

# Surplus Land Assessment: Establishing a Replicable Methodology

2017  
REPORT and ACTION PLAN

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## **SUMMARY**

The City of Bellingham currently owns or manages over 4,800 acres of land within Whatcom County, primarily within the City of Bellingham itself. While most of these properties provide a valuable public benefit, some may be surplus either now or in the future to the City's needs. Chapter 4.84 of the Bellingham Municipal Code allows for the City Council to declare that if it is in the public interest and not needed for some present or future municipal use, real property held by the City may be returned to the tax rolls and sold for a reasonable return.

The purpose of this project is to develop a replicable process for evaluation of City properties to determine and recommend which properties are potentially surplus to the City's needs. Developing a methodology which can be repeated annually will save both time and reduce the cost of future assessments. A Geographic Information System (GIS) model was developed in order to evaluate City properties against the established criteria, providing an objective and repeatable, baseline process. Project team members review, verify, and supplement the results of the GIS model to determine any unique situations that were not identified.

## **BACKGROUND**

Prior to this project, City of Bellingham departments were individually responsible for annual review of properties under their management for potential surplus. This departmentalized method of property review was time-intensive and often repetitive in nature. It was determined to be in the City's interest to develop a replicable process that would have lasting functionality. The development of a comprehensive process for evaluating potential surplus properties would allow for efficient identification of unneeded properties, leading to consideration for surplussing of them.

At the June 20<sup>th</sup>, 2016 City Council Committee of the Whole meeting, City of Bellingham Planning staff presented the scope and specific criteria for the GIS model to identify surplus potential. City Council was supportive of the evaluation criteria presented as well as the ability of the

model to provide a centralized database and establish an effective process for identifying potential surplus properties.

## METHODOLOGY

The overall goal of the project is to establish a repeatable process for identifying potential surplus properties and to create an accessible database to store the results of the analysis.

City of Bellingham Planning and Community Development Department staff took the lead role in facilitating the project. Project team meetings were held to provide information and solicit direction and guidance throughout the process.

### First Tier Evaluation

The project team identified GIS data that was appropriate, reliable, and readily available for evaluating surplus potential. This first tier of GIS data, based on current use of existing facilities and environmental constraints, builds the basis of the GIS model (see Table 1). Using a series of spatial queries, the model evaluates each City property against the

**Table 1 - Criteria for Evaluation (Tier 1 - GIS Model)**

EXISTING FACILITIES & CURRENT USE	
Sewer Facilities	Sewer Discharge Structures, Lift Stations, Clarifiers, Screening Facilities, & Diversion Points
Stormwater Facilities	Stormwater Treatment Facilities
Water Facilities	Water Storage Facility, Pump Station or Treatment Plant
Fire Stations	Bellingham Fire District Stations (1-6, 31, 32)
Public Buildings	City Hall, Public Works Operations, Libraries, etc..
City Parks	"City" or "Neighborhood" Park Type
Trails	in Parks and Greenway/Open Space corridors
ENVIRONMENT	
Lake Whatcom Watershed	Properties within the Lake Whatcom Watershed restricted from surplus potential
Conservation Easement	Properties with Conservation Easements restricted from surplus potential
Wetlands*	150' Buffer
Shoreline Jurisdiction*	200' Buffer
Streams*	75' Buffer
Steep Slopes*	>40% and area >1,000sf
FEMA*	100 yr Floodplain and Floodway

*\*Critical Areas spatially combined and summarized by parcel to create a percent encumbered per parcel.*

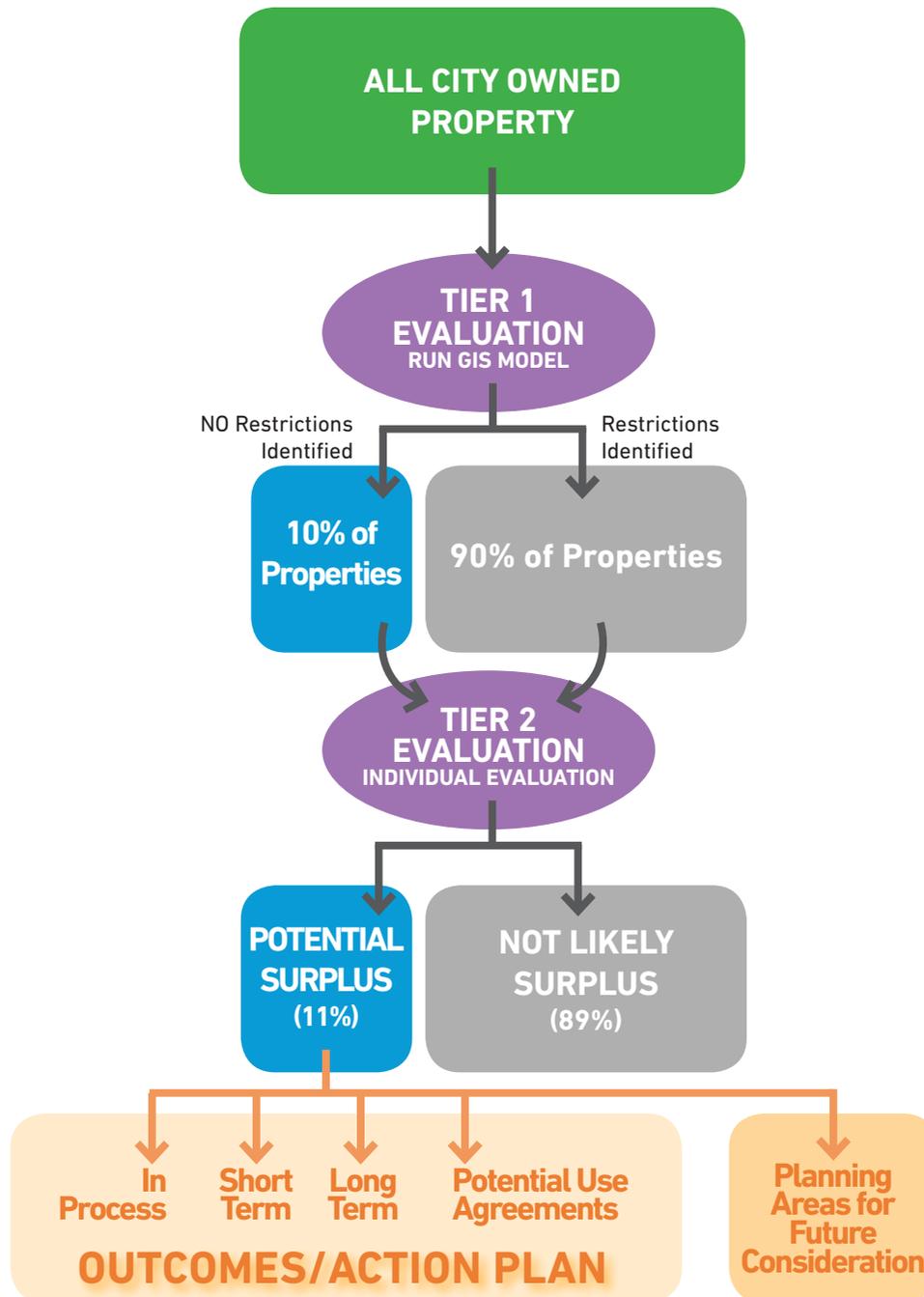
NOTE: Criteria for evaluation should be assessed annually and supplemented with additional data as it becomes available or appropriate. For example, Public Works Natural Resources is compiling spatial data to identify Restoration and Mitigation sites. This data and any other applicable data should be incorporated as it becomes available.

criteria and appropriately attributes the City property record in the database. This process is automated through the GIS model and can be run on an annual or as-needed basis to provide an objective baseline evaluation.

### Second Tier Evaluation

The second tier of evaluation includes the review of use agreements, restrictive deeds, potential purchasing fund

Figure 1 - Project Process Diagram



restrictions, previous Parks Department surplus property evaluations and master planning documents, and is necessarily more subjective. Much of this information is not available in a format that is easily incorporated into the GIS model. Institutional knowledge from project team members plays an important role in this second tier evaluation. Properties in the database were evaluated by the project team on an individual basis to verify the validity of the first tier process (GIS model) and apply this secondary tier of evaluation.

## FINDINGS

After running the first tier evaluation (GIS model), close to 90% of City properties showed some obstacle to surplus potential based on the established criteria. The model indicates the specific criteria that might impact the surplus potential of each individual property. A simple Yes (1)/No (0) attribute is entered for each criterion, with the exception of critical areas. Critical areas are spatially summarized for an overall percent encumbered for each property. This percentage is entered into the database (See Figure 2).

**Figure 2 - Property Record attributed from GIS Model**

Field	Value
SITE ID	282
PARCEL_CODE	380331220139
SEWER	0
STORM	0
WATER	1
TRAILS	1
PUBLICBLDG	1
PARKS	1
FIRE	0
LAKEWHATCOM	0
% Critical Areas (approx.)	44%
CONSERVATION_EASEMENT	0
ZONING	Public, Open Space/Park/Utilities
NH	WESTERN WASHINGTON UNIVERSITY - Area 2
Acres	65
Square Feet	2,810,143
COMMENT	Sewer, Storm or Water Facility
SURPLUS_POTENTIAL	Property does NOT have surplus potential

**TRADING STOCK**

Real property that is not currently feasible or beneficial as surplus, but that could at some future time be considered surplus in exchange for a greater public benefit.

In the second tier evaluation, staff examined properties individually to verify the attributes assigned through the GIS model and to identify unique situations. For example, a handful of properties did not reveal any restrictive attributes; nonetheless the shape, size or location of the property was found to not be suitable as surplus. Other properties were determined by the project team to have a future use or current public benefit although no restrictive attributes were identified by the GIS Model. Further research on individual properties also found deed restrictions that could limit properties from being considered surplus.

Some properties identified with obstacles to surplus potential were reconsidered due to specific situations. One such example is 600 W Holly. The first tier evaluation showed this property as encumbered by shoreline restrictions and trail segments crossing through the property. However, staff determined that the uniqueness of 600 W Holly and previous uses at the site make it an ideal candidate for redevelopment.

**See Action Plan** | Approximately 6% of City properties were found to have potential as either surplus, trading stock or candidates for possible special use agreement situations. These properties have been further broken out into the following categories: **In Process, Short Term, Long Term, and Use or Maintenance Agreements**. These categories are explained in the “Action Plan” section below.

Approximately 5% of City properties were found to need further review as part of master planning efforts in specific areas. These properties’ surplus potential was determined to be dependent on future area-wide planning. Rather than evaluating these properties on an individual basis, evaluating them collectively as part of a larger process is a more logical approach. These properties are divided among three geographic areas: Samish Crest/Yew Street Corridor, King Mountain, and Alderwood (See Figure 3 and Appendix B for detailed maps). As master planning progresses in these areas, attention should be paid to City properties with potential for surplus or as trading stock.



## ACTION PLAN

The Action Plan serves as a recommendation for moving forward with the findings of this project. Any property that has potential for surplus will be held subject to the requirements in Chapter 4.84 of the Bellingham Municipal Code. **See Appendix A for individual property details and summary maps.**

### Surplus Property Declaration

*See Chapter 4.84.010 of the Bellingham Municipal Code*

- Real Estate Review Committee Formed
- Committee Prepares Property Report
- Public Hearing
- Council Determination

*The Surplus Property Declaration process is facilitated by the Real Estate Review Committee and the City of Bellingham Real Property Manager*

*Proceeds from the sale of any surplus property should be credited to the City of Bellingham General Fund unless specifically restricted by the initial funds used to acquire the subject property.*

process

### In Process

There is 1 site, the Aloha Motel (2 parcels, approximately 1.5 acres, and \$1,197,251 in total assessed value) currently advertised by the City of Bellingham for purchase or lease. At the time of this report, the Aloha Motel Site has a purchase and redevelopment proposal submitted, with an estimated closing date in March 2017.

**RECOMMENDED ACTION: Continue surplus declaration process on the Aloha Motel.**

### Short Term (1-4 years):

There are 12 parcels (approximately 6.6 acres, and \$2,566,005 in total assessed value) identified as potential “Short Term” surplus properties. These properties are the most feasible properties for surplus in the short term. All properties are smaller than 2 acres.

**RECOMMENDED ACTION: Further explore feasibility of properties for Surplus.**

### Long Term (5+ years):

There are 24 parcels (approximately 43 acres in total) identified as potential “Long Term” surplus properties. Some are properties that have potential for surplus, but are dependent on other factors or actions before surplus designation is feasible. These properties are essentially on “hold”. Other properties are potentially surplus, but due to their size or current use, require further and more intensive planning and investigation into the feasibility of their sale or lease. *Due to the long term nature of these properties and the potential for some to be further subdivided or altered from their current parcel configuration, assessed value is not displayed for “Long Term” properties.*

**RECOMMENDED ACTION: Incorporate these properties into future conversations at higher level review and planning. Annual review of these properties.**

assessed value

*Annually, Whatcom County assessors physically inspect 1/6th of the county. Properties not inspected in a given year are statistically revalued each year. Every property is inspected at least once every 6 years.*

*Assessed value is one indication of value and does not represent Fair Market Value.*

### **Use or Maintenance Agreements:**

There are 8 parcels (approximately 155 acres in total) identified in this category as properties that due to size, current use, or other restrictions are not likely to be surplus, but do have potential for specific use or maintenance agreements. These properties include opportunities for possible public plazas, community gardens, outdoor art installations, etc.

**RECOMMENDED ACTION: Explore use or maintenance agreements as opportunity and need arises.**

## **CONCLUSION**

As discovered in this project, the majority of City properties are utilized for present or future municipal purposes, and provide a valuable public benefit. The development of the GIS model and secondary evaluation process provides a centralized and repeatable framework for evaluating surplus potential on City properties. Often, the City is approached by private or other public entities inquiring about purchasing City property. The database delivers quick access to the results of the evaluation. While a property might not have been designated as potentially surplus through this evaluation, City staff will be able to quickly identify the encumbrances that were found in the evaluation and determine the best approach to address specific requests.

Looking to the future, the intent is to repeat this evaluation on an annual basis. Although an initial investment of time and planning went into developing the model and methodology, in subsequent years, this will be a more streamlined and nimble process.

# APPENDIX A

## Property Details & Summary Maps

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- **In Process**
- **Short Term**
- **Long Term**
- **Use & Maintenance Agreements**

NOTE: The listing of a property in this appendix only indicates the property has potential for surplus or potential for an alternative use. Further research and consideration is necessary before any property proceeds in the surplus property declaration process. Any property that proceeds in the surplus property declaration process will be held subject to the requirements in Chapter 4.84, "Disposition of Surplus Real Property" of the Bellingham Municipal Code.

**(2 Properties, 1.5 Acres, \$1,197,251 in Total Assessed Value)**



1/31/2017

**IN PROCESS**

**(2 Properties, 1.5 Acres, \$1,197,251 in Total Assessed Value)**

**SITE ID:** 302    **PARCEL CODE:** 380331425243    **ACRES:** 0.51    **TOTAL ASSESSED VALUE:** \$430,967



**ZONING:** Samish Way Urban Village

**NEIGHBORHOOD:** SEHOME - Area 15

**COMMENTS:**

Aloha Motel - Currently under contract with Housing Authority for purchase (2016)

**RECOMMENDED ACTION:**

Purchase & Sale Agreement Underway. Expected closing March 2017.

**SITE ID:** 304    **PARCEL CODE:** 380331421256    **ACRES:** 1.00    **TOTAL ASSESSED VALUE:** \$766,284



**ZONING:** Samish Way Urban Village

**NEIGHBORHOOD:** SEHOME - Area 15

**COMMENTS:**

Aloha Motel - Currently under contract with Housing Authority for purchase (2016)

**RECOMMENDED ACTION:**

Purchase & Sale Agreement Underway. Expected closing March 2017.

(12 Properties, 6.6 Acres, \$2,566,005 in Total Assessed Value)



1/31/2017

**SHORT TERM (12 Properties, 6.6 Acres, \$2,566,005 in Total Assessed Value)**

**SITE ID: 25      PARCEL CODE: 370213351342      ACRES: 1.78      TOTAL ASSESSED VALUE: \$225,000**



**ZONING:** Residential Single

**NEIGHBORHOOD:** SOUTH - Area 9

**COMMENTS:**

"Clark ". Acquired with Greenway Levy funds in 2011. Purchased with property north of Spokane St for \$500K. Retain easements for trail to Woodstock and highway sight distance improvements. Establish cons. easement for riparian corridor/restoration.

**RECOMMENDED ACTION:**

Initiate review by the Real Estate Review Committee.

**SITE ID: 258      PARCEL CODE: 380332210052      ACRES: 0.87      TOTAL ASSESSED VALUE: \$82,880**



**ZONING:** Residential Single (12,000sf)

**NEIGHBORHOOD:** SAMISH - Area 4

**COMMENTS:**

NW Samish Hill lots at 46th & Byron. Purchased through General fund in 1947. Zoned Res. Single Detached, cluster detached 12,000sf. Possible unidentified Critical Areas.

**RECOMMENDED ACTION:**

Initiate review by the Real Estate Review Committee.

**SITE ID: 461      PARCEL CODE: 380330356326      ACRES: 0.38      TOTAL ASSESSED VALUE: \$167,000**



**ZONING:** Downtown District Urban Village

**NEIGHBORHOOD:** CITY CENTER - Area 7

**COMMENTS:**

"Starcher". Keep full Whatcom Cr. setback for restoration and trail area on north side of creek. Explore sale to an adjacent owner. Aim to align trail with Kansas St. Check access if sale to non-adjacent owner. Greenway Levy in 2011 (\$240,000).

**RECOMMENDED ACTION:**

Initiate review by the Real Estate Review Committee. Inquire with abutting owners for interest in purchase.

## SHORT TERM

SITE ID: 464    PARCEL CODE: 380330044311    ACRES: 0.94    TOTAL ASSESSED VALUE: \$492,000



**ZONING:** Commercial

**NEIGHBORHOOD:** LETTERED STREETS - Area 10

**COMMENTS:**

600 W Holly - Currently advertised for lease or purchase. Site contains Public Works Natural Resources riparian restoration project along waterway. Maintain trail access and restoration areas

**RECOMMENDED ACTION:**

Continue pursuing lease or sale options (pending change in vision, adjacent land uses or developer interest).

SITE ID: 470    PARCEL CODE: 380330031307    ACRES: 0.11    TOTAL ASSESSED VALUE: \$125,000



**ZONING:** Commercial

**NEIGHBORHOOD:** LETTERED STREETS - Area 10

**COMMENTS:**

600 W Holly - Currently advertised for lease or purchase. Site contains Public Works Natural Resources riparian restoration project along waterway. Maintain trail access and restoration areas

**RECOMMENDED ACTION:**

Continue pursuing lease or sale options (pending change in vision, adjacent land uses or developer interest).

SITE ID: 474    PARCEL CODE: 380330058324    ACRES: 0.94    TOTAL ASSESSED VALUE: \$492,000



**ZONING:** Commercial

**NEIGHBORHOOD:** LETTERED STREETS - Area 10

**COMMENTS:**

600 W Holly - Currently advertised for lease or purchase. Site contains Public Works Natural Resources riparian restoration project along waterway. Maintain trail access and restoration areas

**RECOMMENDED ACTION:**

Continue pursuing lease or sale options (pending change in vision, adjacent land uses or developer interest).

## SHORT TERM

SITE ID: 478    PARCEL CODE: 380330066329    ACRES: 0.11    TOTAL ASSESSED VALUE: \$60,000



**ZONING:** Commercial

**NEIGHBORHOOD:** LETTERED STREETS - Area 10

**COMMENTS:**

600 W Holly - Currently advertised for lease or purchase. Site contains Public Works Natural Resources riparian restoration project along waterway. Maintain trail access and restoration areas

**RECOMMENDED ACTION:**

Continue pursuing lease or sale options (pending change in vision, adjacent land uses or developer interest).

SITE ID: 530    PARCEL CODE: 380330142458    ACRES: 0.20    TOTAL ASSESSED VALUE: \$187,000



**ZONING:** Downtown District Urban Village

**NEIGHBORHOOD:** LETTERED STREETS - Area 16

**COMMENTS:**

Municipal Court Parking Lot.

**RECOMMENDED ACTION:**

A proposal has been submitted for review. Pending current proposal, initiate review by the Real Estate Review Committee.

SITE ID: 531    PARCEL CODE: 380330154456    ACRES: 0.59    TOTAL ASSESSED VALUE: \$561,000



**ZONING:** Downtown District Urban Village

**NEIGHBORHOOD:** LETTERED STREETS - Area 16

**COMMENTS:**

Municipal Court Parking Lot.

**RECOMMENDED ACTION:**

A proposal has been submitted for review. Pending current proposal, initiate review by the Real Estate Review Committee.

## SHORT TERM

SITE ID: 535    PARCEL CODE: 380329454498    ACRES: 0.05    TOTAL ASSESSED VALUE: \$4,125



**ZONING:** Industrial, Light

**NEIGHBORHOOD:** ROOSEVELT - Area 12

**COMMENTS:**

Adjacent Owner interested in purchase. Parcel lines need to be verified for accuracy. Possible Encroachment. Amount of work to surplus for return may not be worthwhile. Public Works purchased in 1906 for "street purposes (Virginia Street)"

**RECOMMENDED ACTION:**

Initiate review by the Real Estate Review Committee. Adjacent property owner interested in purchase. Address potential encroachment issue.

SITE ID: 577    PARCEL CODE: 380319491047    ACRES: 0.10    TOTAL ASSESSED VALUE: \$85,000



**ZONING:** Public, Governmental Services

**NEIGHBORHOOD:** SUNNYLAND - Area 9

**COMMENTS:**

Explore Sale to Adjacent Owner. Purchased through General fund in 1958. Currently zoned Public.

**RECOMMENDED ACTION:**

Initiate review by the Real Estate Review Committee. Sale to abutting property owners recommended. Inquire with abutting owners for interest in purchase.

SITE ID: 736    PARCEL CODE: 380214319106    ACRES: 0.55    TOTAL ASSESSED VALUE: \$85,000



**ZONING:** Residential Single (20,000 sf)

**NEIGHBORHOOD:** BIRCHWOOD - Area 1

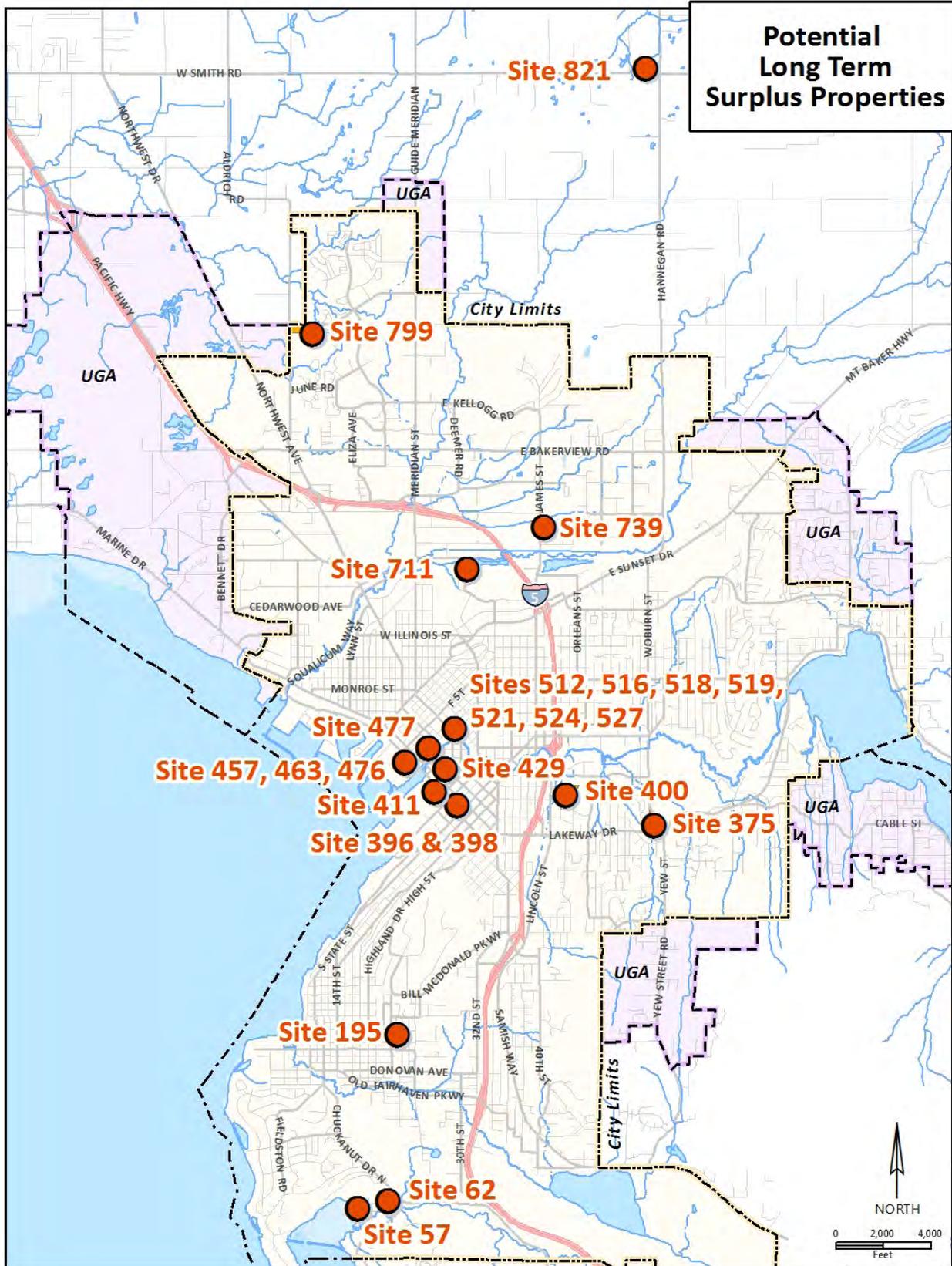
**COMMENTS:**

Purchased through General Fund in 1966. Lot next to Laurelwood Trail - adjacent property owner has expressed interested in acquiring.

**RECOMMENDED ACTION:**

Initiate review by the Real Estate Review Committee.

**(24 Properties, 43 Acres in Total)**



1/31/2017

# LONG TERM

(24 Properties, 43 Acres in Total)

SITE ID: 57      PARCEL CODE: 370213326550      ACRES: 0.68



**ZONING:** Residential Single

**NEIGHBORHOOD:** SOUTH - Area 9

**COMMENTS:**

"Frost Tract". Single lot development. Retain portion of lot for parking, restoration and tideland access. Address shoreline. Purchased via Greenways III Levy in 2009 for \$350,000. No current programmed use. Short Plat would be needed.

**RECOMMENDED ACTION:**

HOLD - Due to unlikely ability to recoup cost, property not currently feasible. Re-evaluate at future date.

SITE ID: 62      PARCEL CODE: 370213407415      ACRES: 1.99



**ZONING:** Public, Open Space/Park/Utilities

**NEIGHBORHOOD:** SOUTH - Area 9A

**COMMENTS:**

Portion of Hanna tract in Chuckanut Village. May be subject to RCO DOR. Zoned Public with Conservation Easement (af 940106103). Easement can be transferred. Purchased through General Fund in 1993.

**RECOMMENDED ACTION:**

HOLD - potential trading stock.

SITE ID: 195      PARCEL CODE: 370201490159      ACRES: 0.12



**ZONING:** Residential Single (5,000 sf min/3,750 cluster)

**NEIGHBORHOOD:** HAPPY VALLEY - Area 5

**COMMENTS:**

Purchased through General Fund in 1976, LID Foreclosure Deed (Public Sale, 1978). Potential Trading Stock. Sale could help fund a neighborhood park in the area.

**RECOMMENDED ACTION:**

HOLD - potential trading stock to fund future Neighborhood Park.

## LONG TERM

SITE ID: 375    PARCEL CODE: 380329535080    ACRES: 7.18



**ZONING:** Public, Cemetery

**NEIGHBORHOOD:** WHATCOM FALLS - Area 2

**COMMENTS:**

Relocate Park Operations to more appropriate site. Zoned Public. Purchased through Cemetery Fund. Portion SE of Woburn Street only.

**RECOMMENDED ACTION:**

HOLD - Future Development Potential (SW of Woburn). Review annually. Incorporate into future area-wide planning.

SITE ID: 396    PARCEL CODE: 380330170096    ACRES: 0.17



**ZONING:** Downtown District Urban Village

**NEIGHBORHOOD:** CITY CENTER - Area 7

**COMMENTS:**

Potential for future redevelopment. Purchased through Parking Fund.

**RECOMMENDED ACTION:**

HOLD - Potential for future redevelopment.

SITE ID: 398    PARCEL CODE: 380330176097    ACRES: 0.13



**ZONING:** Downtown District Urban Village

**NEIGHBORHOOD:** CITY CENTER - Area 7

**COMMENTS:**

Potential for future redevelopment. Purchased through Parking Fund.

**RECOMMENDED ACTION:**

HOLD - Potential for future redevelopment.

## LONG TERM

SITE ID: 400      PARCEL CODE: 380329179099      ACRES: 10.30



**ZONING:** Public, Recreation

**NEIGHBORHOOD:** PUGET - Area 5

**COMMENTS:**

NW wooded area along Moore St. Issues with homeless camps in wooded areas. Potential for City sponsored project. Require rezone and short plat. Address neighbor concerns. Purchased through General Fund in 1955. (Area shown is generalized location).

**RECOMMENDED ACTION:**

HOLD - Future Development. Review annually. Incorporate into future area-wide planning.

SITE ID: 411      PARCEL CODE: 380330097136      ACRES: 0.15



**ZONING:** Downtown District Urban Village

**NEIGHBORHOOD:** CITY CENTER - Area 7

**COMMENTS:**

HOLD for Waterfront. Difficult Build Site and access off bridge. Water and Storm Mains on site. Railway.

**RECOMMENDED ACTION:**

HOLD - Re-evaluate as Waterfront development increases.

SITE ID: 429      PARCEL CODE: 380330094224      ACRES: 0.09



**ZONING:** Commercial

**NEIGHBORHOOD:** CITY CENTER - Area 5

**COMMENTS:**

Maritime Heritage Park - next to Soy House. MTCA Holly Landfill Site. Purchased through General Fund in 1950.

**RECOMMENDED ACTION:**

HOLD - Evaluate long term City need.

## LONG TERM

SITE ID: 457      PARCEL CODE: 380225525306      ACRES: 1.03



**ZONING:** Waterfront District Urban Village

**NEIGHBORHOOD:** CITY CENTER - Area 6

**COMMENTS:**

**RECOMMENDED ACTION:**  
HOLD - Evaluate long term City need.

SITE ID: 463      PARCEL CODE: 380225532314      ACRES: 0.23



**ZONING:** Waterfront District Urban Village

**NEIGHBORHOOD:** CITY CENTER - Area 6

**COMMENTS:**  
In conjunction with parcel to SW

**RECOMMENDED ACTION:**  
HOLD - Evaluate long term City need.

SITE ID: 476      PARCEL CODE: 380225515331      ACRES: 0.22



**ZONING:** Waterfront District Urban Village

**NEIGHBORHOOD:** CITY CENTER - Area 6

**COMMENTS:**  
Purchased by public works in 1977.

**RECOMMENDED ACTION:**  
HOLD - Evaluate long term City need.

## LONG TERM

SITE ID: 477    PARCEL CODE: 380330038320    ACRES: 0.10



**ZONING:** Commercial

**NEIGHBORHOOD:** LETTERED STREETS - Area 10

**COMMENTS:**

Currently Homeport Learning Center. Contract Termination Date 12/31/2018. Purchased through General Fund 2002.

**RECOMMENDED ACTION:**

HOLD - Re-evaluate at termination of current lease contract or if adjacent owner decides to redevelop Old Town properties.

SITE ID: 512    PARCEL CODE: 380330190421    ACRES: 0.46



**ZONING:** Downtown District Urban Village

**NEIGHBORHOOD:** LETTERED STREETS - Area 16

**COMMENTS:**

City Hall Parking Lot.

**RECOMMENDED ACTION:**

HOLD - Potential for future redevelopment.

SITE ID: 516    PARCEL CODE: 380330182422    ACRES: 0.12



**ZONING:** Downtown District Urban Village

**NEIGHBORHOOD:** LETTERED STREETS - Area 16

**COMMENTS:**

City Hall Parking Lot.

**RECOMMENDED ACTION:**

HOLD - Potential for future redevelopment.

## LONG TERM

SITE ID: 518      PARCEL CODE: 380330178426      ACRES: 0.12



**ZONING:**                      Downtown District Urban Village

**NEIGHBORHOOD:**      LETTERED STREETS - Area 16

**COMMENTS:**  
City Hall Parking Lot.

**RECOMMENDED ACTION:**  
HOLD - Potential for future redevelopment.

SITE ID: 519      PARCEL CODE: 380330182428      ACRES: 0.11



**ZONING:**                      Downtown District Urban Village

**NEIGHBORHOOD:**      LETTERED STREETS - Area 16

**COMMENTS:**  
City Hall Parking Lot.

**RECOMMENDED ACTION:**  
HOLD - Potential for future redevelopment.

SITE ID: 521      PARCEL CODE: 380330185431      ACRES: 0.11



**ZONING:**                      Downtown District Urban Village

**NEIGHBORHOOD:**      LETTERED STREETS - Area 16

**COMMENTS:**  
City Hall Parking Lot.

**RECOMMENDED ACTION:**  
HOLD - Potential for future redevelopment.

## LONG TERM

SITE ID: 524      PARCEL CODE: 380330170440      ACRES: 0.12



**ZONING:**                      Downtown District Urban Village

**NEIGHBORHOOD:**      LETTERED STREETS - Area 16

**COMMENTS:**  
Municipal Court back lots.

**RECOMMENDED ACTION:**  
HOLD - Potential for future redevelopment.

SITE ID: 527      PARCEL CODE: 380330173443      ACRES: 0.11



**ZONING:**                      Downtown District Urban Village

**NEIGHBORHOOD:**      LETTERED STREETS - Area 16

**COMMENTS:**  
Municipal Court back lots.

**RECOMMENDED ACTION:**  
HOLD - Potential for future redevelopment.

SITE ID: 711      PARCEL CODE: 380318226012      ACRES: 3.96



**ZONING:**                      Institutional/Residential Multi, Mixed/Planned

**NEIGHBORHOOD:**      CORNWALL PARK - Area 4

**COMMENTS:**  
HOLD for potential re-route of Squalicum Creek. Restrictive covenant would have to be lifted. Horsefield Creek, Wetlands, Deed Restriction for Open Space (af 2000103263). Purchased through Greenway Levy in 2000.

**RECOMMENDED ACTION:**  
HOLD - Re-evaluate after trail construction and potential re-route of Squalicum Creek

## LONG TERM

SITE ID: 739    PARCEL CODE: 380317010205    ACRES: 0.47



**ZONING:** Residential Single

**NEIGHBORHOOD:** KING MOUNTAIN - Area 14

**COMMENTS:**

HOLD Possible surplus after James St work is complete. Originally purchased (\$246,900) for road widening and sight-distance issue. Building slated for demo/relocation.

**RECOMMENDED ACTION:**

HOLD - Re-evaluate after James Street work is complete.

SITE ID: 799    PARCEL CODE: 380212077509    ACRES: 14.38



**ZONING:** Residential Single

**NEIGHBORHOOD:** CORDATA - Area 6

**COMMENTS:**

"Wise" property. Possible portions remaining after Horton Road and trail construction - wetlands on site. Purchased with Greenway III Levy funds (\$230,000) in 2014.

**RECOMMENDED ACTION:**

HOLD - Re-evaluate after Horton Rd & Trail Construction is complete.

SITE ID: 821    PARCEL CODE: 390329475020    ACRES: 1.06



**ZONING:** R5A

**NEIGHBORHOOD:** COUNTY

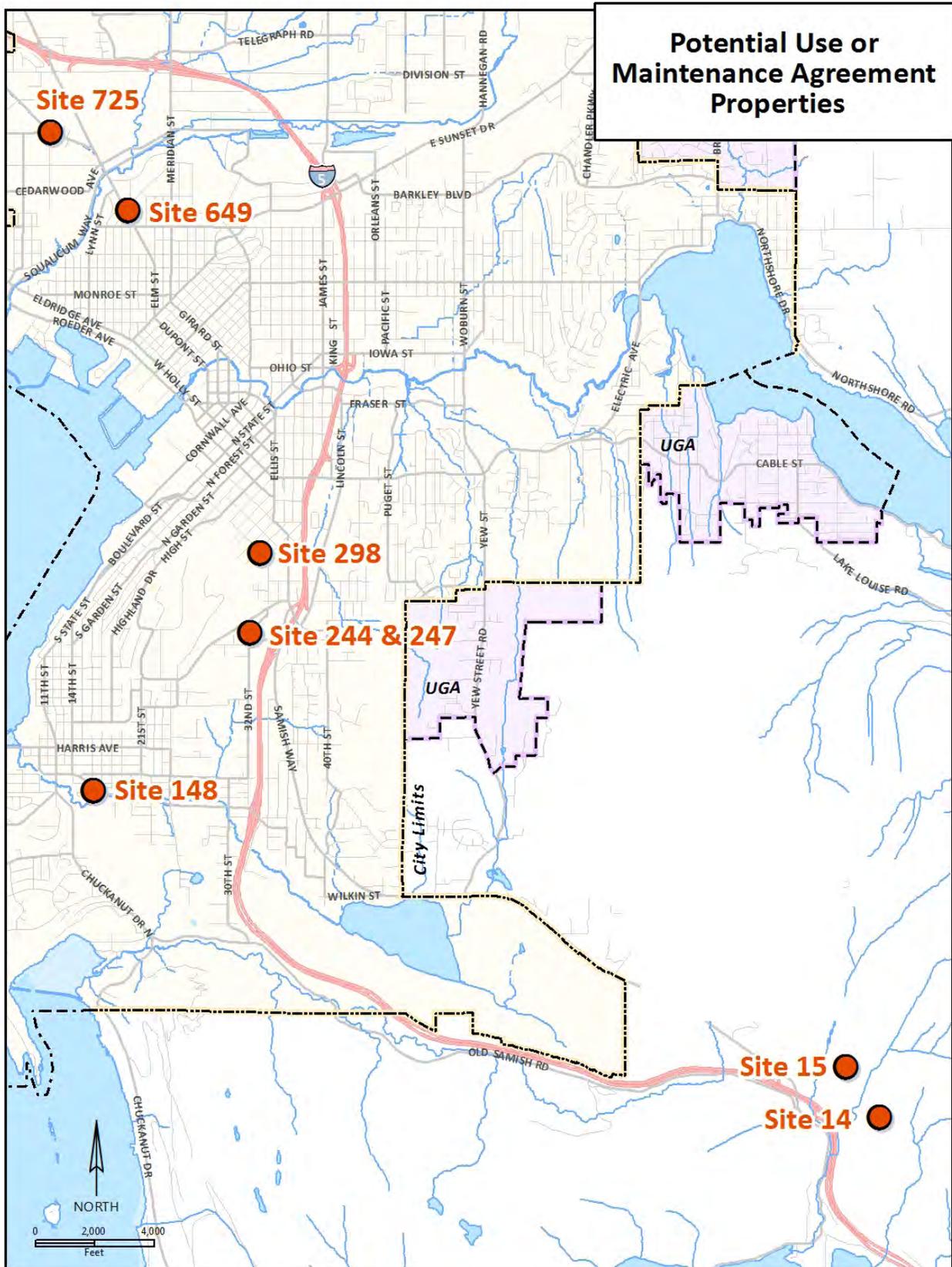
**COMMENTS:**

Currently used as office/storage for Medic One. Purchased through Ambulance/Medic One Fund in 2002. Determine current needs and best use.

**RECOMMENDED ACTION:**

Review current and future need by Fire Department.

(8 Properties, 155 Acres in Total)



1/17/2017

## USE OR MAINTENANCE AGREEMENTS

(8 Properties, 155 Acres in Total)

SITE ID: 14      PARCEL CODE: 370323329460      ACRES: 97.82



ZONING:            ROS

NEIGHBORHOOD: COUNTY

**COMMENTS:**

Part of Lake Padden Charter. Steep slopes not represented in critical area calculation (outside data area). Currently zoned ROS. Purchased through Public Works Water Fund in 1931

**RECOMMENDED ACTION:**

Explore use or maintenance agreements as opportunity and need arises.

SITE ID: 15      PARCEL CODE: 370314196070      ACRES: 56.19



ZONING:            ROS

NEIGHBORHOOD: COUNTY

**COMMENTS:**

Part of Lake Padden Charter. Steep slopes not represented in critical area calculation (outside data area). Currently zoned ROS. Purchased through Public Works Water Fund in 1931. Access easement to Trillium expires August 13, 2018.

**RECOMMENDED ACTION:**

Explore use or maintenance agreements as opportunity and need arises.

SITE ID: 148      PARCEL CODE: 370212308532      ACRES: 0.01



ZONING:            Public, Open Space/Park

NEIGHBORHOOD: SOUTH - Area 3A

**COMMENTS:**

Old Fairhaven Pkwy Tract at 16th. Very small parcel. Potential public art. public plaza, community garden, etc. Zoned Public. Purchased through General Fund in 1979.

**RECOMMENDED ACTION:**

Explore use or maintenance agreements as opportunity and need arises.

## USE OR MAINTENANCE AGREEMENTS

SITE ID: 244      PARCEL CODE: 370306304520      ACRES: 0.02



**ZONING:** Residential Multi, Multiple

**NEIGHBORHOOD:** HAPPY VALLEY - Area 3

**COMMENTS:**

1996 Property Exchange ("transfer under threat of exercise of eminent domain"). Along Bike Route. Possible public plaza/bike facility opportunity? In conjunction with lot to the north, small lots.

**RECOMMENDED ACTION:**

Explore use or maintenance agreements as opportunity and need arises.

SITE ID: 247      PARCEL CODE: 370306306524      ACRES: 0.05



**ZONING:** Residential Multi, Multiple

**NEIGHBORHOOD:** HAPPY VALLEY - Area 3

**COMMENTS:**

1996 Property Exchange ("transfer under threat of exercise of eminent domain"). Along Bike Route. Possible public plaza/bike facility opportunity? In conjunction with lot to the south, small lots.

**RECOMMENDED ACTION:**

Explore use or maintenance agreements as opportunity and need arises.

SITE ID: 298      PARCEL CODE: 380331339231      ACRES: 0.01



**ZONING:** Residential Single

**NEIGHBORHOOD:** SEHOME - Area 11

**COMMENTS:**

Purchased through General Fund. Acquired in 1946. Very small lot, undevelopable. Possible neighborhood/Public plaza opportunity.

**RECOMMENDED ACTION:**

Explore use or maintenance agreements as opportunity and need arises.

## USE OR MAINTENANCE AGREEMENTS

SITE ID: 649    PARCEL CODE: 380224417365    ACRES: 0.43



**ZONING:** Public, Park

**NEIGHBORHOOD:** COLUMBIA - Area 4

**COMMENTS:**

Peabody Plaza- adjacent to St. Paul's school. Deed Restriction for Park Purposes (af# 243432). Possible use/maintenance agreement with St. Paul's. Zoned Public. Purchased through General Fund in 1920.

**RECOMMENDED ACTION:**

Explore use or maintenance agreements as opportunity and need arises.

SITE ID: 725    PARCEL CODE: 380213121062    ACRES: 0.03



**ZONING:** Residential Multi, Planned

**NEIGHBORHOOD:** BIRCHWOOD - Area 7

**COMMENTS:**

Potential public plaza, outdoor art, community project site, etc. Close to Shuksan Middle School.

**RECOMMENDED ACTION:**

Explore use or maintenance agreements as opportunity and need arises.

# APPENDIX B

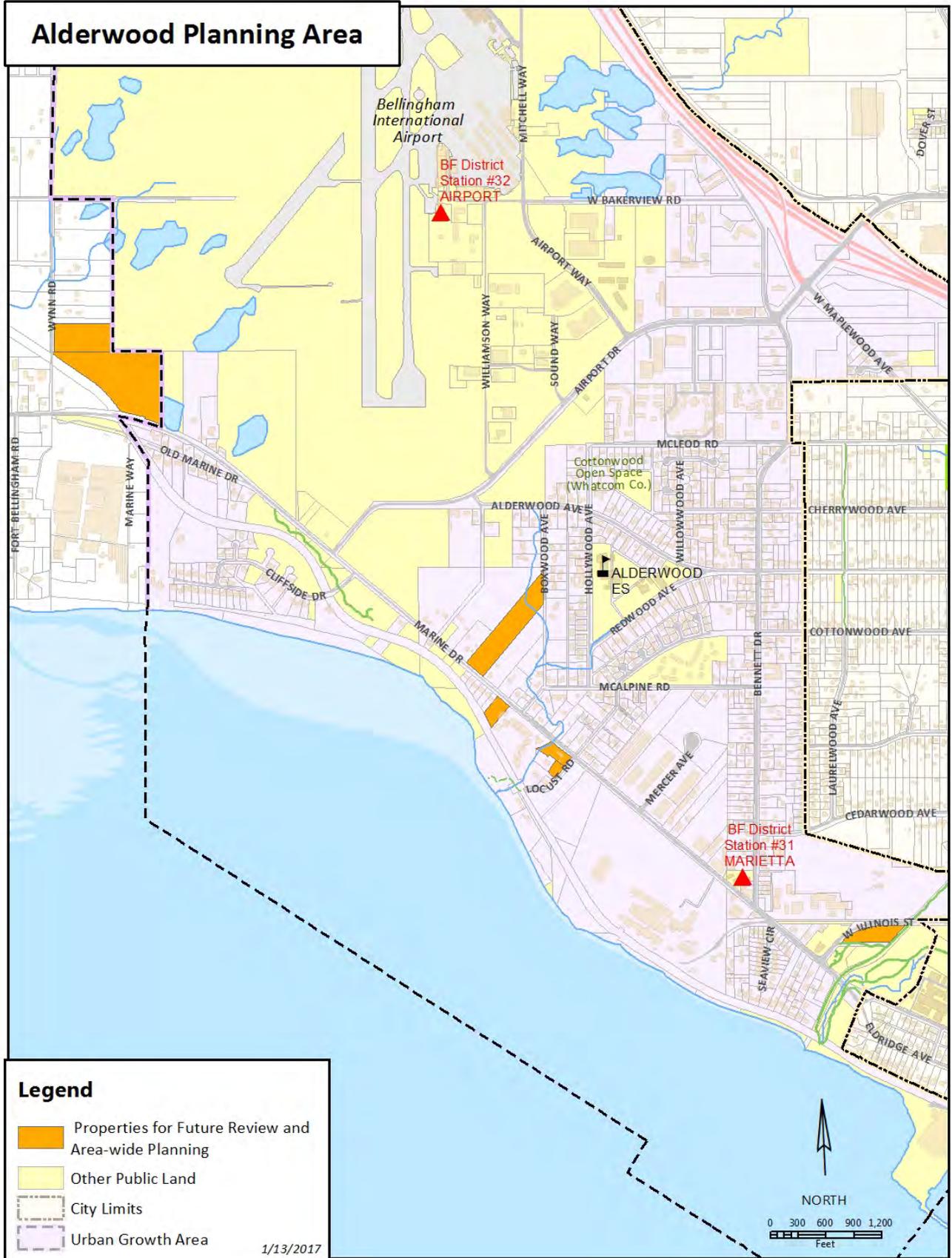
## Planning Area Maps

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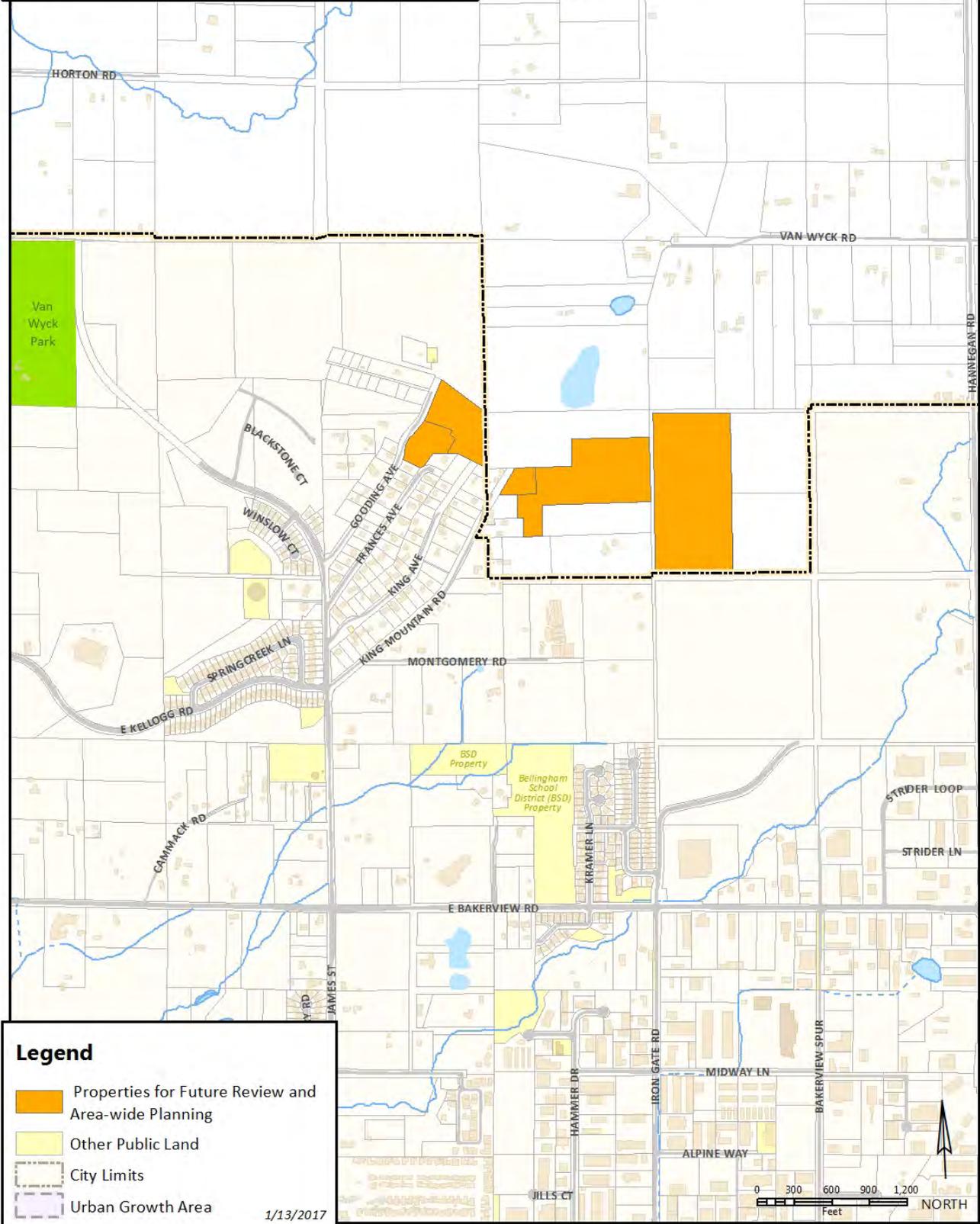
- **Alderwood Planning Area**
- **King Mountain Planning Area**
- **Samish Crest/Yew Street Corridor Planning Area**

NOTE: The maps listed in this appendix aim to show general planning areas and City-owned properties. Rather than evaluating these properties on an individual basis, evaluating them collectively as need and opportunity arises as part of a larger process is a more logical approach. Surplus potential and use is dependent on future area-wide planning.

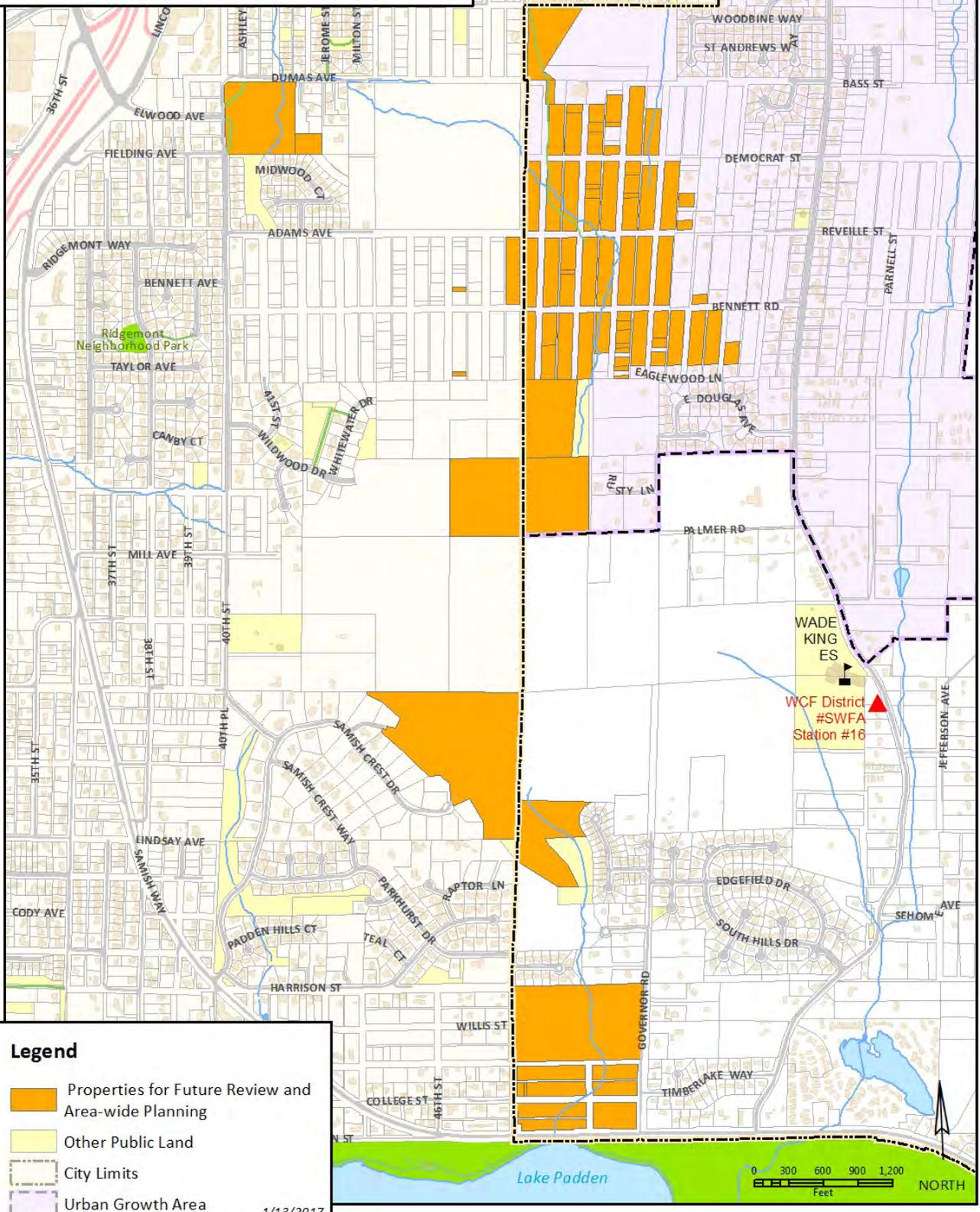
# Alderwood Planning Area



# King Mountain Planning Area



# Samish Crest/Yew Street Corridor Planning Area





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Bellingham WA 98225  
360.778.8352  
[www.cob.org](http://www.cob.org)

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