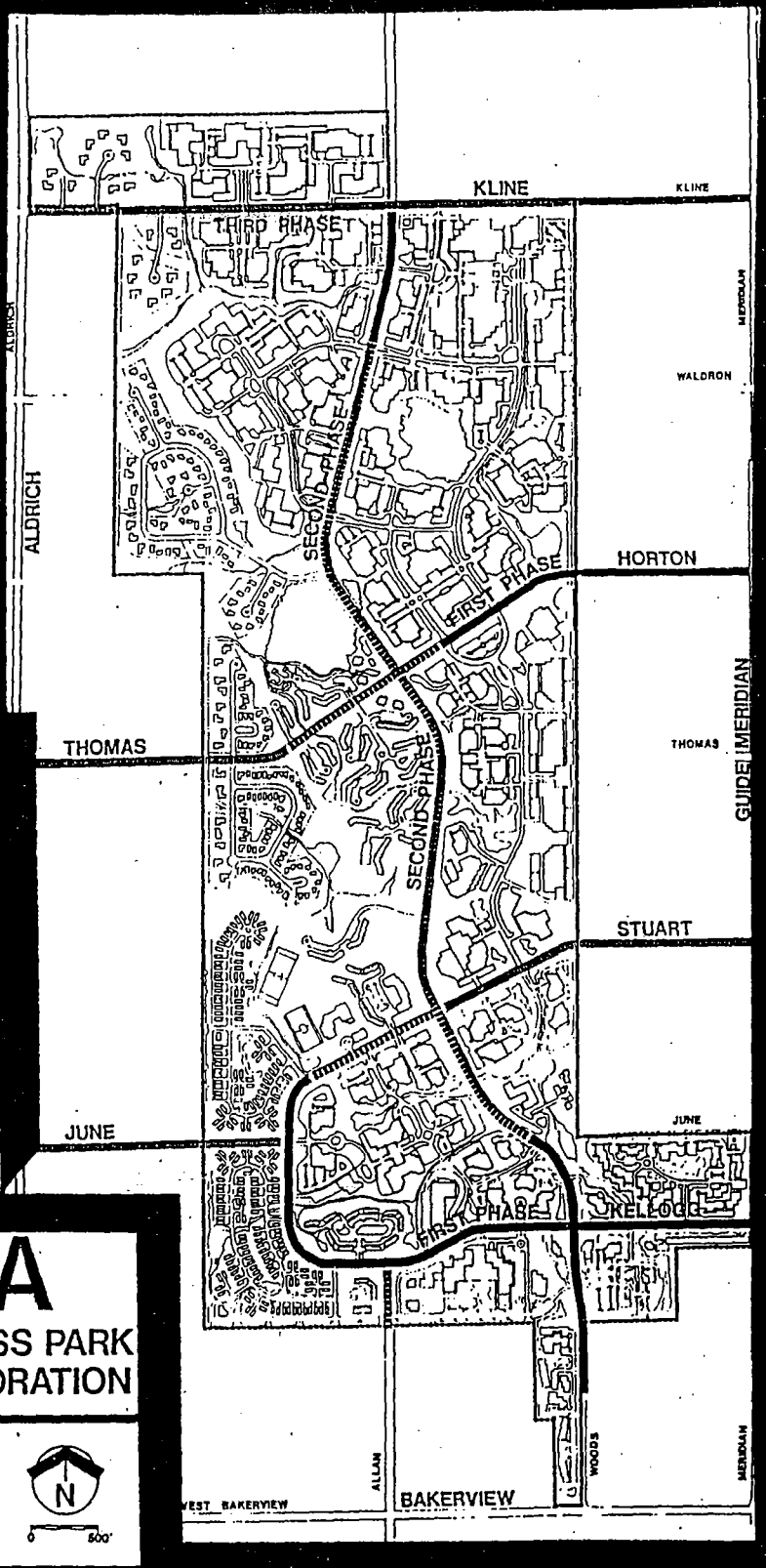
7.08

CORDATA
 A MIXED-USE BUSINESS PARK
 THE TRILLIUM CORPORATION

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**ROAD STAGING
 MASTER DEVELOPMENT PLAN**



Impacts relate to the construction phase of development and include potential soil erosion on steep slopes during excavation and disturbance of the soil during wet weather to create a mud slurry.

The Cordata Master Plan minimizes disturbance to topography by advocating the terracing of buildings to slopes and the exclusion of both steeply sloped and low lying water areas from development. A drainage plan has been designed that uses the existing waterways for a stormwater retention system. During the construction phase, soil investigations will be conducted at each development site to determine load bearing capability and measures will be taken to protect exposed soil from disturbance.

5.1.2 Drainage

The site is characterized by an extensive system of creeks and ponds. The impact of development will include increased rates of stormwater runoff caused by increased impervious surfaces, and soil erosion and sedimentation resulting from construction near water bodies.

The Cordata Plan provides mitigating measures that include a 100 acre greenbelt system that integrates major water bodies, clustered development that maximizes open space and a drainage/stormwater retention system utilizing the existing creeks and ponds and augmented by man-made catchment basins. The greenbelt system protects water bodies from construction impacts and the drainage plan includes sedimentation and pollution controls.

5.1.3 Natural Features

The site consists of moderately treed, undulating landscape with a network of creeks and ponds. Key habitats include two wooded areas consisting of mixed coniferous/deciduous forest located in the west-central and north-east portions of the site. These and creekside areas provide habitats for small animals such as rabbits, groundhogs, mice and ducks.

The impact of the Cordata development on the natural features will be minimized by the creation of a major open space/greenbelt system that retains major habitats in their natural state and maintains creek and pond areas for low intensity recreational uses.

5.1.4 Climate/Air

The site is located within the climatic zone of the Pacific North West and is subject to strong

The Plan provides for a phased development of roads and services starting from an extension of Woods and Kellogg in phase one to the construction of Kline in phase three. It also has designed a truck route which channels truck traffic quickly through the Park to the existing truck route of Guide Meridian. The major link in the truck route is Spine with a landscaped median and setbacks.

Both the County and City recommend that pedestrian and bicycle paths separate from car routes be developed to connect urban neighborhoods with schools, parks and shopping.

The Plan recognizes pedestrian and bicycle paths as an integral part of the site transportation system and has incorporated a system of paths into the site open space network.

The County encourages the provision of public transit related facilities.

The Plan responds by planning a series of bus shelters near activity nodes, such as the college, school and recreational centre and at appropriate places along the spine road.

4.3 DRAINAGE

Both County and City require that storm water retention facilities be provided to maintain the post-development rate of runoff at the pre-development level. In addition, the County requires that wetlands be preserved as natural stormwater catchment basins and that a 30 foot greenbelt be provided adjacent to streams.

The Master Development Plan has designed a drainage system that incorporates the existing creek and pond network on site to act as catchment basis and supplements these with man-made catchment basins on rooftops and parking lots. The streams and ponds have been integrated into an extensive green belt that runs throughout the site.

4.4 SERVICES/UTILITIES

The County requires that requests for water and sewer services be contiguous to existing development.

The Master Development Plan provides for phase one development to proceed from the existing commercial area south of Kellogg and from the existing warehousing area at Guide Meridian and Horton.

4.5 OPEN SPACE/ENVIRONMENT

The Urban Fringe Subarea Plan recommends that open space networks incorporating streams, wetlands and wildlife habitats be developed to link areas within a neighborhood. The greenbelt should extend at least 30 feet from streambeds and non-motorized circulation systems should also be integrated into the open space network. Slopes greater than 15% should be used for open space.

The Cordata Plan provides for an integrated open space network that incorporates streams, ponds, natural habitats, steeply sloped areas and pedestrian and bicycle parks into a greenbelt that connects development and activity areas throughout the site.

The County recommends that new residential and multi-use development should contain common open space that retains outstanding natural or cultural amenities and preserves views. Clustering should be used to maximize open space and to create common space in residential, commercial and industrial development.

The Cordata Plan uses the clustering concept as the basic built form on the site to create common open space in all use categories. The Plan locates land uses and orients development according to design principles in order to enhance and preserve views and natural features.

The City of Bellingham requires that a 50 foot landscaped setback be provided along arterials and that significant trees to retained and incorporated into the open space or landscaping system.

The Plan provides for landscaped setbacks along arterials (Woods and Kellogg) and incorporates significant individual and groups of trees into the open space network.

4.6 URBAN DESIGN/LANDSCAPE

The County recommends that new development be sited to preserve amenity and view and to maximize sun exposure while minimizing disruption to natural features. Furthermore, devel-

opment should be designed to create visual diversity as well as compatibility with surrounding uses.

The Cordata Master Development Plan provides an urban design plan that enhances site sensitive development by fitting buildings into the topography, by creating focal points of activity and transitional nodes between uses, and by ensuring design and use compatibility with surrounding uses and areas.

Both County and City requires landscape buffering between land uses and along arterials using existing trees and vegetation wherever possible. Particular attention is focused on the need to buffer industrial from non-industrial land uses.

The Cordata Plan provides for an extensive green-belt system that acts as a natural buffer to separate land uses. Additionally, landscaped roadways provide separation and buffering between uses. The land uses on the site have been ordered in such a way that all residential uses are located on the western side of the site, and away from the industrial uses located on the eastern portion of the Park.

5.0 IMPACTS AND MITIGATING MEASURES

In the process of preparing the Cordata Master Development Plan, considerable attention was focused on potential development impacts. Consequently, impact mitigating measures have been designed to be an integral part of the Master Development Plan. The following is a discussion of potential impacts and the mitigating measures included in the Cordata Master Plan.

5.1 PHYSICAL SYSTEM IMPACTS

5.1.1 Soil/Topography

The site topography consists of gently undulating slopes on the majority of the site with some areas of steep slope. The soil is Bellingham glaciomarine drift, which is characterized by fine-grained silty clay and a high water retention capacity. This soil has a poor to moderate bearing capacity for building construction.

4.0 RELATIONSHIP TO EXISTING PLANS, POLICIES AND REGULATIONS

The Cordata site is located within the Urban Fringe Subarea of Whatcom County with the exception of the extreme southeast portion south of Kellogg and east of Woods, which is located within the boundaries of the City of Bellingham. The Cordata Master Development Plan is consistent with the Whatcom County Urban Fringe Subarea Comprehensive Land Use Plan and the Bellingham Plan (Guide Meridian) and their respective ordinances. The following is a discussion of the consistency of the Cordata Master Development Plan with these plans and policies.

4.1 LAND USE

The Urban Fringe Subarea Plan recommends a range of suitable land uses for this area including light industrial park, general commercial, urban reserve residential (4, 12 and 18 units per acre) and rural residential (one unit per 5 acres and one unit per 10 acres). The Bellingham Plan has designated the portion of the site south of Kellogg and east of Woods as commercial land use.

The Cordata Plan has designed a land use plan that is consistent with the land use classifications and locations of the Urban Fringe Subarea Plan and the Bellingham Plan.

4.2 TRANSPORTATION

The Urban Fringe Subarea Plan recommends that a north-south collector be constructed to relieve traffic on Guide Meridian and that an east-west collector be constructed to connect Guide Meridian and Northwest. The Bellingham Plan recommends that Woods and Kellogg be developed to relieve congestion on Guide Meridian.

The Master Development Plan proposes an integrated transportation system including a north-south collector (Spine), an east-west collector (Horton-Thomas), and the construction of Kellogg, Woods. In addition a second east-west collector (Stuart-OJune) and an internal loop road (Stuart-Kellogg) have been designed to serve the site.

The County requires that road construction be contiguous to existing road systems, that it should be phased and be consistent with the provision of services. The County also recommends that truck routes near non-industrial should be designed to mitigate negative impacts.

winter winds from the south and south-east and mild summer winds from the west and south-west.

The impacts of Cordata development on climate and air quality will be minimized in both the construction and use stages. During construction, activity will be concentrated in the eastern portion of the site, well away from the existing residential uses located west of the site. The large size of the site and the natural vegetation, will buffer construction related pollution from the surrounding area. Post-development, little impact on air quality is expected because of the non-pollutant nature of industries and activities selected for the Park. Measures to mitigate air quality impacts from car and truck traffic include landscaped setbacks and buffer zones. Potential noxious or hazardous effects of industrial uses will be regulated through the Cordata development guidelines and restrictive covenants.

5.2 HUMAN SYSTEM IMPACTS

5.2.1 Land Use

The site is currently an undeveloped piece of undulating land with an extensive drainage network and wooded areas. It falls within the Urban Fringe Subarea and has been designated for Urban Reserve Residential, Light Industrial Park and Commercial land uses.

The industrial, residential and commercial uses proposed for the Cordata Business Park conform with the location and intent of the designated land uses in the Urban Fringe Subarea Plan. In locating the Cordata land uses, care was taken to ensure compatibility with surrounding land uses.

5.2.2 Transportation

The development of the Cordata Business Park will impact the existing transportation system by increasing car and truck traffic. Because of the Park's phased development, it is anticipated that 1,750 vehicles/hour will be added to the road system by 1986, 3,745 vehicles/hour by 1990 and at full development in 2005 total added traffic would be 5,320 vehicles/hour. Truck traffic is expected to form 10% to 12% of peak hour traffic volumes. The external road principally affected would be Guide Meridian to the south. It is estimated that about half of the total traffic from the site would use Guide Meridian and Northwest.

The Cordata development is also expected to stimulate increased demand for public transit services and pedestrian and bicycle paths and facilities.

LEGEND

- 1 40,000 SQ. FT. HIGH TECH.
- 2 20,000 SQ. FT. HIGH TECH OFFICE
- 3 44,000 SQ. FT. WHATCOMB COMMUNITY COLLEGE
- 4 84,000 SQ. FT. COMM. PROFESSIONAL OFFICE
- 5 50,000 SQ. FT. WAREHOUSING/MAH
- 6 200 UNITS MOBILE HOMES
- 7 80 UNITS SENIOR CITIZENS
- 8 20,000 SQ. FT. RECREATION CENTRE
- 9 250,000 SQ. FT. INTERNATIONAL TRADE CENTRE

7.11

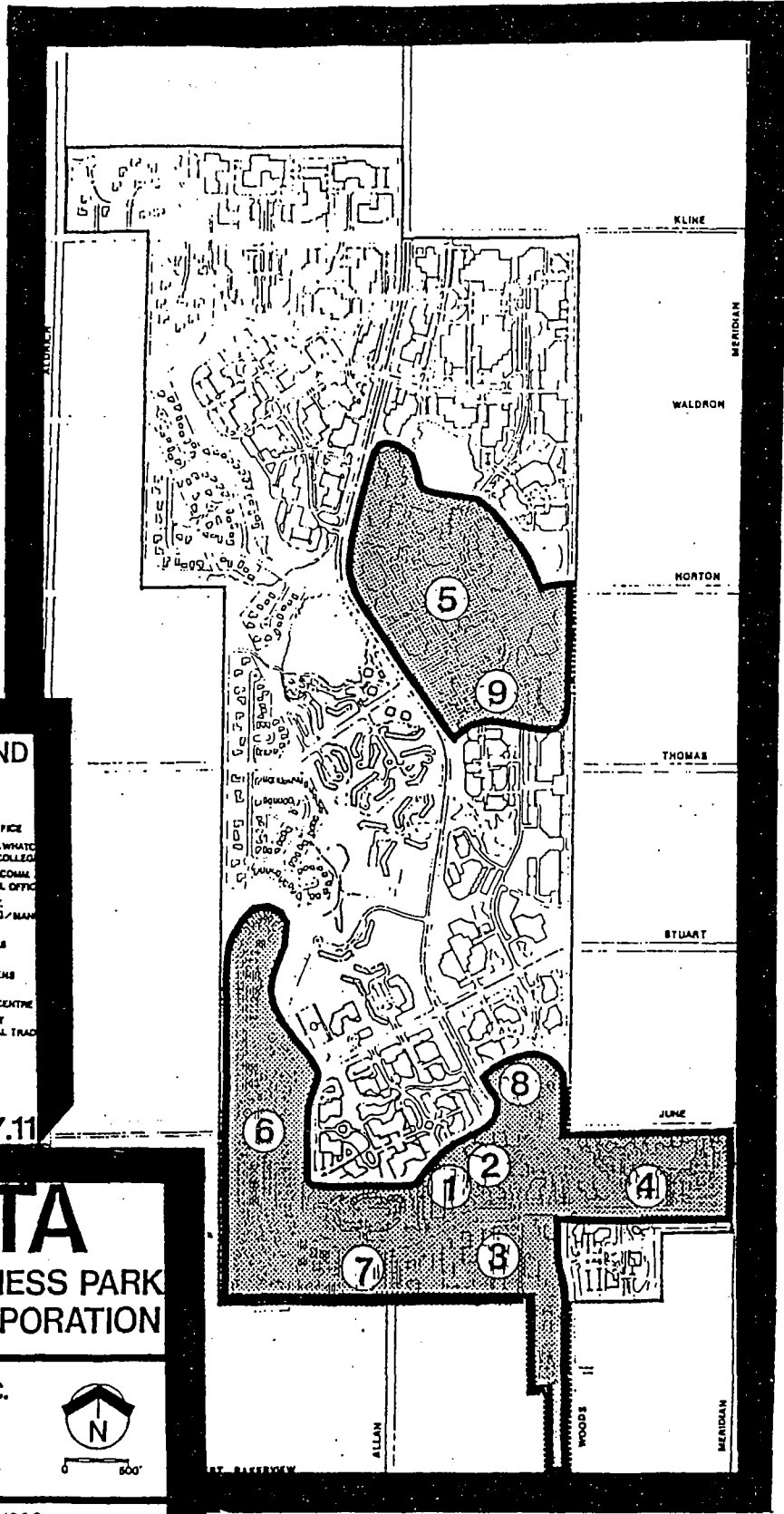
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FIRST PHASE DEVELOPMENT 1985-1990
MASTER DEVELOPMENT PLAN



5.2.4 Socio/Economic Factors

The Cordata Business Park will generate significant employment and residential opportunities and considerable taxation revenue. It will also affect the supply of publicly provided services such as police and fire protection, water and sewage services, transportation and educational services. The following discusses the costs and benefits associated with the Cordata development.

The Park will generate property tax revenues as well as a variety of population generated revenues such as sales and utility tax and motor vehicle tax. Property tax is collected by Whatcom County and is assessed on the basis of market value and a levy rate of approximately \$11 per \$1,000 valuation. In the tables below, values per square foot of development are based on average existing properties and as a result they underestimate the values of new construction which is closer to \$100 per square foot.

The population generated revenues are estimated at approximately \$0.70 per square foot of development. The following tables summarize Park generated tax revenues.

TABLE 2: DYNAMIC GROWTH SCENARIO TAX REVENUES

USE	Size/sq.ft.	Value/sq.ft.*	Total Value
Industrial	10,000,000	\$65	\$650,000,000
Commercial	450,000	\$70	\$31,500,000
Residential	2,550,000	\$50	\$127,500,000
TOTAL	13,000,000		\$809,000,000

Property Tax Revenue:
 $\$11/\$1,000 \text{ levy} \times \$809,000,000 = \$8,899,000$

Population Generated Revenue:
 $\$0.70 \times 13,000,000 = \$9,100,000$

Total Tax Revenue: \$17,999,000

* Average values for existing property in each category
 (Source: Whatcom County Assessment Office)

and an 80 unit low density residential development; enclave three will contain a 490,000 square foot industrial and warehousing complex. Sector one in the northern portion of the site will contain two complexes consisting of 415,000 and 165,000 square feet of industrial and warehousing space in enclave one.

3.4 PHASE THREE

Phase three development will occur between 1995 and 2005 and will complete the development of the Cordata Business Park. The final stage of servicing and road construction will be completed with the construction of Kline between Guide Meridian and Aldrich. The majority of development will occur in the northern portion of the site in sector one. Enclaves one and two will add respectively 840,800 square feet and 520,000 square feet of industrial/ warehousing development, while enclave three will contain a total of 102 rural residential units. In the centrally located sector two, enclave one will complete the International Trade Centre with a 400,000 square foot complex, and enclave two will contain 240 units of high density residential, 210 units of medium density residential and 80 unit of low density residential development. Sector three in the south will complete development with the addition of a 250,000 square foot high tech office complex in enclave one and a 210,000 square foot commercial complex containing 60 residential units in enclave three.

5.2.5 Public Services

Development of the Cordata site will create demand for increased educational, fire and police services.

The Cordata residential population is expected to have approximately 795 children of school age. In the early phase of development, children will be accommodated in existing schools. However, as the site is developed an additional school will be required. With this in mind, the Plan has designated a preliminary 6 acre school site in the residential area. Phasing of development and increased tax revenues will mitigate these educational impacts.

Cordata's high quality, mixed-use business park will generate demand for increased police and fire protection services. Both the Whatcom County Sheriff's Department and the Fire Protection District No. 8 will be required to expand staffing and equipment levels. This impacts will be mitigated by phasing development, increased tax revenues and a Cordata fire and security central monitoring and control system.

5.2.6 Aesthetics

The Cordata development will convert a 600 acre vacant natural site to a mixed-use business park. Approximately 100 acres will be retained as open space with natural woodland habitats, ponds, creeks and pedestrian and bicycle paths.

Mitigating measures designed to retain views and the natural landscape features are integral to the Master Development Plan. Buildings are oriented to the advantage of views and the clustering format is used extensively to maximize open space areas. Buildings have been designed to maintain a low profile by terracing to the topography while building prototypes encourage high quality design consistency throughout the Park. Landscaping along roadways, plazas and courtyards will be coordinated to ensure a quality aesthetic environment.

Buildings are oriented in such a way, so that they absorb solar energy in the winter and reflect it in the summer. Orienting buildings to the south provides opportunities for passive solar absorption.

The form and shape of buildings is designed to encourage energy conservation. Maintaining a low building height prevents overshadowing and the design of continuous buildings contributes to heat conservation. Another method of heat conservation is to minimize the ratio between the surface area, or skin, of the building and its internal volume.

The design of an energy efficient transportation system for Cordata includes the provision of bicycle and pedestrian paths and the encouragement of transit services. Walking and bicycling are the most energy-efficient transportation modes, followed by transit. However, the optimum scenario is to reduce the need for travel in the first place by locating working, living, shopping, education and recreation areas within walking distance of each other as in the Cordata Business Park.

Building energy consumption and building occupancies can be monitored at the central monitoring and control system. Buildings with an energy consumption above a predetermined size to have installed a Building Energy Control panel complete with modem to transmit energy consumption and building occupancy, amongst other items.

3.0 PHASING

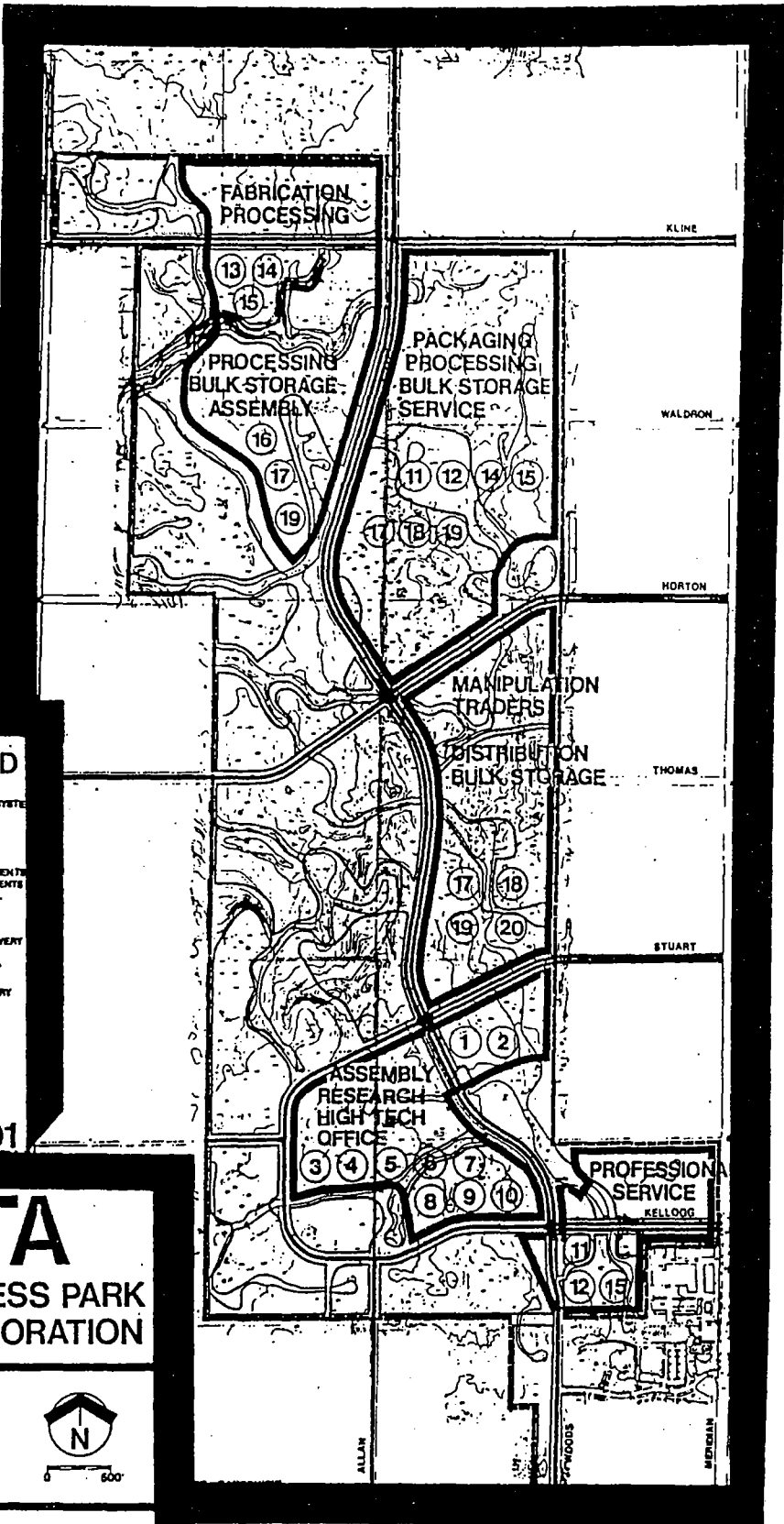
The Cordata Master Development Plan has been created to provide an overall framework for the development of the site over a period of 20 years. At the same time, the Plan provides considerable flexibility to enable short term servicing and development of the site in response to local economic conditions.

In order to implement an orderly development of the site within the constraints of the present and projected economic situation, site development has been planned in three phases. The first phase will be from 1985 to 1990, the second phase from 1990 to 1995 and the third phase from 1995 to 2005. Phase one is anticipated to consist of 20% of the total development area, while phases two and three will each account for 40% of total development. The location of the phased development areas on the site is determined by service sequencing and land use categories but does not correspond with specific geographic sectors. See Drawing 6.10 PHASING.

APPENDIX A

SUMMARY LIST OF THE CONDITIONS OF APPROVAL
OF THE CORDATA BUSINESS PARK

WHATCOM COUNTY PERMIT NO.'s PUD 1-84 & PUD 1-84-A



LEGEND

- 1 SPACE RESEARCH
- 2 DATA INFORMATION SYSTEMS
- 3 SOFTWARE
- 4 ELECTRONICS
- 5 OPTICAL
- 6 PHOTOGRAPHIC COMPONENTS
- 7 ELECTRONIC COMPONENTS
- 8 ELECTRICAL COMPONENTS
- 9 COSMETICS / MEDICAL
- 10 RESEARCH
- 11 REPAIR SERVICES
- 12 TESTING, SECURITY, BROADCASTING, DELIVERY
- 13 FOOD, APPAREL, FURNITURE, LEATHER, BOAT BUILDING
- 14 COMMUNICATION INSTRUMENTS, JEWELRY
- 15 PAPER, PRINTING, PHARMACEUTICALS
- 16 BUILDING MATERIALS
- 17 WHOLESALERS
- 18 DISTRIBUTORS
- 19 WAREHOUSING
- 20 DISPLAY CENTRE

7.01

CORDATA

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THEMATIC CLUSTERS
MASTER DEVELOPMENT PLAN

INTRODUCTION TO APPENDIX A

Appendix A is a list of all the conditions of approval contained in Whatcom County Permits PUD 1-84 and PUD 1-84A. PUD 1-84 is the original Planned Unit Development Permit issued by Whatcom County in June of 1986. PUD 1-84A is an amendment to the original permit for the purpose of adding 26.7 acres to the Cordata Business Park. The amendment was approved in July of 1988. The full text of the decisions granting approval of PUD 1-84 and PUD 1-84A can be found in Appendix B and Appendix C respectively. This appendix is duplicated as Appendix B in the Cordata Business Park Development and Design Guidelines.

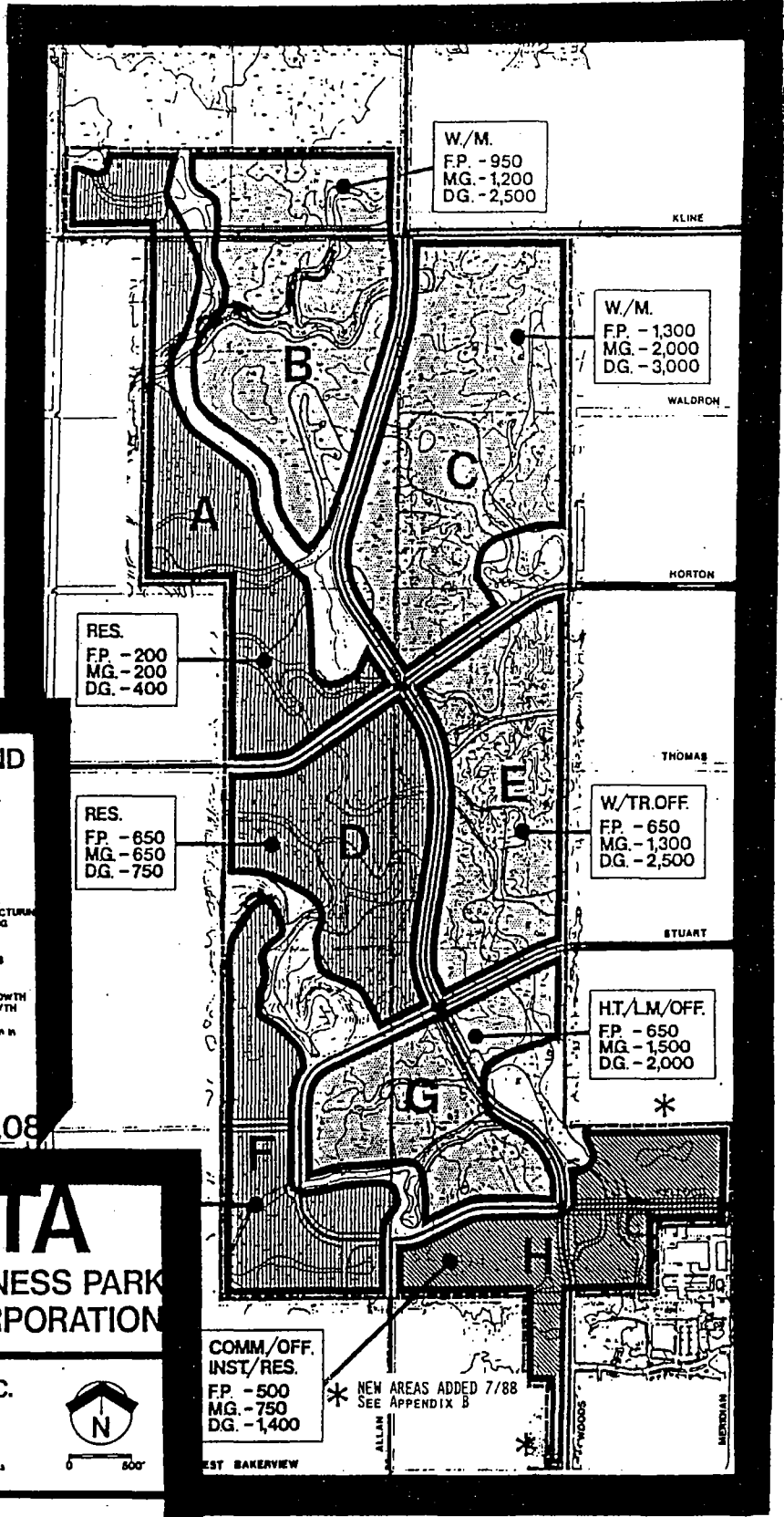
The Cordata Business Park Planned Unit Development had a total of 62 conditions of approval 49 of the conditions were developed by Whatcom County and 13 were suggested by the City of Bellingham and incorporated into the county approval. The amendment to the Cordata Business Park, approved in 1988, contained 16 conditions of approval all of which were developed by Whatcom County.

The combined list of 78 conditions is shown here in the order found in the permits. Those conditions shown in bold are still active and should be reviewed by anyone proposing to develop property in the Business Park. The conditions shown in normal type face contain requirements that have been completed or that no longer apply.

I. LIST OF CONDITIONS FROM PUD PERMIT 1-84

AS AMENDED AND APPROVED BY THE COUNTY COUNCIL

- A. Compatibility with WCC 20.85, Official Whatcom County Zoning Ordinance, Whatcom County Comprehensive Plan, Whatcom County Development Standards and other ordinances.
1. **All construction activities, including but not limited to road, drainage, and land alteration improvements, shall follow the design and construction procedures outlined in the Whatcom County Development standards. All internal roads shall be designed under urban street standards unless otherwise approved by County Engineering or by the City of Bellingham subsequent to annexation.**
 2. For purposes of interpretation of Section 4.1, page 11, of the Protective Covenants, the Hearing Officer shall be changed to "Hearing Examiner, or other official appointed by the Whatcom County Council".
 3. **Whenever public agency regulations, policies, or other requirements are applicable to development under PUD 1-84, definitions found in public documents shall prevail over those found herein or in the documents provided by the developer in cases of conflict or to resolve ambiguities that may arise.**
 4. **Prior to final sale or lease of any parcel of land within Cordata, a Binding Site Plan shall be submitted to the Technical Committee and the Whatcom County Bureau of Buildings and Code Administration shall be approved by the same. All construction or development on the site must secure a certificate of consistency from the DRC and approval by the Bureau of Buildings and Code Administration prior to permit issuance.**
 5. **Any areas granted conceptual approval shall be consistent with the provisions of WCC 20.85.118.**



LEGEND

- INSTITUTIONAL
- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- COMM. - COMMERCIAL
- HT - HIGH TECH
- INST. - INSTITUTIONAL
- LM - LIGHT MANUFACTURING
- M - MANUFACTURING
- OFF - OFFICE
- RES - RESIDENTIAL
- TR OFF - TRADE OFFICES
- W - WAREHOUSING
- FP - FOOT PRINT
- MG - MODERATE GROWTH
- DG - DYNAMIC GROWTH

Note: All figures are shown in thousands

REVISED 11/88 **6.08**

CORDATA

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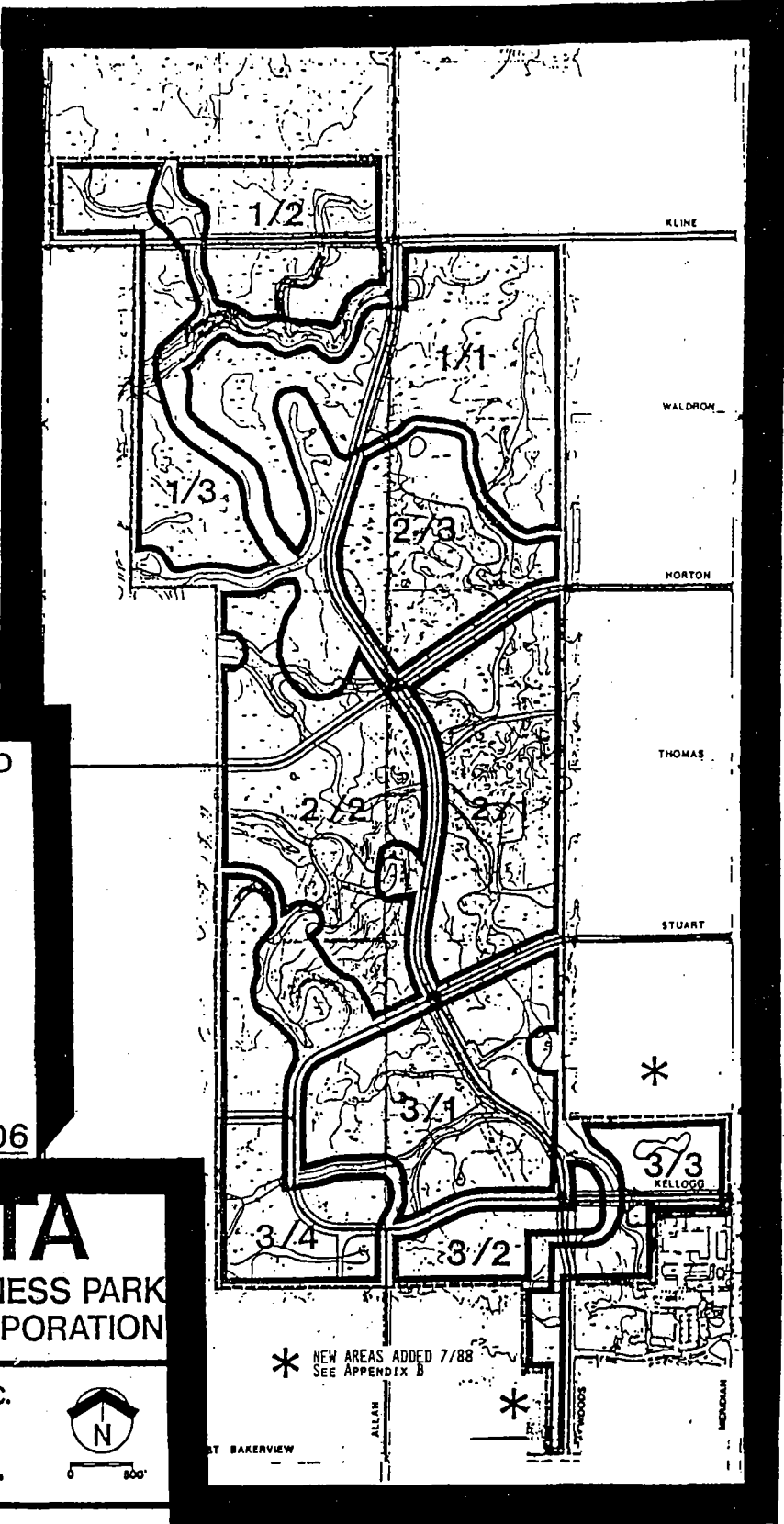
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**DENSITY ZONES
MASTER DEVELOPMENT PLAN**

17. **Cordata Business Park Association shall be responsible for developing a program for containment and recovery of spills of toxic or dangerous materials that have a potential for entering the drainage system in compliance with the Protective Covenants, Development Guidelines, local, state and federal laws.**
 18. **Surface water quality base-line information shall be collected and provided to Whatcom County and the Department of Game for all site discharge points of surface water drainage prior to final PUD approval in compliance with the Protective Covenants, Development Guidelines, local, state, and federal laws.**
 19. **Map #6.04 shall serve as guideline for the preservation of the open space network within the Cordata PUD. At such time that applications are submitted to the DRC, a site plan shall be presented that designates common open space area to be deeded to the Cordata Business Park Association. The dedication of the open space to the Business Park Association shall occur through the submittal of a survey to be consistent with the survey requirements associated with the Binding Site Plan provisions of Title 21.**
- C. Transportation and circulation, especially offsite.
20. **The primary onsite public road system shall include the following four-lane wide routes:**
 - Woods Road (north/south spine road extended) from the Kellogg Road to the Kline Road;**
 - Horton Road east of Woods Road to Guide Meridian;**
 - Stuart Road east of Woods Road to Guide Meridian;**
 - Kline Road east of Woods Road to Guide Meridian;**

Left turn lanes shall be provided at major intersections. Two-lane routes shall include: Horton/Thomas; Stuart/Kellogg loop; Allans Road and June Road. The access road system shall either be comprised of private or public roads which shall be decided at the engineering alignment plan approval stage of each road facility.
 21. **The Trillium Corporation, as developer, or its successors and assigns, acting as developer, shall share the cost of the following improvements, in proportion and manner to be determined after reaching a threshold of building construction build-out of 3.25 million square feet. No further building permits beyond the 3.25 million square feet shall be issued until an agreement is approved between the Trillium Corporation as the developer and the County as to the method of construction and financing of the following road sections:**
 - A. **Stuart Road between the Guide Meridian and east property boundary. The improvement shall be a four-lane arterial constructed at the same time the connection is underway in an easterly direction within the development site.**
 - B. **Thomas Road between the west property boundary and Aldrich Road. This facility shall be a minor collector.**
 - C. **Allans Road between the south property boundary and Bakerview Road. This facility shall be a minor collector.**



LEGEND

REVISED 11/88 6.06

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DEVELOPMENT ENCLAVES
MASTER DEVELOPMENT PLAN

30. The developer shall cooperate fully with the Washington State Department of Transportation, Whatcom County, and the City of Bellingham in developing a plan for construction of an arterial parallel to the Guide Meridian (Woods Road) as requested in Exhibit #54, comments from the Washington State Department of Transportation.
- D. Provisions of essential public services and utilities and the allocation of the cost thereof, specifically fire protection and schools.
32. The developer shall be responsible for arranging with the Whatcom Transportation Authority for the provisions of public transit to the site prior to the construction of any portions of Phase 2.
33. The developer shall be required to deed to Whatcom County Fire District #8 a site for a fire station within the Cordata boundaries as a condition of further construction. This condition is intended to mitigate the possible loss to fire district #8 of a portion of its assets upon annexation and to provide it with a potential offset against said annexation.
34. The developer shall comply with the applicable state and local laws of Whatcom County Fire District #8, Washington State Department of Transportation, and any other municipal corporation or governmental entity which has jurisdiction over a portion of the site, to ensure that all requirements of each of the municipal corporations or governmental entities will be met.
- E. Development standards, guidelines, control of future phases of development and compliance by future construction.
35. Private roads, drainage facilities, and other community facilities which will be privately maintained under an owner or community association or similar type entity shall require plans to be submitted to the Whatcom County Engineer which detail the maintenance program, and said program shall be approved by the County Engineer prior to implementation.
36. The definitions of Section A(1)(f) and section B.6 in the Development and Design Guidelines for Building Height and Building Grade shall be amended to conform to those of Title 20.85, Whatcom County Zoning Ordinance.
37. Section 7.8, page 22 of Protective Covenants, shall be supplemented with the following paragraph:
- "No relaxation granted by the DRC shall be interpreted as a variance from the minimum standards of official Whatcom County regulations of City of Bellingham regulations unless such minimum standard regulations have already been altered by flexibility authorized by the PUD ordinance and permit approval."
38. Amendment to the Protective Covenants, Section 20, EXEMPTION, shall limit the developer's actions to require minor improvements for marketing purposes, not for building construction and the like.
39. Section 19 of the Protective Covenants shall be drawn in such a way as to allow periodic review of the terms of the covenants to allow minor changes to meet changing conditions. Major changes to the covenants, as determined by the Bureau of Buildings and Code Administration, shall require review under WCC 20.85.370. The covenants shall remain in effect until Cordata reaches 100% buildout or until termination is approved by Whatcom County.

CORDATA BUSINESS PARK

the Light Medium Industrial area in the northern portion of the site are fabrication, processing, assembly and storage. In the Commercial area in the south-east corner of the site, professional offices and services are considered to be industrial uses compatible with the commercial, office and residential uses found in that area. See Drawing 7.01 THEMATIC CLUSTERS.

In addition to the conditions set out above, the County Council should address, at an appropriate time, the following issues, and determine a procedure for resolving them to the extent possible:

1. The creation of an agreement between the developer, Whatcom County Fire District #8, and the City of Bellingham, regarding the annexation of uses within the boundaries of the Fire District in a manner which will not cause unnecessary financial hardship to the District or the developer.
2. Determination of the extent to which requirements imposed by Whatcom County prior to annexation will be enforced by the City of Bellingham subsequent to annexation, including, but not limited to, PUD conditions, development guidelines, compliance with DRC procedures, etc.;
3. Determination of a method for providing school facilities compatible with the needs of the school districts serving the site.

II. LIST OF CONDITION FROM PUD 1-84, continued

CITY OF BELLINGHAM CONDITIONS

1. Construction of Kellogg Road between Guide Meridian and Woods Road shall be a base line requirement completed prior to granting any occupancy permits.
2. Improvement of the Woods Road/Bakerview intersection shall be completed by providing a left turn lane and upgrading right turning movements. Improvements shall be completed at such time as the LOS reaches a LOS D.
3. **Installation of a traffic control signal at the Kellogg/Guide Meridian intersection when signal warrants are met or when the level of service at the Woods Road/Bakerview Road intersection deteriorates to "D" or when signal warrants are met for the intersection of Guide Meridian and Westerly Road (private), whichever circumstance occurs first.**
4. Kellogg Road shall be constructed with a maximum roadway width curb face-to-face of 64 feet. The road shall have a left turn lane of (incorporated in the median if desired) of not less than 12 feet in width situated such that its center line is 18 feet north from the south curb line of Kellogg Road on the east side of Guide Meridian. Road lanes shall not be striped until signalization is installed.
5. **Access points along Kellogg Road between Woods Road and Guide Meridian shall be limited to one midblock 30 foot wide driveway or roadway on each side of the street. Street lighting shall not be placed in the road median. Two additional right in, right out accesses along this section of road shall be permitted with appropriate curb cuts.**
6. **The Whatcom County Transportation Authority shall be consulted for incorporation of bus pull outs along bus routes within Cordata if deemed appropriate by said Authority. The developer shall be responsible for the installation of such improvements.**
7. In order to provide a minimum base level of fire flow, a pump facility is required to be installed. The pumping facility shall be required prior to the issuance of any building permit.
8. **Water mains shall be sized in accordance with City of Bellingham standards with minimum fire flow conveyance to far reaches of the site accomplished.**

a variety of residential uses, including one high density cluster with 120 dwelling units on 6 acres and a high quality mobile home park in three clusters that will provide 230 units on 34 acres. See Drawing 6.08 DENSITY ZONES and Drawing 6.09 DEVELOPMENT UNITS/LAND USE.

2.10.5 Thematic Clusters

The concept of thematic clusters responds to the trend toward highly specialized business parks and to the tendency of compatible industries to cluster together to take advantage of spin-off effects and shared facilities. Because of the advantages of proximity, compatible grouping often occurs naturally. For example, the waste exchange concept involves a grouping of industries that profit from processing each other's wastes.

In the high-tech industries, thematic clustering is expected to occur in the following ten industries: space research, data information systems, computer software, electronics, optical research, photographic components, electronic components, electrical components, cosmetics and medical research and general research.

Service industries will create clusters around the following two industries: repair and a composite industry that includes testing, security, broadcasting and delivery.

Manufacturing industries are expected to cluster in the following three industrial groupings: food, apparel, furniture, leather and boatbuilding; communications equipment, instruments and jewelry; paper, printing and pharmaceuticals.

Warehousing industries will tend to cluster around the following five industries: building materials, wholesaling, distribution, storage and display.

Some of these thematic clusters will locate throughout the industrially zoned area, while others will locate within specific land use areas such as high-tech office.

4. **The north/south access road and access points to the Guide Meridian must comply with Title 22. Access points to the Guide Meridian from Unit #5 shall be limited to two openings. (PUD 1-84-A; Cond. no.4)**
5. A private easement shall be granted and shown on the appropriate specific binding site plan extending Westerly Road to the west of Cordata Parkway to the western boundary of Cordata. The easement shall provide for dedication of the easement at such time as, and if, a need arises for a public street to connect Cordata Parkway with development to the west of Cordata itself. (PUD 1-84-A; Cond. no.5)
6. **Short term and long term access to the north portion of lot 3 of Seeger's Bakerview Tracts shall be provided. A driveway to serve the residence on that property shall be maintained with access equal in quality to that which currently exists. The applicant shall provide for the relocation of utility lines within the easement to correspond with any raising of the grade which occurs in the future. The access shall not be shared with any commercial site unless through agreement by the owner of the residential parcel. (PUD 1-84-A; Cond. no.6)**
7. **Construct a landscaping and fence buffer on the west boundary of Unit #1 adjacent to residential zones except where the Deputy Administrator of Buildings and Code waives either or both requirements in favor of existing features or other appropriate alternative. (PUD 1-84-A; Cond. no.7)**
8. Reconcile differences between Figure 6 of the Development and Design Guidelines and the Master Development Plan drawing 6.09. This condition may be completed as part of the document corrections performed to satisfy Condition no. 9. (PUD 1-84-A; Cond. no.8)
9. Correct and reprint documents revised as a result of the original approval of PUD 1-84, this application (PUD 1-84-A), and errors and omissions found in certain documents to date. The documents to be completed by additions of drawings, correction of cover dates, revisions to figures, tables, and maps, addition of page numbers, and changes to texts include:

Cordata Master Plan: Cordata Mixed Use Business Park
 Development and Design Guidelines
 Design Review Procedures
 Protective Covenants
 Signage Program
 Landscape Guidelines

(PUD 1-84-A; Cond. no.9)
10. The applicant may combine or edit the documents set forth in the previous condition as necessary but only for the purpose of improving their organization and removing redundancies. Changes to the documents both as a result of this condition and condition #9 shall be approved by the Division of Buildings and Code Administration and the Hearing Examiner prior to reprinting. The document revisions shall be completed within 180 days of the approval of this PUD amendment. (PUD 1-84-A; Cond. no.9)
11. Henceforth, The Master Plan for Cordata shall be defined as chapter 6 of the documents dated October 4, 1984 submitted with the original PUD application, together with the site plan drawings 7.01 through 7.08, 7.10, 7.11, and 7.15 through 7.17. and the revision labeled Illustrative Plan 2A. When the Cordata Master Plan is reprinted, pursuant to Condition #9, only those items listed above need be included. All other revisions to the Master Plan and other documents set forth in the application for this amendment shall be incorporated, as they are shown in the application, at the time the documents are reprinted. (PUD 1-84-A; Cond. no.11)

2.10 DEVELOPMENT SECTORS/ENCLAVES/UNITS/ THEMATIC CLUSTERS

2.10.1 Introduction

The Cordata Business Park site is a linear piece of land with distinct geographic character areas. For development planning purposes the site has been divided into three sectors, ten enclaves and 28 development units. In addition, 20 thematic clusters have been distributed throughout the non-residential area.

2.10.2 Sectors

The three sectors have been divided to reflect the geographic divisions of the site, functional planning areas related to service phasing and marketing and good planning principles related to orderly growth. Each sector stretches across the full width of the site and contains multiple land uses. See Drawing 6.05 PLANNING SECTORS.

Sector one is located in the northern portion of the site, from the northern border to an undulating line between Waldron and Horton. Land uses found in this sector include Rural Residential Acreage, Light Impact Industrial and Light Medium Industrial.

Sector two occupies the geographic center of the site and is located between the undulating line between Waldron and Horton and Stuart. This sector contains the International Trade Centre area, a Light Impact Industrial area and three residential land uses: Low Density Residential, Medium Density Residential and High Density Residential.

Sector three occupies the southern third of the site and is located between the site boundary on the west, approximately Guide Meridian on the east, Stuart on the north and Division on the south, with a strip running down the western side of Woods to West Bakerview. This sector contains the General Commercial area, Institutional area, High Tech Office area and the Light, Medium and High Density Residential area.

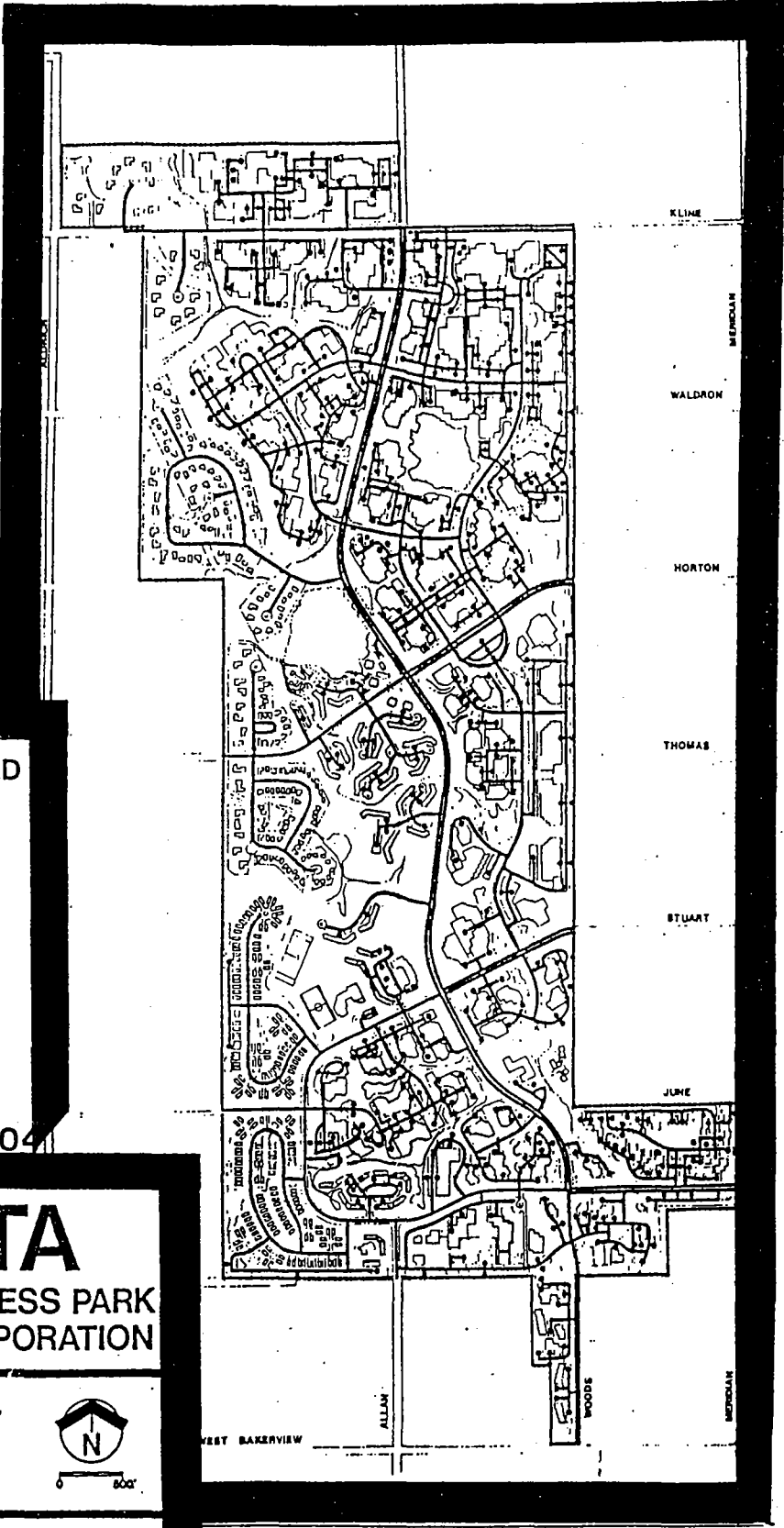
2.10.3 Enclaves

Each sector is subdivided into enclaves which are defined on the basis of land use classification, natural features and building types. Each enclave is expected to assume a unique character. The enclaves are similar land use oriented with nodes of local retail and recreation activity located within them. See Drawing 6.06 PLANNING ENCLAVES.

APPENDIX B



TEXT OF THE DECISION OF THE WHATCOM COUNTY COUNCIL
TO APPROVE THE CORDATA BUSINESS PARK PUD.

COUNTY FILE NO. PUD 1-84



7.04

LEGEND

-  CAR ROUTES
-  PARKING

CORDATA

A MIXED-USE BUSINESS PARK
THE TRILLIUM CORPORATION

PATTI RAO ASSOCIATES, INC.
DEVELOPMENT PLANNING CONSULTANTS
214 NORTH COMMERCIAL, BELLINGHAM, WA. 98228
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461-12 WATER STREET, VANCOUVER, B.C., CANADA TELEPHONE (604) 684-9472



CAR ROUTES AND PARKING
MASTER DEVELOPMENT PLAN

BEFORE THE COUNTY COUNCIL OF WHATCOM COUNTY

RE: CORDATA P.U.D. PROJECT)
DECISION)

On the 15th day of May, 1986, this matter came on regularly for hearing before the Whatcom County Council for final P.U.D. approval for Phase 1-A of the Cordata Project and for initial approval of the remaining non-residential phases and contactual approval of the residential areas situated in the written portions of the Cordata Project. The Whatcom County Hearing Examiner after having held a duly published public hearing on this matter recommended to the Whatcom County Council initial approval of the P.U.D. for Cordata and further recommended final approval of the P.U.D. for Phase 1-A of the Cordata Project. The Whatcom County Council after fully reviewing this Decision accepts the recommended Decision of the Hearing Examiner and incorporates by reference the Hearing Examiner's April 22, 1986, Decision with Exhibits into this Decision as if fully set forth herein unless specifically amended.

Further, the Whatcom County Council adopts the April 22, 1986, Findings by the Hearing Examiner as those of the Council unless specifically amended herein. The April 22, 1986, Hearing Examiner's Decision is attached to this document as Exhibit "A".

The changes considered to Exhibit "A" by the Whatcom County Council are based strictly upon the record created before the Whatcom County Hearing Examiner and, therefore, no public hearing is required in accordance with Whatcom County Code 20.95.340.

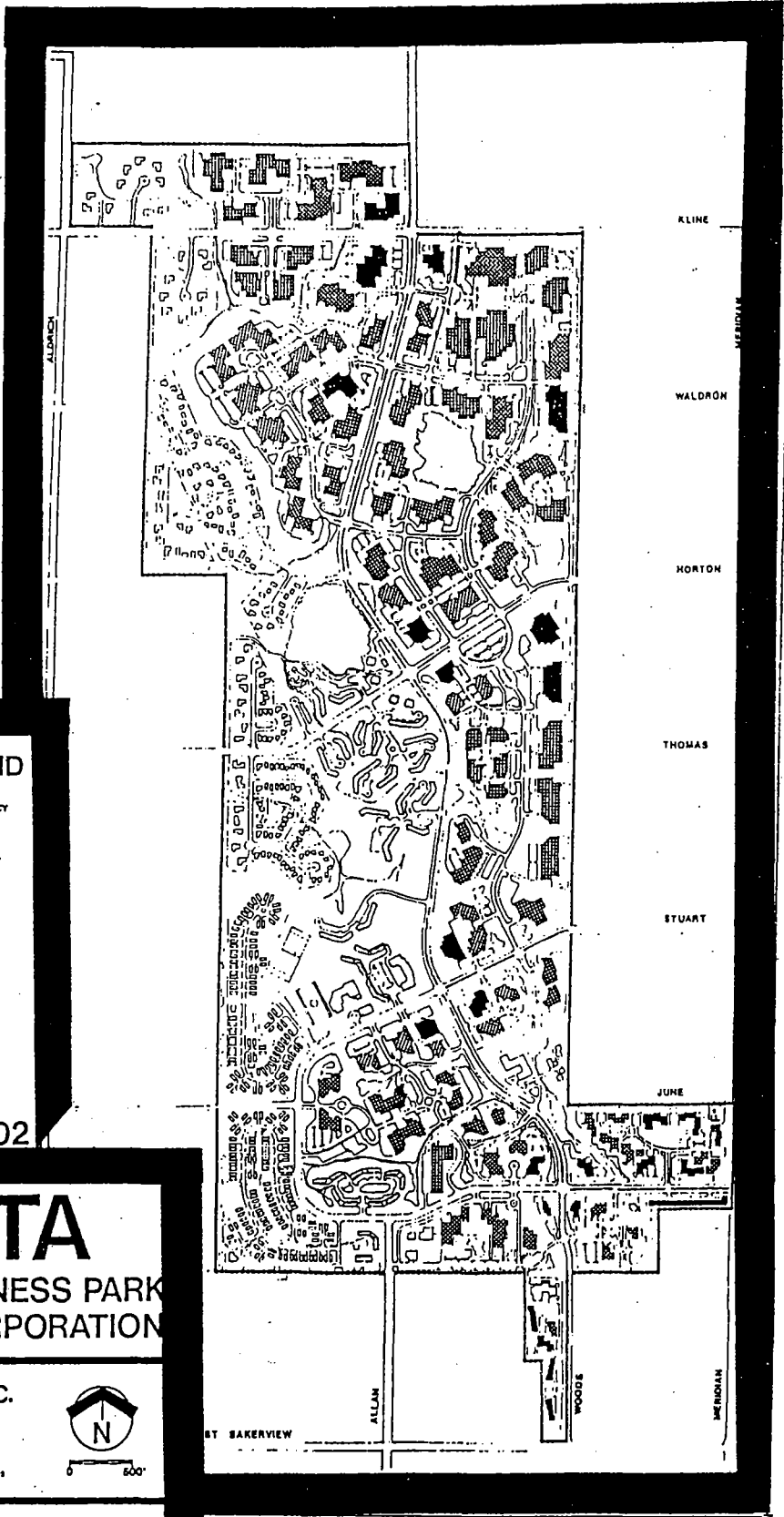
The Whatcom County Council received a document entitled "Changes to the Conditions Recommended by the Hearing Examiner on Cordata P.U.D. and further incorporates that document into this Decision as Exhibit "B". This document modifies and supersedes Exhibit "A" so far as they are inconsistent and will add conditions to Exhibit "A" where Exhibit "A" is silent.

Exhibit "A" shall be further modified on Sections VI in order to clarify Exhibit "A's" intent as to off-site impacts that will be the responsibility of the developer in a portion to be determined prior to Phase II as follows:

(A) Horton Road between the eastern property line and the Guide will be improved to arterial standards as set forth in the master plan, and will be accomplished by both the applicant and Whatcom County at such time that five hundred thousand (500,000) square feet are developed (Whatcom County shall not participate in sewer and water replacement cost).

(B) The applicant shall share the proportionate improvements and costs of the "direct off-site roads" (i.e., Stuart and Thomas from the eastern property line to the Guide; Allans from the southern property line to Bakerview Road; and June and Thomas from the western property line to Aldrich) following the build-out of twenty-five (25) percent (3.25 million square feet) of the properties; and

(C) Following the construction of 3.25 million square feet, the applicant will financially participate in a transportation study to determine the impacts to other county road sections and the proportion costs of impact mitigation.



LEGEND

-  SINGLE TENANCY
-  DUAL / TRIPLE TENANCY
-  MULTI TENANCY

7.02

CORDATA

A MIXED-USE BUSINESS PARK
THE TRILLIUM CORPORATION

PATTI RAO ASSOCIATES, INC.
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TENANT DISTRIBUTION
MASTER DEVELOPMENT PLAN

PROPOSED FINDINGS OF FACT (continued)

WHATCOM COUNTY HEARING EXAMINER

RE: PLANNED UNIT DEVELOPMENT) FILE NO. P.U.D. 1-84
APPLICATION OF Trillium)
Corp., for "Cordata Business) RECOMMENDATION TO
Park") COUNTY COUNCIL,
) PROPOSED FINDINGS
) OF FACT AND CONCLUSIONS
) OF LAW

I. APPLICATION SUMMARY

A. PROJECT DESCRIPTION:

PUD 1-84 is the first application under the Planned Unit Development Ordinance set forth in Chapter 20.85 of the Whatcom County Code. The application is for approval of a planned unit development known as "Cordata Business Park", which is intended to be a mixed use business park to be developed over the next twenty years. The proposal is quite large, covering 600 acres. The project would occupy an area which is generally encompassed by Kline Road on the north, Guide Meridian on the east, West Bakerview Road on the south, and Aldrich Road on the west. A small portion of the property would extend north of Kline Road and the majority of the project would lie west of Guide Meridian and north of West Bakerview. The project is proposed to include light and medium industrial uses, residential uses, commercial uses and has made provision for public open space and institutional uses as well. Between 8,000,000 square feet and 13,000,000 square feet of building area would ultimately be constructed in three major phases.

B. APPLICANT:

Trillium Corp.
4183 Meridian
Bellingham, WA 98226

C. REPRESENTATIVE:

Patti Rao Associates, Inc.
214 North Commercial
Bellingham, WA

D. LOCATION:

Blocks 44, 45, 47, 50, 51, 70, 71, 74, 75, 78, 79 and portions of Blocks 46, 73, 80, 81 and 82 of Plat of Bakerview Addition to the City of Bellingham, along with Tract 1 of "Seeger's Baker View Tracts" and the east 1/2 of the northeast 1/4 of the southeast 1/4 of the southwest 1/4 of Section 12, T38N, R2E, W.M., Whatcom County, WA.

E. ACREAGE: 600 Acres

F. ZONING: OFFICIAL WHATCOM COUNTY ZONING ORDINANCE; WCC Title 20

The property encompasses numerous zone districts. These are Rural, 1 dwelling unit per ten acres (R10A); Rural, 1 dwelling unit per five acres (RSA); Urban Residential, 4 dwelling units per acre (URA); Urban Residential Medium Density, 12 dwelling units per acre (URM12); Urban Residential Medium Density, 18 dwelling units per acre (URM18); General Commercial (GC); Light Industrial (LI1).

G. COMPREHENSIVE PLAN: Urban Fringe

II. PROCEDURAL INFORMATION

A. APPLICATION DATE: November 16, 1984

B. SEPA: Public notice of Declaration of Significance (DS) and Notice of Scoping published September 12, 13, 19, 1984.

Draft EIS issued March 22, 1985. Final EIS in preparation.

C. PUBLIC HEARING:

Notice Published: March 12, 1986 - Westside Record Journal
March 14, 1986 - Bellingham Herald

Notice Posted: March 13, 1986

Notice Mailed: March 12, 1986

Hearings Held: March 27, 1986, and April 8, 1986

D. EXHIBITS OF RECORD:

Parking

Parking spaces have been designed to be efficient, unobtrusive and multi-functional. In the development units, separate parking areas are provided for visitors, staff and services. The emphasis of the parking areas varies by uses. For example, high tech office areas provide a high level of separation between visitor and staff parking, whereas manufacturing uses make a lesser distinction.

In order to hide parking areas from view, parking is tucked under terraced buildings or located on a different grade level on the site. Surface parking lots are designed to also act as temporary stormwater storage areas.

In some instances, cost, design and planning constraints may warrant the development of a shared parking structure serving several individual developments. In other instances, parking facilities may be shared by adjacent enclaves because of differing time needs. For example, the close proximity of the high-tech offices and the recreational complex allows the shared use of the same parking areas, but at a different time. See Drawing 7.04 CAR ROUTES/PARKING.

Landscaping

Landscaping of the Cordata site defines and distinguishes different use areas and creates a high quality image. The existing wooded and pasture areas, as well as ravines and steep slopes have been retained in their natural state, except for the placement of pedestrian and bicycle paths. Landscaping is used only in the development enclaves and along roadways.

The landscaping provides either a soft, natural image or a hard formal one. The soft, naturalistic landscaping is appropriate in the residential areas and within some building clusters. The formal, linear or rigidly patterned landscaping is more appropriate in entry plazas, along roads and medians and along geometric edges of buildings.

Planting boulevard trees along major roads contributes significantly to the image of the Park. Different tree species have been selected to identify different enclaves and to create distinctive entrances or gates to the development enclaves.

Setbacks of uniform depths are used to achieve a number of planning and design objectives. These include the creation of view corridors and a sense of identity and definition. Setbacks also enhance streetscape character and emphasize the massing effects of building clusters. See Drawing 7.09 LANDSCAPE CONCEPT.

PROPOSED FINDINGS OF
FACT (Continued)

- 44 Development & Design Guidelines
- 45 Master Development Plan
- 46 Protective Covenants
- 47 Letter dated 1/27/86 from Patti Rao
- 48 Landscape Guidelines
- 49 Signage Program
- 50 Applicant's Responses to Technical Committee
- 51 Aerial Photo
- 52 Letter from Wallace Croy, Fire District #8
- 53 Drainage Report
- 54 Department of Transportation Report
- 55 Applicant's Responses to Questions
- 56 Planning Department Memorandum

E. TESTIMONY:

- 1. Patti Rao
Patti Rao Associates, Inc.
214 N. Commercial
Bellingham, WA
- 2. Farouk Taysi
Trillium Corp.
4183 Meridian
Bellingham, WA
- 3. Jerry Mixon
Bureau of Buildings & Code Administration
401 Grand Ave.
Bellingham, WA
- 4. Bob Jurica
Engineering Bureau
311 Grand Ave.
Bellingham, WA

PROPOSED FINDINGS OF
FACT (Continued)

- 5. Bill Geyer
City of Bellingham, Director of Planning
City Hall
Bellingham, WA
- 6. Wally Croy
Fire District #8
2913 Bennett St.
Bellingham, WA
- 7. Mr. Stephanson
550 W. Bakerview
Bellingham, WA
- 8. William Birchall
151 Thomas Rd.
Bellingham, WA
- 9. Leonard Anderson
4529 Guide Meridian
Bellingham, WA
- 10. Al Weivoda
4549 Guide Meridian
Bellingham, WA
- 11. Russ Alton
4790 Aldrich
Bellingham, WA
- 12. Bill Trimm
Director, Whatcom County Planning Director
401 Grand Ave.
Bellingham, WA

III. SYNOPSIS

A. BACKGROUND:

The proposal for Cordata seeks approval under the Planned Unit Development Ordinance in sequential phases as provided for in WCC 20.85.117. Initial approval will be granted for the majority of the project, with each phase to receive final approval at different times. In addition, the proposal seeks only conceptual approval of the proposed residential uses. Residential uses are integral parts of Phases 1 through 3.

In a rainy climate, sun exposure is an important component of urban design, especially in locating residential, open space and recreational uses. Residential uses have been located to receive at least four hours of sun exposure per day at the winter solstice. Parking and service areas are located in areas of shadow.

In order to encourage energy efficiency, buildings are oriented to passively absorb solar energy and ordered to prevent buildings from blocking the solar exposure of nearby buildings. Building forms are terraced to provide more opportunity for solar and daylight exposure and designed to permit through ventilation in summer, often in conjunction with nearby water bodies.

Views/Aspect

The location of long distance views from the site have influenced the location of land use and major open space areas. Major views to the mountains in the east are available in the west-central and northern portions of the site. These are the locations of residential, open space and recreational uses. Buildings are clustered and plazas oriented to maximize local views of natural features. In siting buildings and clusters, aspect was utilized to enhance short and long distance views.

Natural Features

Natural features such as creeks, ponds, trees and ravines have been incorporated into the open space system that connects use and activity areas throughout the site. Major habitats have been retained in a natural state in two parks, one located east of the central spine and north of Horton in the industrial area, and the other located west of the central spine and north of Thomas in the low density residential area. At the development unit level, buildings have been designed so that the entryways and recreational portions of the building are oriented toward natural features.

2.9.3 Man-made Features

Built Form and Massing

The overall built form for Cordata has been designed to be site sensitive, to present a "state of the art" business park image and to provide a controlled design environment.

The building cluster is the dominant built form in Cordata. Clustering permits the grouping of similar uses and activities, preserves open space and creates a variety of common spaces. For example, high-tech offices are clustered around plazas and residential buildings around gardens and playgrounds, whereas industrial buildings are grouped around a service court-

PROPOSED FINDINGS OF FACT (continued)

High Tech/Office	250,000 square feet
Commercial	210,000 square feet
Industrial/Warehouse	1,360,000 square feet
International Trade	400,000 square feet
Residential	292 Units
	2,220,000 square feet and
	292 dwelling units

At full completion the project would also include 100 acres of open space which would be used as a combination of parks, recreation, drainage and buffer. The open space system is essential to the proposed storm water drainage and retention programs and is deemed by the Technical Committee to also be essential for the combination of the mixed uses on the site.

Current development on the site includes a building at the south end of the property on a short section of Kellogg Road. Woods Road has been constructed from Bakerview to Kellogg and Kellogg has been constructed west from Woods Road for approximately 1/4 of a mile. The provision of utilities and the roads for this particular construction has been made possible by a Community Economic Revitalization Board (CERB) loan. Certain of the improvements do not correspond to design and landscape guidelines which are to apply to the rest of the project, but the applicant has indicated in testimony that this deficiency will need to be rectified.

Exhibit #11 represents an agreement between Whatcom County, the City of Bellingham, and the Trillium Corporation regarding annexation of the site and the provision of further utility services. This exhibit should be considered very carefully as an adjunct to the recommendations herein.

B. MAJOR ISSUES:

The size and scope of the Cordata project raise numerous issues, some of which must be addressed at the County Council level and some of which can be resolved by administrative review. Due to the fact that these issues are not easily separated one from the other, this discussion will focus on the major issues and will touch

PROPOSED FINDINGS OF FACT (continued)

on numerous of the minor issues. In many cases, failure to resolve one or more minor issues may result in major issues becoming obstacles to further development. Serious consideration must be given to the extent to which costly improvements must be borne by the developer and applicable government entities. The Cordata project is of such a scale that its completion would have major impacts upon Whatcom County, specifically in the areas of provision of services, traffic flow, need for utilities, and storm water drainage. Additionally, the nature of the PUD ordinance is such that flexibility is encouraged in the final development and future stages of the project. It is imperative, however, that this flexibility be circumscribed by appropriate review by governmental agencies to ensure that the final product coincides with the initial plan.

Along with the plans and drawings submitted by the applicant, are substantial documents regarding guidelines for design and development, procedures for a design review committee, protective covenants, and landscaping and signage. These documents outline the manner in which the applicant proposes to ensure the course of future development. Particular care must be given to the content and structure of these documents in order to guarantee proper governmental review and control.

C. OUTLINE OF MAJOR ISSUES:

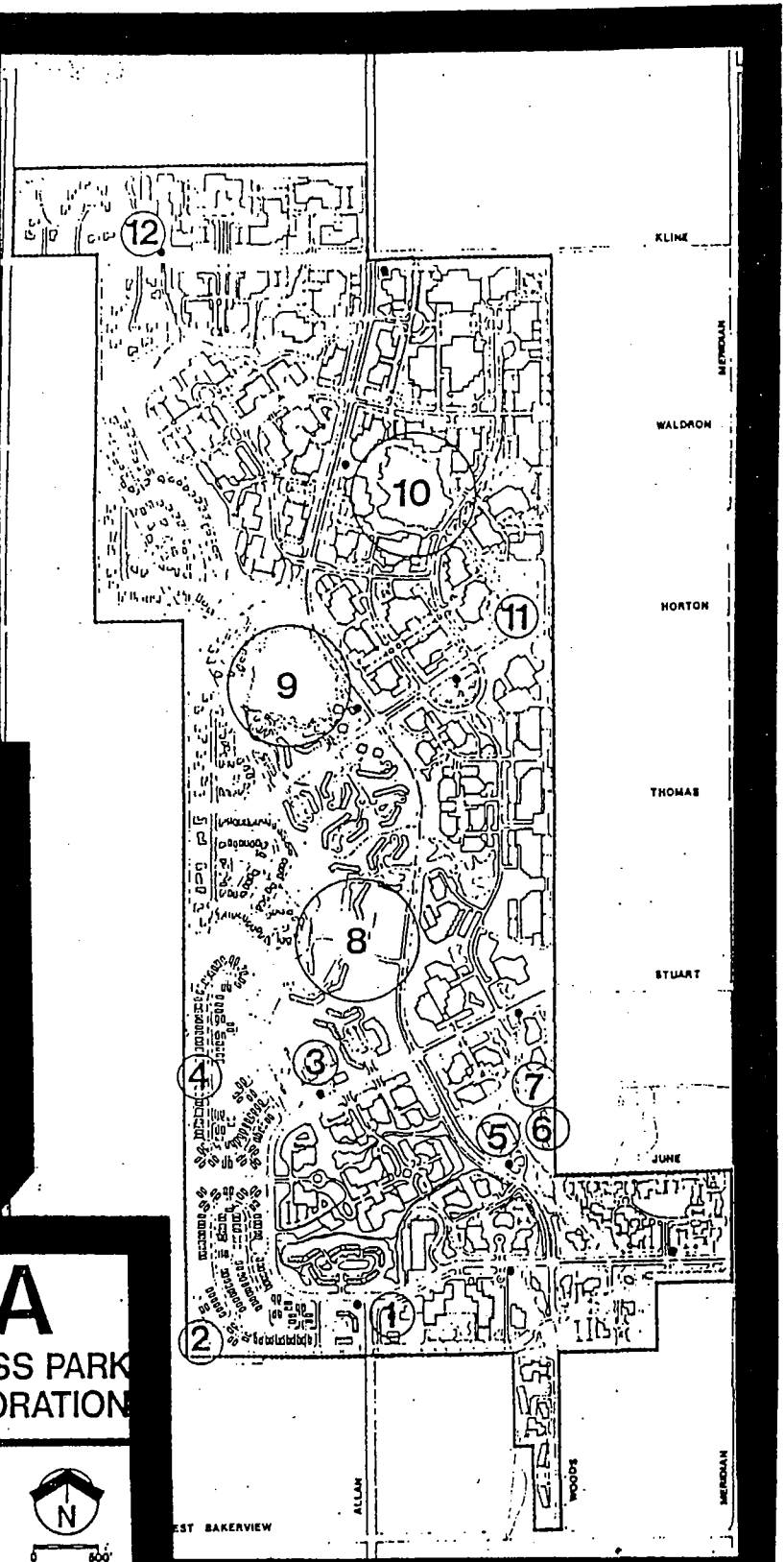
The following issues are those which are the largest in scope and which must be resolved if the project is to be completed. Each of these major issues encompasses numerous aspects and smaller issues. The discussion which follows in Section 4 will address these issues and details which arose through testimony. This outline of issues is intended to put the scope of the project in focus and provide a framework for the recommendations which follow. It is anticipated that the council will need to fashion further conditions to address the issues of coordination with the City of Bellingham at the time of anticipated annexation.

- A. Compatibility with WCC 20.85, Official Whatcom County Zoning Ordinance, Whatcom County Comprehensive Plan, Whatcom County Development Standards and other ordinances.
- B. Storm water drainage and retention, both on and offsite.
- C. Transportation and circulation, especially offsite.
- D. Provision of essential public services and utilities and the allocation of the costs thereof, specifically fire protection and schools.

LEGEND

- BUS SHELTER
- 1 DAY CARE CENTRE
- 2 COMMUNITY BUILDING
- 3 ELEMENTARY SCHOOL
- 4 SERVICE BUILDING
- 5 RECREATION COMPLEX
- 6 PICNIC AREA
- 7 HELIPORT
- 8 ACTIVE RECREATION
- 9 PASSIVE RECREATION
- 10 PASSIVE RECREATION
- 11 FIREHALL
- 12 RIDEING CENTRE

7.06



CORDATA
 A MIXED-USE BUSINESS PARK
 THE TRILLIUM CORPORATION

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COMMUNITY FACILITIES
 MASTER DEVELOPMENT PLAN

PROPOSED FINDINGS OF FACT (continued)

central area along the southern border with other smaller institutional uses scattered throughout.

The proposal also would cluster uses in a style known as "thematic clustering". The concept provides for placing of similar uses and activities together to maximize shared facilities.

Overall, the master plan appears to have provided for a harmonious transition between the various uses. The residential uses on the west are to act as a buffer between the eastern industrial part of Cordata and the anticipated residential uses west of the site. The grouping of industrial uses on the eastern portion of the site is compatible with the anticipated commercial and industrial development along Guide Meridian. The road system is designed to provide for major collectors along the north/south spine road and east to Guide Meridian, with smaller more appropriate roads through the residential areas. The location of the open space and park system, including the storm water drainage and detention system, helps to delineate the various thematic clusters and localized areas intended for specific uses.

3. Grouping and design of buildings, service, parking areas, circulation and open space as an integrated unit such that a safe, efficient and convenient PUD is created.

As an isolated package, Cordata is designed in such a way that it meets the criteria of this section. The grouping and design of buildings and parking areas represents a plan which would spread the built areas and uses of Cordata throughout the entire site. Much of the parking is intended to be integrated with the buildings, and in many cases would be "tucked-in" under building overhangs. The building styles, as represented by the building prototypes, and the landscaping program including the signage, would ensure that most of the industrial, commercial, and high tech construction would be of similar style. It is anticipated that buildings would be grouped around interior courtyards and that there will be changes in landscaping and building design which will indicate entrances and delineate groupings of buildings. This, along with the open space which is distributed well throughout the property, will provide the integrated unit as required by the Ordinance.

The interior road design of Cordata is such that adequate circulation within the business park should be assured. The size and carrying capacity of the north/south central spine road, the Horton/Stuart/Kellogg connectors to the Guide Meridian

PROPOSED FINDINGS OF FACT (continued)

and Kline Road to the north of the property should provide sufficient roadway and truck access to the interior of the park. In addition, for the residence and for those businesses in the southern part of the park, four smaller exits exist, two to the west and two to the south. The loop road which connects Stuart and Kellogg will provide access to the more dense residential areas without disrupting flow on the north/south road.

Thus, taken as a whole and isolated from its surroundings, Cordata is itself designed in such a way that efficient and convenient transportation, circulation, and other services will be available. Provisions will be made, and are provided for in the documents prepared by the applicant, which would minimize the risk of harm from industrial uses, wastes, or processes. The applicant anticipates that industrial uses which can take advantage of waste products from other industries will be grouped together in the thematic clusters in order to minimize the need for transportation of such wastes and to maximize the convenience of the industrial users.

Bicycle paths and bridle trails are provided and it is anticipated that the bicycle roadways and paths will facilitate transportation of residents and workers within the facility itself. The rights-of-way for the north/south spine road and those roads going east to Guide Meridian, including Kline Road, are 100 feet. The minor collectors are of 80 foot width, and the volumes anticipated within the site should be easily contained.

It is when Cordata is considered a part of the surrounding community that it appears to fall short of the standards. Although these are more specifically discussed below, the circulation and traffic aspects leading to and radiating from Cordata become potentially troublesome. The convenience of travel to and from Cordata will depend to a great extent upon the proper completion of external roads and significant upgrading will be necessary.

Additionally, the proposed parking would be 10-15% less than applicable County standards if the minimum proposed by the developer is allowed. The developer has alluded to incentives for use of public transportation and car pooling, but no specifics were offered. Parking for motorists who utilize the site's parks and other public facilities is not included in the calculations. The developer is of the opinion that these users will arrive at the times that the Cordata tenants will not be open for business, so that parking will be available in lots designated for the tenants. There appears to be a definite

2.7.2 Electrical Power

The Puget Sound Power and Light Company provides energy service to the Urban Fringe Subarea and the substation closest to the Cordata site is located at the intersection of Baker-view and James. Puget Power's fifteen year plan projects building an additional substation west of the Cordata site.

2.7.3 Gas

Cascade Natural Gas Company provides gas to the southern portion of the Cordata site. A 50 foot gas easement runs from the south-east corner to the north-west corner of the site. The current capacity of Cascade Natural Gas is unlimited and extension of service will be provided as required.

2.7.4 Telephone

Telephone services to the Cordata site are provided by Pacific Northwest Bell. The level and extent of telephone services will be evaluated as development is phased in. Service to the Cordata site will be provided by a telephone cable along Guide Meridian.

2.7.5 Cable Television

The Cablevision Nationwide Company provides television cable services to the area and will extend their cable services in conjunction with telephone cable installation as demand increases.

2.8 AMENITIES

2.8.1 Introduction

In a large, mixed use business park, well planned and integrated amenities such as schools, day care centers and community centers contribute significantly to the quality and livability of the development. The Cordata Business Park has designated sites for locating amenities as phased development of the site progresses. See Drawing 7.06 COMMUNITY FACILITIES.

PROPOSED FINDINGS OF FACT (continued)

5. Conformance with the policies, goals and objectives of the Comprehensive Plan.

Numerous Comprehensive Plan Policies apply to Cordata, and specific discussion can be found on pages 23-27 of the Technical Committee Staff Report which will not be duplicated here.

Locations of the commercial development within Cordata are consistent with the locations prescribed on the Comprehensive Plan Map. The general commercial areas are within the proper location and well served by roads within the site. The neighborhood commercial center anticipated adjacent to Woods Road in the southern portion of the site would be adjacent to multi-family residential construction, and although not specifically provided for on the Comprehensive Plan Map, this location would be consistent with the provisions of the PUD Ordinance.

The public and institutional uses, including Whatcom Community College, proposed elementary school and the fire station are also to be considered. The college and the elementary school locations are proper. The site of the elementary school will depend upon the arrangements which are eventually made with the three school districts which serve the area. The applicant indicated that each school district had a desire for a school building but even in its most fully developed form Cordata would probably not provide more students than one school could adequately serve. The location of the school and the district within which it would be placed are probably matters which could not be determined until a substantial period of time has gone by and the actual scope of residential use in Cordata is determined.

The fire station provides a somewhat more complex issue. It is generally agreed that the location should be along Horton Road, and both the eastern and western boundaries of the property have been suggested as possible locations. Fire District #8 (See Exhibit #52) has expressed deep concern regarding the annexation of Cordata by the City of Bellingham. It is anticipated that the Fire District will be unable to realize sufficient tax revenues prior to annexation to amortize the costs of increased service and equipment. In addition, the District is concerned about the loss of certain of its assets should the total valuation of Cordata at the time of annexation be equal to or more than 5% of the District's total valuation. The order in which nontaxable institutional property is developed further complicates the calculations. Some provision should be made to provide for a solution to the Fire District's

PROPOSED FINDINGS OF FACT (continued)

dilemma so as not to impose unreasonable public costs on those within the District.

The industrial, warehouse and high tech office areas are within the scope of the Comprehensive Plan's designation of light industrial park areas.

The Comprehensive Plan also addresses the provision of urban services, including sewer and water, fire and police protection, transportation, and stormwater drainage systems. The agreement between Whatcom County, the Trillium Corporation and the City of Bellingham would appear to address the concerns in these areas and will provide Cordata with the services necessary to comply with the Comprehensive Plan Policy. The cost of these services is the subject of ongoing negotiations and the final outcome cannot yet be known.

The Comprehensive Plan's transportation policies appear to be well served by the design of Cordata. There appears to be adequate traffic flow within the project itself, and measures can be taken which will ensure that offsite traffic impacts are minimized. The cost of these impacts will be the major issue to be determined and this is discussed more fully below. The public transportation requirements of the Comprehensive Plan appear to be met with the provision of bus service, pedestrian and bicycle paths, and the provision of public shelters for transit patrons.

The open space to be set out within Cordata and the reduced density are consistent with the Comprehensive Plan Policies to identify and conserve natural resource areas. Clustering of development and maximization of open space will meet these policies as long as the open space areas are set out and reserved at the outset.

6. Adequate provision of utilities and circulation to serve the project and where appropriate, contribute to the overall development of urban areas.

Reference to the agreement between the City of Bellingham, Whatcom County, and the Trillium Corporation regarding the provision of sewer and water services and the annexation timetable answer the questions regarding the need for adequate provision of utilities. Approval regarding individual construction projects on the site will provide the final mechanism for ensuring the provision of the services.

2.6.2 Water and Sewer

The City of Bellingham is the purveyor of water and sewer services to the Cordata site. In compliance with its policy to extend services only to development areas contiguous to existing service links, the City is currently extending trunk services from the City boundary up Woods to Kellogg to service the first phase development in the Kellogg-Woods commercial area. It is assumed that an agreement between the City and Cordata developers will be reached in the near future to extend the trunk services to Horton as suggested in a recent City technical study. This would enable the first phase development of the Horton industrial area. Internal water and sewer systems will be extended from the trunk lines along the central spine road and the loop road.

2.6.3 Fire Protection

The Cordata site is located in Whatcom County Fire Protection District Number Eight. The District is a volunteer fire department that has three firehalls located at Bennett and Marine, Curtis Road and Bakerview and Northwest. The latter firehall is located within one mile of the southern border of the Cordata site. The District has a mutual aid agreement with the City of Bellingham.

Fire protection services for Phase One of the development currently underway will need to be identified immediately. However, as development of Cordata proceeds and evolves, the Fire District will evaluate fire protection demand and assess its capability to respond to it. Currently, District Number Eight does not have a ladder truck, which limits its fire fighting capability to buildings under 24 feet in height. The purchase of a ladder truck to service taller buildings would cost approximately half a million dollars and require a paid firefighting staff.

One alternative to a ladder truck would be the construction of buildings with preventive systems that make use of fire-retardant building materials and have an integrated early detection system of smoke and fire alarms and sprinklers. A further option is the negotiation of an agreement with the City of Bellingham to extend its urban fire protection service to the Cordata site. In anticipation of the need for a firehall located within Cordata, the Master Plan has designated a potential firehall site in the light industrial area at Horton and the eastern boundary of the Park.

PROPOSED FINDINGS OF
FACT (continued)

include finding that the primary land use activity of the PUD shall be that allowed by the underlying zoning district, determining that the expanded uses will benefit and serve the residents or employees of the development and that other applicable approval criteria and standards are met. At this time, the only request for additional use allowance made by the applicant is for a general commercial zone use area within the URM zone. These criteria appear to be met by the project, as can be seen by the discussion above, and it appears that the additional use being requested is compatible with the multiple family residential area of Cordata and nearby shopping areas to the south. Pages 32 and 33 of the Staff Report, Sections 9-A through 9-G discuss in detail the other uses allowed under the PUD ordinance in each zoning district occupied by Cordata.

The Cordata parking proposals would provide less parking than set out by ordinary County standards. However, the developer has indicated that flexibility is the intent and that there will be incentives offered to the tenants or property owners within Cordata to stagger their employees' shifts, utilize carpooling and public transit, and use other innovative methods to minimize the parking load. The overall design of the project, the time frame over which it will be constructed, and other innovative design elements must allow for adequate parking. Since the actual need for parking can only be demonstrated over time, it appears that granting a potential reduction in the number of parking spaces would be consistent with the PUD Ordinance but may not be appropriate (See #3, above). The suggested conditions should address this problem.

8. That the system of ownership, and means of developing, preserving and maintaining open space and other common facilities is acceptable to the County.

The protective covenants provided by the applicant are designed to bind all potential property owners or tenants within Cordata to the standards set forth by the developer. The covenants appear to be generally satisfactory, but a close and careful review by the County legal staff is recommended to ensure that the covenants serve their intended purpose. It is also anticipated that a complete and comprehensive review by County legal department regarding the Design Review Committee (DRC) and Development and Design Guidelines be undertaken. If these documents are implemented in conformance with the intent within them, the Ordinance will be complied with. Specific amendments are proposed in the conditions set out below.

PROPOSED FINDINGS OF
FACT (continued)

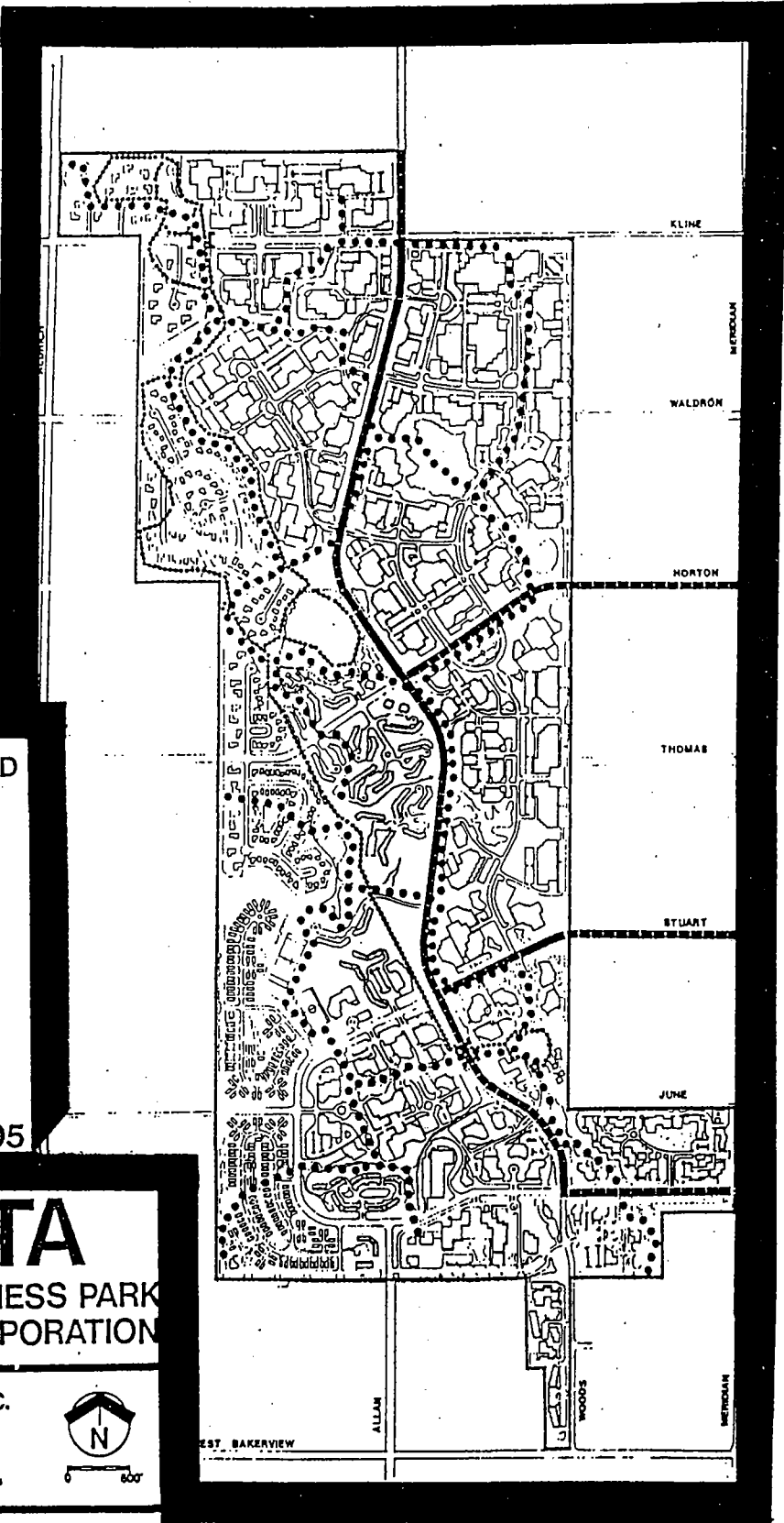
As to open space, it has been suggested by the Planning Department that the proposed open space, as set forth on Figure 6.0A (Exhibit 23) be surveyed, mapped, and set aside prior to further construction. Since the open space design is an essential component of the storm water detention and release and since it also is necessary to the overall philosophy of the plan, it is essential that the open space be marked and preserved from the beginning. This would prevent these "non-marketable" areas from being used for future development and would guarantee the implementation of the drainage plan. The reservation of these areas should be required within the protective covenants and any other documents relating to the sale or lease of any parcels of property within Cordata. Close adherence to these covenants and reservations should be made at each step of the project to ensure that the overall quality is not compromised.

9. Where expanded land uses as allowed by WCC 20.85.053 are requested for an application, the criteria of WCC 20.85.054 is met, and where a phasing plan is proposed, the criteria of WCC 20.85.117 (3) is met.

Specific discussions of the individual zone districts with relation to this section are set forth on pages 32 and 33 of the Technical Committee Staff Report. It appears that the applicant would qualify for expanded land uses, although only one example of that is being requested (see #7 above). In addition, the phasing plan proposed by Cordata would also meet the specifics of the ordinance. The ordinance anticipates that when each phase is completed, the project would meet the general character of the entire proposal. This is required in order to prevent partial development of a major project in such a way that certain elements were left out all together. Each phase of Cordata includes residential as well as commercial and industrial development, and each phase also encompasses large amounts of open space. Should the project cease construction at the end of Phases 1 or 2, it would still constitute a coherent PUD which embodies all of the elements set forth in the Master Plan. Consideration should be given to requiring substantial completion of Phase 1 before beginning on Phase 2, with a similar requirement between Phases 2 and 3.

10. Promotion of creativity and affordability in residential, commercial, and industrial development.

The entire discussion which has preceded this particular section deals with the creativity in the residential, commercial and industrial development of Cordata. The plan appears to be



LEGEND

- MULTI-USE PATH
- BICYCLE LANE
- BRIDGE PATH
- PATH UNDERPASS

7.05

CORDATA
 A MIXED-USE BUSINESS PARK
 THE TRILLIUM CORPORATION

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PATHWAY SYSTEMS
 MASTER DEVELOPMENT PLAN

CONCLUSIONS OF LAW (continued)

to ensure that the project as finally completed complies with the ordinance.

These conclusions are general in nature and more specific details are contained in the Technical Committee Staff Report and the conditions set out below.

VI. RECOMMENDED DECISION

The Hearing Examiner recommends to the Whatcom County Council that the PUD application of the Trillium Corporation for a mixed use business park known as Cordata be granted initial approval as to those areas for which sufficient information has been provided and conceptual approval for those areas which do not yet qualify for initial approval, subject to the following conditions. These conditions are grouped according to the major issues identified in Section III(C):

A. Compatibility with WCC 20.85, Official Whatcom County Zoning Ordinance, Whatcom County Comprehensive Plan, Whatcom County Development Standards and other ordinances.

1. All construction activities, including but not limited to road, drainage, and land alteration improvements, shall follow the design and construction procedures outlined in the Whatcom County Development Standards. All internal roads shall be designed under urban street standards unless otherwise approved by County Engineering or by the City of Bellingham subsequent to annexation.

2. For purposes of interpretation of Section 4.1, page 11, of the Protective Covenants, the term "Hearing Officer" shall be changed to "Hearing Examiner, or other official appointed by the Whatcom County Council".

3. Whenever public agency regulations, policies, or other requirements are applicable to developments under PUD 1-84, definitions found in public documents shall prevail over those found herein or in the documents provided by the developer in cases of conflict or to resolve ambiguities that may arise.

4. Prior to final sale or lease of any parcel of land within Cordata, a Binding Site Plan shall be submitted to the Design Review Committee and the Whatcom County Bureau of Buildings and Code Administration and shall be approved by the same. All construction or development on the site

CONCLUSIONS OF LAW (continued)

must secure approval by the Bureau of Buildings and Code Administration prior to permit issuance.

5. Any areas granted conceptual approval shall be considered binding as to use unless a modification is approved as set forth in WCC 20.85.350.

6. The Development and Design Guidelines, Protective Covenants, and Design Review Committee Regulations shall all be reviewed by the Whatcom County Bureau of Buildings and Code Administration and the Whatcom County Prosecutor's Office to assure compliance with the PUD Ordinance, the conditions within the PUD Permit, and any other requirements imposed by law. Said document shall be modified by the developer to conform to this condition prior to final approval of any phase of the project.

7. All future or amended Design Review Committee Guidelines must be consistent with the PUD Permit and existing laws and regulations at the time of the creation or modification of the Design Review Committee Guidelines.

8. All buildings, signs, or other improvements to the property must obtain proper building permits and comply with all applicable City, County, State or Federal regulations or any other laws which may be applicable at the time of construction.

9. The Restrictive Covenants shall be completed, approved, and recorded prior to the issuance of any further building permits or occupancy permits for the site.

10. The developer shall provide evidence satisfactory to the Whatcom County Prosecuting Attorney's Office and the Bureau of Buildings and Code Administration that the Trillium Corporation is the fee owner of Lots 9 and 11, Block 46, Bakerview Addition.

B. Storm water drainage and retention, both on and offsite.

11. The developer shall prepare and submit to the County Engineer a comprehensive drainage study and plans to include location, size and type of detention facilities, outlet and overflow design features of the detention facilities, and location and size of major drainage pipe systems. An adequate drainage plan shall be demonstrated for each drainage area before any final PUD approval for that area.

site for an elementary school. The other park, located south of Stuart and east of the central spine road, lies within the high tech office area and has been planned for a recreation complex and a jogging trail system.

The landscaped parks have been designed to provide a soft image that approximates nature. Within the development unit, landscaped areas have been treated to create a hard image to complement the built environment. Hard landscaped elements include rows of boulevard trees, formal shrub and flower groupings and paved plazas. These elements contribute to a distinct character of the built areas that distinguishes them from the natural open spaces.

In the northern portion of Cordata, a site has been designated for a riding centre. The site is located north of Kline in the rural acreage area. This location has the advantage of a rural character and direct access to the Wilder Farm, located north of the Cordata boundary. The riding centre also provides a transition between the rural acreage area to the west and the industrial area to the east.

A bridle path system connects the riding centre with the surrounding area and with recreational areas within Cordata. The major route of the bridle path system lies along the right-of-way that runs diagonally across the Cordata site from the south-east to the north-west corner. Minor paths run along creeks and around ponds. The soft-surfaced bridle paths are separated from the hard-surfaced pedestrian and bicycle paths.

RECOMMENDED DECISION (continued)

22. The applicant should be responsible for the following offsite improvements to the extent determined prior to construction of Phase 2:
- A. Kline Road between the west boundary of the project and Aldrich Road. This facility shall be a major collector.
 - B. Thomas Road between the west property boundary and Aldrich Road. This facility shall be a minor collector.
 - C. June Road between the west property boundary and Aldrich Road. This facility shall be a minor collector.
 - D. Aldrich Road reconstruction between Northwest Road and Kline Road. This facility shall be a major collector constructed either in stages as the east/west collectors are built or a full length project.
 - E. Aldrich Road/Northwest Drive intersection realignment. This project will include right-of-way and roadway construction. Left turn lanes will be provided as needed.
 - F. Allans Road between the south property boundary and Bakerview Road. This facility shall be a minor collector.
 - G. Bakerview Road widening between Guide Meridian and Interstate 5 to a four-lane major arterial standard. Provisions should be made for contribution towards this particular development from Bellis Fair regional shopping mall should said mall be in the process of construction or completed at the time of the improvement to Bakerview Road.
23. When Cordata reaches Fifty Percent (50%) buildout, as determined by building permit tally, a transportation study shall be prepared by the developer to evaluate level of service impacts as well as safety and structural impacts on the local road system extending two miles from property boundaries. The study will review Cordata's road improvement requirements to determine if a greater or lesser improvement program is needed and what cost sharing method is most appropriate. An accounting of the road levy accumulation will also be made. Besides those improvements identified in Condition 22, evaluation of other possible







RECOMMENDED DECISION (continued)

improvement needs, including but not limited to, Northwest Drive widening, Kline Road extension west of Aldrich Road to Northwest Drive, Telegraph Road and Bakerview Road east of the Guide, and signalization at major intersections shall be undertaken to determine Cordata's effect. The study results shall be the basis for the offsite road improvement responsibility of Cordata. This agreement shall be reached before any additional building permits are issued.

NOTE: These conditions are in addition to those suggested by the City of Bellingham in Exhibit #10.

- 24. In the event that the developer of Cordata is eligible for offsite road improvement reimbursement from other property owners in accordance with RCW 35.72, upon a request for an approval by Whatcom County the developer shall be responsible for the information gathering in formulating such reimbursement contracts as directed by the County Engineer.
- 25. Internal roads and offsite roads shall be constructed to an all weather standard in order to avoid weight limit restrictions during certain weather conditions.
- 26. Before existing County right-of-ways are vacated on the Cordata site, the substitute right-of-way shall be dedicated to the County.
- 27. The Trillium Corporation shall dedicate additional right-of-way at property fronting the Guide Meridian to the State Department of Transportation to achieve no less than a 50 foot half-width as required by WCC 22.40.044(j).
- 28. For internal road construction, the more restrictive of County urban standards or City of Bellingham urban standards shall apply.
- 29. The developer shall provide the minimum amount of parking space as set forth in the current Whatcom County Code and Zoning Ordinances, unless prior approval has been received for a reduction by the Design Review Committee and the Bureau of Buildings and Code Administration.
- 30. Prior to the initiation of construction of Phase 2, an agreement shall be reached between Whatcom County, Washington State Department of Transportation, and the developer which sets forth specific roadway improvements along Guide Meridian (State Route 539) which will be necessary prior to

LEGEND

-  DRAINAGE CATCHMENT BOUNDARIES
-  EXISTING WATERCOURSES TO BE PRESERVED FOR DRAINAGE CONVEYANCE
-  PROPOSED STORM WATER STORAGE SITE
-  AREAS REQUIRING ON-SITE DETENTION (PARKING LOT, ROOF TOP)
-  FLOW DIRECTION
-  FUTURE MAJOR CULVERT

REVISED 11/88 6.03

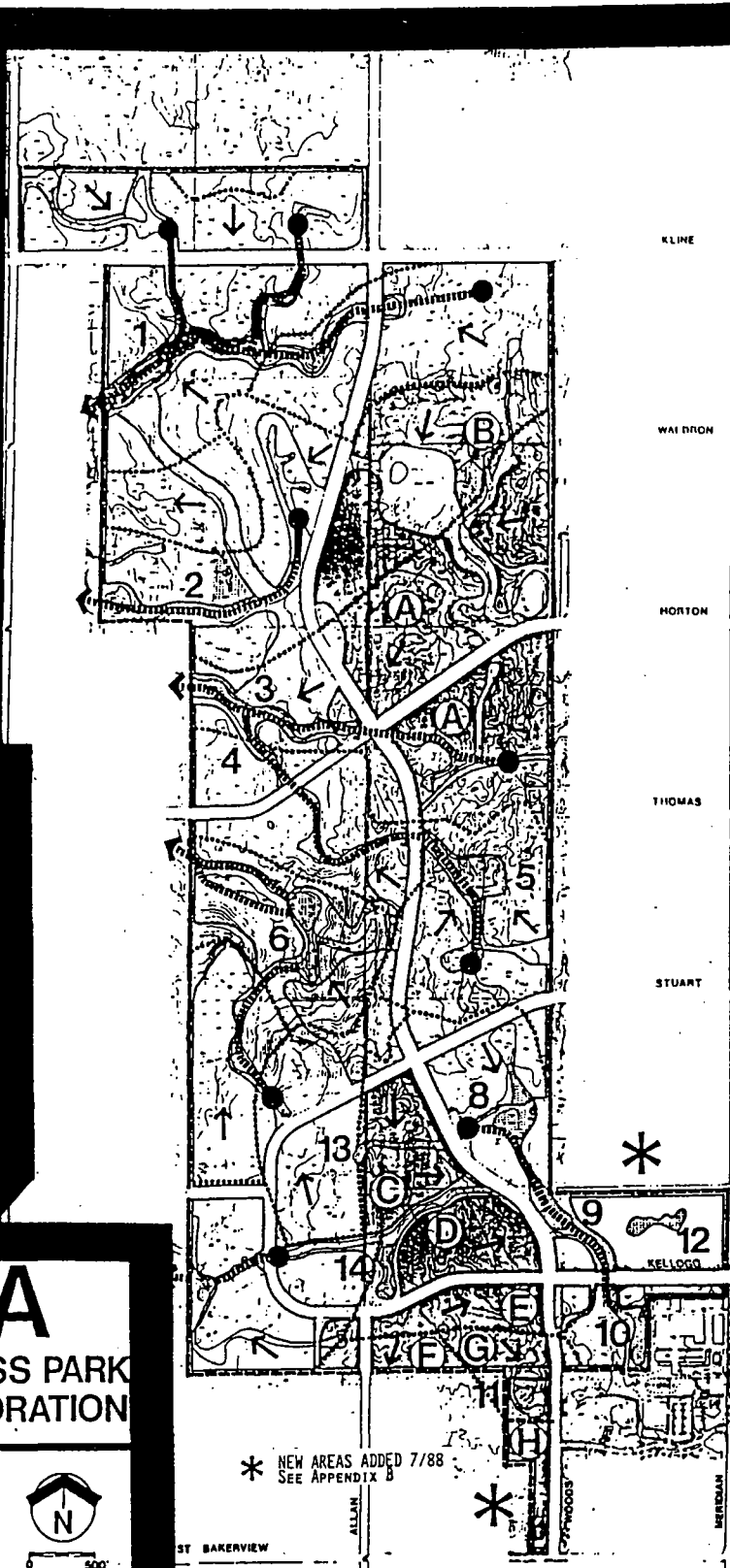
CORDATA
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DRAINAGE CONCEPT
 MASTER DEVELOPMENT PLAN



RECOMMENDED DECISION (continued)

43. The Design Review Committee shall be constituted and begin exercising its functions as soon as possible after approval, but under no circumstances shall further development on the Cordata property be allowed until such time as the Design Review Committee is in place and functioning.
44. All future development, building, uses or other changes to the site must conform to the conditions in this PUD permit, to any Binding Site plans approved for the appropriate phase of development, and any other conditions imposed by law in order to comply with this PUD permit. All future development shall further conform to the guidelines issued by the Design Review Committee at the time of the development and shall comply with requirements set out in the final Environmental Impact Statement.
45. The Hearing Examiner, or another official appointed in his place by the Whatcom County Council, shall appoint the members of the Design Review Committee upon approval of this permit. The composition of the Design Review Committee should include one member from the Whatcom County Engineering Bureau, one member from the Whatcom County Bureau of Buildings and Code Administration, one member from the Whatcom County Planning Department, one member from the City of Bellingham, two from the Cordata Business Park Association, one from the Trillium Corporation, or its heirs and assigns, and one registered architect or landscape architect. Upon annexation of the complete Cordata site into the City of Bellingham, the members of the Design Review Committee shall be changed to reflect the change in interest between Whatcom County and the City of Bellingham.
46. Upon convening of the Design Review Committee a timetable shall be set wherein the developer shall be required to bring the current improvements along Woods Road and Kellogg Road into conformance with the landscape guidelines presented by the applicant. In any event, these improvements shall conform to the landscape guidelines prior to the construction of any improvements in Phases 1-B, 1-C, 2, or 3.

F. Coordination with the City of Bellingham upon annexation.

47. The developer shall obtain approval by the City of Bellingham for any construction, development or improvements located within those areas of Cordata currently within Bellingham city limits.

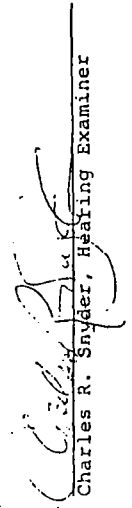
RECOMMENDED DECISION (continued)

48. Where City of Bellingham and Whatcom County standards vary as to any regulation of any aspect of Cordata, the developer shall comply with the more restrictive of the two standards. In any event, the developer shall comply with all City of Bellingham standards in order to ensure compatibility with those standards at the time of annexation.
49. The City of Bellingham has suggested certain conditions that may be necessary to ensure the construction of Cordata consistent with City standards. These are set forth in Exhibit #10, a letter of March 24, 1986, to the Hearing Examiner from Mr. William T. Geyer, Director of Planning and Economic Development Department of the City of Bellingham. It is the opinion of the Hearing Examiner that the City's conditions should be met by the developer prior to any further development where those standards are not inconsistent with Whatcom County standards or any prior condition enumerated herein. The more restrictive of City and County standards shall apply in the event of conflict, and all permits required shall be granted by the agency having jurisdiction at the time of granting of the permit. A copy of Exhibit #10 is attached hereto and incorporated herein by reference as Exhibit A.

In addition to the conditions set out above, the County Council should address the following issues, and determine a procedure for resolving them, to the extent possible, prior to approval:

- 1) The creation of an agreement between the developer, Whatcom County Fire District #8, and the City of Bellingham, regarding the annexation of uses within the boundaries of the Fire District in a manner which will not cause unnecessary financial hardship to the District;
- 2) Determination of the extent to which requirements imposed by Whatcom County prior to annexation will be enforced by the City of Bellingham subsequent to annexation, including, but not limited to, PUD conditions, development guidelines, compliance with DRC procedures, etc.;
- 3) Determination of a method for providing school facilities compatible with the needs of the school districts serving the site.

DATED this 22nd day of April, 1986.


Charles R. Snyder, Hearing Examiner

2.3 DRAINAGE/RETENTION

2.3.1 Introduction

The Cordata site lies within the Squalicum Creek drainage basin and the Baker Creek sub-basin. The drainage/retention system for the Park was designed to control stormwater runoff within this drainage basin and to respond to the opportunities offered by the drainage pattern to create a system of open space for recreation. After extensive technical research and analysis a drainage plan for Cordata was developed in compliance with the policies of Whatcom County and the City of Bellingham. The major thrust of these policies is that stormwater runoff after the development of the site must be limited to the level that existed under the pre-development conditions. These policies require that new development install stormwater retention facilities to maintain peak stormwater runoff rates at no greater than pre-development levels.

2.3.2 Drainage Plan

The drainage/retention plan operates on two levels: the site as a whole and at the level of the drainage units. The drainage network for the site has been incorporated into an open space/greenbelt system that occupies approximately 100 acres, or one sixth of the area of the site. The greenbelt system protects the waterbodies from sedimentation and soil erosion caused by nearby construction and limits the amount of impervious or paved surfaces which contribute to increased runoff. The open space/greenbelt network also provides opportunities for passive recreation and locations for active recreation such as jogging, bicycling and riding.

The natural pattern of creeks and ponds found throughout the Cordata site form a system of drainage catchment areas. The boundaries of the six catchment areas provide the definition of drainage units for planning and development purposes. As each drainage unit is developed with buildings, roads and infrastructure, a complete and self-contained drainage/retention..system will be implemented for the unit. See Drawing 6.03 DRAINAGE CONCEPT.

The major component in the drainage plan is a system of fourteen storage ponds located in existing low lying areas, open space and natural streams. Seven ponds are located in the two drainage units within the Baker Creek watershed which is bounded approximately by Allen to the west, Stuart to the north and the southern site boundary to the south. The other seven ponds are located within the remaining four drainage units in the northern and western portion of the site. The storage ponds are of two types: wet or retention ponds, and dry or detention

Conditions 7 - 10: In order to provide a minimum base level of fire flow, a pump facility is required to be installed. The pumping facility shall be required prior to the issuance of any building permits.

Water mains shall be sized in accordance with City of Bellingham standards with minimum fire flow conveyance to far reaches of the site accomplished.

Hydrants which meet the City standards shall be spaced and located along streets as the streets are constructed according to a plan approved by the Bellingham Fire Department.

Sanitary sewer shall be extended in accordance with City of Bellingham standards.

Comment: Utility extensions must meet City standards. The pump is required to meet a minimum base level of fire flow.

Condition 11: Storm water run-off shall be managed to mitigate postdevelopment run-off rates and impacts to adjacent building sites or properties by implementation of storm water detention, retention, and surface collection systems. Metered outflow from control structures shall be calibrated based upon the allowable discharge rate of 0.2 cfs per acre. On-site drainage systems shall collect run-off and transmit such to management facilities and prevent site drainage from impacting adjacent developments or properties.

Downstream drainage facilities shall be evaluated and upsized by the developer, if necessary, to carry the designed outflow from the development.

Storm water collection devices shall provide oil/water and flammable solids separation. A structured maintenance management program for collection devices shall be approved by the appropriate governing body.

Comment: This is a standard City development condition. If the proposed storm water management plan will flood downstream facilities, the developer should be responsible for upsizing that facility or reducing the designed outflow.

Condition 12: Application and plans for County Building Permits shall be routed to the City Fire Department for review and approval consistent with the City's Fire Protection Development Standards prior to issuance of any Building Permit.

Comment:

We recognize the original phrasing of this condition could cause permit coordination problems. The staff report should contain the revised condition which says that prior to submittal for a County Building Permit, the City Fire Marshal should be consulted and plans approved.

The reason for this condition is to assure that when this area is annexed, the buildings comply with City Fire Code standards. The water pump will provide only an acceptable minimum fire flow for industrial areas. Depending on the size and type of building, additional design modifications may be necessary when the buildings are being constructed.

Condition 13:

The City shall be informed of construction and may, at its option, jointly inspect all required facilities to insure compatibility with City standards.

Comment:

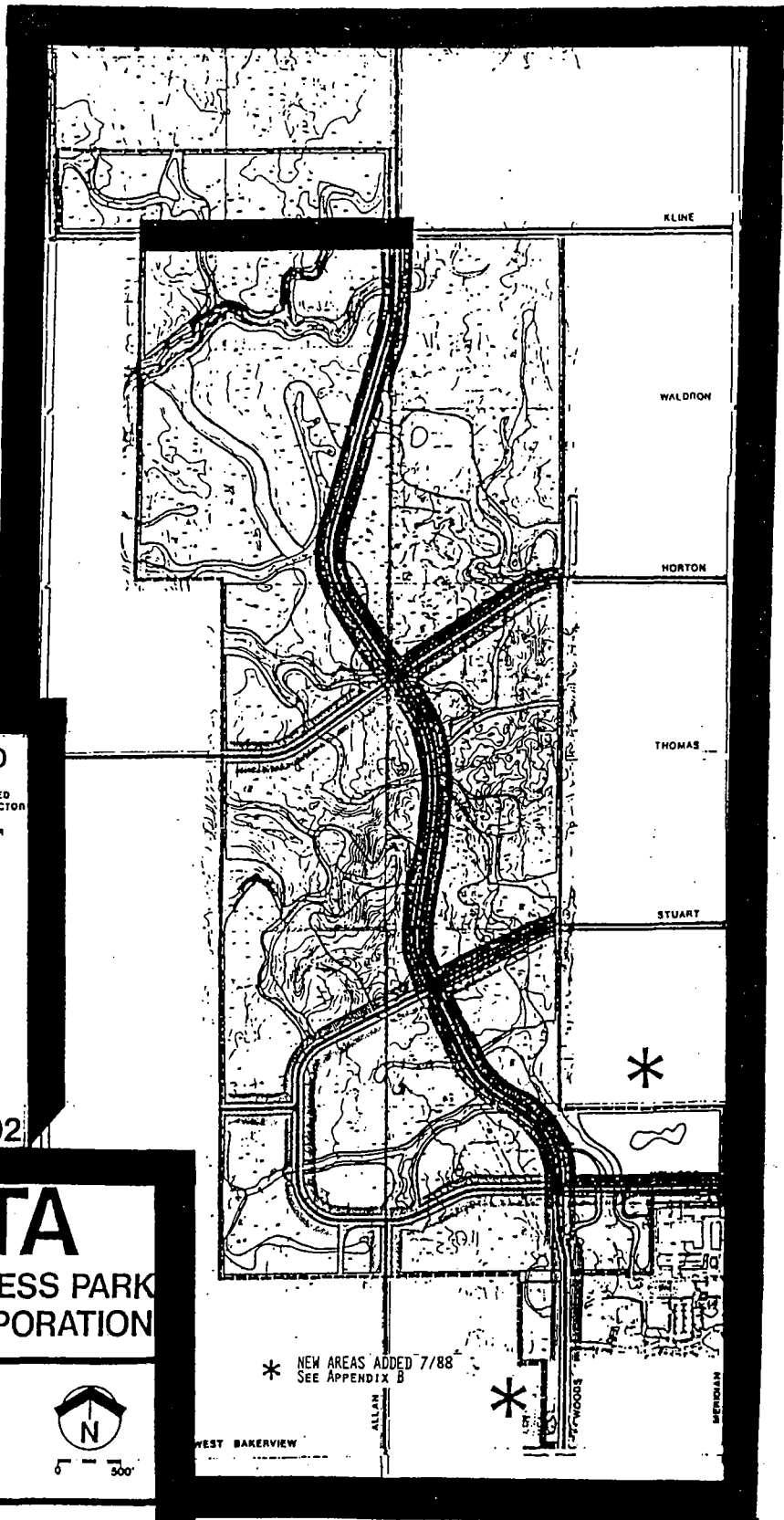
As clarified in the staff report, this condition relates to construction of streets and utilities within rights-of-way and easements. It does not apply to the buildings themselves. The condition should not burden the developer but rather involves coordination between the governmental jurisdictions. It is meant to assure that City standards are being satisfied.

Sincerely,

William T. Geyer

William T. Geyer
Director

WTG/WH/af



LEGEND

- PART OF PROPOSED REGIONAL COLLECTOR
- MAJOR COLLECTOR
- MINOR COLLECTOR

REVISED 11/88 - 6.02

CORDATA
 A MIXED-USE BUSINESS PARK
 THE TRILLIUM CORPORATION

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TRANSPORTATION CORRIDORS
 MASTER DEVELOPMENT PLAN

12. A drainage study on the downstream impacts on the Silver Creek drainage basin shall be submitted to and approved by the County Engineer prior to any final PUD approval.
13. The Trillium Corporation or Cordata Business Park Association shall submit a bi-annual drainage maintenance program to the County Engineer for approval. The County shall have the right to bill the Association for any maintenance work done under County authorization that the Association fails to perform after a reasonable time beyond written notification by the County.
14. There shall be no outside storage of potentially polluting materials and no toxic wastes shall be allowed to enter the sewer system in compliance with the Protective Covenants, Development Guidelines, Local, state and Federal laws.
15. Recycling of waste materials shall be required encouraged under Section 8.10, Reuse, of the Protective Covenants.
16. Oil and grease separators shall be required at collection points of water from parking lots, garages, and similar places where oils are likely to accompany surface water drainage as required by 3.204 of Whatcom County Development Standards.
17. Cordata Business Park Association shall be responsible for developing a program for containment and recovery of spills of toxic or dangerous materials that have a potential for entering the drainage system, in compliance with the Protective Covenants, Development Guidelines, Local, State and Federal laws.
18. Surface water quality base-line information shall be collected and provided to Whatcom County and the Department of Game for all site discharge points of surface water drainage prior to any final PUD approval. In compliance with the Protective Covenants, Development Guidelines, Local, state and Federal laws.
19. The developer should provide a survey of all open space areas, as set forth on Map #6-04, Exhibit 23 hereto, prior to further construction on the site. The open space area shall be marked as reserved, and may only be modified upon approval by the Technical Committee and upon the setting aside of an alternate area of equal acreage and function to that to be taken out of open space. Map #6.04 shall serve as guideline for the preservation of the open space network within the Cordata PUD. At such time that applications are submitted to the ORC, a site plan shall be presented that designates common open space area to be deeded to the Cordata Business Park Association. The dedication of the open space to the Business Park Association shall occur through the submission of a survey to be consistent with the survey requirements associated with the Binding Site Plan provisions of Title 21.

C. Transportation and circulation, especially offsite.

20. The primary onsite public road system shall include the following four-lane wide routes:
- Woods Road (north/south spine road extended) from the Kelly Kellogg Road to the Kline Road;
 - Horton Road east of Woods Road to Guide Meridian;
 - Stuart Road east of Woods Road to Guide Meridian;
 - Kline Road east of Woods Road to Guide Meridian.
- Left turn lanes shall be provided at major intersections. Two-lane routes shall include: Horton/Thomas; Stuart/Kellogg loop; Allans Road and June Road. The access road system shall either be comprised of private or public roads which shall be decided at the engineering design alignment plan approval stage of each road facility.
21. The Trillium Corporation, as developer, or its successors and assigns, acting as developers, shall share the cost of the following offsite improvements, improvements, in a proportion and manner to be determined prior to approval of phase 2 for construction as set out below after reaching a threshold of building permits beyond the 3.25 million square feet. No further building permits beyond the 3.25 million square feet shall be issued until an agreement is approved between the Trillium Corporation as the developer and the County as to the method of construction and financing of the following road sections:
- A. Stuart Road between the Guide Meridian and east property boundary. The improvement shall be a four-lane arterial constructed at the same time the connection is underway in an easterly direction within the development site. Warrants for signalization at the Guide Meridian shall be evaluated with the Washington State Department of Transportation. If signalization is required, the developer shall contribute a share agreeable with the WSDOT.
 - B. Horton Road between the Guide Meridian and east property boundary. The same construction and schedule requirements as Stuart Road in Condition 3A.
 - 22. Thomas Road between the west property boundary and Aldrich Road. This facility shall be a minor collector.
 - C. Kline Road between the Guide Meridian and east property boundary. The same construction and schedule requirements as Stuart Road in Condition 3A.
 - 22. Allans Road between the south property boundary and Bakerview Road. This facility shall be a minor collector.

such as the school, recreation center, community centers and shopping areas. Minor pedestrian pathways within the industrial, office, shopping and residential enclaves are designed to provide internal linkages and open space opportunities. Both major and minor paths will exhibit considerable variety in terms of physical character, views and related activities.

The bicycle circulation system consists of two components, a bicycle route network for commuters and one for recreational bicycle users. The commuter bicycle routes link residential areas with employment centers in the industrial, office and business areas as well as linking activity nodes within the eastern economic activity area. The recreational bicycle route runs alongside the central spine with connections to the integral bicycle system within each major open space area. Provisions have been made for safe bicycle storage in key locations within both economic activity nodes and open space/amenity areas. The Cordata Park bicycle route system adheres to the standards recommended by the Bellingham Bicycle Facilities Planning Team and is integrated with the bikeway system proposed by the Whatcom County Trail Plan.

The bridle path system runs from the riding center located near the northern edge of Cordata, along a right-of-way that lies diagonally across the site and along creeks and pond edges. The soft-surfaced paths are separated from the pedestrian and bicycle paths and act as links between major open space areas.

2.2.5 Public Transit

Public transit is an important component of the Park transportation/circulation system. Transit serves the transportation needs of students, senior citizens and workers, contributes to the reduction of traffic and pollution and reduces parking requirements. Currently, transit services are provided by the City of Bellingham as far as the Bellingham Business Park and People's Place located south-east of the Cordata site. As development is phased in, negotiations will be initiated to extend public services into the Park. To facilitate transit services a series of bus shelters have been planned. In the first phase two bus shelters will be located on West Kellogg, one near the Community College and one west of Allen near the senior citizens' housing development. A third bus shelter will be located on Stuart east of the central spine road near the recreation center.

In subsequent phased development, bus shelters will be located near the elementary school west of the intersection of Stuart and the central spine road, on Kellogg East, near the firehall located north of Horton, on the spine road near Waldron next to the green space, at the Kline-Allen intersection and on several additional spots on the central spine road.

26. Before existing County rights-of-ways are vacated on the Cordata site, the substitute right-of-way shall be dedicated to the County.
27. The Trillium Corporation shall dedicate additional right-of-way at property fronting the Guide Meridian to the State Department of Transportation to achieve no less than a 50-foot half-width as required by WCC 22.40.044(3).
28. For internal road construction, the more restrictive of County urban standards or City of Bellingham urban standards shall apply.
29. ~~The developer shall provide the minimum amount of parking space as set forth in the current Whatcom County Code and Zoning Ordinances, unless prior approval has been received for a reduction by the Technical Committee and the Bureau of Buildings and Code Administration.~~
The parking space requirements set forth in the Cordata Development and Design Guidelines in Section B.8.b are hereby approved as minimum parking standards. The Design Review Committee, however, has the authority to increase these requirements for a particular use under review if the minimums do not prove adequate. ~~When variance is approved~~
30. ~~Set the Committee prior to the initiation of construction of Phase 2, an agreement shall be reached between Whatcom County, Washington State Department of Transportation, and the developer which sets forth specific roadway improvements along Guide Meridian (State Route 539) which will be necessary prior to the completion of Phase 2 and which further sets forth the specific improvements, the point at which said improvements must be completed, and the share of said cost to be borne by each of the participants in the agreement. Likewise, prior to the construction of any part of Phase 2, a similar agreement shall be entered into, if necessary, regarding Phase 3 of the project.~~
Following the completion of 3.25 million GBA, an agreement shall be reached between the County, WSDOT, and the developer which sets forth specific roadway improvements affecting the Guide Meridian (State Route 539), which will be necessary for the construction of additional square footage beyond the 3.25 million square feet and which further establishes the improvements and proportionate responsibilities of the parties.
31. The developer shall cooperate fully with the Washington State Department of Transportation, Whatcom County, and the City of Bellingham in developing a plan for construction of an arterial parallel to the Guide Meridian (Woods Road) as requested in Exhibit #54, comments from the Washington State Department of Transportation.
- D. Provisions of essential public services and utilities and the allocation of the costs thereof, specifically fire protection and schools.
32. The developer shall be responsible for arranging with the Whatcom Transportation Authority for the provision of public transit to the site prior to the construction of any portions of Phase 2.
33. The developer shall be required to deed to Whatcom County Fire District #8 a site for a fire station within the Cordata boundaries as a condition of further construction. This condition is intended to mitigate the possible loss to Fire District #8 of a portion of its assets upon annexation and to provide it with a potential offset against said annexation.
34. The developer shall be required to enter into agreements comply with the applicable state and local laws of Whatcom County Fire District #8, Washington State Department of Transportation, and any other municipal corporation or governmental entity which has jurisdiction over a portion of the site, to ensure that all requirements of each of the municipal corporations or governmental entities will be met. ~~These agreements should be in effect prior to any further development or construction on the Cordata site. Compliance shall be monitored by respective agency or group within~~
- E. Development standards, guidelines, control of future phases of development and compliance by future construction.
35. Private roads, drainage facilities, and other community facilities which will be privately maintained under an owner or community association or similar type entity shall require plans to be submitted to the Whatcom County Engineer which detail the maintenance program, and said program shall be approved by the County Engineer prior to implementation.
36. The definition of Section A(1)(f) and Section 8.6 in the Development and Design Guidelines for Building Height and Building Grade shall be amended to conform to those of Title 20, 20.85, Whatcom County Zoning Ordinance.
37. Section 7.8, page 22 of Protective Covenants, shall be supplemented with the following paragraph:
"No relaxation granted by the DRC shall be interpreted as a variance from the minimum standards of official Whatcom County regulations or City of Bellingham regulations unless such minimum standard regulations have already been altered by flexibility authorized by the PUD ordinance and permit approval."
38. ~~Amendment to the Protective Covenants, Section 20, EXEMPTION, shall be amended to subject the declarant to the same review of DRC and state~~

2.2 TRANSPORTATION/CIRCULATION

2.2.1 Introduction

The Cordata Business Park transportation system has been designed to enable the efficient development of the site, to mitigate the impacts of Park development and to tie in with the existing transportation network in the surrounding area. In designing the roads in the system, consideration was given to the transportation policies of the City, County and State jurisdictions. See Drawing 6.02 TRANSPORTATION CORRIDORS.

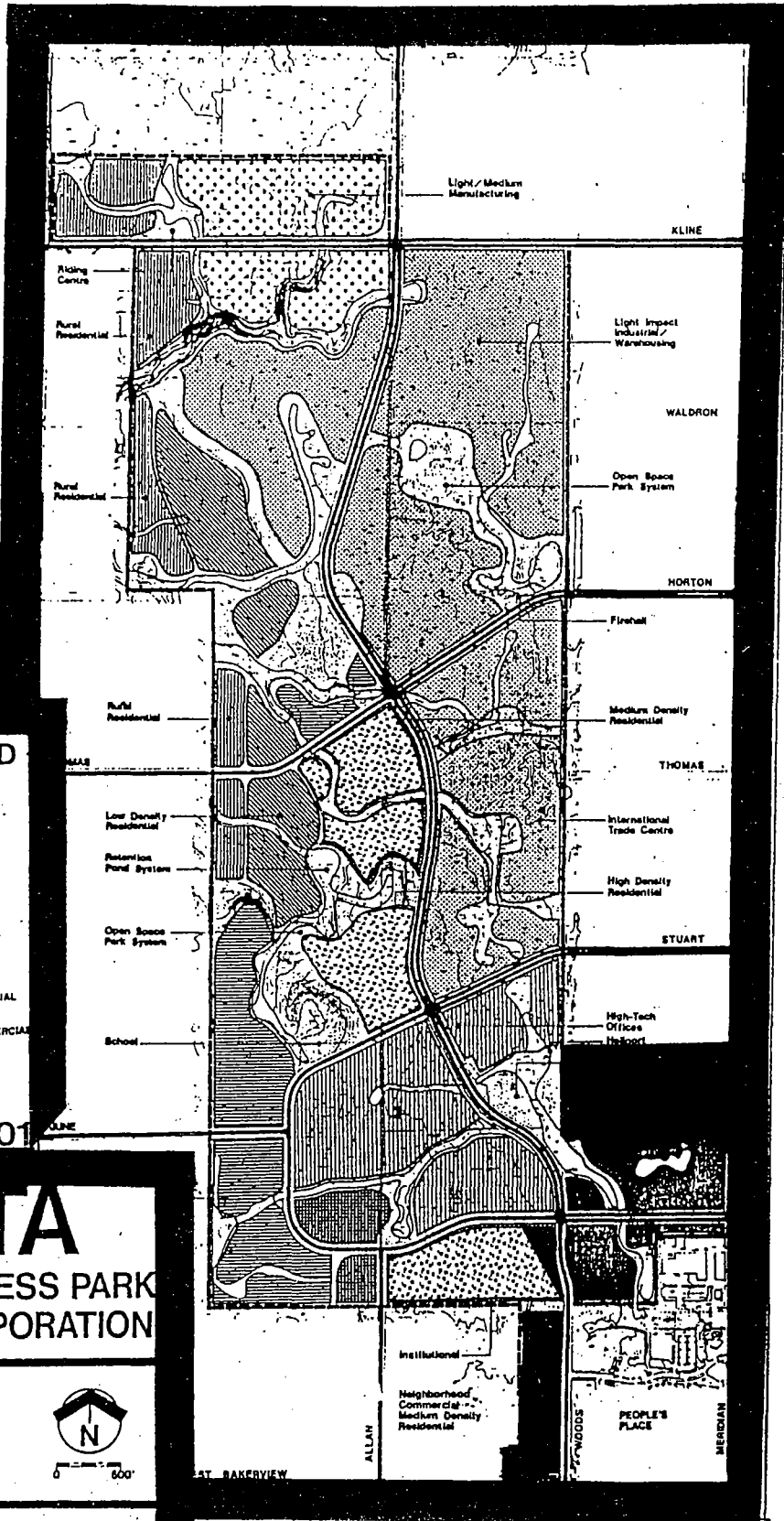
2.2.2 Road Circulation

The road system designed for the Park consists of major and minor collector roads whose function is to facilitate access through and within the site, to separate incompatible land uses and to define boundaries of the development subareas and some land uses. The Park road system extends the existing City and County transportation grid. Primary access to the Park is from Guide Meridian, the major existing arterial in the surrounding area. The road system channels car and truck traffic from Guide Meridian through the Park and out into Guide Meridian again, while avoiding disruption of the residential areas located in the western area of the site. Within the development units, access to development clusters and to individual parcels is provided by local access loop roads and cul-de-sac roads.

The major north-south collector road is the central spine road that runs from Kline in the north to Kellogg in the south and proceeds along Kellogg east to Guide Meridian. The central spine road effectively separates industrial and business activities located east of the central spine from the residential uses to the west, by providing a physical barrier and by directing the flow of traffic away from the residential areas towards Guide Meridian. The central spine road has been designed as both a high volume and high amenity road, with a landscaped median strip and signalized intersections.

In the northern portion of the site, Kline has been designed to function as a major east-west regional collector linking Van Wick with Slater. Two additional east-west roads are Horton-Thomas and Stuart-June. Both roads are designated as major collectors east of the central spine road but become minor collectors west of the central spine to avoid a through road system while providing road access to the western areas of the site.

- 2) Determination of the extent to which requirements imposed by Whatcom County prior to annexation will be enforced by the City of Bellingham subsequent to annexation, including, but not limited to, PUD conditions, development guidelines, compliance with DRC procedures, etc.;
- 3) Determination of a method for providing school facilities compatible with the needs of the school districts serving the site.



LEGEND

- LIGHT IMPACT INDUSTRIAL
- INTERNATIONAL TRADE CENTRE
- LIGHT/MEDIUM INDUSTRIAL
- HIGH TECH OFFICES
- HIGH DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- RURAL RESIDENTIAL ACREAGE
- GENERAL COMMERCIAL
- INSTITUTIONAL
- WATER
- OPEN SPACE

REVISED 11/88 6.01

CORDATA
 A MIXED-USE BUSINESS PARK
 THE TRILLIUM CORPORATION

PATTI RAO ASSOCIATES, INC.
 DEVELOPMENT PLANNING CONSULTANTS
 214 NORTH COMMERCIAL, BELLINGHAM, WA. 98225
 TELEPHONE (206) 734-3663
 481 12 WATER STREET, WAINWATER, B.C. CANADA TELEPHONE (604) 684-9433

0 600'

LAND-USE PLAN
 MASTER DEVELOPMENT PLAN

APPENDIX C

TEXT OF THE DECISION OF THE WHATCOM COUNTY COUNCIL
TO APPROVE AMENDMENT NO. 1 TO THE CORDATA BUSINESS PARK
PUD.

COUNTY FILE NO. PUD 1-84-A

of the road system for truck access. The rural character of the surrounding land uses minimizes the effect of potential industrial impacts. Extensive waterways, greenbelts and natural habitats located in this portion of the site ensure the separation of industrial uses from adjacent rural and low density residential areas and provide recreational opportunities for industrial workers.

Although land use regulations provide direction for types of industrial uses, the potential hazards associated with industrial Processes, such as air pollution, odors, toxic and flammable materials will be regulated at Cordata by development guidelines, restrictive covenants and industrial performance standards.

The Light Impact Industrial area occupies about 135 acres and is located in three parcels of land between Horton and Kline (Dev. Units 19,20 & 24). Two parcels lie east of the central spine and one is located to the west. Industries locating here are involved in storing, processing and packaging a wide variety of goods.

The Light Medium Industrial area occupies 39 acres and is located west of the central spine to the north and south of Kline (Dev Units 25 & 28). Industrial uses locating here are involved in processes similar to those in the Light Impact Industrial zone, but also include medium impact industries involved in fabrication, storage and assembly.

2.1.7 High Density Residential

The High Density Residential area is located in two areas with major visual impact. One area is located right on the central spine north of Stuart, the other area on the loop road west of Allen. These areas are the high points of the surrounding land and were selected for high density residential to take advantage of views and to provide high visibility and focus for building types suitable to this density. The density of this area is consistent with the 18 units per acre zoning district. The High Density Residential area occupies 18 acres of the site.

2.1.8 Medium Density Residential

Medium Density Residential areas occupy 59 acres and are located in four parcels. Two parcels lie south of the loop road and west of Allen. One parcel is located south of Horton and one parcel straddles Horton west of the central spine road. The density in this area is consistent with the 12 units per acre zoning district. The medium density residential areas are

PRELIMINARY INFORMATION (continued)

Applicant's Representative: Donovan Kehrer
P.O. Box 248
Bellingham, WA

Legal Description: The 3.4 acre parcel addition is made up of Tract 2 and the southern 242 feet of Tract 3 of Seeger's Bakerview Tracts, and fronts on West Bakerview Road. The 23.3 acre parcel addition consists of Assessor's Parcels #380212-462324, -471291 and -470275.

Zoning: The area to be added to Unit 1 (3.4 acres) is zoned UR-4; the area to be added to Unit 5 (23.4 acres) is zoned GC and LII.

Comprehensive Plan: Unit 1 is designated Urban Reserve, and Unit 5 is designated Light Industrial Park and Commercial.

Subarea: Urban Fringe

B. PROCEDURAL INFORMATION

Authorizing Ordinances:

WHATCOM COUNTY CODE, Section 20.85.350
Chapter 20.92
Official Zoning Ordinance

SEPA Review: An Addendum to the original EIS issued in March, 1985, was issued on April 1, 1988.

Legal Notices: Published - May 4, 1988
Posted - May 5, 1988
Mailed - May 5, 1988

Hearing Dates: May 17, 1988, and June 2, 1988

Hearing Testimony:

1. Donovan Kehrer
P.O. Box 248
Bellingham, WA
2. Jerry Nixon
Division of Buildings and Code
401 Grand Ave.
Bellingham, WA

WHATCOM COUNTY HEARING EXAMINER

RE: PLANNED UNIT DEVELOPMENT) FILE NO. P.U.D. 1-84-A
APPLICATION OF Trillium)
Corp., for "Cordata Business) RECOMMENDATION TO COUNTY
Park") COUNCIL FINDINGS
OF FACT AND CONCLUSIONS OF LAW

I. APPLICATION SUMMARY

A. Project Description

An application of the Trillium Corporation to amend PUD 1-84 by the addition of two parcels of land. These parcels would increase the total area of the Cordata Planned Unit Development by a total of 26.7 acres. The smaller of the parcels is 3.4 acres in size and is located along the southerly edge of the PUD, and the larger area is 23.3 acres and is located to the northern boundary of the easternmost portion, bordering Guide Meridian. The Master plan and the various Cordata development documents would be amended to reflect the additions and to update, clarify, or amend existing language to make it consistent with previous County Council approval.

B. Recommendation

The Hearing Examiner recommends to the Whatcom County Council that the amendment be approved subject to certain conditions set out herein.

II. PRELIMINARY INFORMATION

A. BACKGROUND INFORMATION

Applicant: Trillium Corp.
1307 Cornwall Ave., Suite 200
Bellingham, WA

2.1.2 Commercial Land Use - Development Units 1,2,3,3A,4,5 & 6

The commercial area occupies approximately 60 acres and occurs in two major pockets on the site; one is located east of the central spine road on both sides of Kellogg and fronting on Guide Meridian, while the other is located west of the central spine and south of Kellogg.

The commercial area east of the spine road is located on the major highway at a primary entryway into the Park. This area is planned as an extension of the dominant land use in the existing shopping center, located south-east of the site. The types of activities expected to develop here include traditional shopping center uses such as large retail outlets, restaurants and specialty shops.

The commercial area west of Woods is planned as an extension of the Cordata Place complex. The commercial activities conducted here will be oriented towards Woods Road. Although at the present time the surrounding area is developed with residential uses, the proximity of this area to commercial areas which are experiencing rapid growth indicates that this area is in transition. Development of this site will be done in a manner which is sensitive to existing adjacent uses. The compatibility safe-guards established in the county development standards including buffering and setbacks, will be utilized at this boundary of Cordata. In the rest of the Park, convenience commercial clusters are located in appropriate sites to serve the surrounding residential and industrial areas. For example, a small convenience commercial cluster at the intersection of Kline and the central spine road serves the industrial area to the north and east. Another cluster at the intersection of Horton and the central spine road serves the residential area to the west as well as the industrial area to the east.

In addition to these commercial areas, small pockets of work-related commercial uses such as cafes, are located within individual office or industrial buildings or clusters.

2.1.3 Institutional and Institutional Campus - Development Units 7,16,17A & 21B

Two areas within Cordata are planned for Institutional type uses. These areas are designated as Institutional and Institutional Campus.

- A. The institutional area occupies 14 acres and is located south of the Stuart-Kellogg loop between Woods and Allen (Dev. Unit 7). Whatcom Community College is scheduled to be located here to take advantage of employment and educational opportunities in the adjacent high tech office area and for the convenience of nearby shopping and transportation. Planning for the college is currently underway.

PRELIMINARY INFORMATION (continued)

3. Jean Gorton
The Trillium Corporation
1307 Cornwall Ave., Suite 200
Bellingham, WA
4. Carl Parker
Division of Engineering
311 Grand Ave.
Bellingham, WA
5. Clyde Brock
370 W. Bakerview Road
Bellingham, WA
6. Jean Brock
370 W. Bakerview Road
Bellingham, WA
7. Dan Taylor
Planning Department
401 Grand Ave.
Bellingham, WA

Exhibits:

- 1 Planned Unit Development Amendment application
- 2 Affidavit of Publication
- 3 Certificate of Posting
- 4 Certificate of Mailing
- 5 Technical Committee Report and Recommendation
- 6 Addendum to the Draft and Final Environmental Impact Statement for Cordata Business Park
- 7 Location Map
- 8 Vicinity Map
- 9 Technical Committee Staff Report and Recommendation, Cordata Business Park, PUD 1-84
- 10 Illustration of proposed modifications to Unit 1
- 11 Real Estate Contract, Deeter/Brock

PRELIMINARY INFORMATION (continued)

Exhibits submitted at hearing on June 2, 1988

- 12 Amendment Application
 - 13 Letter from Dan Taylor, Planning Director, to Donovan Kehrer, regarding Master Development Plan for Cordata
 - 14 Letter to Jean Gorton, Trillium Corporation, from Jongejan, Gerard & McNeal
 - 15 Storm Sewer Map
- Exhibit submitted after hearing and prior to closing of record
- 16 Memorandum from Dan Taylor regarding drainage pond conditions

III. FINDINGS OF FACT AND CONCLUSIONS OF LAW

Whatcom County Code Section 20.85.350 places the responsibility on the Division of Buildings and Code to determine, after consultation with the Technical Committee, if adjustments to a previously approved Planned Unit Development (PUD) are major or minor. Major adjustments require Whatcom County Council approval under Section 20.85.350(3). The Ordinance is silent on procedures for bringing the application to the attention of the County Council and it was determined by the Division of Buildings and Code, the Hearing Examiner, and the applicant that a procedure which duplicates the original PUD approval is the appropriate vehicle. Therefore, public hearings were held on this application on May 17, and June 2, 1988. This recommendation is based upon the evidence generated at those hearings and upon the application and other materials submitted both prior to and subsequent to the hearings. The original PUD approval and the materials generated in that process are adopted by reference into this record.

Review is being made on the basis of the criteria found in Section 20.85.335. Each of those criteria will be addressed in the Conclusions of Law section below.

Findings of Fact

On June 16, 1986, the Whatcom County Council approved PUD 1-84, commonly known as "Cordata". Final PUD approval was granted for Phase 1A of the project along with initial approval of the remaining non-residential phases and conceptual approval of the residential area situated in the western portions of the project. A 600 acre

CORDATA BUSINESS PARK

ownership and strategically located near port and border points to create a "state of the art" business park which will act as an employment center. In order to attract national and international investment, Cordata Park must project a unique development character that will distinguish it from competing business parks. For this reason, the Master Plan proposes a "state of the art" business park that exceeds the standards of similar parks found locally. Although current zoning permits up to 39 million square feet of development on the Cordata site, the Plan proposes a maximum development of 13 million square feet, or one third of the permitted development potential. This development maximum was chosen to ensure adherence to the development density of similar local uses and to create a high quality environment with site-sensitive design and ample open space.

The conceptual framework of a mixed use, design controlled and site sensitive business park has been translated into plans that are concerned with specific aspects of the overall concept such as land use, transportation, drainage/ retention, services and utilities, open space and amenities, and urban design. In addition, specific area development plans are provided that propose building density, form and siting, circulation networks and amenity features. Within the framework of the area plans considerable flexibility exists in density transfer, building and use groupings and circulation and open space design.

In order to ensure that future development is consistent with the overall concept, mechanisms for maintaining development standards and character over time have been developed. These include development and design guidelines and covenants that will be implemented by a Cordata appointed architectural review committee and through the Building Permit and County and City development approval process.

2.0 PLAN ELEMENTS

2.1 LAND USE

2.1.1 Context

The Cordata Business Park is located within the Urban Fringe Area, one of ten geographic areas delineated by the Whatcom County Planning Commission in the preparation of the Whatcom County Comprehensive Land Use Plan. Situated directly north of the City of Bellingham, the Urban Fringe Area represents the transition between urban and rural land uses

FINDINGS AND CONCLUSIONS (continued)

limited to two, with the City of Bellingham preferring one curb cut at least 600 feet north of Kellogg Road. Sidewalks along Guide Meridian were also suggested by the Division of Engineering and the City of Bellingham.

The Technical Committee's opinion was that the change of Unit #1 to entirely commercial use and the addition of the 3.4 acres in Parcel A would have a significant increase in traffic impacts. The addendum to the EIS for this project anticipated a doubling of peak hour traffic for both Units #1 and #5. Various recommendations were made including the widening of West Bakerview by the dedication of additional right-of-way, and a re-examination of the time frame for signalization of Bakerview/Cordata Parkway intersection. The Technical Committee pointed out the additional pressure created by the completion of the Whatcom Community College building and the unanticipated size of the student population there. The original PUD decision approved signalization of the Bakerview/Cordata Parkway intersection when the level of service reached Level D. The City of Bellingham and the Technical Committee have expressed strong preference for immediate signalization of the intersection. The applicant pointed out that agreements are in place between the Bellis Fair developers, the Trillium Corporation, and the City of Bellingham for the signalization of this intersection and that those agreements include both timing and cost considerations.

The Technical Committee's recommendations would constitute an amendment to original Condition #2b in terms of the timing and nature of improvements to West Bakerview Road near the Cordata Parkway/West Bakerview intersection. The City of Bellingham has recommended signalization of the Kellogg Road/Guide Meridian intersection at the time of approval of the addition to Development Unit #5.

One final issue exists with regards to the traffic and circulation around Parcel A. It was recommended by the Planning Department that the access to the single-family house on Lot 3 of Seeger's Bakerview Addition be done in such a way as to eliminate the need for the property owners to compete with commercial traffic for their access. The applicant indicated a willingness to cooperate in provision of the appropriate access.

The applicant has proposed the elimination of detention ponds found in the original plan on both Units #1 and #5. These detention ponds were to be a portion of the open space and drainage system. The applicant testified that neither pond is necessary for appropriate drainage and that neither one is an appropriate component of the open space plan because of their isolated location. It was the applicant's opinion that unless these ponds are necessary for drainage they would provide no functional benefit for the open space

FINDINGS AND CONCLUSIONS (continued)

plan. The Planning Department originally opposed the elimination of the ponds in this open space area but after additional review and a site visit concurred that common open space network and storm drainage system would work more appropriately without these ponds and that to require their inclusion would unnecessarily impact the commercial development. Concerns were still voiced about the fact that the commercial area would develop sooner and that the advantages of the open space would not become apparent until further developments occur. It was noted that the PUD as a whole meets the requirements for open space and that future care would have to be taken in design to ensure that the rest of the open space is maintained and preserved.

The applicant is further proposing numerous changes in wording of the existing PUD documents. Most of these changes are for the purpose of clarification or to meet the requirements set forth in the original PUD approval. The applicant testified that a certain amount of reorganization and document orientation is needed to make all of the documents consistent with the requirements of the original approval and the intent of the Master Plan. It was requested by the applicant that the Master Plan be designated as Chapter 6 in the originally submitted documents as much of the additional material in those documents is merely background. Chapter 6, along with certain drawings constitutes the substantive portion of the Master Plan, and the Design Development Guidelines, Design Review Procedures, Protective Covenants, Landscape Guidelines, and signage program all implement the Master Plan. The Technical Committee was in agreement with regard to the document revisions and the changes to be made as well as the reclassification of Chapter 6 as the Master Plan. The Master Plan would also include drawings 7.16 and 7.17, as revised to reflect existing circumstances. The Technical Committee was generally in favor of the revisions to the documentation, specifying that a Master Plan Drawing 6.06, including development envelopes, be included. The Technical Committee recommended that all of the document amendments be made and approved by the Technical Committee and the Hearing Examiner prior to the actual approval of the addition of these parcels of property to the PUD approval. The Technical Committee further recommended that final and corrected copies of these documents be presented and printed in a final form as a condition of the approval. The applicant indicated a willingness to comply with these recommendations and, in fact, felt it appropriate for the documents to be revised to include the changes which would be necessary for the incorporation of the new areas so as to prevent duplication of printing.

FINDINGS AND CONCLUSIONS (continued)

The conditions that are proposed should be adequate to address the needs for improved traffic flow created by these additions to the PUD.

4. Harmony of the proposed PUD with the existing and proposed characteristics of its surroundings...

The only potential impact on the surroundings of the PUD by these new additions would be that which has to do with the residential properties to the west. Conditions of this recommendation will serve as mitigating measures and should address the areas where surrounding properties may be impacted by the addition of these parcels to the PUD. It appears that Ordinance requirements will be sufficient to address the needs which have been pointed out, particularly in relation to the issue of screening to protect differing uses. The remainder of the PUD will be unchanged in this respect.

5. Adequate provision of utilities and circulation to serve the project and, where appropriate, contribute to the overall development of urban areas.

Sewer and water are available from the City of Bellingham for Parcel B in Development Unit #5, however Unit #1 and Parcel A are not now served. The City of Bellingham has indicated that service will not be available until annexation occurs. It was staff's opinion that water and sewer do not have to be available from the City of Bellingham prior to PUD approval. This is consistent with the prior interpretations of the Ordinance. Water and sewer will be necessary before development occurs, and the applicant has indicated that they are willing to provide the services by whatever means are available before development occurs.

The addition of these properties will not have a significant effect on the drainage or on solid waste disposal. Circulation is an issue particularly with regard to Parcel A and the Bakerview/Cordata Parkway intersection. The conditions of this recommendation are those which are acceptable to the Technical Committee and the applicant. The issues of signalization and improvements are complicated and tied to concomitant agreements between the developers of Bellis Fair, Cordata, and the City of Bellingham. It seems prudent to require that appropriate improvements be made within the framework of those agreements but to place certain outer limits on the time frame involved as a condition of final approval of the addition of this property to the PUD. The conditions included herein have been formulated to provide for the needs of the community while still responding to the reality of previous commitments.

FINDINGS AND CONCLUSIONS (continued)

The protection of the ingress/egress to Lot 3 of Seeger's Bakerview Tracts is also one which cannot be neglected. In order to add Parcel A to the PUD, it is incumbent on the applicant to insure the proper and undiminished access that the owners of this parcel are accustomed to. In addition, the protection of the utility lines to the residential property is essential.

IV. RECOMMENDED DECISION

Based on the foregoing Findings of Fact and Conclusions of Law the Hearing Examiner recommends to the Whatcom County Council that the addition of Parcels A and B to the Cordata PUD be granted initial approval subject to the conditions set forth herein. It is recommended that this initial approval not become effective until all of the conditions herein have been met to the satisfaction of the Technical Committee. The conditions are as follows:

1. Dedication of ten (10) feet of right-of-way along the north side of West Bakerview Road, with a 25 foot by 25 foot northwest corner cutoff at the intersection of Cordata Parkway, shall be made to the County at the time of Specific Binding Site Plan approval for future widening improvements. Any amendment required to the existing General Binding Site Plan to accommodate the requirements of this condition shall also be made.
2. Access to Unit #1 from West Bakerview shall be taken as far west of the Cordata Parkway/West Bakerview intersection as feasible in order to accommodate the channelization of West Bakerview. Access to Cordata Parkway south of Westerly Road shall be limited to one opening. Access to the north parcel of unit 1 from Cordata Parkway shall be midway between Westerly Road and Division Road. West Bakerview shall be designed to accommodate four lanes and a left turn pocket.
3. Sidewalks shall be constructed along the west side of Cordata Parkway, and the north side of Bakerview and along the west side of the Guide Meridian prior to the issuance of a Certificate of Occupancy. The sidewalk construction may be done in stages as each building site is developed. The developer of a site shall be responsible for sidewalk construction adjacent to his site.
4. The north/south access road and access points to the Guide Meridian must comply with Title 22. Access points to the Guide Meridian from Unit #5 shall be limited to two openings.

RECOMMENDED DECISION (continued)

17. ANY PERSON, FIRM, COMPANY OR CORPORATION WHO VIOLATES, DISOBEYS, OMMITS OR NEGLECTS ANY OF THE PROVISIONS OF THE ZONING ORDINANCE OR THIS DECISION SHALL BE SUBJECT TO A FINE OF NOT MORE THAN FIVE HUNDRED DOLLARS (\$500.00), TOGETHER WITH COSTS OF ACTION AND IMPRISONMENT IN THE COUNTY JAIL FOR A PERIOD OF NOT MORE THAN SIX (6) MONTHS, AS PER WHATCOM COUNTY CODE CHAPTER 20.94.

DATED this 23rd day of June, 1988.


Charles R. Snyder, Hearing Examiner

incorporated, as they are shown in the application, at the time the documents are reprinted.

NOTE: It is recommended that the County Council direct the County Staff to submit for Council approval a copy of the original PUD approval by the Whatcom County Council which incorporates all of the changes made to the Hearing Examiner's recommended decision. This recommendation is made for the purposes of creating a more easily read and clarified document which sets forth all of the conditions of approval of the original PUD. All strikeouts and insertions should be removed so that the PUD approval which can be reviewed and endorsed by County Council can be provided to all who are involved in the administration of this PUD. The decision on this amendment can be utilized as an additional document to reflect the requirements which are relevant to the addition to of the new parcels of property.

12. The applicant shall demonstrate the availability of services such as sewer and water before any construction takes place on either parcel added to the PUD.
13. Any portion of the site which will drain into the City of Bellingham storm drainage system should contribute to the City storm drainage fund at the rate established by the City of Bellingham.
14. Signage shall be approved by the agency with jurisdiction and shall be consistent with City and County regulations, and shall also be consistent with an interlocal agreement signed by the Whatcom County Executive and Mayor of the City of Bellingham dated June 25, 1985, and September 10, 1985.
15. Improvements to the Bakerview/Cordata Parkway intersection including such items as road widening and signalization shall be done in accordance with the requirements of the original Cordata PUD approval.
16. ANY PERSON, FIRM, COMPANY OR CORPORATION WHO VIOLATES, DISOBEYS, OMITTS OR NEGLECTS ANY OF THE PROVISIONS OF THE ZONING ORDINANCE OR THIS DECISION SHALL BE SUBJECT TO A FINE OF NOT MORE THAN FIVE HUNDRED DOLLARS (\$500.00), TOGETHER WITH COSTS OF ACTION AND IMPRISONMENT IN THE COUNTY JAIL FOR A PERIOD OF NOT MORE THAN SIX (6) MONTHS, AS PER WHATCOM COUNTY CODE CHAPTER 20.94.

