

## TABLE OF CONTENTS

|   |            |
|---|------------|
| <b>FACT SHEET</b> .....   |            |
| <b>CHAPTER 1: INTRODUCTION</b> .....                              | <b>1-1</b> |
| 1.1 PROJECT AND PROPONENTS .....                                  | 1-1        |
| 1.2 LOCATION .....  | 1-2        |
| 1.2.1. Land Area .....  | 1-3        |
| 1.2.2. City and UGA Planning Areas .....                          | 1-3        |
| 1.3 THE POLICY FRAMEWORK .....                                    | 1-4        |
| 1.3.1 The Washington State Growth Management Act (GMA).....       | 1-4        |
| 1.3.2. County-wide Planning Policies .....                        | 1-5        |
| 1.3.3. The 1995 Bellingham Comprehensive Plan.....                | 1-5        |
| 1.3.4. The Whatcom County Comprehensive Plan.....                 | 1-5        |
| 1.3.5. Urban Fringe Subarea Plan.....                             | 1-6        |
| 1.4 POPULATION GROWTH.....  | 1-6        |
| 1.5 PROJECT OBJECTIVES .....                                      | 1-7        |
| 1.6 DECISION PROCESS .....  | 1-8        |
| 1.7 APPEALS .....   | 1-9        |
| 1.8 SUMMARY OF THE PROPOSAL AND THE ALTERNATIVES CONSIDERED ..... | 1-9        |
| <b>CHAPTER 2: SUMMARY OF IMPACTS EXPECTED</b> .....               | <b>2-1</b> |
| 2.1 EARTH.....  | 2-2        |
| 2.2 AGRICULTURAL CROPS .....                                      | 2-3        |
| 2.3 AIR QUALITY .....   | 2-3        |
| 2.4 WATER RESOURCES.....  | 2-4        |
| 2.5 PLANTS AND ANIMALS .....                                      | 2-5        |
| 2.6 NATURAL RESOURCES .....                                       | 2-6        |
| 2.7 SCENIC RESOURCES .....  | 2-6        |
| 2.8 ENVIRONMENTAL HEALTH .....                                    | 2-7        |
| 2.8.1. Noise.....   | 2-7        |
| 2.8.2. Risk of Explosion.....                                     | 2-7        |
| 2.8.3. Hazardous Materials .....                                  | 2-7        |
| 2.9 POPULATION AND LAND SUPPLY AND DEMAND.....                    | 2-8        |
| 2.10 HOUSING .....  | 2-9        |
| 2.11 LIGHT AND GLARE .....  | 2-10       |
| 2.12 AESTHETICS AND URBAN DESIGN .....                            | 2-11       |
| 2.13 HISTORIC AND ARCHAEOLOGICAL RESOURCES .....                  | 2-12       |
| 2.14 TRANSPORTATION AND CIRCULATION.....                          | 2-12       |
| 2.15 PUBLIC SERVICES AND FACILITIES.....                          | 2-13       |
| 2.15.1. Fire Protection and Emergency Medical Service (EMS) ..... | 2-13       |
| 2.15.2. Law Enforcement .....                                     | 2-14       |

|          |   |      |
|----------|---|------|
| 2.15.3.  | Parks, Recreation, and Open Space Facilities..... | 2-15 |
| 2.15.4.  | Public Schools.....                               | 2-16 |
| 2.15.5.  | Public Libraries.....                             | 2-17 |
| 2.15.6.  | Water Supply.....                                 | 2-18 |
| 2.15.7.  | Stormwater.....                                   | 2-19 |
| 2.15.8.  | Sanitary Sewer.....                               | 2-20 |
| 2.15.9.  | Solid Waste and Recycling.....                    | 2-21 |
| 2.15.10. | Communication Services.....                       | 2-22 |
| 2.15.11. | Electricity and Natural Gas.....                  | 2-22 |

**CHAPTER 3: NATURAL SYSTEMS - EXISTING CONDITIONS,  
ENVIRONMENTAL IMPACTS AND MITIGATING MEASURES..... 3-1**

|          |  |      |
|----------|--|------|
| 3.1      | EARTH.....   | 3-1  |
| 3.1.1.   | Earth – Existing conditions .....                            | 3-1  |
| 3.1.1.1. | Geology.....   | 3-1  |
| 3.1.1.2. | Topography and Slopes .....                                  | 3-2  |
| 3.1.1.3. | Soils .....  | 3-2  |
| 3.1.1.4. | Marine Nearshore Shoreforms .....                            | 3-3  |
| 3.1.1.5. | Unique Physical Features.....                                | 3-3  |
| 3.1.1.6. | Erosion/Accretion .....                                      | 3-4  |
| 3.1.2.   | Earth – Impacts .....  | 3-4  |
| 3.1.3.   | Earth – Mitigating Measures.....                             | 3-6  |
| 3.1.3.1. | Zoning Mechanisms .....                                      | 3-6  |
| 3.1.3.2. | Environmental Ordinances .....                               | 3-6  |
| 3.1.3.3. | Development Regulations .....                                | 3-7  |
| 3.1.3.4. | Best Management Practices.....                               | 3-7  |
| 3.1.3.5. | Low Impact Development .....                                 | 3-7  |
| 3.1.3.6. | Site Characterization .....                                  | 3-8  |
| 3.1.3.7. | Preservation Strategies .....                                | 3-8  |
| 3.1.3.8. | Redevelopment of Existing Buildings and Infrastructure ..... | 3-8  |
| 3.2      | AGRICULTURAL CROPS .....                                     | 3-8  |
| 3.2.1.   | Agricultural Crops – Existing Conditions.....                | 3-8  |
| 3.2.2.   | Agricultural Crops - Impacts .....                           | 3-10 |
| 3.2.3.   | Agricultural Crops – Mitigating Measures .....               | 3-11 |
| 3.3      | AIR QUALITY .....  | 3-12 |
| 3.3.1.   | Air Quality – Existing Conditions.....                       | 3-12 |
| 3.3.1.1. | Climate.....   | 3-12 |
| 3.3.1.2. | Air Quality.....   | 3-12 |
| 3.3.1.3. | Local Industries .....                                       | 3-13 |
| 3.3.1.4. | Wood Smoke.....  | 3-13 |
| 3.3.1.5. | Motor Vehicles .....   | 3-13 |

|             |  |      |
|-------------|--|------|
| 3.3.1.6.    | Construction .....   | 3-13 |
| 3.3.2.      | Air Quality - Impacts .....                                    | 3-14 |
| 3.3.3.      | Air Quality – Mitigating Measures .....                        | 3-14 |
| 3.4         | WATER RESOURCES.....   | 3-15 |
| 3.4.1.      | Water Resources – Existing Conditions.....                     | 3-15 |
| 3.4.1.1.    | Watersheds and Drainage.....                                   | 3-15 |
| 3.4.1.2.    | Groundwater – Existing Conditions .....                        | 3-32 |
| 3.4.2.      | Water Resources - Impacts .....                                | 3-33 |
| 3.4.2.1.    | Surface Water and Stormwater - Impacts.....                    | 3-33 |
| 3.4.2.2.    | Wetlands .....   | 3-35 |
| 3.4.2.3.    | Groundwater .....  | 3-35 |
| 3.4.3.      | Water Resources-Mitigating Measures.....                       | 3-35 |
| 3.4.3.1.    | General .....  | 3-35 |
| 3.4.3.2.    | Specific Watersheds and Drainages.....                         | 3-36 |
| 3.5         | PLANTS AND ANIMALS .....                                       | 3-37 |
| 3.5.1       | Plants and Animals – Existing Conditions.....                  | 3-37 |
| 3.5.1.1.    | Wildlife Habitat And Diversity.....                            | 3-38 |
| 3.5.1.1.1.  | Forest.....  | 3-38 |
| 3.5.1.1.2.  | Field and Thicket.....   | 3-39 |
| 3.5.1.1.3.  | Disturbed Land.....  | 3-39 |
| 3.5.1.1.4.  | Edge Habitat .....   | 3-39 |
| 3.5.1.1.5.  | Wetlands .....   | 3-40 |
| 3.5.1.1.6.  | Riparian Woodland.....   | 3-40 |
| 3.5.1.1.7.  | Saltwater Shoreline .....                                      | 3-40 |
| 3.5.1.1.8.  | Deltaic.....   | 3-41 |
| 3.5.1.1.9.  | Freshwater Aquatic .....                                       | 3-41 |
| 3.5.1.1.10. | Migration Routes and Wildlife Corridors .....                  | 3-42 |
| 3.5.1.2.    | Priority, Threatened and Endangered Species and Habitats ..... | 3-42 |
| 3.5.1.2.1.  | Endangered Species .....                                       | 3-42 |
| 3.5.1.2.2.  | Threatened Species .....                                       | 3-43 |
| 3.5.1.2.3.  | Priority and Sensitive Species .....                           | 3-43 |
| 3.5.1.3.    | Plants .....   | 3-44 |
| 3.5.1.3.1.  | Priority Habitats.....   | 3-44 |
| 3.5.1.4.    | Fisheries .....  | 3-45 |
| 3.5.1.4.1.  | Existing Fish Species .....                                    | 3-45 |
| 3.5.1.5.    | Fish Habitat.....  | 3-49 |
| 3.5.2.      | Plants and Animals - Impacts .....                             | 3-50 |
| 3.5.3.      | Plants and Animals- Mitigating Measures.....                   | 3-52 |
| 3.6         | NATURAL RESOURCES.....   | 3-53 |
| 3.6.1.      | Mineral Resources .....  | 3-53 |
| 3.6.1.1.    | Mineral Resources - Existing Conditions .....                  | 3-53 |

|          |  |      |
|----------|--|------|
| 3.6.1.2. | Mineral Resources -Impacts .....             | 3-53 |
| 3.6.1.3. | Mineral Resources - Mitigating Measures..... | 3-53 |
| 3.6.2.   | Forest Resources .....                       | 3-53 |
| 3.6.2.1. | Forest Resources-Existing Conditions.....    | 3-53 |
| 3.6.2.2. | Forest Resources-Impacts .....               | 3-54 |
| 3.6.2.3. | Forest Resources-Mitigating Measures .....   | 3-55 |
| 3.7      | SCENIC RESOURCES .....                       | 3-56 |
| 3.7.1.   | Scenic Resources – Existing Conditions ..... | 3-56 |
| 3.7.2.   | Scenic Resources – Impacts .....             | 3-57 |
| 3.7.3.   | Scenic Resources – Mitigating Measures ..... | 3-58 |

**CHAPTER 4. ELEMENTS OF THE BUILT ENVIRONMENT – EXISTING CONDITIONS, ENVIRONMENTAL IMPACTS AND MITIGATING MEASURES..... 4-1**

|            |   |      |
|------------|---|------|
| 4.1.       | ENVIRONMENTAL HEALTH .....  | 4-1  |
| 4.1.1.     | Noise - Existing Conditions.....  | 4-1  |
| 4.1.1.1.   | Noise Standards, Guidelines and Regulations.....  | 4-2  |
| 4.1.1.2    | Sources of noise in the City, UGA, and Urban Fringe Subarea.....                              | 4-3  |
| 4.1.2.     | Noise - Environmental Impacts.....  | 4-5  |
| 4.1.3.     | Noise - Mitigating Measures .....   | 4-5  |
| 4.1.4      | Risk Of Explosion .....   | 4-6  |
| 4.1.4.1    | Existing Conditions.....  | 4-6  |
| 4.1.4.2.   | Risk of Explosion - Impacts .....   | 4-7  |
| 4.1.4.3.   | Risk of Explosion - Mitigating Measures .....   | 4-8  |
| 4.1.5.     | Hazardous Materials .....   | 4-9  |
| 4.1.5.1.   | Existing Conditions.....  | 4-9  |
| 4.1.5.2.   | Hazardous Materials – Impacts .....   | 4-11 |
| 4.1.5.3.   | Hazardous Materials – Mitigating Measures .....   | 4-11 |
| 4.2.       | LAND USE; POPULATION, HOUSING AND EMPLOYMENT GROWTH FORECASTS; AND LAND SUPPLY ANALYSIS ..... | 4-12 |
| 4.2.1.     | Existing Conditions.....  | 4-12 |
| 4.2.1.1.   | Land Use.....   | 4-12 |
| 4.2.1.1.1. | City of Bellingham Land Use .....   | 4-12 |
| 4.2.1.1.2. | Bellingham Urban Growth Area Land Use.....  | 4-16 |
| 4.2.1.1.3. | Urban Fringe Subarea Land Use.....  | 4-19 |
| 4.2.1.2.   | Population .....  | 4-22 |
| 4.2.1.2.1. | Whatcom County Population Forecast, 2002 - 2022.....  | 4-22 |
| 4.2.1.3.   | Employment Projections 2002 – 2022 .....  | 4-26 |
| 4.2.1.4.   | Greater Bellingham Area Commercial/Industrial Land Demand.....                                | 4-26 |
| 4.2.1.5.   | Greater Bellingham Area Commercial and Industrial Land Supply ...                             | 4-26 |
| 4.2.1.6.   | Residential Land Requirements 2002 - 2022.....  | 4-27 |
| 4.2.1.7.   | Residential Land Supply.....  | 4-28 |

|            |   |      |
|------------|---|------|
| 4.2.2.     | Population Growth and Land Demand – Impacts of the Alternatives ..... | 4-33 |
| 4.2.2.1.   | Alternative 1 – No Action .....                                       | 4-33 |
| 4.2.2.2.   | Alternative 2 – Infill .....  | 4-36 |
| 4.2.2.3.   | Alternative 3 – Expanded UGA .....                                    | 4-43 |
| 4.2.2.3.1. | Five-Year Review Area A1: “Bear Creek” .....                          | 4-43 |
| 4.2.2.3.2. | Five-Year Review Area A2: “Cordata North/Caitac” .....                | 4-45 |
| 4.2.2.3.3. | Five Year Review Area A3: “Stuart-Smith” .....                        | 4-47 |
| 4.2.2.3.4. | Five-Year Review Area A4: “Queen Mountain” .....                      | 4-48 |
| 4.2.2.3.5. | Five-Year Review A5: “Toad Lake” .....                                | 4-49 |
| 4.2.2.4.   | Alternative 4 – Infill and Expanded UGA .....                         | 4-52 |
| 4.2.3.     | Population Growth and Land Supply – Mitigating Measures .....         | 4-56 |
| 4.3.       | HOUSING .....   | 4-57 |
| 4.3.1.     | Housing - Existing Conditions .....                                   | 4-57 |
| 4.3.1.1.   | Demographic Trends .....  | 4-57 |
| 4.3.1.2.   | Employment/Income Trends, 1990 - 2000 .....                           | 4-58 |
| 4.3.1.3.   | Housing Stock .....   | 4-60 |
| 4.3.1.4.   | Housing Cost and Affordability .....                                  | 4-63 |
| 4.3.1.5.   | Housing Need and Assisted Housing .....                               | 4-64 |
| 4.3.2.     | Housing - Impacts .....   | 4-66 |
| 4.3.3.     | Housing – Mitigating Measures .....                                   | 4-69 |
| 4.4.       | LIGHT AND GLARE .....   | 4-69 |
| 4.4.1.     | Light and Glare- Existing Conditions .....                            | 4-69 |
| 4.4.2.     | Light and Glare-Impacts .....   | 4-70 |
| 4.4.3.     | Light and Glare- Mitigating Measures .....                            | 4-70 |
| 4.5.       | AESTHETICS AND URBAN DESIGN .....                                     | 4-71 |
| 4.5.1.     | Aesthetics and Urban Design – Existing Conditions .....               | 4-71 |
| 4.5.2.     | Aesthetics and Urban Design - Impacts .....                           | 4-72 |
| 4.5.3.     | Aesthetics and Urban Design – Mitigating Measures .....               | 4-73 |
| 4.6.       | HISTORIC AND ARCHAEOLOGICAL RESOURCES .....                           | 4-74 |
| 4.6.1.     | Historic and Archaeological Resources - Existing Conditions .....     | 4-74 |
| 4.6.2.     | Historic and Archeological Resources - Impacts .....                  | 4-76 |
| 4.6.3.     | Historic and Archeological Resources - Mitigating Measures .....      | 4-76 |
| 4.7.       | TRANSPORTATION AND CIRCULATION .....                                  | 4-77 |
| 4.7.1.     | Transportation and Circulation - Existing Conditions .....            | 4-79 |
| 4.7.1.1.   | City of Bellingham .....  | 4-79 |
| 4.7.1.1.1. | Street Network .....  | 4-79 |
| 4.7.1.1.2. | Bicycle and Pedestrian Facilities .....                               | 4-80 |
| 4.7.1.1.3. | Transportation Improvement Program .....                              | 4-81 |
| 4.7.1.2.   | Whatcom County .....  | 4-81 |
| 4.7.1.2.1. | Road Network .....  | 4-81 |
| 4.7.1.2.2. | County Bicycle and Pedestrian Facilities .....                        | 4-82 |

|            |   |       |
|------------|---|-------|
| 4.7.1.2.3. | Level of Service (LOS) Standards .....                        | 4-83  |
| 4.7.1.2.4. | Transportation Improvement Plan .....                         | 4-83  |
| 4.7.1.3.   | Washington State Department of Transportation (WSDOT) .....   | 4-83  |
| 4.7.1.3.1. | State Highways .....  | 4-83  |
| 4.7.1.3.2. | Access Management.....  | 4-84  |
| 4.7.1.4.   | Whatcom Council of Governments (WCOG) .....                   | 4-84  |
| 4.7.1.5.   | Whatcom Transportation Authority (WTA) .....                  | 4-85  |
| 4.7.1.6.   | Marine Transportation .....                                   | 4-87  |
| 4.7.1.7.   | Air Transportation.....                                       | 4-88  |
| 4.7.1.8.   | Rail Transportation.....                                      | 4-88  |
| 4.7.2.     | Transportation and Circulation - Impacts .....                | 4-89  |
| 4.7.3.     | Transportation and Circulation – Mitigating Measures .....    | 4-92  |
| 4.7.3.1.   | Improvements to Existing City Streets .....                   | 4-93  |
| 4.7.3.2.   | New City Streets .....  | 4-94  |
| 4.7.3.3.   | Interstate 5 Improvements (WSDOT) .....                       | 4-94  |
| 4.7.3.4.   | Urban Growth Area Transportation Improvements .....           | 4-95  |
| 4.7.3.5.   | Future Streets for 5-Year Review/UGA Expansion Areas .....    | 4-97  |
| 4.7.3.6.   | Other Mitigating Measures .....                               | 4-98  |
| 4.8.       | PUBLIC SERVICES AND FACILITIES .....                          | 4-106 |
| 4.8.1.     | Fire Protection and Emergency Medical Services (EMS).....     | 4-106 |
| 4.8.1.1.   | Fire Protection and EMS - Existing Conditions .....           | 4-106 |
| 4.8.1.1.1. | City of Bellingham .....                                      | 4-106 |
| 4.8.1.1.2. | Interlocal & Mutual Aid Agreements in the UGA .....           | 4-108 |
| 4.8.1.1.3. | Whatcom Medic One EMS and Ambulance Transport.....            | 4-108 |
| 4.8.1.1.4. | Whatcom County Fire Protection Districts .....                | 4-110 |
| 4.8.1.2.   | Fire Protection and EMS - Impacts.....                        | 4-115 |
| 4.8.1.3.   | Fire Protection and EMS - Mitigating Measures.....            | 4-117 |
| 4.8.2.     | Law Enforcement .....   | 4-118 |
| 4.8.2.1.   | Law Enforcement - Existing Conditions .....                   | 4-118 |
| 4.8.2.1.1. | City of Bellingham Police Department .....                    | 4-118 |
| 4.8.2.1.2. | Whatcom County Sheriff’s Office.....                          | 4-119 |
| 4.8.2.2.   | Law Enforcement – Impacts .....                               | 4-122 |
| 4.8.2.3.   | Law Enforcement - Mitigating Measures.....                    | 4-124 |
| 4.8.3.     | Parks, Recreation, And Open Space .....                       | 4-125 |
| 4.8.3.1.   | Parks, Recreation, and Open Space - Existing Conditions ..... | 4-125 |
| 4.8.3.2.   | Parks, Recreation, and Open Space - Impacts.....              | 4-125 |
| 4.8.3.3.   | Parks, Recreation and Open Space - Mitigating Measures.....   | 4-126 |
| 4.8.4.     | Public Schools.....   | 4-127 |
| 4.8.4.1.   | Public Schools - Existing Conditions.....                     | 4-127 |
| 4.8.4.1.1. | Bellingham School District #501 .....                         | 4-127 |
| 4.8.4.1.2. | Ferndale School District #502 .....                           | 4-130 |

|            |  |       |
|------------|--|-------|
| 4.8.4.1.3. | Meridian School District #505.....                 | 4-131 |
| 4.8.4.1.4. | Mount Baker School District # 507 .....            | 4-131 |
| 4.8.4.1.5. | School Impact Fees.....                            | 4-132 |
| 4.8.4.2.   | Public Schools - Impacts .....                     | 4-133 |
| 4.8.4.3    | Public Schools - Mitigating Measures .....         | 4-135 |
| 4.8.5.     | Public Library Services .....                      | 4-136 |
| 4.8.5.1.   | Public Libraries - Existing Conditions.....        | 4-136 |
| 4.8.5.1.1. | City of Bellingham Public Libraries .....          | 4-136 |
| 4.8.5.1.2. | Whatcom County Library System .....                | 4-137 |
| 4.8.5.2.   | Public Libraries - Impacts .....                   | 4-137 |
| 4.8.5.2.1. | City of Bellingham Public Libraries - Impacts..... | 4-137 |
| 4.8.5.2.2. | Whatcom County Library System - Impacts.....       | 4-138 |
| 4.8.5.3.   | Public Libraries - Mitigating Measures .....       | 4-140 |
| 4.8.6.     | Water Supply.....                                  | 4-140 |
| 4.8.6.1.   | Water Supply - Existing Conditions .....           | 4-140 |
| 4.8.6.1.1. | City of Bellingham .....                           | 4-140 |
| 4.8.6.1.2. | Urban Service Areas and Urban Fringe Subarea.....  | 4-141 |
| 4.8.6.1.3. | City of Ferndale.....                              | 4-142 |
| 4.8.6.1.4. | Whatcom County Water District #2.....              | 4-142 |
| 4.8.6.1.5. | Water District #7.....                             | 4-142 |
| 4.8.6.1.6. | Lake Whatcom Water and Sewer District .....        | 4-142 |
| 4.8.6.1.7. | Community Water Associations.....                  | 4-143 |
| 4.8.6.2.   | Water Supply - Impacts .....                       | 4-144 |
| 4.8.6.3.   | Water Supply - Mitigating Measures.....            | 4-146 |
| 4.8.7.     | Stormwater.....                                    | 4-147 |
| 4.8.7.1.   | Stormwater - Existing Conditions.....              | 4-147 |
| 4.8.7.1.1. | City of Bellingham .....                           | 4-147 |
| 4.8.7.1.2. | Urban Growth Area and Urban Fringe Subarea.....    | 4-148 |
| 4.8.7.2.   | Stormwater - Impacts .....                         | 4-148 |
| 4.8.7.3.   | Stormwater - Mitigating Measures .....             | 4-149 |
| 4.8.8.     | Sanitary Sewer.....                                | 4-150 |
| 4.8.8.1.   | Sanitary Sewer -- Existing Conditions.....         | 4-150 |
| 4.8.8.1.1. | City of Bellingham .....                           | 4-150 |
| 4.8.8.1.2. | Urban Growth Area and Urban Fringe Subarea.....    | 4-151 |
| 4.8.8.1.3. | Lake Whatcom Water and Sewer District .....        | 4-151 |
| 4.8.8.1.4. | Yew Street UGA.....                                | 4-152 |
| 4.8.8.2.   | Sanitary Sewer -- Impacts .....                    | 4-152 |
| 4.8.8.3.   | Sanitary Sewer – Mitigating Measures .....         | 4-154 |
| 4.8.9.     | Solid Waste .....                                  | 4-155 |
| 4.8.9.1.   | Solid Waste - Existing Conditions.....             | 4-155 |
| 4.8.9.1.1. | Curbside Garbage Collection .....                  | 4-155 |

|             |  |       |
|-------------|--|-------|
| 4.8.9.1.2.  | Curbside Recycling Collection .....                              | 4-155 |
| 4.8.9.1.3.  | Curbside Yard Waste Collection .....                             | 4-156 |
| 4.8.9.1.4.  | Regional Yard Waste Drop-off .....                               | 4-156 |
| 4.8.9.1.5.  | Toxic and Hazardous Waste .....                                  | 4-156 |
| 4.8.9.1.6.  | Waste Collection in the UGA and Urban Fringe Subarea .           | 4-157 |
| 4.8.9.2.    | Solid Waste -- Impacts .....                                     | 4-158 |
| 4.8.9.3.    | Solid Waste -- Mitigating Measures .....                         | 4-159 |
| 4.8.9.4.    | Solid Waste -- Unavoidable Adverse Impacts .....                 | 4-160 |
| 4.8.10.     | Communications Services .....                                    | 4-160 |
| 4.8.10.1.   | Communication Services - Existing Conditions .....               | 4-160 |
| 4.8.10.1.1. | Telephone and Cellular Telephone Service .....                   | 4-160 |
| 4.8.10.1.2. | Television and Cable Services .....                              | 4-161 |
| 4.8.10.2.   | Communication Services - Impacts .....                           | 4-161 |
| 4.8.10.3.   | Communication Services - Mitigating Measures .....               | 4-163 |
| 4.8.11.     | Electricity and Natural Gas Services .....                       | 4-163 |
| 4.8.11.1.   | Electricity and Natural Gas Services - Existing Conditions ..... | 4-163 |
| 4.8.11.1.1. | Electricity Service .....  | 4-163 |
| 4.8.11.1.2. | Natural Gas .....  | 4-164 |
| 4.8.11.2.   | Electricity and Natural Gas Services - Impacts .....             | 4-164 |
| 4.8.11.2.1. | Electricity Service .....  | 4-164 |
| 4.8.11.2.2. | Natural Gas .....  | 4-165 |
| 4.8.11.3.   | Electricity and Natural Gas Services - Mitigating Measures ..... | 4-166 |

## TABLES AND GRAPHS

|                    |   |      |
|--------------------|---|------|
| Table 3.5.1.5.     | Fish Habitat .....  | 3-50 |
| Table 4.1.         | Typical Noise Levels .....                                    | 4-1  |
| Table 4.1.1.1.     | Maximum Permissible Noise Levels .....                        | 4-3  |
| Table 4.2.1.1.1.A. | Bellingham Zoning Categories .....                            | 4-13 |
| Table 4.2.1.1.1.B. | City Housing by Neighborhood .....                            | 4-14 |
| Table 4.2.1.1.2.A. | Bellingham UGA Zoning .....                                   | 4-17 |
| Table 4.2.1.1.2.B. | Bellingham UGA Residential Densities .....                    | 4-17 |
| Table 4.2.1.1.3.   | Zoning and Acreage in Urban Fringe Subarea .....              | 4-20 |
| Table 4.2.1.2.1.A. | Whatcom County Population Growth Forecast for 2022 .....      | 4-23 |
| Table 4.2.1.2.1.B. | Bellingham Population Growth Forecast for 2022 .....          | 4-23 |
| Table 4.2.1.2.1.C. | Adopted Growth Forecast for 2002-2022 .....                   | 4-25 |
| Table 4.2.1.4.     | Bellingham Commercial/Industrial Land Demand .....            | 4-26 |
| Table 4.2.1.5.     | Bellingham Commercial/Industrial Land Supply .....            | 4-27 |
| Table 4.2.1.6.A.   | Bellingham Residential Housing Unit Demand .....              | 4-28 |
| Table 4.2.1.6.B.   | Bellingham Residential Land Demand .....                      | 4-28 |
| Table 4.2.1.7.A.   | Bellingham Residential Land Supply .....                      | 4-31 |
| Table 4.2.1.7.B.   | Residential Capacity in Bellingham Neighborhoods .....        | 4-32 |
| Table 4.2.2.1.     | Alternative 1. - Existing Residential Capacity Scenario ..... | 4-34 |
| Table 4.2.2.2.     | Alternative 2.- Various Residential Capacity Scenarios .....  | 4-41 |
| Table 4.2.2.3.     | Alternative 3. – Various Residential Capacity Scenarios ..... | 4-51 |
| Table 4.2.2.4.     | Alternative 4. – Various Residential Capacity Scenarios ..... | 4-55 |

|                  |  |       |
|------------------|--|-------|
| Table 4.3.1.2.   | Median Household Income .....                                    | 4-58  |
| Table 4.3.1.3.A. | Change in Housing Units 1990-2000 .....                          | 4-61  |
| Graph 4.3.1.3.B. | Bellingham Housing Type by Census Year.....                      | 4-61  |
| Chart 4.3.1.3.C. | Bellingham (City Limits) Housing Stock by Percentage – 2003..... | 4-62  |
| Chart 4.3.1.3.D. | Bellingham UGA Housing Stock by Percentage – 2003.....           | 4-63  |
| Table 4.6.1.     | Historic Structures and Sites .....                              | 4-75  |
| Table 4.7.1.     | Selected Traffic Counts for City and County Arterials .....      | 4-100 |
| Table 4.8.1.1.4. | Whatcom County Fire Protection Districts .....                   | 4-110 |
| Table 4.8.4.1.1. | Bellingham School District Facilities .....                      | 4-128 |
| Table 4.8.4.1.2. | Ferndale School District Facilities.....                         | 4-130 |
| Table 4.8.4.1.3. | Meridian School District Facilities .....                        | 4-131 |
| Table 4.8.4.1.4. | Mount Baker School District Facilities.....                      | 4-132 |
| Table 4.8.5.1.1. | Bellingham Public Library Circulation .....                      | 4-136 |

**MAPS AND FIGURES**

|                 |  |       |
|-----------------|--|-------|
| Figure 1.2.1.   | Base map of Planning Areas .....                           | 1-2   |
| Figure 1.2.2.   | Aerial Photograph of Planning Area .....                   | 1-3   |
| Figure 1.8.1.   | Alternative 1 – No Action .....                            | 1-11  |
| Figure 1.8.2.   | Alternative 2 – Infill .....                               | 1-12  |
| Figure 1.8.3.   | Alternative 3 – Adjusted UGA .....                         | 1-13  |
| Figure 1.8.4.   | Alternative 4 – Infill & Adjusted UGA .....                | 1-13  |
| Figure 3.1.1.1. | Geology Within Planning Area.....                          | 3-1   |
| Figure 3.1.1.2. | Geological Hazards Within Planning Area .....              | 3-2   |
| Figure 3.4.1.1. | Watersheds and Sub-Basins Within Planning Area .....       | 3-16  |
| Figure 3.4.1.2. | Floodplains Within Planning Area.....                      | 3-16  |
| Figure 3.4.2.2. | Wetlands Within Planning Area .....                        | 3-17  |
| Figure 4.2.1.1. | Existing Land Use Within Planning Area .....               | 4-12  |
| Figure 4.2.1.2. | Existing Zoning Within Planning Area.....                  | 4-13  |
| Figure 4.2.8.   | Land Supply Available Within Planning Area .....           | 4-28  |
| Figure 4.7.1.   | Transportation Arterials Within Planning Area .....        | 4-80  |
| Figure 4.7.2.   | City of Bellingham Bicycle Routes .....                    | 4-81  |
| Figure 4.8.1.   | Fire Stations and Fire Districts Within Planning Area..... | 4-107 |
| Figure 4.8.4.   | Public School Districts Within Planning Area .....         | 4-128 |
| Figure 4.8.6.   | Water Purveyors Within Planning Area.....                  | 4-141 |
| Figure 4.8.10.  | Electric Utilities and Pipelines.....                      | 4-164 |

**APPENDICES**

|   |     |
|---|-----|
| APPENDIX A: GLOSSARY.....                             | A-1 |
| APPENDIX B: GROWTH MANAGEMENT ACT GOALS.....          | B-1 |
| APPENDIX C: COUNTY-WIDE PLANNING POLICIES.....        | C-1 |
| APPENDIX D: PUBLIC COMMENT RECEIVED AND RESPONSE..... | D-1 |
| APPENDIX E: DISTRIBUTION LIST.....                    | E-1 |
| APPENDIX F: REFERENCES.....                           | F-1 |