



Surplus Land Assessment

2019 REPORT and ACTION PLAN

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Photo by David Veatch



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IMPORTANT NOTE: The properties identified in the Action Plan and Appendix only indicate the property has preliminary potential for surplus or potential for an alternative use. Detailed review, further research and consideration in regards to ownership, deeds, easements, critical areas, etc. is necessary before any property proceeds in the surplus property declaration process. Properties listed are preliminary and are not guaranteed to proceed in the surplus 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.

SUMMARY

The City of Bellingham currently owns or manages over 5,000 acres of land within the city limits and surrounding areas of Whatcom County. While most of these properties provide a valuable public benefit, some may be identified as 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 the Surplus Land Assessment is to provide a replicable process for evaluation of City properties to determine which properties are potentially surplus to the City's needs. Establishing a methodology which can be repeated annually saves time, reduces the cost of future assessments, and ensures a consistent and transparent process. A Geographic Information System (GIS) model is utilized to evaluate City properties against established criteria, providing an objective and repeatable, baseline process. Project team members review, verify, and supplement the results of the GIS model to identify unique situations that are not identifiable by the model.

BACKGROUND

Prior to the inaugural Surplus Land Assessment in 2017, 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 all City-owned lands would allow for efficient identification of candidate surplus properties.

At the June 20th, 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 Surplus Land Assessment 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 fulfill the lead role in facilitating the Assessment. Project team meetings are held to provide information and solicit direction and guidance throughout the annual Assessment.

First Tier Evaluation

The project team initially 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

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.*

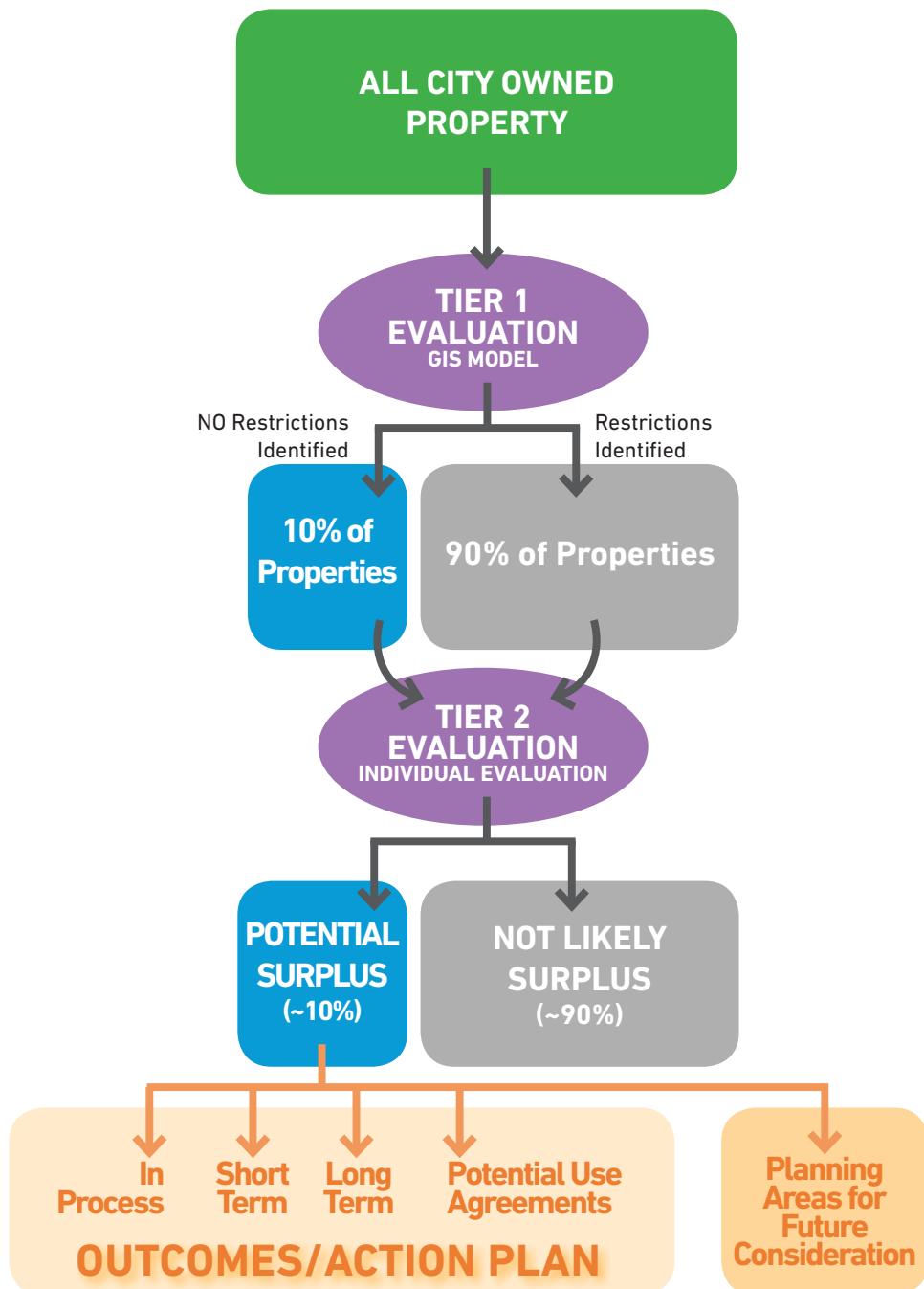
NOTE: Criteria for evaluation should be assessed annually and supplemented with additional data as it becomes available or appropriate. For example, Public Works Natural Resources is compiling spatial data to identify Restoration and Mitigation sites. This data and any other applicable data should be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

queries, the model evaluates each City property against the 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

Figure 1 - Project Process Diagram



agreements, restrictive deeds, potential purchasing fund 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 adjustments as deemed appropriate.

FINDINGS

After running the first tier evaluation (GIS model), the majority 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

Identify	
Identify from: <Top-most layer>	
- City Properties ... CITY OF BELLINGHAM FINANCE DEPT	
Location:	1,243,793.096 637,588.570 Feet
Field	Value
SITE_ID	282
PARCEL_CODE	380331220139
SEWER	0
STORM	0
WATER	1
TRAILS	1
PUBLICBLDG	1
PARKS	1
FIRE	0
CONSERVATION_EASEMENT	0
LAKEWHATCOM	0
CAO	43.760144%
ZONING	Public, Open Space/Park/Utilities
NH	WESTERN WASHINGTON UNIVERSITY - Area 2
Acres	64.512272
COMMENT	City or Neighborhood Park
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.

IMPORTANT NOTE: The properties identified in the Action Plan and appendix only indicate the property has preliminary potential for surplus or potential for an alternative use. Detailed review, further research and consideration in regards to ownership, deeds, easements, critical areas, etc. is necessary before any property proceeds in the surplus property declaration process. Properties listed are preliminary and are not guaranteed to proceed in the surplus 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.

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 unique nature of 600 W Holly and its place in the Old Town District master plan make it an ideal candidate for redevelopment.

See Action Plan

Less than 5% of City properties were found to have potential as either surplus, trading stock or candidates for possible special use agreements. 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 identified as part of the **Planning Areas for Future Review**. 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 of these Planning Areas). In the spring of 2019, portions of the Samish Crest/Yew Street Corridor were included in a research project conducted by graduate

students from the University of Washington's Urban Design and Planning program to perform an independent analysis of annexation for the UGAs to the east and south of the City. Additionally, the City is currently studying the Alderwood Planning Area for potential annexation. As master planning progresses in these areas, attention should be paid to City properties with potential for surplus or as trading stock.

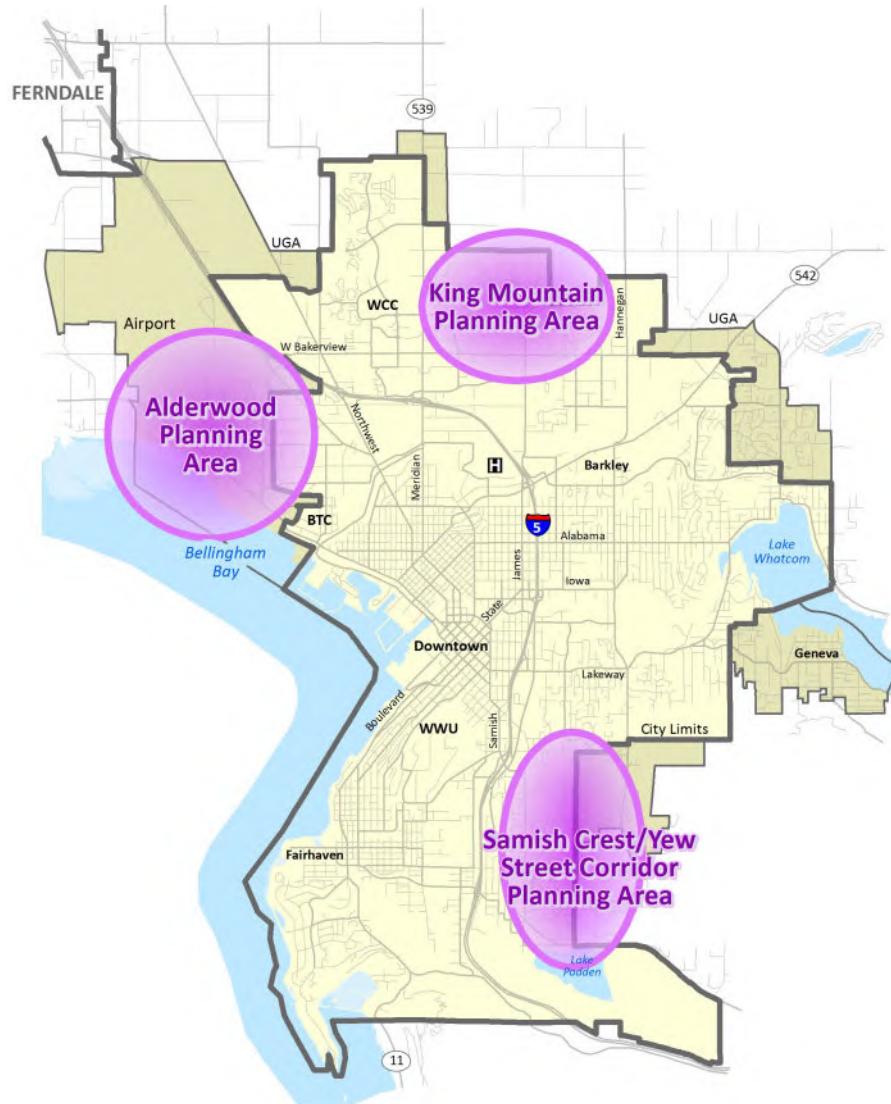


Figure 3 - Planning Areas for Future Review

The remaining City properties were identified as not likely to be surplus. Most of these properties have a specific current or potential future use. While a large number did not meet the specific criteria for consideration as surplus, there are certain situations or remediation that might allow particular

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.

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.

properties to be considered surplus in the future. The GIS model provides valuable flexibility by allowing rapid access to the data, and quick identification of potential obstacles when responding to specific requests.

ACTION PLAN

The Action Plan serves as a recommendation for moving forward with the findings of this Assessment. 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.**

In Process

There are currently 2 properties moving forward that were declared as surplus property by Council on October 22, 2018. These properties were identified on the Short Term list in the 2018 report. Council is currently considering RFP's for permanent affordable housing projects on these properties.

RECOMMENDED ACTION: Continue process.

Short Term (1-4 years):

There is 1 parcel (approximately 1.78 acres, and \$218,250 in total assessed value) identified as a potential "Short Term" surplus property.

RECOMMENDED ACTION: Further explore feasibility of short term properties for Surplus.

Long Term (5+ years):

There are 25 parcels (approximately 42 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 effectively 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.

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 Assessment, the majority of City properties are utilized for present or future municipal purposes, and provide a valuable public benefit. The utilization 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 are able to quickly identify the encumbrances that were found in the evaluation and determine the best approach to address specific requests.

This assessment should continue to be repeated on an annual basis. Although an initial investment of time and planning went into developing the model and methodology, the process is becoming more streamlined and efficient in successive years.

APPENDIX A

Property Details & Summary Maps

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

IMPORTANT NOTE: The listing of a property in this appendix only indicates the property has preliminary potential for surplus or potential for an alternative use. Detailed review, further research and consideration in regards to ownership, deeds, easements, critical areas, etc. is necessary before any property proceeds in the surplus property declaration process. Properties listed on the following pages are preliminary and are not guaranteed to proceed in the surplus 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.



7/22/2019

IN PROCESS

SITE ID: 258 PARCEL CODE: 380332210052 ACRES: 0.87 TOTAL ASSESSED VALUE: \$100,480
ADDRESS: 46TH ST



ZONING: Residential Single

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:

In Process

SITE ID: 577 PARCEL CODE: 380319491047 ACRES: 0.10 TOTAL ASSESSED VALUE: \$130,985
ADDRESS: 611 TEXAS ST



ZONING: Public, Governmental Services

NEIGHBORHOOD: SUNNYLAND - Area 9

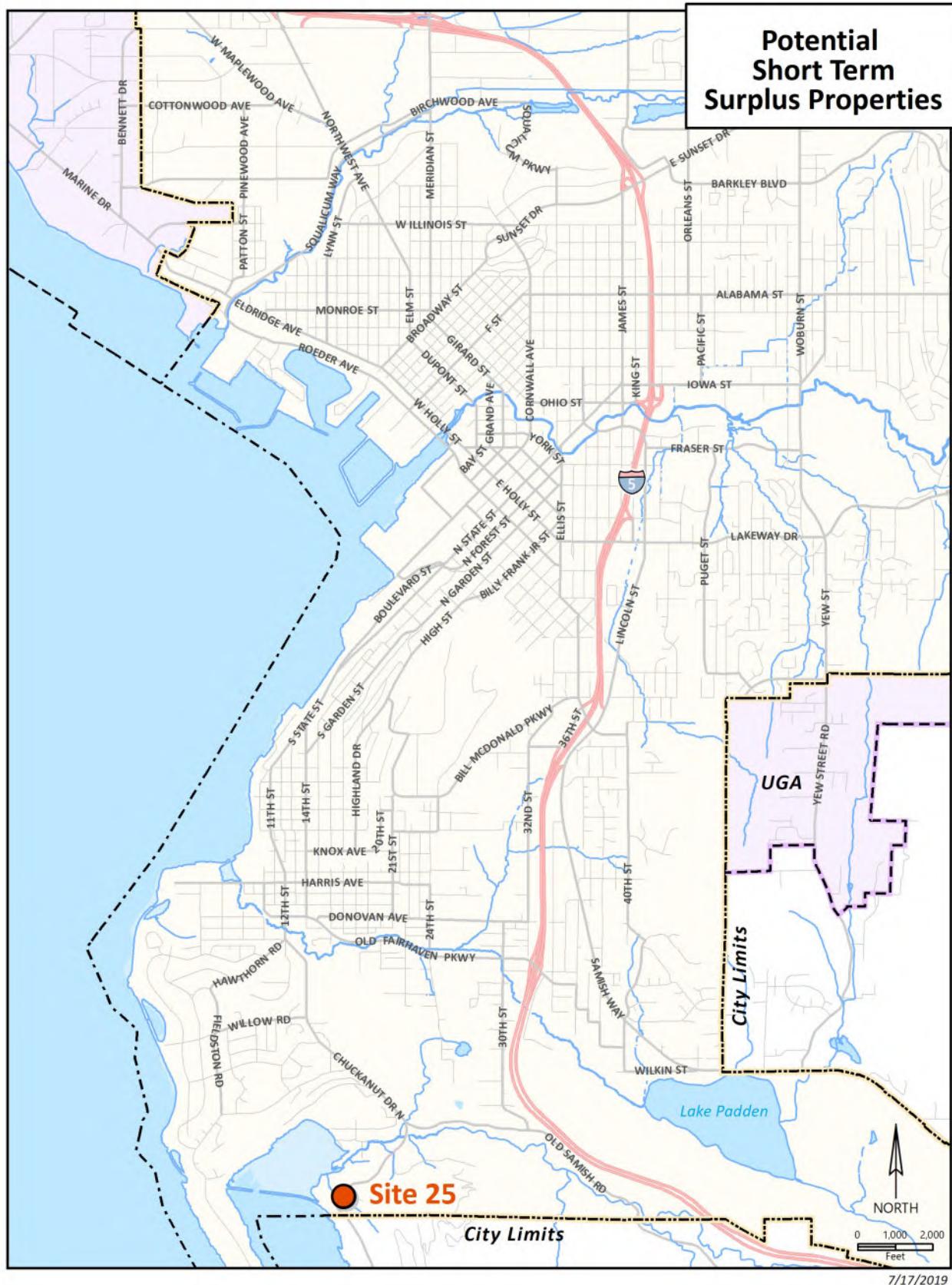
COMMENTS:

Purchased through General fund in 1958. Currently zoned Public.

RECOMMENDED ACTION:

In Process

(1 Property, 1.78 Acres, \$218,250 in Total Assessed Value)



SHORT TERM**(1 Property, 1.78 Acres, \$218,250 in Total Assessed Value)**

SITE ID: 25 PARCEL CODE: 370213351342 ACRES: 1.78 TOTAL ASSESSED VALUE: \$218,250
ADDRESS: SPOKANE ST



ZONING: Residential Single

NEIGHBORHOOD: SOUTH - Area 9

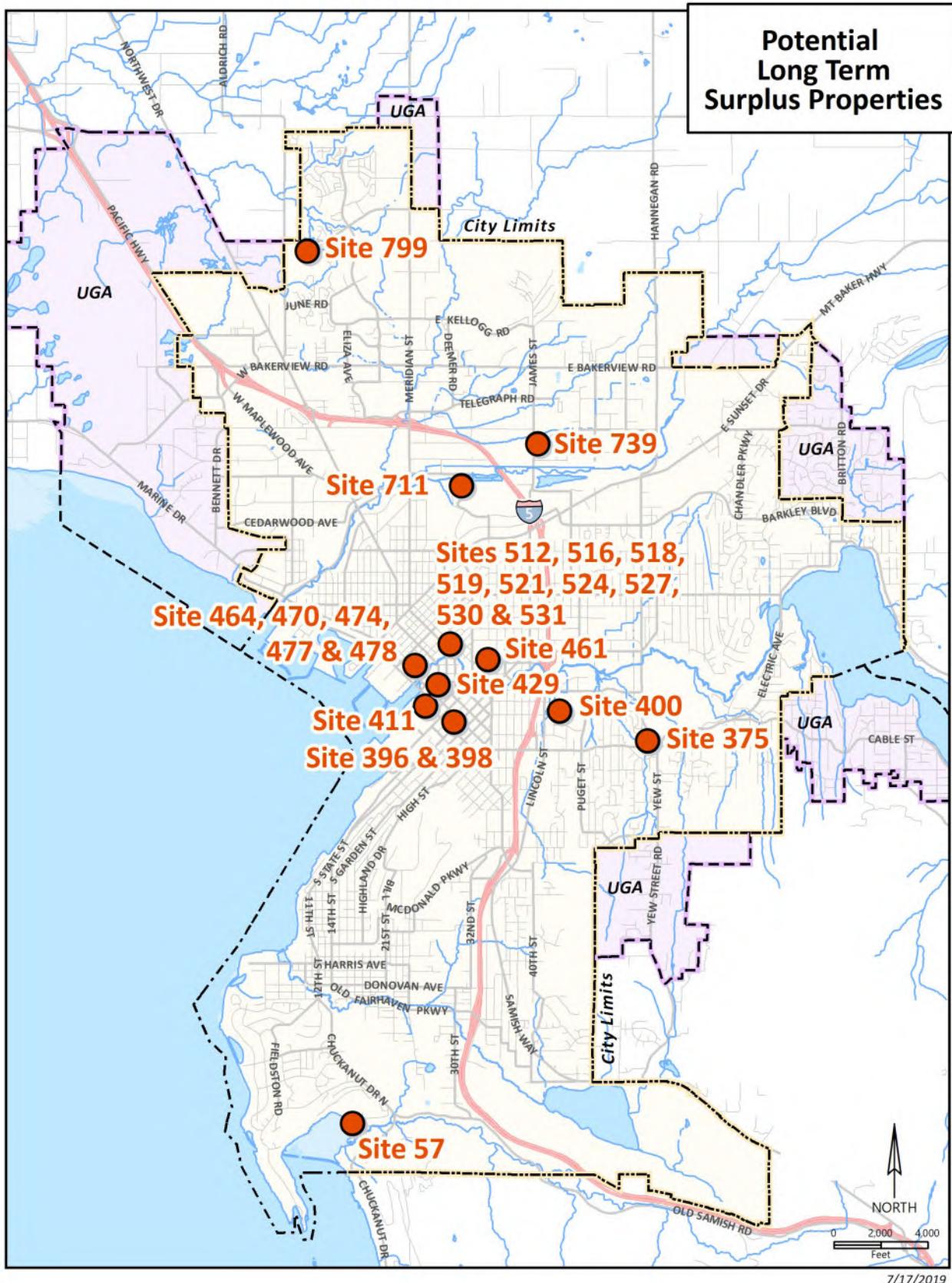
COMMENTS:

"Clark ". Greenway Levy funds in 2011. Purchased with property to north for \$500K. Retain easements for trail to Woodstock and sight distance improvements. Establish cons. easement for riparian corridor/restoration (Freq. Flooded Areas).

RECOMMENDED ACTION:

Initiate review by the Real Estate Review Committee.

(25 Properties, 42 Acres in Total)



LONG TERM

(25 Properties, 42 Acres in Total)

SITE ID: 57 PARCEL CODE: 370213326550 ACRES: 0.68
ADDRESS: 1610 FAIRHAVEN AVE



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: 375 PARCEL CODE: 380329535080 ACRES: 7.18
ADDRESS: 1400 WOBURN ST



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
ADDRESS: 1215 RAILROAD AVE



ZONING: Downtown District Urban Village - Commercial Core

NEIGHBORHOOD: CITY CENTER - Area 7

COMMENTS:

Potential for future redevelopment. Purchased through Parking Fund.

RECOMMENDED ACTION:

HOLD - Potential for future redevelopment.

LONG TERM

(25 Properties, 42 Acres in Total)

SITE ID: 398 PARCEL CODE: 380330176097 ACRES: 0.13
ADDRESS: 1215 RAILROAD AVE



ZONING: Downtown District Urban Village - Commercial Core

NEIGHBORHOOD: CITY CENTER - Area 7

COMMENTS:

Potential for future redevelopment. Purchased through Parking Fund.

RECOMMENDED ACTION:

HOLD - Potential for future redevelopment.

SITE ID: 400 PARCEL CODE: 380329179099 ACRES: 10.30
ADDRESS: 1500 BLK MOORE ST



ZONING: Public, Recreation

NEIGHBORHOOD: PUGET - Area 5

COMMENTS:

NW wooded area along Moore St. Issues with homeless camps in wooded areas. Potential for stormwater retrofits. Potential for City sponsored project. Require rezone and short plat. Address neighbor concerns. Purchased through General Fund in 1955.

RECOMMENDED ACTION:

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

SITE ID: 411 PARCEL CODE: 380330097136 ACRES: 0.15
ADDRESS: 1200 BAY ST



ZONING: Downtown District Urban Village - Commercial Core

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.

LONG TERM

(25 Properties, 42 Acres in Total)

SITE ID: 429 PARCEL CODE: 380330094224 ACRES: 0.09
ADDRESS: 400 BLK W HOLLY ST



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.

SITE ID: 461 PARCEL CODE: 380330356326 ACRES: 0.38
ADDRESS: 1815 ELLIS ST



ZONING: Downtown District Urban Village - Industrial Transition

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. NWYS current garden.

RECOMMENDED ACTION:

HOLD - Potential for future redevelopment.

SITE ID: 464 PARCEL CODE: 380330044311 ACRES: 0.94
ADDRESS: 600 W HOLLY ST



ZONING: Commercial

NEIGHBORHOOD: LETTERED STREETS - Area 10

COMMENTS:

600 W Holly - Public Works Natural Resources riparian restoration project along waterway. Maintain trail access and restoration areas.

RECOMMENDED ACTION:

HOLD - Currently under Development Agreement with Parrberry until Feb. 2023 (#2019-0116)

LONG TERM

(25 Properties, 42 Acres in Total)

SITE ID: 470 PARCEL CODE: 380330031307 ACRES: 0.11
ADDRESS: 612 W HOLLY ST



ZONING: Commercial

NEIGHBORHOOD: LETTERED STREETS - Area 10

COMMENTS:

600 W Holly - Public Works Natural Resources riparian restoration project along waterway. Maintain trail access and restoration areas.

RECOMMENDED ACTION:

HOLD - Currently under Development Agreement with Parrberry until Feb. 2023 (#2019-0116)

SITE ID: 474 PARCEL CODE: 380330058324 ACRES: 0.94
ADDRESS: 600 W HOLLY ST



ZONING: Commercial

NEIGHBORHOOD: LETTERED STREETS - Area 10

COMMENTS:

600 W Holly - Public Works Natural Resources riparian restoration project along waterway. Maintain trail access and restoration areas.

RECOMMENDED ACTION:

HOLD - Currently under Development Agreement with Parrberry until Feb. 2023 (#2019-0116)

SITE ID: 477 PARCEL CODE: 380330038320 ACRES: 0.10
ADDRESS: 707 ASTOR ST



ZONING: Commercial

NEIGHBORHOOD: LETTERED STREETS - Area 10

COMMENTS:

Purchased through General Fund 2002.

RECOMMENDED ACTION:

HOLD - Currently under Development Agreement with Parrberry until Feb. 2023 (#2019-0116)

LONG TERM

(25 Properties, 42 Acres in Total)

SITE ID: 478 PARCEL CODE: 380330066329 ACRES: 0.11
ADDRESS: 600 W HOLLY ST



ZONING: Commercial

NEIGHBORHOOD: LETTERED STREETS - Area 10

COMMENTS:

600 W Holly - Public Works Natural Resources riparian restoration project along waterway. Maintain trail access and restoration areas.

RECOMMENDED ACTION:

HOLD - Currently under Development Agreement with Parrberry until Feb. 2023 (#2019-0116)

SITE ID: 512 PARCEL CODE: 380330190421 ACRES: 0.46
ADDRESS: 2001 A STREET



ZONING: Downtown District Urban Village - Res. Transition Area 1

NEIGHBORHOOD: LETTERED STREETS - Area 16

COMMENTS:

City Hall Employee Parking Lot.

RECOMMENDED ACTION:

Hold - Potential future municipal use and/or affordable housing projects

SITE ID: 516 PARCEL CODE: 380330182422 ACRES: 0.12
ADDRESS: 500 BLK GIRARD ST



ZONING: Downtown District Urban Village - Res. Transition Area 1

NEIGHBORHOOD: LETTERED STREETS - Area 16

COMMENTS:

City Hall Employee Parking Lot.

RECOMMENDED ACTION:

Hold - Potential future municipal use and/or affordable housing projects

LONG TERM

(25 Properties, 42 Acres in Total)

SITE ID: 518 PARCEL CODE: 380330178426 ACRES: 0.12
ADDRESS: 500 BLK GIRARD ST



ZONING: Downtown District Urban Village - Res. Transition Area 1

NEIGHBORHOOD: LETTERED STREETS - Area 16

COMMENTS:

City Hall Employee Parking Lot.

RECOMMENDED ACTION:

Hold - Potential future municipal use and/or affordable housing projects

SITE ID: 519 PARCEL CODE: 380330182428 ACRES: 0.11
ADDRESS: 2000 BLK B STREET



ZONING: Downtown District Urban Village - Res. Transition Area 1

NEIGHBORHOOD: LETTERED STREETS - Area 16

COMMENTS:

City Hall Employee Parking Lot.

RECOMMENDED ACTION:

Hold - Potential future municipal use and/or affordable housing projects

SITE ID: 521 PARCEL CODE: 380330185431 ACRES: 0.11
ADDRESS: 2000 BLK B STREET



ZONING: Downtown District Urban Village - Res. Transition Area 1

NEIGHBORHOOD: LETTERED STREETS - Area 16

COMMENTS:

City Hall Employee Parking Lot.

RECOMMENDED ACTION:

Hold - Potential future municipal use and/or affordable housing projects

LONG TERM

(25 Properties, 42 Acres in Total)

SITE ID: 524 PARCEL CODE: 380330170440 ACRES: 0.12
ADDRESS: 2009 B STREET



ZONING: Downtown District Urban Village - Res. Transition Area 1

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
ADDRESS: 2015 B STREET



ZONING: Downtown District Urban Village - Res. Transition Area 1

NEIGHBORHOOD: LETTERED STREETS - Area 16

COMMENTS:

Municipal Court back lots.

RECOMMENDED ACTION:

HOLD - Potential for future redevelopment.

SITE ID: 530 PARCEL CODE: 380330142458 ACRES: 0.20
ADDRESS: 700 BLK GIRARD ST



ZONING: Downtown District Urban Village - Res. Transition Area 1

NEIGHBORHOOD: LETTERED STREETS - Area 16

COMMENTS:

Municipal Court Parking Lot.

RECOMMENDED ACTION:

Hold - Potential future municipal use and/or affordable housing projects

LONG TERM

(25 Properties, 42 Acres in Total)

SITE ID: 531 PARCEL CODE: 380330154456 ACRES: 0.59
ADDRESS: 2000 BLK C STREET



ZONING: Downtown District Urban Village - Res. Transition Area 1
NEIGHBORHOOD: LETTERED STREETS - Area 16
COMMENTS:
Municipal Court Parking Lot.

RECOMMENDED ACTION:
Hold - Potential future municipal use and/or affordable housing projects

SITE ID: 711 PARCEL CODE: 380318226012 ACRES: 3.96
ADDRESS: 3300 CORNWALL AVE



ZONING: Institutional/Residential Multi, Mixed/Planned
NEIGHBORHOOD: CORNWALL PARK - Area 4
COMMENTS:
HOLD for re-route of Squalicum Creek and potential mitigation for Orchard Drive Extension. Restrictive covenant would have to be lifted. Horsefield Creek, Wetlands, Deed Restriction for Open Space (af 2000103263). Greenway Levy in 2000.

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

SITE ID: 739 PARCEL CODE: 380317010205 ACRES: 0.47
ADDRESS: 3700 JAMES ST



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.

LONG TERM

(25 Properties, 42 Acres in Total)

SITE ID: 799 PARCEL CODE: 380212077509 ACRES: 14.38
ADDRESS: 4400 BLK ALDRICH RD



ZONING: Residential Single

NEIGHBORHOOD: CORDATA - Area 6

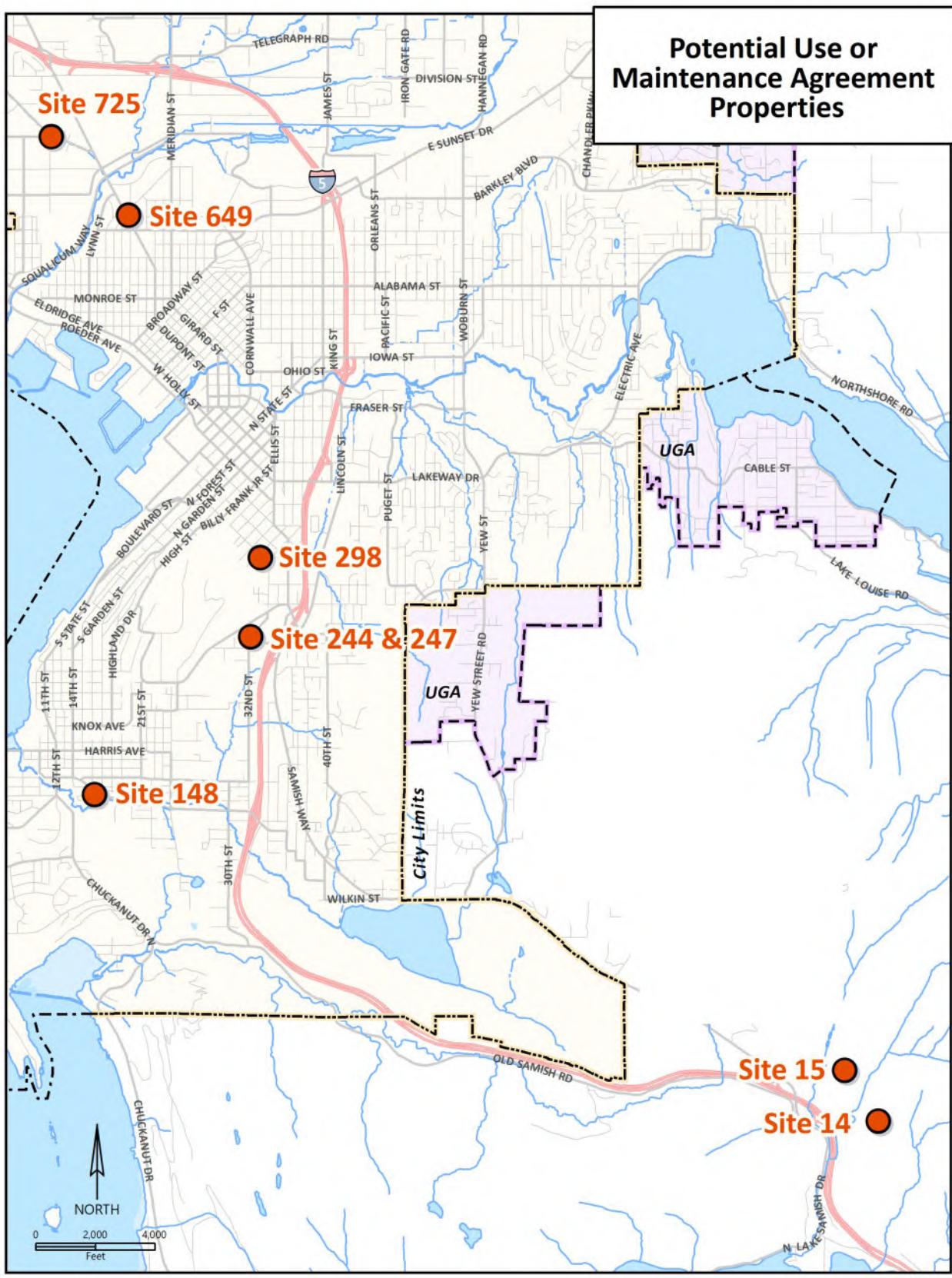
COMMENTS:

"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.

(8 Properties, 155 Acres in Total)



USE OR MAINTENANCE AGREEMENTS

(8 Properties, 155 Acres in Total)

SITE ID: 14 PARCEL CODE: 370323329460 ACRES: 97.82
ADDRESS: 5100 BLK SAMISH WAY



ZONING: ROS

NEIGHBORHOOD: COUNTY

COMMENTS:

Part of Lake Padden Charter. Steep slopes not represented in critical area calculation (outside data area). Zoned ROS. Public Works Water Fund in 1931. WDFW listing as part of a Priority Biodiversity Corridor and habitat for Priority species.

RECOMMENDED ACTION:

Explore use or maintenance agreements as opportunity and need arises.

SITE ID: 15 PARCEL CODE: 370314196070 ACRES: 56.19
ADDRESS: 5100 BLK SAMISH WAY



ZONING: ROS

NEIGHBORHOOD: COUNTY

COMMENTS:

Part of Lake Padden Charter. Steep slopes not represented in critical area calculation (outside data area). Zoned ROS. Public Works Water Fund in 1931. WDFW listing as part of a Priority Biodiversity Corridor and habitat for Priority species.

RECOMMENDED ACTION:

Explore use or maintenance agreements as opportunity and need arises.

SITE ID: 148 PARCEL CODE: 370212308532 ACRES: 0.01
ADDRESS: 1600 BLK OLD FAIRHAVEN PKWY



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

(8 Properties, 155 Acres in Total)

SITE ID: 244 PARCEL CODE: 370306304520 ACRES: 0.02
ADDRESS: 401 32ND ST



ZONING: Residential Multi, Multiple

NEIGHBORHOOD: HAPPY VALLEY - Area 3

COMMENTS:

Critical Areas. The site has existing stormwater infrastructure that routes ~7.3 acres to the site.

RECOMMENDED ACTION:

Explore use or maintenance agreements as opportunity and need arises.

SITE ID: 247 PARCEL CODE: 370306306524 ACRES: 0.05
ADDRESS: 401 32ND ST



ZONING: Residential Multi, Multiple

NEIGHBORHOOD: HAPPY VALLEY - Area 3

COMMENTS:

1996 Property Exchange. Along Bike Route. Possible public plaza/bike facility opportunity? In conjunction with lot to the south, small lots. The site has existing stormwater infrastructure that routes ~7.3 acres to the site.

RECOMMENDED ACTION:

Explore use or maintenance agreements as opportunity and need arises.

SITE ID: 298 PARCEL CODE: 380331339231 ACRES: 0.01
ADDRESS: 800 BLK NEWELL ST



ZONING: Residential Single

NEIGHBORHOOD: SEHOME - Area 11

COMMENTS:

Purchased through General Fund. Acquired in 1946. Very small lot, undevelopable. Possible neighborhood/Public plaza opportunity. Possible stormwater facility when combined with surrounding ROW area.

RECOMMENDED ACTION:

Explore use or maintenance agreements as opportunity and need arises.

USE OR MAINTENANCE AGREEMENTS

(8 Properties, 155 Acres in Total)

SITE ID: 649 PARCEL CODE: 380224417365 ACRES: 0.43
ADDRESS: 2930 NORTHWEST AVE



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. Pauls. 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
ADDRESS: 2800 BLK COTTONWOOD AVE



ZONING: Residential Multi, Planned

NEIGHBORHOOD: BIRCHWOOD - Area 7

COMMENTS:

RECOMMENDED ACTION:

Explore use or maintenance agreements as opportunity and need arises.

APPENDIX B

Planning Area Maps

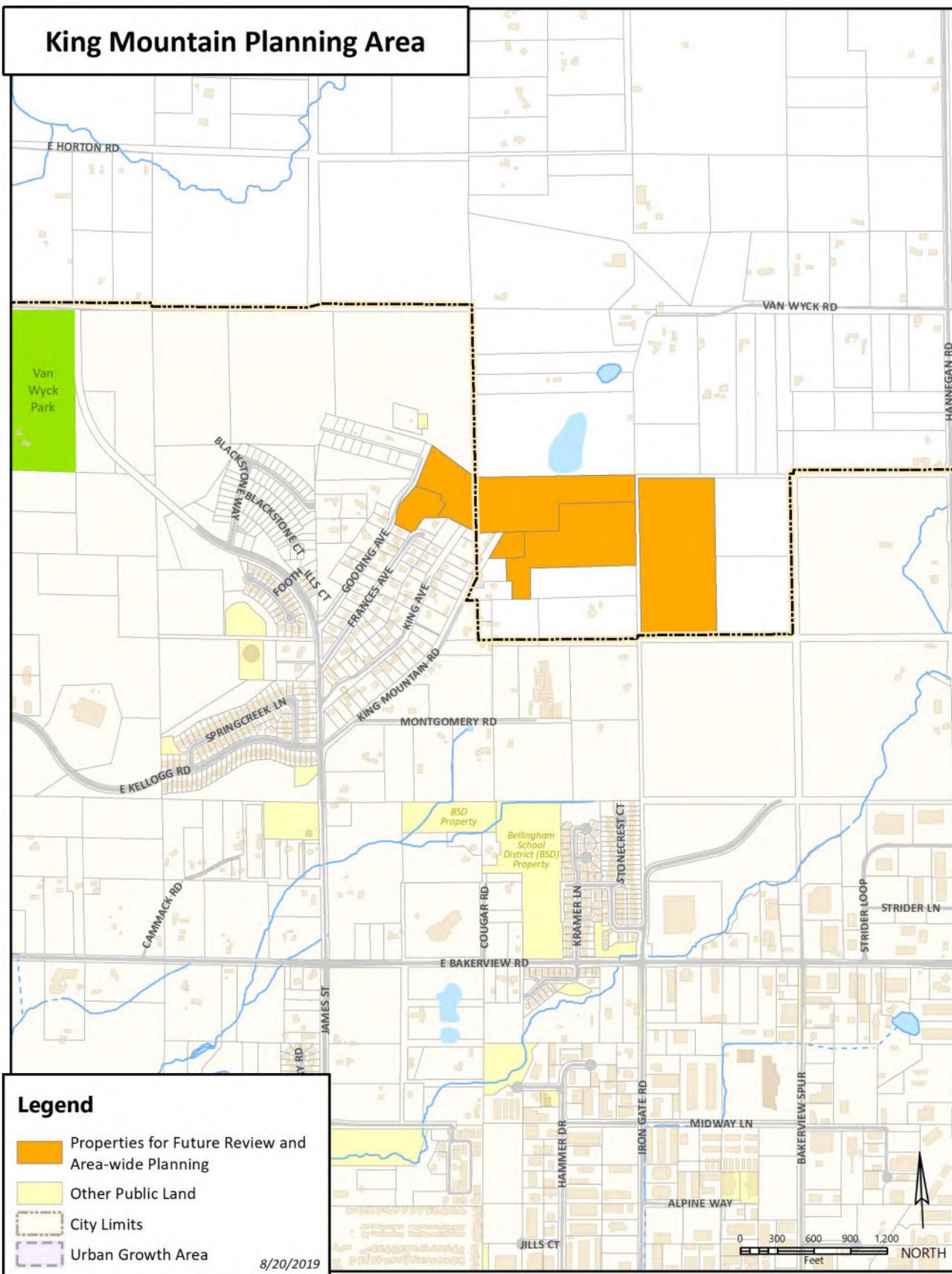
- Alderwood Planning Area
- King Mountain Planning Area
- Samish Crest/Yew Street Corridor Planning Area

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.

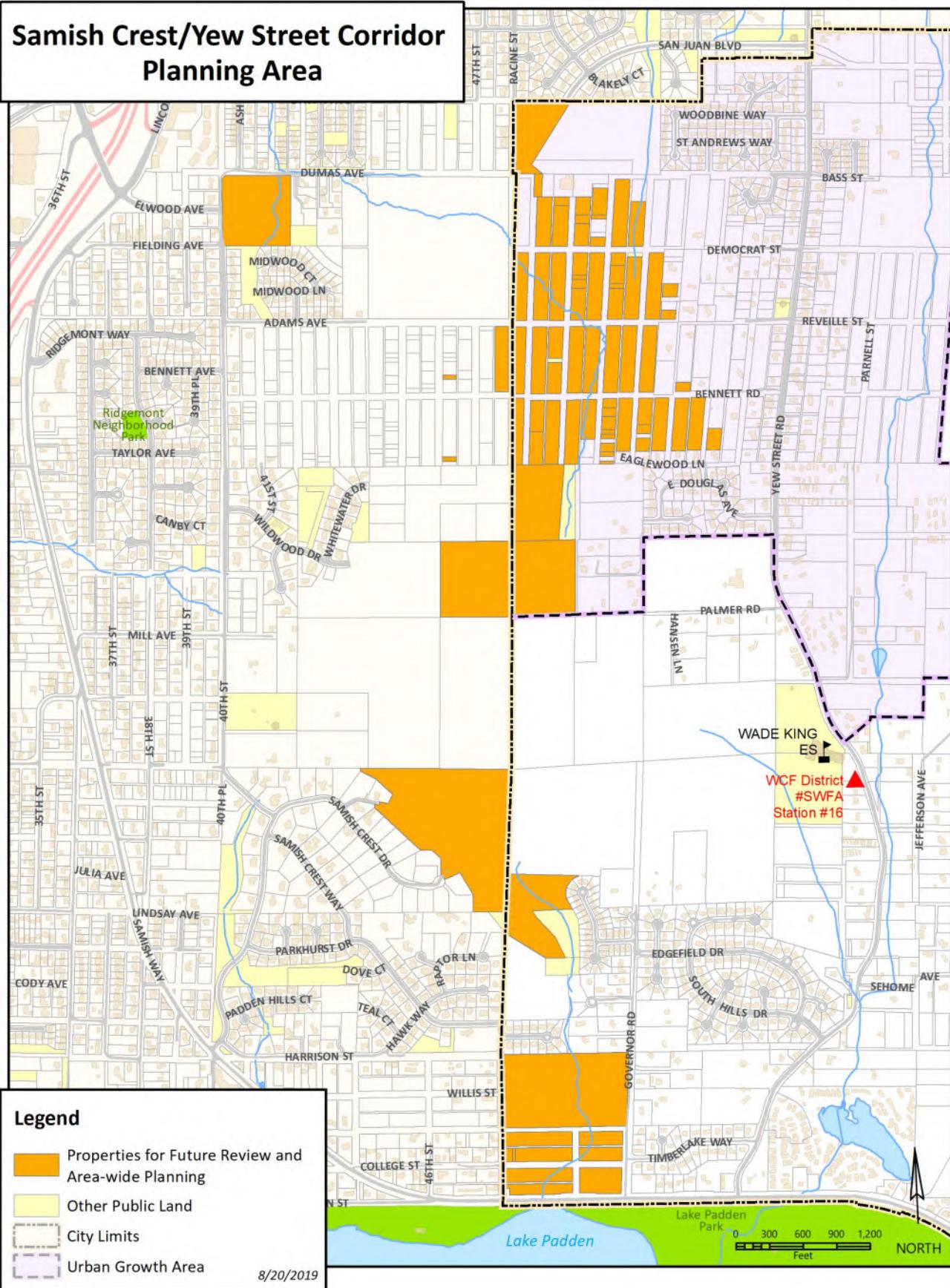
Alderwood Planning Area



King Mountain Planning Area



Samish Crest/Yew Street Corridor Planning Area





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