APPENDIX F: Land Use Tables

Table F-1. Land Use Code Consistency Summary- Fairhaven Highlands Alternatives 1A, 1B, and 1C

Element	*Requirement and Applicable Code Section*	*Alternative 1A*	*Alternative 1B*	*Alternative 1C*
Title 20 Land Use Development	**Density –** BMC 20.00.190 **Building Height –** BMC 20.30.040 E (single family) and BMC 20.38.050 B.4. **Usable Space** – BMC 20.30.040 D (single family) and BMC 20.38.050 B.5. **Yards –** BMC 20.30.040 F (single family) and BMC 20.38.050 B.6. **Parking –** BMC 20.12.010, BMC 20.30.060 B, C (single family) and BMC 20.38.050 B.7. **Landscaping –** BMC 20.12.030 and BMC 20.38.050 B.8. **Signs –** BMC 20.30.090 B (single family) and BMC 20.38.050 B.9. **Environment –** BMC 20.38.050 B.10. **Streets, Utilities, Access and Dedications –** BMC 20.38.050 B.12.	o Development would comply with all Land Use Development standards. o Private usable open space would be provided for each of the 181 single-family units. Common usable open space would be provided for the 558 multi-family units. The 4,000 square foot clubhouse could be included as open space pending the Planning and Community Development Director's approval. Credits are available when private usable space is oriented towards a view. o 21 acres of on-site forested area (28%) would be preserved. o The topography of the site would change to make room for roadways and buildings. It is estimated that 230,000 cubic yards of soil would be excavated and 110,000 cubic yards of soil would be used for fill. Changes to the moderately sloping topography along the hillsides in the northern, eastern and southern portions of the site would occur. The steep slopes along the northern edge of the property would largely remain, while the steep slopes directly to the east would be modified with an emergency access roadway and buildings.	The project would be as consistent as Alternative 1A, except that one of the transportation improvement options required under prerequisite conditions would be implemented under this alternative.	The project would have a similar consistency as Alternative 1A, except for the following: o The 24th Street Connector, one of the transportation improvement options required under prerequisite conditions, would be implemented under this alternative. o The 24th Street Connector would impact additional regulated wetlands and associated buffers. o The project would remove 2 and a half more acres of forested area than Alternative 1A. o The project would fill an additional 1,000 square feet of wetlands and 72,000 square feet of required wetland buffers. o Additional changes to the topography would result from construction of the 24th Street Connector.
Design Requirements	***2001 Multifamily Residential Design Handbook***	Development would be required to comply with the design guidelines. The project must obtain design review approval from the Design Review Board.		
Subdivision Design Standards	**Improvements Standards Generally –** BMC 18.28 **Lots and Blocks –** BMC 18.36 **Streets –** BMC 18.40 **Parks, Open Space and Public Areas –**	o The applicant has sought a departure from Subdivision Design Standards for right-of-way widths, sidewalk, and lot frontage by applying for a subdivision variance. o 21 acres of on-site forested area (28%) would be preserved. Removed trees would be replaced by 26 acres of ornamental landscaping. o Developer would pay into parks and open space fund unless the Hearing Examiner requires open spaces or green belts to be established.		

Element	*Requirement and Applicable Code Section*	*Alternative 1A*	*Alternative 1B*	*Alternative 1C*
	BMC 18.44			
Environmentally Critical Areas	**Wetland and Stream Regulatory Chapter –** BMC 16.50 **Critical Areas –** BMC 16.55	See Section 3.1 Earth, Soils and Geology, Section 3.3 Water Resources and 3.4 Plants and Animals for more detail.		
Storm Water and Drainage Control	**Stormwater Management –** BMC 15.42	Stormwater Control and Treatment design would comply with BMC provisions. See Section 3.3 Water Resources for more detail.		
Special Conditions	**Special Districts –** Land Clearing Chapter (BMC 16.60.060) **Special Conditions –** Concentration of development to protect wetlands and steep slopes, buffer park, and upgrading of water service.	o The project would comply with Land Clearing performance standards. See Section 3.3 Water Resources and Section 3.4 Plants and Animals for more information. The project would not create a fire hazard. o Development would involve filling 33,000 square feet of wetlands and 191,000 square feet of required wetland buffers. There are two internal roadways splitting Wetlands CC1 and KK and Wetlands KK and JJ1. One emergency access roadway splits Wetlands DD and CC1. o The steep slopes along the northern edge of the property would largely remain, while the steep slopes in the northeast would be modified with an emergency access roadway and buildings. o Single-family units are located approximately 50 feet south of Fairhaven Park. This buffer would be composed of existing vegetation and steep topography. o Water service would be upgraded.		
Prerequisite Considerations	Construction of Chuckanut Valley Parkway collector or widening of Fairhaven Bridge; development of sanitary sewer service.	o Does not include any of the transportation improvement options. o Project would include development of sanitary sewer service.		

Table F-2. Land Use Code Consistency Summary- Fairhaven Highlands Alternatives 2A, 2F, and 3D

Element	*Requirement and Applicable Code Section*	*Alternative 2A*	*Alternative 2F*	*Alternative 3D*
Title 20 Land Use Development	**Density –** BMC 20.00.190 **Building Height –** BMC 20.30.040 E (single family) and BMC 20.38.050 B.4. **Usable Space** – BMC 20.30.040 D (single family) and BMC 20.38.050 B.5. **Yards –** BMC 20.30.040 F (single family) and BMC 20.38.050 B.6. **Parking –** BMC 20.12.010, BMC 20.30.060 B, C (single family) and BMC 20.38.050 B.7. **Landscaping –** BMC 20.12.030 and BMC 20.38.050 B.8. **Signs –** BMC 20.30.090 B (single family) and BMC20.38.050 B.9. **Environment –** BMC 20.38.050 B.10. **Streets, Utilities, Access and Dedications –** BMC 20.38.050 B.12.	o Development would comply with all Land Use Development standards. o Private and common usable open space would be provided similar to Alternative 1 (A, B, and C), with private space for single-family units and common usable open space for multi-family units. o Less on-site vegetation including significant treed areas would be removed than Alternative 1A. 35 acres of forested area (46%) would be preserved. o Changes to the topography would be less than what is proposed under Alternative 1. It is estimated that 200,000-210,000 cubic yards of soil would be excavated and 60,000-70,000 cubic yards of soil would be used for fill. Moderately sloping topography along the hillsides in the northern, eastern and southern portion of the site would be altered but to a lesser extent than Alternative 1. Less alteration to northeastern edge of the property would occur under Alternative 2A than what is proposed under Alternative 1 (A-C).	The project would have a similar consistency as Alternative 2A, except for the following: o The construction of 16th Street and Wetland JJ connectors as fully accessible roads would slightly increase impacts to wetlands and wetland buffers and involve more vegetation and tree removal.	The project would have a similar consistency to the Bellingham Municipal Code as Alternative 2A, except for the following: o One of the transportation improvement options required under prerequisite conditions would be implemented under this alternative. o Due to the difference in internal roadway layouts and the addition of 24th Street Connector, wetland buffer impacts would increase and require additional mitigation. Around 26,000 square feet of wetlands and 115,000 square feet of wetland buffers would be filled. o The project would remove the least amount of on-site vegetation and treed areas than all development alternatives. o Topography east of the property would be changed to construct the
Design Requirements	***2001 Multifamily Residential Design Handbook***	Development would comply with the design guidelines. The project must obtain design review approval from the Design Review Board.		

Element	*Requirement and Applicable Code Section*	*Alternative 2A*	*Alternative 2F*	*Alternative 3D*
Subdivision Design Standards	**Improvements Standards Generally –** BMC 18.28 **Lots and Blocks –** BMC 18.36 **Streets –** BMC 18.40 **Parks, Open Space and Public Areas –** BMC 18.44	o The applicant has sought a departure from Subdivision Design Standards for right-of-way widths, sidewalk, and lot frontage by applying for a subdivision variance. o 35 acres of forested area (46%) would be preserved. This is 14 acres more preserved than Alternatives 1A and 1B and 11 and a half acres more than Alternative 1C. Removed trees would be replaced by 21 acres of ornamental landscaping. o Developer would pay into parks and open space fund unless the Hearing Examiner requires open spaces or green belts to be established.		24th Street Connector.
Environmentally Critical Areas	**Wetland and Stream Regulatory Chapter –** BMC 16.50 **Critical Areas –** BMC 16.55	See Section 3.1 Earth, Soils and Geology, Section 3.3 Water Resources and 3.4 Plants and Animals for more detail.		
Storm Water and Drainage Control	**Stormwater Management –** BMC 15.42	Stormwater Control and Treatment design would comply with BMC provisions. See Section 3.3 Water Resources for more detail.		
Special Conditions	**Special Districts –** Land Clearing Chapter (BMC 16.60.060) **Special Conditions –** Concentration of development to protect wetlands and steep slopes, buffer park, and upgrading of water service.	o The project would comply with Land Clearing performance standards. See Section 3.3 Water Resources and Section 3.4 Plants and Animals for more information. The project would not create a fire hazard. o Impacts to wetlands under Alternative 2A are less than impacts under Alternative 1 (A, B, and C). Development would involve filling 24,000 square feet of wetlands. This is 27% less than proposed under Alternative 1A and 1B and 29% less than Alternative 1C. o 65,000 square feet of required wetland buffers would be filled. This is 66% less than proposed under Alternative 1A and 1B and 75% less than Alternative 1C. o There is one internal roadway that splits Wetlands CC1 and KK and two emergency access roadways that split Wetlands DD and CC1 and Wetlands KK and JJ1. o The steep slopes along the northern and northeastern edge of the property would largely remain.		

Element	***Requirement and Applicable Code Section***	***Alternative 2A***	***Alternative 2F***	***Alternative 3D***
		o Like Alternative 1 (A, B and C) the closest part of the development to Fairhaven Park is single-family units. However, they would be located approximately twice as far away from the park (100 feet). The buffer would be of a similar composition. o Water service would be upgraded.		
Prerequisite Considerations	Construction of Chuckanut Valley Parkway collector or widening of Fairhaven Bridge; development of sanitary sewer service.	o Similar to Alternative 1A, this would not include any of the transportation improvement options. o Project would include development of sanitary sewer service.		

Table F-3. Land Use Code Consistency Summary- Fairhaven Highlands Alternative 4F

Element	*Requirement and Applicable Code Section*	*Alternative 4F*
Title 20 Land Use Development	**Density –** BMC 20.00.190 **Building Height –** BMC 20.30.040 E (single family) and BMC 20.38.050 B.4. **Usable Space** – BMC 20.30.040 D (single family) and BMC 20.38.050 B.5. **Yards –** BMC 20.30.040 F (single family) and BMC 20.38.050 B.6. **Parking –** BMC 20.12.010, BMC 20.30.060 B, C (single family) and BMC 20.38.050 B.7. **Landscaping –** BMC 20.12.030 and BMC 20.38.050 B.8. **Signs –** BMC 20.30.090 B (single family) and BMC 20.38.050 B.9. **Environment –** BMC 20.38.050 B.10. **Streets, Utilities, Access and Dedications –** BMC 20.38.050 B.12.	o Development would comply with all Land Use Development standards. o Private and common usable open space would be provided similar to all other development alternatives with private space for single-family units and common usable open space for multi-family units. o More on-site vegetation including significant treed areas would be removed than Alternatives 2A, 2F and 3D. 25 acres of on-site forested area (33%) would be preserved. o Changes to the topography in the SE portion of the property would be similar to Alternative 1A. Changes to the topography in the NW portion of the property would be similar to Alternative 2F. It is estimated that 200,000-210,000 cubic yards of soil would be excavated and 60,000-70,000 cubic yards of soil would be used for fill. Moderately sloping topography along the hillsides in the northern, eastern and southern portion of the site would be altered. The single-family property lines in the eastern portion of the site extend further east under this alternative than Alternative 1A, possibly resulting in more alterations. Unlike Alternative 1A, there would be minimal alteration of the steep slopes along the northern and northeastern edges of the property.
Design Requirements	***2001 Multifamily Residential Design Handbook***	Development would comply with the design guidelines. The project must obtain design review approval from the Design Review Board.
Subdivision Design Standards	**Improvements Standards Generally –** BMC 18.28 **Lots and Blocks –** BMC 18.36 **Streets –** BMC 18.40 **Parks, Open Space and Public Areas –** BMC 18.44	o The applicant has sought a departure from Subdivision Design Standards for right-of-way widths, sidewalk, and lot frontage by applying for a subdivision variance. o 25 acres forested area (33%) would be preserved. This is 10 acres less preserved than Alternative 2F. Removed trees would be replaced by 30 acres of ornamental landscaping. o Developer would pay into parks and open space fund unless the Hearing Examiner requires open spaces or green belts to be established.

Element	*Requirement and Applicable Code Section*	*Alternative 4F*
Environmentally Critical Areas	**Wetland and Stream Regulatory Chapter –** BMC 16.50 **Critical Areas –** BMC 16.55	See Section 3.1 Earth, Soils and Geology, Section 3.3 Water Resources and 3.4 Plants and Animals for more detail.
Storm Water and Drainage Control	**Stormwater Management –** BMC 15.42	Stormwater Control and Treatment design would comply with BMC provisions. See Section 3.3 Water Resources for more detail.
Special Conditions	**Special Districts –** Land Clearing Chapter (BMC 16.60.060) **Special Conditions –** Concentration of development to protect wetlands and steep slopes, buffer park, and upgrading of water service.	o The project would comply with Land Clearing performance standards. See Section 3.3 Water Resources and Section 3.4 Plants and Animals for more information. The project would not create a fire hazard. o Development would involve filling 26,000 square feet of wetlands and 108,000 square feet of required wetland buffers. o There are three internal roadways, two of which split Wetlands CC1 and KK and Wetlands KK and JJ1. o The steep slopes along the northern and northeastern edge of the property would be minimally modified by the proposal. o Unlike Alternative 2F, the closest part of the development to Fairhaven Park is multi-family units. They would be located just as far from the park as the single-family units in Alternative 2F (100 feet). The buffer would be of a similar composition. o Water service would be upgraded.
Prerequisite Considerations	Construction of Chuckanut Valley Parkway collector or widening of Fairhaven Bridge; development of sanitary sewer service.	o Similar to Alternative 2F, this would not include any of the transportation improvement options. o Project would include development of sanitary sewer service.