

1 **OVERVIEW**

2
3 On December 1, 2006, the Samish Neighborhood Association (SNA)
4 submitted a draft neighborhood plan update to the City for
5 consideration as part of the 2007 Comprehensive Plan/Neighborhood
6 Plan Amendment Process.

7
8 | The draft plan reflects the **Samish NeighborhoodA**'s values and vision
9 for the future. Priority statements introduce each section of the plan
10 and are intended to address the challenges of future growth in the
11 neighborhood. New goals, policies and development guidelines were
12 added to influence and guide future development.

13
14 City staff reviewed the draft plan and worked with several members of
15 the neighborhood's Board of Directors to address some of the issues
16 raised by the plan. On September 6, 2007 the Planning Commission
17 held a public hearing and took public comment on the draft plan. On
18 September 20, the Commission held a work session to discuss the
19 SNA plan and staff's recommendations. The draft plan is attached
20 with the changes recommended by the Planning Commission.

21
22 **NOTE:** The changes to the draft plan text are shown in **RED** and are
23 **underlined**. Words/sentences that are updated with new information
24 | **are struck-out**. (abbreviations: **SNA**: Samish Neighborhood **Association**; **PC**:
25 **Planning Commission**)

26
27 On October 25, a second public hearing will be held, after which the
28 draft plan as modified will be forwarded to the City Council for
29 consideration and adoption. Public comment will continue to be taken
30 through October 25 on the draft plan. Please submit comments to the
31 City Planning and Community Development Department, attention,
32 Heather Aven, Planning Commission Secretary. haven@cob.org

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40 THE SAMISH NEIGHBORHOOD PLAN

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42 20076

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45 SAMISH NEIGHBORHOOD ASSOCIATION OVERRIDING PRIORITY

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48 ~~THE SAMISH NEIGHBORHOOD ASSOCIATION STRONGLY BELIEVES THAT~~ THE
49 SAMISH NEIGHBORHOOD STRONGLY RECOMMENDS ANY FUTURE
50 DEVELOPMENT WITHIN THE SAMISH NEIGHBORHOOD (SNA: MUST) SHOULD
51 BE CONSIDERED ON A COMPREHENSIVE BASIS, IN THE CONTEXT OF
52 POSSIBLE EFFECTS ON THE ENTIRE NEIGHBORHOOD, BE CONSISTENT WITH
53 BELLINGHAM’S COMPREHENSIVE PLAN, THE SAMISH NEIGHBORHOOD PLAN
54 AND CITY REGULATIONS. ~~WITH A MASTER PLAN AND~~ THE SAMISH
55 NEIGHBORHOOD STRONGLY RECOMMENDS INFRASTRUCTURE SHOULD BE
56 (SNA: SHALL BE) BUILT CONCURRENT/CONSTRUCTED WITH OR IN PLACE,
57 ~~BEFORE ANY FURTHER~~ AS DEVELOPMENT OCCURS, PROCEEDS. ~~THE MASTER~~
58 ~~PLAN~~ THE SAMISH NEIGHBORHOOD STRONGLY RECOMMENDS
59 DEVELOPMENT SHOULD ADDRESS THE MUST TAKE INTO ACCOUNT SAMISH
60 NEIGHBORHOOD’S HILLY, ROCKY TOPOGRAPHY AND COMPLEX DRAINAGE
61 PATTERNS.
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63
64
65 I. Neighborhood Character

66
67 Samish Neighborhood Priorities for Neighborhood Character:
68

69 A. ~~Create a master~~ The Samish Neighborhood Plan with the focus es of on
70 developing and maintaining neighborhood scale and character, consistent with
71 the 2005 Bellingham’s Comprehensive Plan Update’s (BCPU) ~~Framework Land~~
72 ~~Use, Residential Development, and Housing Policies,~~ that is governed primarily
73 by low-density zoning with ~~detached~~ single-family residences and with current lot
74 size requirements. Opportunity should be provided for increased densities and
75 mixed use development in appropriate locations within the neighborhood.
76 Property owners desiring a change in land use classification, rezone or a
77 development should work with the neighborhood association and residents to
78 ensure the proposal meets the neighborhood plan priorities, goals and policies
79 and development guidelines. Whenever ~~occasions for increased residential~~
80 densities and mixed use development are considered proposed, the approval
81 should be contingent on ~~designs projects~~ that are done in areas which minimize
82 do not impact on current single family development. Samish Neighborhood
83 Association and residents should be involved in the decision on the
84 appropriateness.

85 |
86 | B. Consistent with the Bellingham Comprehensive Plan, BCPU's
87 | Transportation, Capital Facilities, Housing, and Utilities Visions and Goals,
88 | establish Samish Neighborhood strongly recommends that infrastructure should
89 | be in place or constructed (SNA: ~~shall be~~) concurrent with ~~or before proceeding~~
90 | ~~with future~~ development, taking into consideration the impacts of the
91 | development on existing infrastructure, ~~in the surrounding neighborhoods.~~

92 | C. Maintain neighborhood's wooded atmosphere and important physical and
93 | natural qualities; development on hillsides should preserve as many trees and
94 | views as practicable, ~~needs to be appropriate to hillsides and slopes and needs~~
95 | ~~to preserve trees and views~~ and take into account complex drainage patterns
96 | consistent with the Bellingham Comprehensive Plan and development
97 | regulations. Tree retention and / or preservation language for large under-
98 | development undeveloped parcels should be considered for the zoning tables.
99 | BCPU's Environmental, View Preservation and Protection, and Parks, Recreation
100 | and Open Space.

101 |
102 | D. The Samish Neighborhood highly values its existing views of Bellingham
103 | Bay, the San Juan Islands, Mt. Baker and the surrounding foothills. It is,
104 | therefore, committed to protecting, maintaining, preserving, and enhancing its
105 | existing and future private, as well as public views, vistas, and view corridors.
106 | The neighborhood encourages standards of building and site design that are
107 | complementary to and enhance their surroundings, especially in regard to
108 | building height and bulk.

109 |
110 | E. Consistent with the desire to retain existing neighborhood character it is most
111 | desirable that traffic be controlled so the existing sense of pedestrian and vehicle
112 | safety is maintained. Safe margins for walkers and bikers need to be created.
113 | and vehicle speeds need to be decreased as volume increases. In as much as
114 | possible, traffic should be dispersed and directed to arterial routes.

115 |
116 | The Samish Neighborhood was, in the past, very sparsely settled. This is still true to
117 | some extent but new development and infilling are changing that aspect of the
118 | neighborhood character. Samish Way was a main entrance into the city and
119 | development took place adjacent to that street. Other Older residential areas include
120 | the area around Mill Street and in the northern section of the neighborhood. A number
121 | of developments along 40th Street at the eastern edge of the neighborhood have
122 | occurred sequentially over the past 30 years. ~~Recent development has taken place to a~~
123 | ~~limited extent in the neighborhood, the Ridgmont subdivision being the most notable~~
124 | ~~example.~~ The characters of these areas, which include its lot size, housing style, and
125 | street standards, often contrast greatly with ~~most of~~ the remainder of the neighborhood.
126 | The older parts of the neighborhood lack sidewalks and curbs, which was appropriate
127 | for the style and density of prior development. Newer denser development will have
128 | different needs than the very low density residential areas.
129 |

130 The open space, pasture land and wooded areas that gave the Samish Neighborhood
131 its pleasant, relaxed atmosphere are rapidly being replaced by a mixture of styles of
132 residential development that are imposing a different, eclectic character on a previously
133 "rural" neighborhood. ~~Use of the cluster development option can produce an overall~~
134 ~~higher density in new development than natural features warrant.~~ The cluster
135 development option as allowed by Bellingham code, if carefully and properly
136 administered, can protect the natural environment, the steep slopes and provides for
137 open space and trail corridors, thereby helping to retain the 'neighborhood character'.
138

139 Lake Padden Park is a citywide attraction and access to it is made through many areas
140 of Samish Neighborhood. Bikers, joggers, walkers and heavy auto traffic are all
141 important elements of the neighborhood's character.
142

143 The closeness of the Interstate, and the interchanges that access directly into the
144 neighborhood, can be viewed with both a positive and a negative aspect. Living in a
145 wooded atmosphere, and yet close to shopping facilities, is a benefit very few
146 neighborhoods can offer; yet the proximity to stores and the freeway is not without its
147 problems and concerns.
148

149 In order to protect the neighborhood character and preserve the natural environment
150 ~~best keep some of that original character of the Samish Neighborhood, and as a~~
151 ~~reflection of several physical restrictions imposed by the land on which the~~
152 ~~neighborhood sits,~~ Samish Neighborhood strongly recommends special care (SNA:
153 ~~must~~) should be taken to ~~control~~ manage how the remaining development occurs in of
154 the neighborhood.
155

156 The following guidelines should underlie future development and building:
157

158 1) These following characteristics are highly valued by residents and should be
159 retained: large lots sizes, single-family zoning, natural open spaces, views and
160 trees consistent with Bellingham's Comprehensive Plan.
161

162 2) ~~These features of the neighborhood naturally limit density and require special~~
163 ~~care by developers:~~ Careful consideration should be given to environmental
164 features such as steep slopes, shallow, rocky soil with exposed sandstone,
165 wetlands and complex drainage patterns, and difficulty of access to some areas
166 when development is proposed.
167

168 3) Samish Neighborhood strongly recommends ~~H~~home design and placement on
169 the land (SNA: ~~needs to~~) should respect and conform to natural landscape
170 features. ~~Establish an absolute maximum~~ Roof lines should be designed in a
171 manner that height to preserves views and privacy, provides access to sunlight
172 and to maintain neighborhood character in each region area of the
173 neighborhood.
174

175 4) Property owners should be encouraged to replant their developed lots with

176 ~~Developed lots need to be replanted with native trees and shrubs.~~ Not only will
177 this help to retain the wooded character of our neighborhood hillside but it will
178 may also help to mitigate the ~~increases in~~ freeway noise. Freeway noise has
179 increased in recent years due to heavier traffic and removal of trees. Tree
180 buffers near the freeway would help to provide sound abatement that is far
181 preferable to concrete walls. In addition, existing trees and native vegetation in
182 the Lake Padden watershed should be preserved and protected to the extent
183 possible.

184
185 5) Development across the remaining, undeveloped hillside needs to be better
186 integrated by the ~~preplanned~~ overall design of connector streets.

187
188 6) Urban villages, cluster developments, and higher intensity land uses may be
189 considered ~~are encouraged~~ when transportation infrastructure is in place or is
190 concurrent with development with infrastructure and located in appropriate areas
191 of the neighborhood consistent with current zoning, such as along San Juan
192 Boulevard and Governor Road, that do not impact single family neighborhoods.
193 In judging appropriateness, the distinguishing characteristics of the
194 neighborhood, e.g. drainage, circulation, single family neighborhoods areas,
195 should be considered.

196
197
198
199 7) ~~If the cluster option is used, it should result in certain minimum lot sizes on the~~
200 ~~developable land in a development consistent with existing lot sizes: 12,000 sq.~~
201 ~~ft. in Area 4 and 20,000 sq. ft. in Areas 5 and 6.~~

202
203 8) Land use and zoning variances should enhance neighborhood character. ~~not~~
204 ~~be granted that would adversely affect the neighborhood character.~~

205
206 9) ~~Houses and structures should not be permitted to be built at the top or~~
207 ~~“skyline” of ridges such as Samish Crest so that trees and vegetation will be~~
208 ~~visible at the ridge top rather than buildings.~~ Vegetation on skyline and ridges
209 should be preserved so that trees and vegetation will be visible at the ridge top
210 rather than buildings.

211 212 **II. Open Space and Recreation**

213
214 Samish Neighborhood Priorities for Open Space and Recreation:

215
216 A. ~~Maintain current residential development densities~~ Develop and maintain
217 open space and protect environmentally sensitive areas e.g. streams, wetlands,
218 etc. as development occurs. ~~without the use of density transfers from wetlands~~
219 ~~and other environmentally sensitive areas.~~

220
221 B. Create and maintain neighborhood parks for local use. ~~Before major~~

subdivisions are considered for approval, the City needs to have a clear policy in place that land needs to be set aside for open green space, accessible and usable neighborhood parks and trails.

C. Build and maintain neighborhood trails and connectors to Lake Padden as part of a north/south trail system.

D. The City of Bellingham should purchase property or negotiate easements to allow for the completion of the Samish Hill Trail system, per the Park, Recreation, & Open Space Plan.

~~D. Prevent drainage off the rock formation above and along 40th Street. Require planting and replacing trees as part of any development.~~

In many residential areas, people think that open space and parks are synonymous terms. In the Samish Neighborhood, there are values associated with the amenities of open space including scenic views, the wooded backdrop for the area, plant and animal life, the relief from crowding, and the recreational opportunities afforded by the land. The open space in this area also provides the basic setting for the rural character of the neighborhood character. The Samish Neighborhood is one of the few areas left in the City of Bellingham that is not totally developed.

~~Prior to the protection by law of wetlands and other environmentally sensitive areas, the City of Bellingham offered developers transfers of density (i.e., from wetlands to other property) as incentives so that they would not build on the wetlands. Wetlands and other environmentally sensitive areas have been protected for some time now, but this density transfer is still occurring. We request that these transfers of density from wetlands and sensitive areas cease.~~

Natural Areas

Samish Neighborhood is a rising and falling area formed by Samish Hill. Its varied topography and glacial soils provide the right conditions for poor drainage and wetlands. Wetlands in the Samish Neighborhood ~~comprise a tract of natural areas,~~ along with forested areas are found primarily along the Connelly and Padden Creek corridors, as well as Samish Ridge. ~~Meadows and large lots~~ Low density development on large lots contribute to the natural areas, particularly in the eastern and southern sections of the neighborhood.

With over 1,100 acres of parks, trails and open space, most of the natural open space in the Samish Neighborhood is located in the Lake Padden Park and Padden Gorge Nature Area. The largest public natural area is the Padden Gorge Nature Area, established to preserve the ravine and ridge, as well as the wildlife habitat they provide. ~~Natural areas such as Padden Gorge are unique to the Samish Neighborhood.~~ The area is largely forested and enclosed by steep cliffs. This natural area also affords children access to outdoors-environmental learning close to neighborhood schools. It provides space for passive recreation with opportunities to experience nature. Samish Crest Natural Area also lies partially

269 within our neighborhood, ~~and is an established set aside space.~~ Although this is
270 not an established set-aside space, the City owns over 120 acres in this area,
271 providing affords affording many walking trails. “Since there is no direct public
272 access from the Samish Neighborhood to the Samish Crest Natural Area,
273 the City should purchase property or negotiate easements for this direct
274 public access.” ~~used by our neighborhood and the community.~~

275
276 A newer form of open space is the ~~outcome~~ result of stormwater detention and
277 treatment requirements for most new development. Although bioswales, wetponds, and
278 detention ponds are not usable open space or completely natural areas, their design
279 can mimic natural systems. Detention ponds should be integrated as aesthetic
280 amenities into the design of residential developments.

281
282 **SNA Priority: Provide, maintain and enhance natural open space in the**
283 **neighborhood.**

284
285 **SNA Goal:** Develop and maintain open space prior to or concurrent with
286 development, ~~without the use of density transfers from wetlands and other~~
287 ~~environmentally sensitive areas as incentives to prevent development in those~~
288 ~~areas.~~

289
290 **SNA Goal:** Create neighborhood green belts and habitat corridors through a
291 variety of means such as planting native plants in undeveloped rights-of-way,
292 connecting open space tracts and natural areas to each other.

293
294 **SNA Goal: /consideration:** Establish a neighborhood tree-planting program,
295 ~~including street trees~~

296 297 298 **Parks**

299
300 In 1980, there were two developed parks in the Samish Neighborhood, Ridgemont and
301 Lake Padden Park. Today there are still only those two developed parks in the
302 neighborhood. We have no schools, so are not afforded the use of school play areas.
303 There is a need for neighborhood parks and play lots, especially in recently developed
304 areas, similar to Ridgemont. Despite some effort from the residents of the area to
305 develop as an active park site, the small pocket park that was set aside in the East
306 Meadow ~~development remains an unusable space~~ remains an open space area with a
307 trail. The major City-owned recreational facility in the neighborhood is Lake Padden
308 Park, which is being used by the entire city, not just our neighborhood. Improved
309 access, especially for bicycles, from the neighborhood to the park is necessary. As part
310 of its Greenway Program, the City has acquired over 120 acres in the Samish Crest
311 Corridor between Lake Padden Park and Lakeway Drive for the purpose of providing
312 parks, trails, and open spae corridors and protection of the wooded backdrop, steep
313 slopes and habitat areas.

315 | **SNA Priority: Create and maintain neighborhood parks for local use.** Naturally
316 landscaped, low maintenance areas should be acquired before, or with, subdivision of
317 the land to assure the land preservation for parks as needed. ~~Play lots should also be~~
318 ~~acquired or dedicated prior to, or concurrent with, residential development.~~ Play lots are
319 not recommended in the City's Park Plan due to the relatively low value vs. the high
320 cost of maintenance. Centrally located neighborhood parks with access via bike lanes,
321 sidewalks and trails are standard encouraged. When major subdivisions are considered
322 for approval, the City should have a clear policy that land be set aside for open green
323 space, accessible neighborhood parks and trails per an adopted plan.

324 | **SNA Goal:** Work with the City Parks and Recreation Department and the
325 neighborhood to develop a high quality system of multipurpose park trails, and
326 corridors bike lanes and sidewalks that access significant environmental
327 features, residential areas, commercial areas, and public facilities including
328 schools, Lake Padden Park and public transportation sites to allow people to
329 walk and bicycle safely.

330 | **SNA Goal:** Work with the City to identify projects for inclusion in the Parks,
331 Recreation and Open Space Chapter of the Comprehensive Plan. Explore the
332 feasibility of and priority for applying city and neighborhood resources to improve
333 any city owned properties as a safe and usable play areas.

334 We support the City's adoption of the park impact fee to developing an open space fee
335 ~~on developments that would~~ provide a source of funds to implement the City's Capital
336 Facilities Plan. ~~from which such parks could be built and maintained.~~ These fees would
337 serve regions rather than individual developments.

338 Trails

339
340 There are over ~~four (4)~~ 10 (ten) miles of maintained trails and another ~~4.3~~ 2.1 miles
341 unmaintained trails ~~proposed~~ in the Samish Neighborhood, most of which appear on the
342 Bellingham Public Lands and Open Space Planning Map. The trail system in the Lake
343 Padden Park serves as the main trail system in the neighborhood, but is isolated from
344 other trails with Samish Way acting as a connector barrier from the neighborhood to
345 Lake Padden's system.

347 | **SNA Priority: Build and maintain neighborhood trails and connectors to Lake**
348 **Padden as part of a north/south trail system.**

350 | **SNA Goal:** Work with the City Parks and Recreation Department and
351 neighborhood to identify areas for trails and trail links that allow people to walk
352 and bicycle safely from residential areas to the Lake Padden, commercial areas,
353 and schools.

355 | **SNA Goal:** Develop a plan for using undeveloped rights-of-way as trail corridors
356 and natural areas. ~~as potential locations for trails and greenways~~

357

358 | **SNA Goal:** ~~Protect natural areas from crime.~~ Develop natural areas to
359 maximize safety to the users and discourage vandalism to the environment.
360

361 Sensitive Areas

362
363 Wetlands, streams, floodplains, and steep slopes are considered environmentally
364 sensitive areas. The opportunity exists to maintain the wooded character of the
365 neighborhood while still allowing for residential development. Many of the open space
366 patterns follow steep hillsides and stream corridors. Both these types of areas are
367 inherently unsuited for development. Stream corridors are also a recreation resource
368 and have value as wildlife areas. Hillside areas provide the scenic backdrops which are
369 an important element of both Bellingham and Samish's character. Cliffs, ravines, and
370 steep slopes occur in the Samish Neighborhood in the southeast portion of the
371 neighborhood, on the north side of the Samish Highlands property north of 40th Street,
372 and immediately adjacent to the neighborhood east of Interstate 5. Slope stability and
373 erosion are the main concerns when building on steep slopes; therefore care should be
374 taken to determine suitability of building in these areas. The amount of contiguous open
375 space that could be preserved, interconnected and used by the area's residents can be
376 ~~many times over that which would be made available under conventional platting~~
377 ~~procedure~~ achieved with the cluster development option if carefully and properly
378 administered. It is intended that by designating particular future open space patterns
379 and areas, a more usable and integrated open space system can be achieved
380 concurrent with development.

381
382 **SNA Priority:** ~~Prevent drainage off the rock formations throughout the~~
383 ~~neighborhood~~

384
385 | **SNA Priority:** Require tree planting and tree replacement ~~ing trees~~ as part
386 of any new development and require that trees be maintained until lots are
387 sold.

388
389 | **SNA Goal:** Preserve sensitive areas and unique geographic formations and
390 connect them with a system of greenway corridors. ~~unique geographic~~
391 ~~formations, such as the swale cave to wetland, and connect them by trails.~~
392

393 Wetlands are sensitive areas that have multiple functions such as storage and
394 treatment of stormwater runoff. Due to urban growth, Samish Neighborhood reflects the
395 national trend of wetland loss while simultaneously experiencing a rapid increase in
396 impervious surfaces. As a result ~~Together, these have caused~~ flow rates in Lincoln,
397 Connelly and Padden Creeks, and their tributaries ~~are~~ to either over capacity be "flashy"
398 ~~(too much at once)~~ or not enough in the dry season. These factors have profound
399 negative effects on the resident fish and wildlife populations and have increased the
400 potential for flooding. Wetlands have another very important function. They serve as
401 wildlife habitat and natural areas. Maintaining open space would include items such as
402 the preservation of natural drainage systems; decreasing water runoff rates and
403 volumes as compared to urbanizing the area.

404
405 | **SNA Goal:** Wetlands should continue to be preserved ~~acquired~~, and enhanced in
406 | order to protect the many functions they serve, including wildlife habitat.

407
408 | **SNA Goal:** The Padden Creek corridor should continue to be preserved to
409 | protect the many functions it serves, including wildlife habitat.

410
411 | ~~We are~~ The Samish Neighborhood Association is interested in being part of a
412 | Conceptual Green Infrastructure Plan, a compilation of suggestions from neighborhoods
413 | that build on existing City plans. ~~We~~ The association neighborhood desires would like to
414 | work with Happy Valley and other neighborhoods to develop and refine such a plan.

415 416 | **III. Public Facilities and Utilities**

417
418 | The Samish Neighborhood ~~Associatio~~n is very concerned about down slope drainage
419 | problems ~~that may be~~ caused by uphill development. ~~and infill on the rocky terrain.~~ The
420 | association strongly believes that any future development ~~should~~ be considered on a
421 | comprehensive basis, ~~as to the entire Samish neighborhood plan, with a master plan~~
422 | ~~and~~ Infrastructure should be consturcted concurrent with or in place as before any
423 | further development occurs. ~~proceeds.~~ Samish Neighborhood strongly recommends
424 | This approach (SNA: requires) encourages construction of arterial streets, sewer
425 | systems, water towers, storm water drainage systems and ~~other necessary~~
426 | ~~infrastructure elements precede or occur during~~ as development occurs.

427
428 | Samish Neighborhood Priorities for Public Facilities and Utilities:

429
430 | A. Enforce regulations relating to control of drainage, erosion and runoff
431 | associated with infill and new building, and minimize disturbance of existing
432 | permeable soils overburden in order to minimize possible downslope effects from
433 | new development. ~~allocate responsibility and liability to developers and builders~~
434 | ~~for problems and costs resulting from damaging effects of increased drainage,~~
435 | ~~erosion and runoff caused by upslope building.~~ The City should make sure that
436 | existing laws are adequate to address these concerns.

437
438 | B. ~~Allocate land appropriate for building a neighborhood elementary school and~~
439 | ~~a fire station as need.~~

440
441 | C. B Maintain consistency of sidewalks, street width and curbs throughout
442 | neighborhood within appropriate areas, giving consideration to neighborhood
443 | residents' input.

444
445 | D. C. ~~Require that sewer system, water tower and other necessary infrastructure~~
446 | ~~elements precede or are concurrent with development.~~ Samish Neighborhood
447 | strongly recommends infrastructure nrastructure such as sewer system, water
448 | mains and water towers (SNA: shall be) should be in place to serve development
449 | or constructed as development occurs.

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Drainage

Controlling drainage, erosion, and runoff is a high priority for the residents of this neighborhood. The damaging effects of increased drainage, erosion and runoff caused by upslope building on steep Samish Hill have historically been problematic and costly to homeowners. Samish Neighborhood strongly recommends t~~The City should~~ make sure that current regulations are adequate and the City must enforce regulations relating to the control of drainage, erosion, and runoff associated with infill. ~~and hold builders and developers responsible whether a single family home or a large development is being built.~~ Additionally, open space should be designed to fit drainage needs rather than development needs.

Urban development has a profound effect on the amount, duration, and timing of run-off. It has been estimated that urbanization, with its inherent impervious surfaces, may cause a three to tenfold increase in surface run-off. There are two basic ways to deal with drainage problems: ~~the most common one being to extend the storm sewer network on the basis of urgency and availability of funding~~ (a) extending the storm sewer network on the basis of urgency and availability of funding; and (b) handling the run-off problem at its source, by retaining natural drainage ways, preserving natural vegetation and reducing impervious surfaces. ~~If~~ Where storm water retention ponds are used, they should be designed to minimize negative visual impact.

Unfortunately, addressing drainage problems by extending the storm sewer network on the basis of urgency and availability of funding ~~this solution~~ tends to treat symptoms rather than the cause of the problem. Furthermore, in many cases the costs of treatment are paid by the people who suffer damage to their property rather than by the individuals who in fact caused the problem.

IN THE SAMISH NEIGHBORHOOD AREAS THAT HAVE YET TO BE DEVELOPED: HANDLE THE WATER RUNOFF AND DRAINAGE PROBLEMS AT THEIR SOURCES RATHER THAN DOWNSTREAM, RETAIN NATURAL DRAINAGE WAYS, PRESERVE AS MUCH OF THE NATURAL VEGETATION AS POSSIBLE AND REDUCE IMPERVIOUS SURFACES BY MEANS OF CLUSTERING AND URBAN DESIGN CRITERIA

This approach makes it difficult to specify individual recommendations; they are of necessity site specific. These recommendations take the form of limiting the amount of run-off allowed from new development through specific project design. ~~However, a long-range drainage goal for the neighborhood as a whole is to enclose all existing open drainage systems as streets are improved or resurfaced. In Area 5, a prerequisite consideration would require a comprehensive drainage lan to be developed and implemented.~~ Development and implementation of a comprehensive drainage plan is still of primary importance.

~~The public facilities and utilities element of the plan identifies those streams which are~~

496 recommended to remain in a natural state for drainage purposes. Specific streams
497 mentioned in the Samish Neighborhood are the two main tributaries to Lake Padden
498 Creek, and the tributary to Connelly Creek from 38th Street downstream. No activities
499 should be allowed that would reduce the capacity of these streams or alter their present
500 state.

501
502 The Comprehensive Drainage Plan for the City of Bellingham (1973) presents
503 recommendations for the development of storm sewer trunk lines in the neighborhood
504 as well as the costs and benefits of implementation. This plan, while making many
505 viable recommendations, does not go into the depth necessary to resolve potential
506 problems that will result from continued urbanization of the area. The City should
507 continue to avoid situations where subdivisions are developed with an internal drainage
508 system that places stormwater into an inadequate or nonexistent system downstream,
509 thus solving some runoff problem while compounding others.

510
511 **RECOMMENDATION:** Continue improving stormwater accumulation controls on Samish
512 Way and other roads in the neighborhood that cause unsafe conditions on the road
513 when the water freezes and backs up across the road.

514
515 **Water and Sewer**

516
517 The Samish Neighborhood Association does not have information on the current status
518 of the water and sewer infrastructures in the neighborhood. The following two
519 paragraphs present information contained in the 1980 Samish Neighborhood Plan. The
520 Neighborhood Association wants to work closely with the Planning Department on
521 matters relating to water and sewer infrastructures and any changes to this section.

522
523 The primary deficiency in the water distribution system in the neighborhood is the need
524 for an additional water main connecting the Samish Neighborhood with City of
525 Bellingham water supplies. The route of this line would roughly parallel 40th Street.
526 The construction of another storage facility in the vicinity of 38th and Broad is also being
527 recommended although it is not needed to serve the neighborhood. It is required to
528 supplement supplies in the Fairhaven and WWU areas. It is important that a plan for
529 water infrastructure be developed prior to further development in the neighborhood.
530 This will to ensure that future development is consistent with what is currently
531 happening.

532
533 There are no sewer trunk problems in the southern portion of the neighborhood;
534 however, the area north of Donovan is presently served by an undersized trunk line.
535 The undersized section is located on Donovan between 24th and 30th Streets. It
536 should have been be replaced sometime between 1990 and 2000 when it reached
537 capacity. The City needs to work to provide sewer access for all housing on Samish
538 Hill.

539
540 **Other Concerns**

541

542 Recent development in the Samish Neighborhood has pointed out the need for
543 increased public facilities and amenities. Among these increased facilities would be a
544 neighborhood elementary school and a fire station.

546 The Samish Neighborhood is an eclectic mix of different styles of homes and ages of
547 homes. Recently there has been a great deal of development as the City has to meet
548 Growth Management guidelines by infilling in this area. As a result there has developed
549 an assortment of different building styles and types. It is important, when considering
550 further development of this neighborhood to maintain consistency of sidewalks, street
551 width and curbs within appropriate areas throughout the neighborhood.

553 ~~The City of Bellingham has current plans to extend San Juan Boulevard from Yew
554 Street to Elwood. This extension should be completed with master plan infrastructure
555 concurrently being developed or in place when additional development is allowed east
556 of 40th Street.~~

558 ~~In addition the following issues are a concern to neighborhood residents and need to be
559 addressed as further development takes place:~~

561 ~~Disguise Existing and future cell towers are a concern to neighborhood residents and
562 need to be addressed as further development takes place.~~

564 ~~2) Control stormwater accumulation and flooding on Samish Way that causes
565 unsafe conditions on the road when the water freezes or backs up across the
566 road.~~

568 ~~3) Maintain current lot sizes to help control and channel~~

570 ~~4) Extend public transportation routes on Samish Hill as more houses are built~~

571 **IV. Circulation**

573 Samish Neighborhood Priorities for Circulation:

575 A. Establish The Transportation Element of the Comprehensive Plan provides a
576 circulation plan and layout of neighborhood primary, and secondary, and
577 collector arterials. ~~The~~ Neighborhood strongly recommends that infrastructure
578 shall be in place or constructed concurrently with as development occurs, before
579 proceeding or concurrent with further development. Enhanced circulation and
580 connectivity will relieve pressure on existing arterials and will disperse traffic
581 more equitably throughout the Samish Neighborhood.

583 B. Plan for adequate access to public services and public transportation for
584 developed and undeveloped areas in Samish Neighborhood.

586 C. ~~Establish one or more additional north-south collectors and expand San Juan
587 Blvd. to relieve increasingly serious traffic problems on 40th Street. There is~~

588 currently very limited access to Bellingham and Interstate 5 from several areas in
589 the Samish Neighborhood. We need to encourage alternative traffic patterns.

590

591 Existing

592

593 The Currently, the Samish Neighborhood depends upon Samish Way as its principal
594 main connection to the rest of Bellingham. Most of this area's development has
595 occurred along narrow residential streets which branch off from Samish Way. Mill
596 Avenue, a typical example, is a steep, narrow street connected to Samish Way via two
597 consecutive right angle turns on a steep grade. This street is barely adequate to serve
598 the needs of the current residents and is incapable of handling additional traffic from
599 future housing developments in the vicinity. Thus, new ways must be found to provide
600 adequate access to the new residences along the Samish hillside.

601

602 Westward travel from the Samish Neighborhood is currently limited to the extension of
603 Old Fairhaven Parkway via Connelly Avenue. Old Fairhaven Parkway is currently
604 reached from central Samish by 36th Street and from south Samish by a circuitous
605 route along 36th, South, 37th, Harrison, 38th, Broad, 40th, and Wilkin etc. Streets, (also
606 known as the "Stair step Streets"). Neither route provides a safe nor satisfactory or
607 entirely safe connection with the remainder of south and west Bellingham or with the
608 Interstate-5 interchange at the Old Fairhaven Parkway. Traffic problems along this
609 connection will may increase rapidly as the Samish Neighborhood continues to grow.
610 Therefore, Samish Neighborhood strongly recommends new, more direct routes (SNA:
611 must) should be developed, if possible, to facilitate east/west travel in the Samish area.

612

613 ~~The "Stair Step streets" should have traffic calming devices such as speed humps or~~
614 ~~more stop signs to help reduce speeding traffic, as well as motorists using these streets~~
615 ~~as a shortcut to I-5 or the Fairhaven district. The Stair Steps streets are currently~~
616 ~~classified as an arterial connection to provide a traffic circulation link between the~~
617 ~~Samish Neighborhood, Interstate-5, and commercial services in the southwestern~~
618 ~~portion of Bellingham. The neighborhood feels very strongly that the current situation is~~
619 ~~extremely dangerous. There should be safe passage in the Stair Steps corridor, e.g.,~~
620 ~~sidewalks and or trails, bike lanes, or trails that connect to Padden Creek trail on at~~
621 ~~least one side of the street. The streets themselves may not need to be widened if a~~
622 ~~separated path or other type of pedestrian and bicycle facilities can be provided. The~~
623 ~~Public Works Department and Samish Neighborhood will work together to address~~
624 ~~pedestrian, bicycle, and traffic safety on the Stair Step Streets. There should also be~~
625 ~~safe passage in the Stair Step corridor, e.g., sidewalks, and or trails, bike lanes or trails~~
626 ~~that connect to Padden Creek trail on at least one side of the streets, (which could~~
627 ~~alternate sides as dictated by the terrain). The streets themselves would not be~~
628 ~~widened. This would keep these roads from becoming a commuter highway while~~
629 ~~making them safe as well as cost effective.~~

630

631 A new The Samish Way / Interstate-5 overpass has been was built reconstructed in
632 1999, and included including the construction of Elwood Ave. from Lincoln/Samish to
633 40th Street. In recent years, considerable residential development has occurred east of

634 Samish Way especially east of 40th Street. A few years ago, because of efforts of the
635 Samish Neighborhood Association, 40th Street was reclassified from a secondary
636 arterial to a collector ~~street~~ arterial. Since the developments east of 40th Street and the
637 completion of 40th Street from Elwood and Ashley to the Samish Way I-5 interchange,
638 there has been a significant increase in traffic on 40th Street. ~~It~~ Samish residents feel as
639 though 40th Street has become a *de facto* secondary arterial.

640
641 ~~There is grave concern among~~ Samish neighborhood residents ~~about the City's plans~~
642 ~~for changes to 40th Street.~~ We want to work very closely with the City to ensure that
643 neighborhood residents are part of the process and are involved in discussions about
644 widening, sidewalk installation and bike lanes on 40th Street.

645 PROPOSALS

646 **Arterials**

647
648 The Transportation Element of the Comprehensive Plan identifies the arterial
649 transportation network that is anticipated to be needed to accommodate the future
650 development and population of the Samish Neighborhood and the Yew Street Urban
651 Growth Area (See Map, below). ~~The right-of-way has been tentatively established by~~
652 ~~the City for a proposed new north-south arterial located east of 40th Street, connecting~~
653 ~~the proposed San Juan Blvd. and connecting Samish Way via the exiting Governor~~
654 ~~Road.~~

655
656 Private development is required to fund the construction of a Governor Road collector
657 arterial from its current terminus north of Samish Way, over Samish Hill, and connected
658 to San Juan Boulevard in the vicinity of 48th Street (See map of existing and future
659 arterials, below). Private development will also be required to construct Wildwood Drive
660 and Palmer Road as future east-west collector arterials that will tie into the new section
661 of Governor Road. Opportunities for a range of single family and multi family densities
662 these major transportation corridors along San Juan Boulevard and Governor Road
663 should be considered ~~provided~~ in addition to mixed uses to support public
664 transportation.

665
666
667
668 In order to ~~relieve increasingly serious traffic problems on~~ provide traffic relief to 40th
669 Street and encourage alternate traffic patterns, it is important that the expansion of San
670 Juan Boulevard and Governor Road be completed and that this new north-south arterial
671 ~~be finalized as soon as possible~~ constructed concurrent with new development to
672 minimize through traffic on local residential streets. All new developments that will
673 generate traffic to that ~~these~~ arterials will (SNA: should) be required to participate in the
674 development and cost of that new arterial.

675
676 Construction of the San Juan Blvd should meet the following conditions:

- 677
678 1. When completed, San Juan Boulevard will be developed as a full standard
679 secondary arterial including curb, gutters, sidewalks, stormwater, pedestrian and

680 | bicycle lanes facilities along its full length. ~~consistent with City Council resolution~~
681 | ~~passed on May 21, 2007.~~ as described in Bellingham's Comprehensive Plan page T-
682 | 43.

683 | 2. ~~Development of Bicycle and pedestrian facilities on San Juan Boulevard must be~~
684 | ~~completed, consistent with City Council resolution passed on May 21, 2007 prior or~~
685 | ~~concurrent with the issuance of any further permits, and exceptions should be~~
686 | ~~considered for developments of four or fewer lots. larger than four lots.~~

687 |
688 | 3. ~~All new developments will have primary access and egress via the San Juan~~
689 | ~~Boulevard.~~

691 | 3. Where possible, Samish Neighborhood strongly recommends San Juan Boulevard
692 | (SNA: will) ~~should~~ employ design and landscaping techniques to provide traffic
693 | calming along its ~~entire length~~ the corridor.

- 694 |
695 | 4. ~~Justification.~~
- 696 | a. ~~Consistent with Bellingham Comprehensive Plan.~~
 - 697 | b. ~~Consistent with Bellingham Comprehensive Plan visions for Bellingham and~~
698 | ~~transportation goals (BCPU VB15; VB16; TG-10; TG-12; TG-19).~~
 - 699 | c. ~~Addresses comments in Neighborhood Comprehensive survey.~~
 - 700 | d. ~~Encourages clustered development along a major arterial.~~
 - 701 | e. ~~Minimizes impact to existing neighborhoods by restricting new traffic through~~
702 | ~~those neighborhoods.~~
 - 703 | f. ~~Encourages efficient use of land and reduces sprawl.~~
 - 704 | g. ~~Encourages maintenance of green areas.~~
 - 705 | h. ~~Minimizes impact to areas prone to runoff and infiltration. Discourages~~
706 | ~~development of areas that will alter subsurface groundwater flows.~~
 - 707 | i. ~~Directly addresses neighborhood concerns that the city will not adequately~~
708 | ~~provide infrastructure to accommodate development.~~

709 | **Collectors**

710 | ~~Location of collector streets connecting with Samish Way and the proposed new San~~
711 | ~~Juan Blvd and the North/South arterial street needs to be identified as soon as possible.~~
712 | ~~Development that will use these collectors should be required to participate in these~~
713 | ~~projects.~~

714 | **Residential Street Standards**

715 | ~~New residential street construction should be required to meet currently applicable City~~
716 | ~~street standards.~~

717 | Existing arterial and collector streets should be made to meet reasonable standards
718 | without requiring the additional rights-of-way unless a safety hazard has been
719 | determined to exist.

726 Where right-of-way and/or environmental conditions allow, arterial streets should
727 provide curbs and gutters, planter strips and street trees, sidewalks and parking on both
728 sides, and bikeways on both sides.

729
730
731 Collector Residential streets should provide a sidewalk on one side, ~~bikeways and no~~
732 ~~on-street parking~~ and should allow parking on one side to calm traffic.

733 734 **Bikeways**

735
736 Bikeways are needed on all arterial ~~and collector~~ streets (BCPU Transportation Goal
737 TG-19).

738
739 The 1980 five-year plan recommended the installation of a bikeway along Samish Way
740 from the I-5 overpass to Padden Park.

741
742 The 2006 Transportation Element of the Bellingham Comprehensive Plan identifies this
743 project as follows:

- 744
745 • Samish Way corridor needs 3-lane improvements for the entire corridor. with a
746 phased approach for multi-modal amenities to encourage sustainable modes of
747 transportation. Bicycle lanes should be included to enhance the bike route to
748 Lake Padden. Sidewalks should be included along the corridor and enhanced
749 pedestrian crossings should be installed at 40th and 36th Streets. Pedestrian
750 safety improvements should be made at the Interstate-5 Freeway off-ramp at
751 Samish Way. Bike lanes on both sides of Samish Way from I-5 / Elwood to Lake
752 Padden should be a priority multimodal project and take precedence over the
753 widening of Samish Way.

754
755
756 ~~To date nothing has been done in that regard. This is~~ These improvements are desired
757 ~~needed~~ needed more than ever with the development of riding trails in Padden Park and the
758 increased bicycle usage. ~~In 2007, Public Works estimated that this two-mile project~~
759 ~~would cost between \$7,200,000 and \$13,500,000.~~ The neighborhood should work with
760 the City to develop a phased approach for multi-modal amenities to encourage
761 sustainable alternative modes of transportation.

762 763 **ADDITIONAL RECOMMENDATIONS AND COMMENTS**

764
765 We The Samish Neighborhood needs to be forward looking and thinking ~~in our~~ about
766 long-range planning of circulation matters affecting the Samish neighborhood. Planning
767 and funding needs to be coordinated and well thought-out ~~before proceeding with any~~
768 ~~further~~ as development occurs. We The Neighborhood Association strongly
769 recommends believes that there ~~should~~ be Samish neighborhood representation and
770 participation in the long-range transportation planning process.

771

772 ~~The location of the right-of-way and the development of San Juan Blvd. and a north-~~
773 ~~south connector between San Juan Blvd. and Samish Way as arterials.~~

774
775 ~~Elwood Avenue and 40th Street intersection – This intersection is potentially hazardous~~
776 ~~and should be reconfigured as soon as possible. Fortieth Street needs to be widened~~
777 ~~and a safe realignment made with Ashley, Dumas, 40th Street and Elwood in~~
778 ~~accordance with the planned expansion of San Juan Blvd.~~

779
780 ~~Provision for an additional connection to Yew Street should be made, in cooperation~~
781 ~~with the County, from the new developments east and north of Samish Way.~~

782
783 ~~We support an alternate route for I-5 truck traffic. An alternate truck route would benefit~~
784 ~~Samish as well as other neighborhoods bordering I-5 by reducing noise, traffic, smog~~
785 ~~and exhaust. Any expansion of I-5 would adversely impact our neighborhood.~~

786

787 **V. Land Use**

788

789 Samish Neighborhood Priorities for Land Use:

790

791 A. ~~Maintain current density with single-family residences due to hilly, rocky~~
792 ~~neighborhood terrain. cConsistent with current zoning.~~

793
794 B. ~~Enforce fill and excavation requirements appropriate for hilly, shallow soil and~~
795 ~~rocky slopes to prevent erosion and slides and to control runoff and subsurface~~
796 ~~water flow.~~

797
798 C. ~~Protect and preserve environmentally sensitive areas, visual resources and~~
799 ~~views.~~

800
801 B. The city is strongly encouraged to enforce residential single zoning. The
802 neighborhood is extremely concerned about the impacts of illegal rooming houses, and
803 strongly encourages the City to resolve this situation.

804
805 ~~The Samish Neighborhood Association strongly believes that any further development~~
806 ~~in the Samish nNeighborhood should be considered on a comprehensive basis with with~~
807 ~~a master plan and linfrastructure (i.e., roads, sewer, water and storm sewer) appropriate~~
808 ~~for hilly, rocky topography. This shouldSamish Neighborhood strongly recommends~~
809 ~~this (SNA: shall) be - built concurrent with or in place before any further as development~~
810 ~~occurs. proceeds. It is important to carefully regulate infill and, in such regulation take~~
811 ~~into account the Samish Hill topography. The Samish Neighborhood Association~~
812 ~~wishes to maintain current density with single-family residences consistent with current~~
813 ~~zoning. specifically due to these same terrain problems. Variances and short plat~~
814 ~~applications, in particular, need to be sensitive to the topography and infrastructure~~
815 ~~issues. Further, it is the Samish Neighborhood Association's desire to protect and~~
816 ~~preserve environmentally sensitive areas.~~

817

818 | The Samish Neighborhood is willing to consider development that adds value to the
819 | neighborhood and protects neighborhood character as described in this plan.
820 | Developments that provide protection to the environment, are sensitive to neighborhood
821 | concerns regarding subsurface drainage, encourages multi-modal transportation, and
822 | takes into consideration the visions of the neighborhood and neighborhood character as
823 | described in this plan, will receive support consideration from— be preferred by the
824 | Samish Neighborhood Association and residents. An approach to accomplishing
825 | development of higher densities and mixed uses within the neighborhood may include
826 | contract rezones include request to rezones requests, such as a (contract rezones),
827 | with input by the Samish Neighborhood Association and residents. From the earliest
828 | stages, development proposals should consider all aspects of the Planning Commission
829 | handout titled Suggested Process for Development Projects.

830 |
831 | NOTE: The Samish Neighborhood Association and City staff will work together to
832 | review and may consider changes to the Land Use Section and area descriptions.

833 |
834 | ~~The Samish Neighborhood Association does not have updated information on the nine~~
835 | ~~Samish Neighborhood areas as presented in this section of the existing Neighborhood~~
836 | ~~Plan. The Neighborhood Association would like to work closely with the Planning~~
837 | ~~Department in discussions relating to each of these nine areas.~~

838 |
839 | ~~The Samish Neighborhood Association has the following general comments relevant to~~
840 | ~~the Land Use section of this update of the Neighborhood Plan:~~

841 |
842 | ~~———— 1) Infill should be regulated to (a) take into account neighborhood scale and~~
843 | ~~height of surrounding houses to preserve general compatibility and character (BCPU~~
844 | ~~View Preservation and Protection Policies LU-52 through LU-57), (b) encourage houses~~
845 | ~~that respect and conform to natural landscape features and topography (BCPU~~
846 | ~~Environmental Policies LU-127, LU-128) and (c) assure that building area is generally~~
847 | ~~proportional to lot size.~~

848 |
849 | ~~———— 2) Enforce fill and excavation requirements appropriate for hilly, shallow soil and~~
850 | ~~rocky slopes to prevent erosion and slides and to control drainage problems and runoff.~~

851 |
852 | ~~———— 3) Protect and preserve environmentally sensitive areas (BCPU Framework~~
853 | ~~Land Use Policies FLU-5, Environmental Policies LU-127, LU-128, LU-142).~~

854 |
855 | ~~———— 4) Protect views (BCPU View Preservation and Protection Policies LU-52~~
856 | ~~through LU-57).~~

857 |
858 | ~~———— 5) The Neighborhood Association would like increased notification relating to~~
859 | ~~requests for variances, conditional use permits and short plat applications. It would be~~
860 | ~~ideal if a designated member of the Samish Neighborhood Association could be notified~~
861 | ~~of all requests for variances and short plat applications and whether the notification~~
862 | ~~radius for proposed variances or conditional use permits was increased. We would~~
863 | ~~welcome City ideas on approaches to increased notification and public access to~~
864 | ~~information.~~

865 |
866 | ~~———— 6) Cluster option is acceptable as long as a minimum of 12,000 sf per lot density~~

867 is maintained in Area 4 and 20,000 sf per lot density is maintained in Areas 5 and 6
868 consistent with existing lot sizes (BCPU Residential Development Policies LU-26, LU-27,
869 LU-34). Infill and variances have been a problem in recent years and need to be
870 addressed.

871
872 ~~7) Houses and structures should not be permitted to be built at the top or~~
873 ~~“skyline” of ridges such as Samish Crest so that trees and vegetation will be visible at~~
874 ~~the ridge top rather than buildings (BCPU Visions for Bellingham VB 58, Land Use View~~
875 ~~Preservation and Protection Policies LU-52 through LU-57).~~

876
877 ~~8) There should be a compelling reason for granting any variance or conditional~~
878 ~~use permit.~~

879
880
881 We have not addressed the adjacent Urban Growth Area in this draft Plan because we
882 were advised by the COB Planning Department that the UGA would be a separate
883 neighborhood with a separate neighborhood association. The Samish Neighborhood
884 | ~~Association~~ wants input into development of the adjacent UGA as the UGA plan
885 progresses.

886
887 ~~Following are the nine Samish Neighborhood areas previously referenced for discussion~~
888 ~~with the Planning Department:~~

889
890 ~~**THE LAND USE DESIGNATIONS ALONG THE PROPOSED BYRON /**~~
891 ~~**CONSOLIDATION ARTERIAL ALIGNMENT SHOULD BE A TOPIC OF FURTHER**~~
892 ~~**EXAMINATION AND STUDY.**~~

893
894 ~~**ALTERNATIVES TO THE LAND USE DESIGNATIONS IN THIS PLAN SHOULD BE**~~
895 ~~**EVALUATED AS FURTHER STUDIES AND PROPOSALS ARE MADE.**~~

896
897 **Area 1**

898
899 This area near the Samish Way freeway interchange is designated for Auto Commercial
900 uses. This classification is compatible with an area directly to the north in the Puget
901 Neighborhood. The extension of 40th Street via Ashley Street in the eastern boundary
902 of this area; the southern boundary being the Byron/Consolidation arterial.

903
904 Topography rises to the southeast of the property and provides somewhat of a
905 separation from the residential uses to the east. A buffer should be maintained and
906 enhanced where these uses abut. In addition, curb cuts on Lincoln Street and Byron
907 Avenue should be limited for traffic safety.

908
909 Improvements to this freeway interchange are proposed to correct the many traffic
910 problems in this general vicinity. The prerequisite consideration for Area 1 relates to
911 these improvements.

912
913 **Area 1 Land Use Designation: Commercial**

914

915 **Area 2**

916

917 The classification of Planned Commercial for this area is based primarily on the
918 proposed traffic improvements to the entire area around the Samish Way freeway
919 interchange being implemented. The prerequisite consideration relates to these
920 improvements. This area will be limited by the new alignment of Samish Way and
921 bordered by the Byron/Consolidation arterial. Because of the traffic considerations, and
922 the fact that an interstate freeway interchange is adjacent to the property, this area is
923 more desirable for commercial purposes than residential use.

924

925 While the property is classified Planned, an appropriate use for the area might be a
926 motel and restaurant facility, with the southeast portion of the property, some of which is
927 over 30% in slope remaining undeveloped. This would serve to buffer any development
928 from the surrounding residential area. The Planned designation allows for flexibility in
929 both the type of development permitted and in its location on the property. This
930 maintains the development potential of the property and at the same time protects the
931 natural amenities of the property and the values of the surrounding properties.

932

933 **Area 2 Land Use Designation: Commercial**

934

935 **Area 2A**

936

937 The area is located between 40th Street and Ashley Street and consists of 14 lots. The
938 topography is rolling to hilly with slopes ranging between 10% and 30%. [SNA strongly
939 recommends that](#) the steep, wooded slopes ~~should~~ be preserved and incorporated into
940 the design of the site. The area is wooded with alder, maple, fir cedar, shrubs and
941 grass. Three streets are adjacent to the residential area, including: Byron Avenue on the
942 north, Ashley Street on the east, and 40th Street on the west. [SNA strongly
943 recommends that](#) Street improvements ~~should~~ be required for all development in the
944 area.

945

946 Special consideration should be given to clearing, access, buffer, and affordable
947 housing. A reduction in the 25' planned residential setback shall be allowed to achieve
948 other site design objectives, such as open space, location of parking and access, better
949 building design and relationship to the street.

950

951 **Area 2A Land Use Designation: Multifamily Residential, Medium to High Density**

952

953 **Area 3**

954

955 This is a Planned Residential area with a density of 5,000 square feet per unit. A
956 Planned designation is intended to encourage a design which is compatible with the
957 topographic and drainage limitations. [SNA strongly recommends](#) steeper hillsides
958 ~~should~~ remain as undeveloped open space buffers to adjacent lower density residential
959 areas, especially those parts of Blocks 9 and 10, Jameson's Bayview Addition to

960 Sehome which are included in this area. The prerequisite consideration relates to the
961 provision of access to the site.

962
963 The Planned classification is compatible with an adjacent Planned area in the Puget
964 Neighborhood.

965
966 **Area 3 Land Use Designation: Multifamily Residential, Medium Density**

967
968 **Area 4**

969
970 This area is characterized by a mix of relatively small platted lots, large holdings, and
971 the Ridgemont subdivision. Development in parts of this area has taken place at a
972 somewhat higher density than the rest of the neighborhood. To be sure, topographic
973 and drainage features have been a source of problems and concern for many people in
974 the Samish Neighborhood. Because of these problems and the existing development
975 pattern, a 12,000 square foot density is appropriate.

976
977 **Area 4 Land Use Designation: Single Family Residential, Low Density**

978 **Area 5**

979
980 This area encompasses the majority of the Samish Neighborhood. The area east of
981 40th Street is characterized by steep, undeveloped hillsides, lack of sewers, and few
982 existing roads. The homes along Samish Way, the area around Connelly, South and
983 Harrison Streets, and the area accessed from Samish Way up Mill Street comprise most
984 of the residential portions of the Samish Neighborhood.

985 It is felt that clustering in this area can help to minimize impervious surfaces, minimize
986 disturbance to the steepest, most sensitive areas, provide open space, and to a certain
987 extent mitigate the drainage problems of this area. The special conditions relate to the
988 sensitive character of the land. Mitigating the impacts from these physical
989 characteristics can protect existing development from incurring additional adverse
990 effects and provide a more compatible development pattern in this area.

991
992 **Area 5 Land Use Designation: Single Family Residential, Low Density**

993
994 **Area 6**

995
996 This area is characterized by extremely steep slopes and is bounded by the Padden
997 Creek channel to the north. Access to the area is difficult and it is not presently served
998 by sewer or water. A large part of the area is platted into small lots which, from a
999 practical standpoint, are undevelopable because of the area's terrain. Because of the
1000 costs which would be incurred with development of this area, it is expected that few
1001 changes will occur in the immediate future. When development occurs it should be
1002 carefully regulated to make sure that any proposal is compatible with the area's physical
1003 characteristics.

1004
1005 **Area 6 Land Use Designation: Single Family Residential, Low Density**

1006
1007
1008
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1049
1050

Area 7

The entire area is in public ownership and the existing land use is projected to remain the same.

Area 7 Land Use Designation: Public

Area 8

This property because of its irregular size and shape and environmental limitations should have the opportunity to develop with some attached housing designed in a manner sensitive to adjacent single family homes, especially to their territorial views. No direct curb cuts should be allowed to Samish Way and clearing limited to the greatest extent possible.

Area 8 Land Use Designation: Multifamily Residential, Low Density

Area 9

This property because of its proximity to existing nonresidential uses and the noise emanating from Interstate-5 is classified as Planned Commercial - Nonretail. Subsequent development upon this property should incorporate into the site plan mitigating measures to ease possible detrimental impacts which might accrue to nearby residential neighborhoods, while providing for an effective end to southerly expansion of commercial development.

Possible uses shall be limited to offices; branch post offices, banks, financial institutions and libraries; consumer credit agencies; computer data services; public uses, parks, and utilities; churches; and recycling centers.

"Access" should be limited from Samish Way to a minimum number of curb cuts; "street improvements" point to the need for curb, gutter and sidewalk and possible street widening on Samish Way adjacent to the property; "view" from upland property should be considered by limiting the height of the structures to 20 feet above the lowest point of the property line abutting Samish Way; "topography" shall reflect minimization of grading by use of multi level parking areas and structures consistent with slope constraints; "buffers" should be provided adjacent to Samish Way right-of-way by berming and landscaping of required yards.

Fire flow improvements to the water system in this area may be necessary prior to future development.

Area 9 Land Use Designation: Commercial
