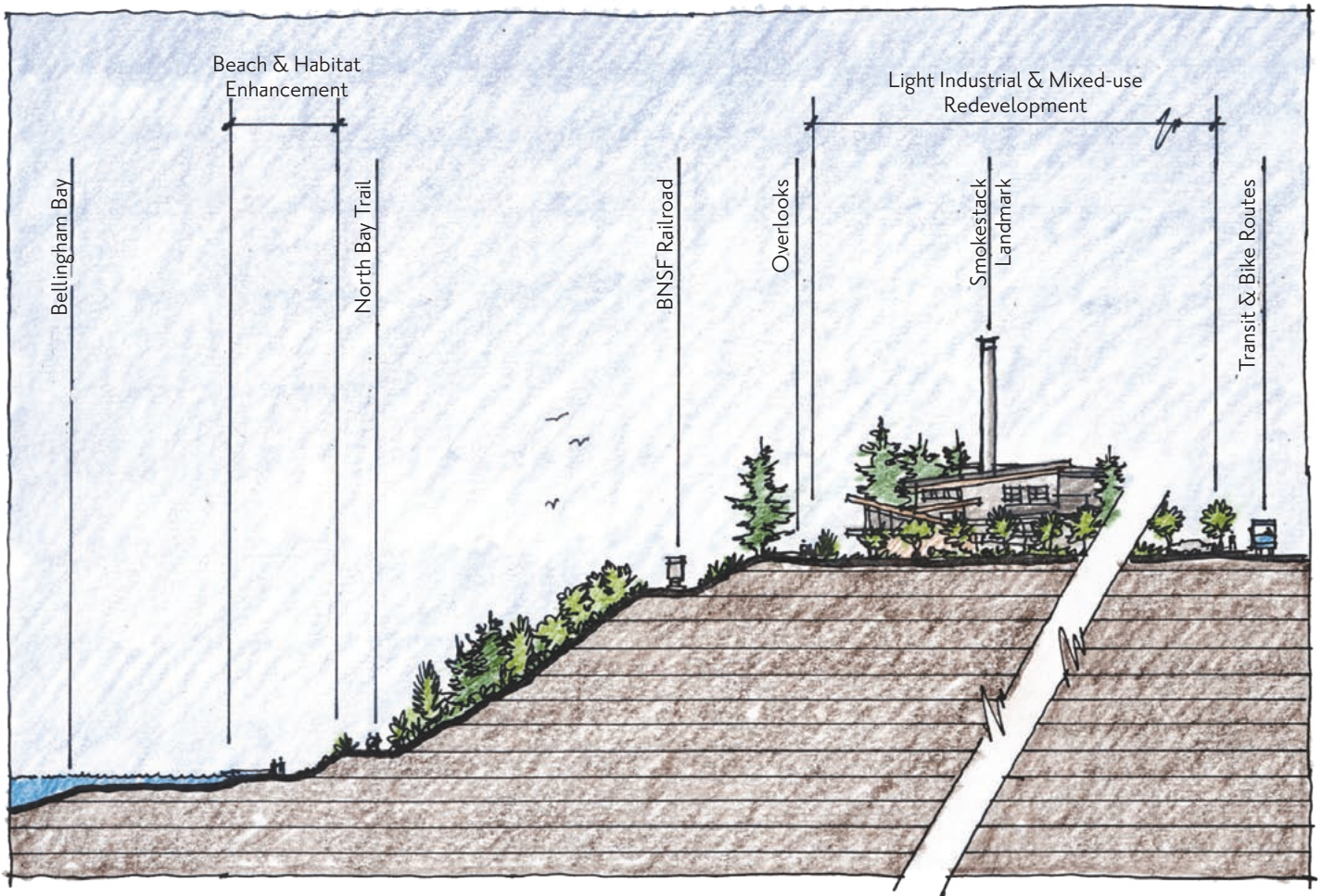


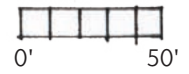
Little Squalicum

LITTLE SQUALICUM

THE VISION FOR LITTLE SQUALICUM restores the natural beach and habitat, and preserves the largely deciduous tree-covered bluff and its connection to the landscape of the Nooksack River delta. Public access along the beach will be limited in favor of habitat restoration. Access to the beach will be improved with trails that traverse the slope, connecting the beach with the bluff trail and connecting pedestrians to transit stops and parking along Marine Drive. The existing cement plant will be accommodated as long as it continues to operate, but new heavy industrial uses will be precluded. When the cement plant ceases operation, the 50-acre site should be master planned for a mixture of uses, including light industrial, research and institutional uses. Existing landmark industrial buildings should be adaptively reused where possible, and the existing landmark smoke stack should be preserved. The emphasis should be on habitat restoration and enhancement rather than human use along the beach and bluff in Little Squalicum. Future development should be limited to the top of the bluff and be compatible in scale and density with surrounding residential development in the area.



Section looking north showing beach & habitat enhancement, site redevelopment, parking, transit stop, overlook & railroad crossing. (Concrete plant smokestack in the background.)



GUIDING PRINCIPLES

Reinforce the Inherent Qualities of Each Place on the Waterfront

1. Make the waterfront a regular part of the lives of more people
2. Respect history, cultures and the arts
 - ♦ Identify historic sites prior to development
 - ♦ Embrace and expand knowledge of past heritage
 - ♦ Identify, locate and provide interpretative information for native history, pioneer history and natural history
3. Make the waterfront inviting to people on foot
4. Reinforce a unique “sense of place” at different waterfront locations
 - ♦ Protect the natural shoreline and bluff
 - ♦ Accommodate light industrial and encourage research and institutional uses
 - ♦ Preserve landmark industrial structures
 - ♦ Preserve and enhance existing vegetation where possible
 - ♦ Preserve the native trees on the bluff and maintain the soft, largely deciduous vegetated profile
 - ♦ Guide redevelopment of industrial areas to respect the character of Little Squalicum
 - ♦ Continue to acknowledge/recognize the influence of Nooksack River and river delta on character of Little Squalicum
5. Complement adjacent uses
 - ♦ Preserve and protect the habitat function of the adjacent beach and bluff

Restore the Health of Land & Water

1. Enhance or reintroduce natural systems
 - ♦ Preserve and enhance the natural beach and restore onshore and offshore habitat
 - ♦ Incorporate coastal geology, tidal influence, and other natural forces in inter-tidal habitat and beach enhancement
2. Create and restore habitat wherever possible
 - ♦ Give priority to habitat restoration and preservation both on the beach and in the tidelands
 - ♦ Limit access in favor of habitat protection
3. Remediate upland contamination
4. Protect existing natural shorelines
 - ♦ Recognize the dynamic nature of changing tidelands from Nooksack River sediments

5. Seek opportunities to soften existing hardened shorelines
6. Tailor environmental cleanup strategies and remediation to planned use
7. Manage storm water to enhance estuarine habitats
8. Require sustainable practices in all development
9. Restore, enhance and expand beaches wherever possible
10. Connect proposed open space and natural areas to regional open space network and wildlife corridors
 - ♦ Tie the natural system to the Nooksack River and up the creeks to the wetland on the west side of the airport

Improve Waterfront Access

1. Develop strong connections between uplands and water
 - ♦ Improve vehicular access and circulation, and provide shared decentralized parking away from the shoreline
2. Provide links to regional trail systems
3. Provide multiple modes of access to each area of the waterfront
 - ♦ Accommodate hand-carry boats on the beach at trail connections
 - ♦ Create trails to link transit stops and parking areas to viewpoints, the bluff trail, the beach and hand-carry boat landings
4. Provide convenient connections between different modes of transportation
5. Create and connect large and small parks and open spaces with a “braided” system of pedestrian trails
 - ♦ Provide large and small open spaces along the waterfront to serve as connecting nodes for trails and “shoreways”
6. Enhance opportunities for visual access to waterfront areas
7. Provide the opportunity to walk the waterfront while respecting natural habitat
8. Help people find their way

LITTLE SQUALICUM

Promote a Healthy & Dynamic Waterfront Economy

1. Create new mixed-use areas on the waterfront for commercial, industrial, educational, recreational and residential uses
 - ♦ Support existing, viable, clean (non-polluting) industrial uses
 - ♦ Assist with long term transition strategy for heavy industrial uses
 - ♦ Link technical institutions with training for new forms of employment
 - ♦ Extend and expand upon existing industry and commerce
 - ♦ Integrate commerce and new industry with training and education facilities
2. Support water-dependent activities and uses
 - ♦ Provide transition and relocation of non water-dependent heavy industrial and commercial waterfront uses
3. Create conditions attractive to jobs of the future
4. Strengthen the tie between local jobs and resources
5. Provide public amenities and infrastructure to support redevelopment
6. Improve permitting processes to achieve the goals and principles of the Waterfront Vision
 - ♦ Anticipate redevelopment of upland industrial property by providing appropriate infrastructure, design guidelines, zoning and permitting processes

RECOMMENDATIONS

History & Culture

- ♦ Identify, locate and provide interpretative information about the Lummi Nation, Nooksack River and Old Fort Bellingham
- ♦ Devise a process of engagement with Native American neighbors
- ♦ Preserve the natural beach and maintain it as public open space and restored habitat

Restoration & Natural Habitat

- ♦ Remove carbon material along the beach
- ♦ Replace or remediate creosoted pilings at cement plant dock

Cement Plant Area

- ♦ Research existing condition and potential future public uses of cement plant dock
- ♦ Accommodate the existing cement plant until it closes, and preclude new heavy industrial uses
- ♦ When the cement plant ceases operation, prepare a master plan for the site that accommodates a mixture of uses compatible with surrounding low density residential development
- ♦ Consider preservation of landmark industrial structures such as the cement plant smoke stack, as redevelopment occurs

Connections & Transportation

- ♦ Link green spaces to other green corridors along the river, on the Lummi Reservation and wetlands adjacent to the airport
- ♦ Link the Coast Millennium Trail and the North Bay Trail
- ♦ Create a trail along the bluff with views out to the water
- ♦ Develop trail connections between the beach and uplands using existing grade separation opportunities for crossing beneath the railroad
- ♦ Design way-finding system into and out of Little Squalicum
- ♦ Evaluate approaches for parking options close to Little Squalicum Beach Park
- ♦ Create small parking areas along Marine Drive at trailheads
- ♦ Designate bicycle routes along Roeder Avenue and Marine Drive
- ♦ Locate transit stops at trail heads on Marine Drive

Future Development & Open Space

- ♦ Establish clear and definitive design and development guidelines for new development on the bluff
- ♦ Encourage adaptive reuse of existing buildings
- ♦ Preserve existing and create new public viewpoints along the bluff trail and at trailheads
- ♦ Cluster mixture of uses on the bluff buffered from adjacent residential areas
- ♦ Cluster new development on the uplands with green buffers