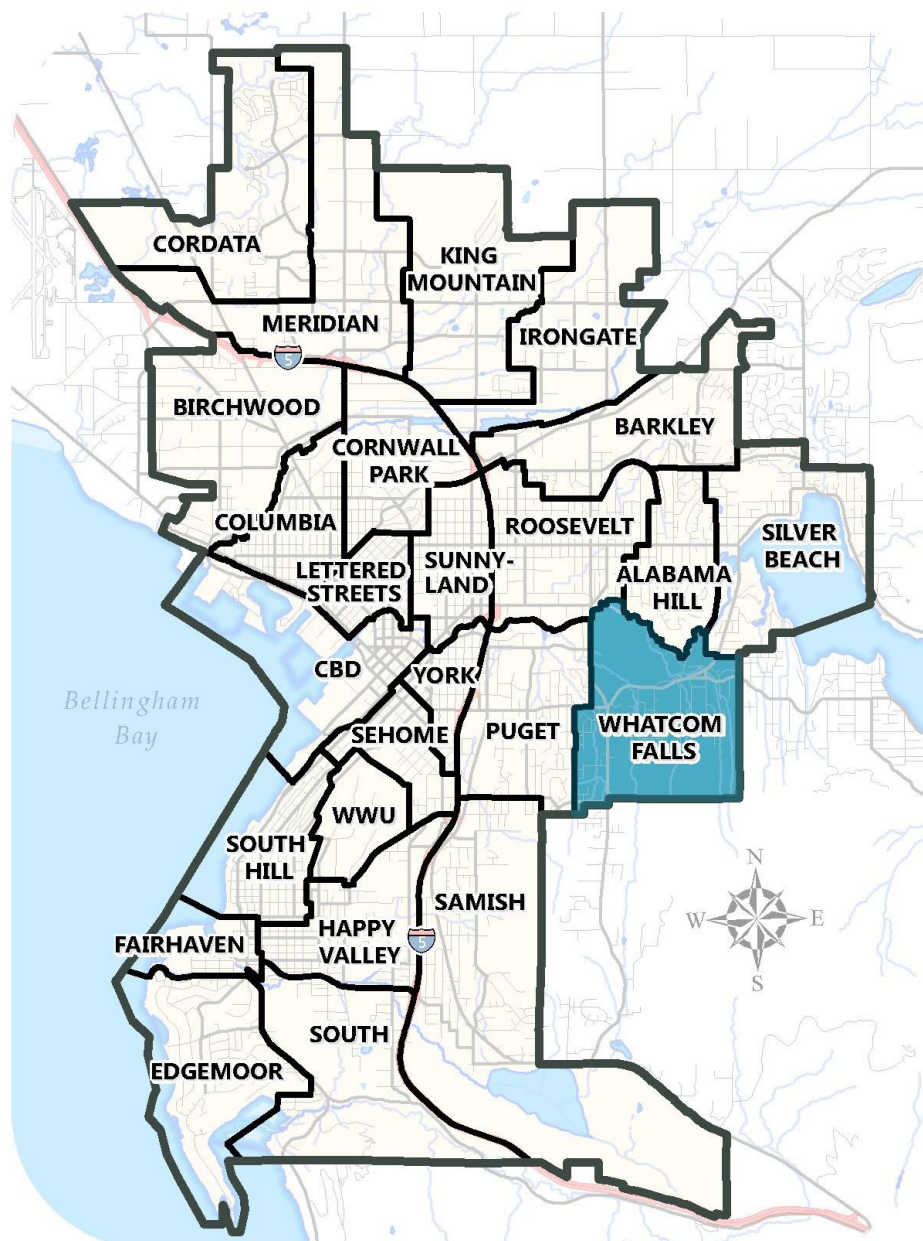




Whatcom Falls Neighborhood Plan

As adopted by Ordinance No. 8868 and amended by Ordinance 8946, 9046, 9090, 10147, 2004-12-087, 2007-11-085 and 2008-12-107.



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

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

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

I. NEIGHBORHOOD CHARACTER

The Whatcom Falls Neighborhood is approximately 962 acres in size and located in the eastern portion of the City. The neighborhood partially forms the City's eastern and southern boundaries adjacent to the Geneva and Yew Street Urban Growth Areas. The neighborhood derives its name from several waterfalls associated with Whatcom Creek located within Whatcom Falls Park. This park is considered one of Bellingham's most beautiful parks and encompasses a large portion of the neighborhood (251 acres). Classified as a community park, Whatcom Falls Park provides a variety of recreational activities and access to the natural environment.

The Whatcom Falls Neighborhood is zoned primarily Residential Single and Public, with the exception of two subareas, which are zoned Residential Multiple and Neighborhood Commercial. The southern portion of the neighborhood, south of Lakeway Drive, contains the highest concentration of existing and new residential developments on lots that range in size between 7,200 square feet to 20,000 square feet. In some areas of the neighborhood cluster subdivisions are permitted, whereby lot sizes may be reduced below the standard lot size and clustered together in order to provide open space, recreation areas or to preserve environmental resources.

The character of the area has been defined by the Whatcom Falls Neighborhood Association as a neighborhood "living near the forest edge". Greenways, stream corridors, relatively large lots, and native vegetation create a network of wildlife habitat despite the urban setting. Significant mature trees within existing residential developments give the neighborhood a more forested character, which further adds to the natural amenities of the neighborhood.

Goal No. 1. Natural forested areas and significant trees should be preserved and incorporated into future development where feasible.

Emphasis on outdoor activities is encouraged with direct access to Whatcom Falls Park and hiking/biking in the Miranda/Ridgeline trail area south of Birch Street. A small public parking area marks a trailhead at the south end of Birch Street. The southern portion of neighborhood serves as an unofficial northern gateway to the Lookout Mountain/Galbriath Mountain hiking/biking recreational trail system, and recognized as a countywide non-motorized recreational area.

The undeveloped southern portion of the neighborhood is crossed by two active north-south transmission pipelines continuing out of developed housing areas, and an east-west distribution overhead PSE power lines. The undeveloped southern portion of the neighborhood is physically characterized by multiple steep wooded slopes and contains several tributaries that feed into Whatcom Creek. Another heavily wooded undeveloped area lies along the eastern boundary of the neighborhood, south of Bonanza Way.

Bloedel-Donovan Park on Electric Avenue at Lake Whatcom is easily accessed by the neighborhood by way of trail extensions and pedestrian crosswalks accessing Lakeway Drive and Electric Avenue from Whatcom Falls Park. A sizable tract of publicly owned open space lies in the southeast corner of the neighborhood on Lookout Mountain, which offers sweeping views of the City, Bellingham Bay and Lake Whatcom. Together with the Miranda/Ridgeline Trail open space corridor to its north, these trail areas are extensively used for hiking and biking. Creek protection buffers and open space corridors have been established in a number of newer subdivisions, further enhancing the natural environment that is highly valued in the neighborhood.

A large portion of the neighborhood, with the exception of several non-conforming uses and a small neighborhood business area are in public ownership. Bayview Cemetery, Whatcom Falls Park, and the Kulshan Middle School site make up the majority of the publicly owned lands within the neighborhood. These areas comprise of approximately 265.5 acres and encompass nearly 28% of the neighborhood.

According to Census data that was prepared in 2010, the Whatcom Falls Neighborhood contains approximately 920 housing units, of which 890 are occupied yielding a relatively low (for Bellingham) vacancy percentage of 3.26%. For more information concerning population and demographic data for the City of Bellingham, visit the City's webpage at <http://www.cob.org>.

II. PARK, RECREATION AND OPEN SPACE

The existing residential areas of the Whatcom Falls Neighborhood are within a short distance of two of the City's more popular parks: Whatcom Falls and Bloedel-Donovan. Heavy use of the facilities, particularly on weekends creates parking and traffic flow problems.

Whatcom Falls Park is a 251-acre community park located in Area 1, a portion of Area 2, and all of Area 3 of the neighborhood. The park has a rich history dating back to the 1890s and was known as the "Picnic Ground". The park was officially established in 1908 with the purchase of 40 acres by the Young Men's Commercial Club, which later sold the land to the City.

In 1936, a fish hatchery was constructed in the park funded by President Roosevelt's New Deal program, the Work Projects Administration (WPA). The fish hatchery is still in operation today under a lease agreement between the City and the Washington Department of Fish and Wildlife. In 1939 a sandstone bridge, also funded by the WPA was constructed over Whatcom Creek, which is now considered an important historical park feature and serves as a viewing platform of one of the main waterfalls in the park. Materials used to construct the bridge came from the demolished 1891 Pike Building that was located on the corner of Holly and State Street. The stone bridge re-used some of the decorative sandstone arches that were part of that building's architecture.

The park features natural areas along the Whatcom Creek riparian corridor, including deep ravines, waterfalls, and rock outcrops. Developed facilities in the park include two playgrounds, two picnic shelters, tennis courts, basketball court, kids fishing pond, restrooms, fish hatchery, and walking trails.

The continuing growth of both the neighborhood and the City indicate a need for additional park facilities to meet future needs.

Goal No. 2. As development occurs in the southern portion of the neighborhood, one neighborhood park should be established consistent with the Parks, Recreation and Open Space chapter of the Comprehensive Plan.

The actual location of a new neighborhood park in the southern portion of the neighborhood has not been finalized in order to allow flexibility. However, it is important that the future park is connected with greenway trail corridors. Development of a new neighborhood park should provide areas for both informal and structured recreation, including enough level land for a play field. It is envisioned that the park will act as a natural buffer between existing and new neighborhoods.

In most urban areas like the Whatcom Falls Neighborhood, people commonly associate open space with recreational use, especially parks. However, a high value should be placed on the amenities of open space including scenic views, a forest edge, wooded backdrop for the area, and plant and animal life. Other values associated with open space are utilitarian in nature and include items such as: the preservation of natural drainage systems, wildlife habitat, decreasing water run-off rates and volumes, and the preservation of critical areas as defined by Bellingham Municipal Code.

Goal No. 3. As development occurs, environmentally sensitive areas, natural drainage systems, and open space should be maintained and preserved.

The Whatcom Falls Neighborhood contains several significant environmental resources that should be preserved and restored. Whatcom Creek and its tributaries, Cemetery Creek, Hannah Creek and Park Creek are important resources on both a neighborhood and a citywide basis. The Whatcom Creek system provides habitat for several species of salmon and trout.

On June 10, 1999 an underground pipeline ruptured in Bellingham, Washington, releasing approximately 277,000 gallons of gasoline into Hannah Creek which flowed downstream into Whatcom Creek. The gasoline was ignited resulting in an explosion and fire and lead to the destruction of approximately 26 acres of trees and vegetation, including 16 -acres of mature second-growth forest within Whatcom Falls Park and 10 - acres of third- or fourth-generation floodplain forest and meadow west of the park.

Goal No. 4. Pipeline safety regulations should be adopted to minimize the risk to the environment and public in the event of a pipeline rupture and reduce the risk of third party damage to a pipeline.

The subsequent "Olympic Pipeline Settlement", provided the City several new properties, including Area 1 of the Whatcom Falls Neighborhood, and funds to restore ecological functions of the burned area. Post-fire restoration efforts included significant re-vegetation and continued monitoring and maintenance of the burned area and stream corridor. Monitoring data show a variety of wildlife in the area: red legged frog, pacific tree frog, long toed salamander, red tailed hawk, osprey, deer, mink, otter, coyote, beaver, and other small mammals inhabit the area. The numerous snags created by the fire may have increased habitat for some species such as cavity nesting birds and mammals.

The Shoreline Master Program designates the section of Whatcom Creek within Whatcom Falls Neighborhood as Natural. Natural designated shorelines are best suited for very low-intensity uses to ensure that ecological function and ecosystem-wide processes are maintained.

Goal No. 5. Preserve and restore functioning riparian buffers along the length of Whatcom Creek and its tributaries.

The opportunity still exists to preserve the open space character of the neighborhood while continuing to allow for residential development. The designated densities in the Whatcom Falls Table of Zoning Regulations BMC 20.00.230 will help preserve the open space of the presently undeveloped areas in the southern portion of the neighborhood.

Goal No. 6. Open space corridors should be maintained along stream and natural drainage corridors as development occurs.

A system of open space and trail corridors has been developed on a citywide basis. This system has been designed not only in response to the open space amenities mentioned earlier, but also to serve as a functional pedestrian and biking system allowing people to move from one location to another in a natural setting.

Lookout Mountain open space area is located in the southeast portion of the neighborhood and is approximately 47 acres in size. The open space area features mountain bike and hiking trails and is adjacent to a Whatcom County 20-acre open

space area. Trails continue to the adjacent privately owned Galbraith Mountain tract located in the County.

Goal No. 7. Establish a northern gateway for public access to the Galbraith Mountain recreational area south of the neighborhood. This is identified in the Bellingham Greenways Program as “Project S5 – northwest Lookout/Galbraith Mountain Gateway and Community Park/Forest” with an established expenditure guideline for the land acquisition.

Public Trail Parking:

The Miranda/Ridgeline Trail parking area at the south end of Birch Street is small and accommodates few vehicles. The shortage of designated parking for trail users causes on-street parking congestion in this quiet residential area and sometimes results in dangerous or undesirable conflicts with nearby residents. The location of alternative parking facilities needs to be identified to inform citizens where to park when there is no available parking in the area.

Goal No. 8. Additional public parking should be established for Galbraith Mountain trail-users that lessens on-street parking congestion in the immediate residential areas along Birch Street, Birch Falls Drive, and Riley Street.

Trail parking at Whatcom Falls Park should be encouraged by the installation of signs at both the park and the trailhead.

III. PUBLIC FACILITIES AND UTILITIES

Cemetery:

Bayview Cemetery is a 234-acre municipal cemetery operated and managed by the Bellingham Parks and Recreation Department. The Town of Whatcom founded the cemetery in 1887 with the purchase of a 10 -acre plat along the road to Lake Whatcom. Monuments bearing the names of the area's founding families, such as Eldridge, Roeder, and Bloedel are found within the well landscaped cemetery.

School:

Kulshan Middle School is located in Area 10 of the neighborhood and is centrally located in an existing residential subdivision just south of Lakeway Drive and Whatcom Falls Park. The school opened in 1994 and is the only public school located in the neighborhood.

Water and Sewer:

Water and sewer facilities are continually evaluated to ensure existing services are

maintained, upgraded, and future needs can be met to accommodate Bellingham's projected population growth. As part of the City's Comprehensive Plan, the City has developed a Comprehensive Water and Sewer Plan, which manages the City's water and sewer system and provides a detailed list of projected public improvements necessary to provide and maintain existing and future service needs throughout the City.

Goal No. 9. Water and sanitary sewer facilities should be sized to adequately serve the neighborhood, especially where new development is occurring.

Stormwater/ Drainage:

Development and redevelopment that occurs in the Whatcom Falls Neighborhood will be required to comply with the City of Bellingham and the Washington State Department of Ecology standards for stormwater management and mitigation. Stormwater management and mitigation address inadequate capacity in the drainage system, flow duration problems, and water quality degradation.

Goal No. 10. Open stormwater detention facilities should not be visible from the street and should be designed as an aesthetic feature of the development through the use of vegetation.

Goal No. 11. The Whatcom Falls Neighborhood supports the use of Low Impact Development (LID) and Green Infrastructure techniques to manage stormwater as close to its source as possible.

Whatcom Creek watershed:

The 5,922-acre Whatcom Creek watershed extends from Lake Whatcom west to Bellingham Bay. It includes most of downtown Bellingham and also contains industrial and residential land uses. Whatcom Creek's four major drainage basins are Fever Creek on the north side of Whatcom Creek and Hannah Creek, Cemetery Creek, and Lincoln Creek all on the south side. Direct drainage to Whatcom Creek also exists. The Whatcom Falls Neighborhood is located in the Hannah Creek and Cemetery Creek sub-basins of the Whatcom Creek watershed.

The lower reaches of Whatcom Creek are considered important habitat for several species of salmon and trout. Although these species cannot navigate upstream of the falls in Whatcom Falls Park, maintaining good water quality in the contributing streams is critical to supporting the fish populations that reside in Whatcom Creek.

All urban streams have suffered from past development practices, but the City of Bellingham values fish habitat and have adopted ordinances to protect streams and have put considerable resources toward stream and habitat restoration.

Cemetery Creek sub-basin:

The Cemetery Creek sub-basin consists of the drainages of East Cemetery Creek, West Cemetery Creek, and the main stem of Cemetery Creek and together comprises approximately 1,447 acres. The Whatcom Falls Neighborhood contains East Cemetery Creek and the upper portions of the main stem of Cemetery Creek.

Land uses in this sub-basin include residential and commercial development but the 240-acre Whatcom Falls Park and the 234-acre municipally-owned Bayview Cemetery together comprise 32 percent of the sub-basin.

Salmon and trout species favor the lower reaches of Cemetery Creek where wetlands provide valuable habitat and water quality functions, but these species do not have access to habitat upstream due to culvert passage problems. The upper reaches have good habitat for spawning and juvenile rearing once fish passage blockages are removed. Restoration and mitigation efforts have proven fruitful in the lower reaches of Cemetery Creek, so protecting water quality upstream in the Whatcom Falls Neighborhood will continue to be very important.

Hannah Creek sub-basin:

The Hannah Creek sub-basin is approximately 777 acres and also includes Park Creek which joins Hannah Creek just inside Whatcom Falls Park. The northern portion of this sub-basin is developed with residential uses, but the southern portion remains undeveloped in forested hill slopes. If fish utilize Hannah and Park Creeks, it is assumed that these fish are resident species because of the downstream barriers that block upstream migration.

IV. TRANSPORTATION CIRCULATION

The Transportation Element of the 2006 Bellingham Comprehensive Plan and the 2012 Pedestrian Master Plan contain the transportation visions, goals, and policies to guide the development of the citywide multimodal transportation network. A transportation project improvement list for the Whatcom Falls Neighborhood is contained in the Transportation Element and a list of sidewalk priorities is contained in the Pedestrian Master Plan. The City considers these project lists when developing the annual 6-Year Transportation Improvement Program (TIP) and when seeking State and Federal transportation grants.

Public Streets:

Non-arterial residential streets comprise the vast majority of Bellingham's transportation network. These streets provide local access to homes and schools, are characterized as low-speed (25 mph) low-traffic volume streets that provide pedestrian and bicycle safety as a main priority. Residential streets in the Whatcom Falls Neighborhood are typical of post-World War II subdivision development with an emphasis on cul-de-sacs, which lack connectivity. A number of residential streets were never improved with curb, gutter, and sidewalks when the subdivision development occurred and generally convey a more rural feeling.

Arterial streets form the backbone of the citywide transportation network and are classified as collector, secondary, or principal arterials based on purpose, function, volumes, and connectivity within the overall transportation network. Bellingham arterial street standards ([BMC 13.04](#)) and Comprehensive Plan Transportation Element goals and policies require sidewalks and marked bicycle lanes to be included on all new or reconstructed arterials.

The Whatcom Falls Neighborhood is served and affected by three arterial streets, as shown on the Arterial Street Network Map and detailed below. The purpose of arterials is to keep larger volumes of traffic flowing steadily through the City and away from the residential areas, where possible. Increases in traffic through the Whatcom Falls Neighborhood are expected over the next 20 to 50 years as the City and outlying bedroom communities continue to develop. It is essential that arterial streets through the neighborhood continue to accommodate expected increases in traffic, minimize traffic congestion and vehicle-pedestrian conflicts, and maintain on-time performance and convenience of Whatcom Transportation Authority's (WTA) public transit system.

Lakeway Drive (Principal Arterial)

Lakeway Drive bisects the Whatcom Falls Neighborhood and connects downtown Bellingham and Interstate 5 to the west and Lake Whatcom and Sudden Valley to the east. In 2010, Lakeway Drive carried 21,000 vehicles per day into and through the Whatcom Falls Neighborhood, which ranks as the third busiest street in Bellingham behind Meridian Street and Sunset Drive. Between Yew Street/Woburn Street and Electric Avenue, Lakeway Drive has two east-bound lanes to accommodate heavy evening rush hour traffic and one west-bound lane. From Electric Avenue to the City

limits at Scenic Way, Lakeway Drive has one travel lane in each direction. Curbs, gutters, storm drains, and sidewalks exist on both sides and in 2011, the City resurfaced much of Lakeway Drive and added bike lanes from the City limits to Yew Street.

Electric Avenue (Secondary Arterial)

Electric Avenue connects the Whatcom Falls Neighborhood to Whatcom Falls Park, a small commercial center, Bloedel-Donovan Park, Lake Whatcom, Alabama Street, and the Silver Beach Neighborhood. In 2010, Electric Avenue carried 8,500 vehicles per day along the one mile stretch between Lakeway Drive and Alabama Street. In 2011, the City constructed new curb, gutter, sidewalk, and a flashing crosswalk and transit bus pull-out on Electric Avenue at Portal Drive. Bike lanes were also installed on Electric Avenue between Lakeway Drive and Birch Street. From Portal Drive to Ohio Street, Electric Avenue has one concrete travel lane in each direction with 6-foot wide asphalt shoulders.

Electric Avenue is listed as a priority for pedestrian improvements in the 2012 Pedestrian Master Plan and both bicycle and pedestrian improvements are listed as priorities in the Comprehensive Plan, but making improvements to concrete streets is much more difficult and expensive than asphalt streets. To date, the City has struggled to find ways to improve this one-mile stretch of Electric Avenue with pedestrian and bicycle facilities. Concrete sidewalk construction is expensive and requires curb, gutter, storm drain systems, and off-site mitigation for storm water run-off from impervious surfaces. The City will continue to look for opportunities to provide a pathway or sidewalk, as well as bike lanes, on Electric Avenue.

Yew Street (Secondary Arterial)

Yew Street connects Lakeway Drive and Woburn Street and the Whatcom Falls Neighborhood to the City limits at San Juan Boulevard and through the unincorporated Yew Street Road Urban Growth Area (UGA) to Lake Padden Park and Samish Way. In 2010, Yew Street carried 6,100 vehicles per day. Yew Street has one travel lane in each direction with curb, gutter, storm drains, and sidewalk on both sides between Lakeway Drive and Wade King Elementary School. Marked bike lanes exist on portions of Yew Street inside the City while unmarked 8-foot shoulders exist on the portion of Yew Street Road south of the City limits to the elementary school.

San Juan Boulevard (Collector Arterial)

San Juan Boulevard generally marks the southern City limits and connects Yew Street to residential subdivisions in both the Puget and Whatcom Falls Neighborhoods. In 2010, San Juan Boulevard carried 600 vehicles per day. The 2006 Bellingham Comprehensive Plan Transportation Element lists a future arterial connection of San Juan Boulevard from Pacificview Avenue to 40th Street/Elwood and Interstate 5/Samish Way to adequately serve development allowed on Samish Hill and provide a new transportation connection that would provide benefit to the entire transportation network in southeast Bellingham.

The Public Works Department spent several years designing and engineering a feasible San Juan Boulevard alignment, attempting to acquire public right-of-way, and secure adequate funding for construction. Due to extensive critical areas and associated mitigation requirements, the City does not have the financial resources to complete this project and the San Juan Boulevard project has been officially decommissioned.

Lopez Avenue (Planned Collector Arterial)

As of 2012, Area 8E, the southern portion of the Whatcom Falls Neighborhood east of Yew Street is undeveloped, and zoned Residential Single. Before home construction can begin in Area 8E and Area 11 that are within the Lopez Street Collector Requirement Area, the City will require developers to construct Lopez Avenue to collector arterial standards. This new street will serve as the sole access in and out of Area 8E and a portion of Area 11, without connection to any other residential street in the Whatcom Falls Neighborhood as per specific requirements listed for Area 8 immediately to the north of Area 8E.

Pedestrian Master Plan

The City of Bellingham has identified citywide needs and priorities for sidewalk infill, sidewalk widening, and crossing improvements on arterial streets in the Bellingham Pedestrian Master Plan, which was approved by City Council in August 2012. The Pedestrian Master Plan is available on the City web site at <https://cob.org/services/planning/transportation-planning/pedestrian-master-planning>.

Bicycle Master Plan

The City of Bellingham has identified citywide needs for marked bicycle lanes in the 2006 Transportation Element of the Bellingham Comprehensive Plan <http://www.cob.org/services/neighborhoods/community-planning/transportation/long-range-planning.aspx>, but in 2014 will complete a Bicycle Master Plan that will enhance and expand the list of needs, broaden the types of bicycle facilities planned for, and identify priorities for bicycle infrastructure investments.

Whatcom Transportation Authority (WTA)

The Whatcom Falls Neighborhood is served by several WTA transit routes on Lakeway Drive (Routes 512, 525, 540), Electric Avenue (Route 525), and Yew Street (Routes 43, 44). Route schedules are available on the WTA web site at <http://www.ridewta.com>

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

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



Whatcom Falls Neighborhood

V. SUBAREA DESCRIPTIONS AND LAND USE DESIGNATIONS

The Whatcom Falls Neighborhood is primarily zoned Residential Single and Public, with the exception of two subareas, which are zoned Residential Multiple and Neighborhood Commercial. The neighborhood contains a total of 15 subareas, with each area containing its own comprehensive land use designation. Title 20 of the Bellingham Municipal Code contains the specific zoning information for each subarea, which can be referenced at: www.cob.org.

Area 1

Area 1 is approximately 9.5 acre in size and was dedicated to the City of Bellingham in 2004 as part of the Olympic Pipeline Settlement. The property has a restrictive covenant which declares the City shall hold the property as a site for fish and wildlife, open space, and passive recreational use.

AREA 1 LAND USE DESIGNATION: PUBLIC

Area 2

This area is the site of the Bayview Cemetery and is currently in public ownership.

AREA 2 LAND USE DESIGNATION: PUBLIC

Area 3

This area is the site of Whatcom Falls Park, a highly valued, Citywide recreational attraction.

AREA 3 LAND USE DESIGNATION: PUBLIC

Area 4

Area 4 is situated in the northern portion of the neighborhood adjacent to Electric Avenue and Whatcom Falls Park. This area is designated as Residential - Single with a medium density for moderate density single family homes. Structures should be setback from the park and access onto Electric Avenue should be coordinated with other traffic conditions and concerns in this general vicinity. Clearing and development of the hillside areas should be done in a sensitive manner.

AREA 4 LAND USE DESIGNATION: SINGLE FAMILY RESIDENTIAL, MEDIUM DENSITY

Area 5

Area 5 is situated in the northeastern portion of the neighborhood adjacent to Electric Avenue and Whatcom Falls Park. This area is designated Residential - Single with a medium density for moderate density single family homes, which includes detached or cluster attached residential units. Structures should be setback from the park and access onto Electric Avenue should be coordinated with other traffic conditions and concerns in this general vicinity.

AREA 5 LAND USE DESIGNATION: SINGLE FAMILY RESIDENTIAL, MEDIUM DENSITY

Area 6

This area is designated for neighborhood commercial uses to serve the surrounding neighborhood. The density figure for this area is that the total retail sales are to be no larger than 7,000 square feet. Curb cuts on Electric Avenue should be kept to a minimum and abutting residential uses should be buffered.

AREA 6 LAND USE DESIGNATION: COMMERCIAL

The next five subareas are all classified at a low density residential designation. They are however, listed as five separate subareas because of difficult use qualifiers, special conditions, and prerequisite conditions that have been applied to them. These vary because of the different topographic characteristics that exist within the individual areas. In all the areas, the interrelated concerns of sensitive land clearing, hillside development, and related drainage impacts should be addressed as development occurs.

Area 7

AREA 7 LAND USE DESIGNATION: SINGLE FAMILY RESIDENTIAL, LOW DENSITY

Area 8

AREA 8 LAND USE DESIGNATION: SINGLE FAMILY RESIDENTIAL, LOW DENSITY

Area 8 East

AREA 8 EAST LAND USE DESIGNATION: SINGLE FAMILY RESIDENTIAL, LOW DENSITY

Area 8 West

AREA 8 WEST LAND USE DESIGNATION: SINGLE FAMILY RESIDENTIAL, LOW DENSITY

Area 9

AREA 9 LAND USE DESIGNATION: SINGLE FAMILY RESIDENTIAL, LOW DENSITY

Area 10

This land is in public ownership and is the site of Kulshan Middle School.

AREA 10 LAND USE DESIGNATION: PUBLIC

Area 11

This area is designated as Residential Single with a density of 20,000 square feet per unit. The steep topography and resultant drainage problems, combined with difficult access routes place limitations on the density of this area. Efforts should be made to mitigate these impacts as this sensitive hillside develops.

AREA 11 LAND USE DESIGNATION: SINGLE FAMILY RESIDENTIAL, LOW DENSITY

Area 12

This area is designated Residential-Multi, Multiple, Mixed (Funeral Home) with a low density residential designation. The mixed-use qualifier allows construction of a funeral home adjacent to the public cemetery. Low-density residential use also may be developed. The area of approximately 2 acres is bounded in the north and east by Bayview Cemetery, on the south by Lakeway Drive and on the west by Woburn Street.

An east/west bicycle and pedestrian trail runs along the northerly boundary of the site. Landscape buffering shall be provided as required by the Director of Parks and Recreation. Future street expansion at the intersection will require dedication of 20 feet along Lakeway Drive and 10 feet along Woburn Street.

AREA 12 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, LOW DENSITY

Area 13

Area 13 comprises approximately 12 -acres. Yew Street abuts the area on the east; San Juan Boulevard extends from Yew Street in an east/west alignment through the northern portion of the area linking Yew Street with the Pacificview subdivision. To the south is the 83-lot Woodbine subdivision. The area was annexed to Bellingham in 2008.

The area lies within the Cemetery Creek watershed and drains northward via the west fork of Cemetery Creek. The topography generally slopes to the east and north. Deciduous and evergreen trees are found throughout the undeveloped areas. An open space tract lies to the west of the Area 13 and includes the west fork of Cemetery Creek. Stream protection should be required as development occurs. Several wetland areas have been identified in the National Wetlands Inventory maps using data from aerial photographs and soil maps. This wetland information is considered incomplete due to its inability to detect wetlands on the ground beneath any forest canopy. As a consequence, delineation studies should be required when development is proposed.

A County maintained stormwater facility exists within the northern portion of the area which drains into Consolidation Creek. The existing storm water pond was constructed as mitigation for the County's Yew Street Road improvements.

San Juan Boulevard extends through the area providing linkage between Yew Street to the east and Pacificview subdivision to the west. Vehicle access from San Juan and Yew Street should be limited. Parks, trails, and open space are needed to serve future residential development. Trail corridors, setbacks from creeks and wetlands should be considered as development is proposed. Proposed trails should tie into existing City trails and open space areas.

AREA 13 LAND USE DESIGNATION: SINGLE FAMILY RESIDENTIAL, MEDIUM DENSITY
