

GUIDE MERIDIAN / CORDATA NEIGHBORHOOD PLAN

User Note: Areas 1-12, 1A, 3A, 12A and 12B of the Guide Meridian / Cordata Neighborhood Plan has been incorporated into a new Meridian Neighborhood as shown on the Land Use Map on Page 11. Please refer to the Meridian Neighborhood Plan for regulations pertaining to properties within the Meridian Neighborhood; the provisions of this Guide Meridian / Cordata Neighborhood Plan no longer apply to that area.

The applicable provisions of the Guide Meridian / Cordata Neighborhood Plan are effective for properties within the remaining Guide Meridian / Cordata Neighborhood boundaries as shown on the map on Page 11. The narrative portions of this plan (excluding the Land Use Description, "area" descriptions beginning on page 12) reflect conditions at the time of its adoption in 1980.

I. NEIGHBORHOOD CHARACTER

The most outstanding characteristic of the Guide Meridian / Cordata Neighborhood is the degree of change that the area is experiencing. Within the past ten years, uses within much of the area have changed from rural residential to manufacturing and warehousing uses, mobile home parks and sales outlets, retail commercial and office uses. Over 20 houses have been demolished or removed to make way for commercial development in the past year alone.

Most of this change is occurring on property, which abuts Meridian Street. Meridian is among Bellingham's busiest arterial streets. The increase in commercial uses along Meridian Street has increased traffic congestion and accident rates.

The areas, which are not adjacent to Meridian Street, are still primarily low-density rural and undeveloped areas. This includes areas adjacent to McLeod Road, Bakerview Road, Kellogg Road, and the eastern portion of Prince Avenue. Prince Avenue closer to Meridian Street is the area closest to being a suburban neighborhood - with approximately ten homes - all relatively new, and with well maintained, mature landscaping. There are a total of approximately 60 housing units in the area now. Thirty-five of them are single-family houses; there are two duplexes; and there are 23 mobile homes.

Topography of the area includes two draws generally fanning from the Guide Meridian corridor to the northwest and northeast. The street rises slightly to the north through the neighborhood with bluffs paralleling the roadway on each side. Slopes are generally less than 15% (except for several bluffs) and soils are generally stable. A rich layer of topsoil covers the area. The predominant soil is classified as Bellingham Drift (Q6), which is a pebbly silty clay. Major drainage runs through the draws from the north and follows alongside the roadway in an open channel. The area is located within the Baker Creek Sub-Basin, which includes a drainage area of about 6,500 acres. Vegetation consists of both clustered conifers and deciduous trees. There are also scrub growth and open fields.

II. OPEN SPACE

The Guide Meridian / Cordata Neighborhood is unique in that, while a large percentage of the area is undeveloped, over 60% of the neighborhood is projected for relatively intensive (commercial) land uses. Less than 20% of the area is proposed as residential.

The intensive and primarily nonresidential nature of the remainder of the neighborhood limits the kinds of open spaces, which are feasible and reasonable for the area. Several tributaries of Baker Creek do traverse the area. These features serve an important hydrological function as well as providing an opportunity for a lineal greenbelt open space system through the neighborhood.

GREENBELT OPEN SPACES SHOULD BE MAINTAINED ALONG THE STREAMS AND NATURAL DRAINAGE CHANNELS AS DEVELOPMENT OCCURS, IN COORDINATION WITH THE STATE DEPARTMENT OF FISHERIES AND GAME.

Although most of the neighborhood is undeveloped, most of it has been cleared of trees. Many of the major areas of vegetation are along the streams.

WHEREVER FEASIBLE, SIGNIFICANT EXISTING TREES SHOULD BE PRESERVED AND INCORPORATED INTO THE OPEN SPACE/LANDSCAPING PATTERNS OF FUTURE DEVELOPMENT.

III. PUBLIC FACILITIES

Drainage

All of the major tributaries of Baker Creek converge within the Guide Meridian / Cordata Neighborhood. This stream comprises over 40% of the total drainage area of Squalicum Creek. The Comprehensive Drainage Plan for the City of Bellingham (1973) notes that flooding of lower Baker Creek and lower Squalicum Creek is a problem, which can be controlled adequately in the future if the natural channel storage capacity is maintained.

THE BAKER CREEK FLOOD PLAIN SHOULD BE MAINTAINED IN ITS NATURAL CONDITION TO PROVIDE CHANNEL STORAGE FOR STORM WATER RUN-OFF.

ON-SITE STORM WATER RETENTION FACILITIES SHOULD BE INSTALLED AT PLANNED DEVELOPMENTS TO MAINTAIN STORM WATER PEAK RUN-OFF RATES NO GREATER THAN PREDEVELOPMENT LEVELS.

Water

The Guide Meridian / Cordata Neighborhood is due for a major improvement in the water distribution system. Careful building design and on-site water distribution design will be required.

Sanitary Sewer

This neighborhood is served by a sewer trunk extending north on Meridian Street from Squalicum Creek. This trunk has the capacity to serve the Guide Meridian / Cordata Neighborhood at a density of 2.5 residential units per acre (or at an equivalent amount of commercial development). Shortly before the area is developed to that density, the pump station at Squalicum Creek will be over capacity. When the pump station is over capacity, a new interceptor must be constructed for the Squalicum Creek sewer. This line would extend along Squalicum Parkway from Meridian Street to Roeder Avenue. Estimated cost in 1979 dollars is \$600,000. This project is scheduled for the 1982–1985 time period.

MAP- GUIDE MERIDIAN / CORDATA ARTERIALS

IV. CIRCULATION

Arterials

Traffic conditions on Meridian Street is an issue of some concern within the neighborhood. Meridian Street is one of approximately ten major arterials, which radiate out from Bellingham's city center. It is the most direct route to Bellingham from the north and is one of the city's most heavily traveled streets through this neighborhood. The development of commercial uses along this street has compounded the congestion problems.

The development of commercial uses along the entire length of Meridian Street creates the potential for curb cuts for numerous entrances and exits to commercial activities. As is evidenced by the existing situation, this impedes traffic flow and increases accident hazards.

NO LOCAL ACCESS TO MERIDIAN STREET SHOULD BE ALLOWED WITHIN 300 FEET (PREFERABLY 600 FEET) OF MAJOR INTERSECTIONS. ACCESS POINTS SHOULD BE AT LEAST 300 FEET AND IDEALLY, 600 FEET APART. INTERNAL SERVICE ROADS SHOULD BE DEVELOPED TO CONNECT PROPERTIES WITH ACCESS ROADS FROM KELLOGG ROAD, DIVISION STREET, PRINCE AVENUE, AND OLD TELEGRAPH ROAD.

Bakerview Road is the other projected primary arterial in this neighborhood. The road has recently been improved by Whatcom County to an asphalt two lane road with wide asphalt shoulders. The road has relatively low traffic volumes now. It connects industrial areas to the east and west of the Guide Meridian / Cordata Neighborhood area and circumvents the more congested streets in the city. It, therefore, acts as, and is officially designated as a truck route.

AS TRAFFIC PATTERNS AND VOLUMES NECESSITATE, BAKERVIEW ROAD SHOULD BE IMPROVED TO A FOUR LANE ARTERIAL. INITIALLY, TURNING LANES SHOULD BE ADDED AT THE INTERSECTION WITH MERIDIAN STREET.

ACCESS TO BAKER VIEW ROAD SHOULD BE NO CLOSER THAN 150 FEET (PREFERABLY 300 FEET) FROM MAJOR INTERSECTIONS. ACCESS SHOULD BE AT LEAST 150 FEET AND PREFERABLY 300 FEET APART.

The definition of collector streets includes the function of providing neighborhood traffic collector or feeder service to more major arterial streets. As development occurs and traffic increases within the Guide Meridian / Cordata Neighborhood, the development of collector streets will help to relieve congestion on Meridian and Bakerview.

A COLLECTOR STREET SYSTEM SHOULD BE CONSTRUCTED TO CIRCUMVENT THAT PART OF THE GUIDE MERIDIAN / CORDATA NEIGHBORHOOD, WHICH IS NORTH OF BAKERVIEW ROAD, AS WELL AS THE COMMERCIAL AREA EAST OF MERIDIAN STREET AND SOUTH OF BAKERVIEW ROAD.

Kellogg Road and an undeveloped right-of-way platted as Cory Street, provide the right-of-way for this street east of Meridian Street. The exact Cory Street alignment connecting Kellogg Avenue and Deemer Road will be determined and constructed as development occurs.

People's Place will provide a road from Bakerview Road to Division Street as the future phases of that area are developed. Right-of-way north of there and along the northern city limits west of Meridian Street would have to be acquired to complete the system.

Old Telegraph Road and Deemer Road are the other two roads, which serve as collector streets for the area.

COLLECTOR STREETS SHOULD BE DEVELOPED TO PROVIDE TWO MOVING LANES WITH PROVISION FOR ON-STREET PARKING UNTIL TRAFFIC COUNTS WARRANT FOUR MOVING LANES. PROVISION FOR TURNING MOVEMENTS SHOULD BE CONSIDERED AT INTERSECTIONS WITH PRIMARY ARTERIALS.

Residential Streets

AS THIS AREA DEVELOPS, EXISTING UNDEVELOPED BUT PLATTED RIGHTS-OF-WAY SHOULD BE SELECTIVELY VACATED AND NEW STREET SYSTEMS WHICH ARE MORE COMPATIBLE WITH NATURAL FEATURES AND DEVELOPMENT PATTERNS SHOULD BE BUILT.

There are platted, undeveloped street rights-of-way within the neighborhood. Some of these streets would be very expensive and destructive to natural features if developed as platted. They would also place limits on attempts to design developments in a manner more sensitive to the existing natural and land use/traffic conditions of the area.

As a condition of developing Meridian Village Shopping Center, McLeod Road has been closed near the eastern boundary of this neighborhood. This was done in response to concerns expressed by residents on McLeod Road further east, who feared greatly increased traffic created by people using McLeod Road as a connecting route between commercial areas on Meridian and Sunset Drive. The road closure insures a separation of commercially oriented traffic from residential areas. Proposed residential land use designations in the neighborhood provide for apartment

construction at relatively high densities. Streets in these areas should be improved to accommodate such development.

THE RECOMMENDED RESIDENTIAL STREET STANDARD FOR THIS NEIGHBORHOOD IS A 36 FOOT WIDE STREET WITH CURBS, GUTTERS, STORM DRAINAGE, A PLANTING STRIP AND SIDEWALKS.

Pedestrian Facilities

As the neighborhood develops, there could be as many as 2,000 residents within this neighborhood alone, exclusive of adjacent county areas. Much of the commercial development is and will probably continue to be the types of businesses, which would service those residents.

SIDEWALKS SHOULD BE INCLUDED IN ROAD AND PARKING LOT IMPROVEMENTS.

Bicycle Facilities

A 1978, report entitled Bicycle Facilities Planning, done for the Bellingham Office of Planning and Development, details on both a five and 25 year focus, what actions are required to provide a safe and adequate bicycle transportation system citywide.

The general focus of the five year program is to provide for safe cycling on existing streets while the 25 year focus is a combination of bikeways and open space and greenbelts that will serve as both a recreational facility as well as a transportation system.

The recommendations presented here are excerpted from that report and are included to present the type of development that will be required in the neighborhood to meet its aforementioned five and 25 year goals.

The five-year plan identifies improvements for arterials only, and the ones that relate to the neighborhood are as follows:

ALL ARTERIALS, WHEN UPGRADED OR CONSTRUCTED, SHOULD HAVE OUTSIDE LANES WIDE ENOUGH TO SAFELY ACCOMMODATE BICYCLE TRAFFIC. IF THIS IS NOT FEASIBLE THERE SHOULD BE SHARED USE SIGNING OF THE OUTSIDE TRAFFIC LANES.

There are no 25-year recommendations proposed for this neighborhood.

MAP – GUIDE MERIDIAN / CORDATA LAND USE

V. SUBAREA DESCRIPTIONS AND LAND USE DESIGNATIONS

This neighborhood is approximately 290 acres in size. Of that, 110 acres - almost 40% of the neighborhood area - is classified as retail commercial. Another 70 acres - close to 25% - is office/services commercial. That total of 180 acres is equal to approximately one third the acreage which was zoned commercial in the entire City of Bellingham prior to annexation of this area.

Commercial growth was and is occurring in the area, however, and the existing plan is an attempt to direct how that development occurs. Through design recommendations and control, it is hoped that most of the negative impacts of rapid commercial growth can be avoided.

One of the most difficult impacts to deal with is traffic. As has been noted previously, the greatest negative impact of the commercial development to date is the increased traffic congestion and accident rates. Meridian Street is not able to safely accommodate the traffic that increased development would generate.

Traffic impacts are a primary issue in the consideration of whether to limit certain areas to office/service commercial and restrict retail activity. Retail uses generate three times the traffic that office uses do, as a general rule, and as much as ten times the traffic that residential uses generate.

Area 13

This area is located east of Allans Road and west of Cordata Parkway and is bisected by West Bakerview Road, a primary arterial connecting to Meridian Street and the I-5 interchange. There are approximately 12 acres to the north and 18 acres to the south of Bakerview Road. The southern section of this area abuts Bellis Fair Mall. It is an appropriate expansion area for major retail commercial use and higher density housing. The area is linked to the West Bakerview neighborhood to the west off Allans Road. A combined planning process identified circulation, park and trail needs for the area between Cordata Parkway and Northwest Avenue. West Bakerview Road will be improved with a 100-foot right-of-way, a landscaped median and bicycle and pedestrian facilities. Site development should be sensitive to residential uses to the west along Allans Road with screening and pedestrian links through the site.

AREA 13 LAND USE DESIGNATION: COMMERCIAL

Area 14

This single unplatted 15-acre parcel is located in close proximity to employment and regional shopping opportunities. Site plan review for the development of this area should take place prior to or in conjunction with subdivision of the land. The native soils

are not conducive to efficient natural drainage. As the residential area west of Meridian Street develops, there will be increased need for open space and park facilities. A public park or open space area of significant size should be a consideration of site plan and subdivision review. Primary access should be from Cordata Parkway. When used for secondary access, Allans Road should be improved. Internal circulation should be planned to connect Allans Road and Cordata parkway. (See also the special design standards in the Guide Meridian / Cordata Neighborhood zoning section of the Land Use Code.)

AREA 14 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, HIGH DENSITY

Area 15, Area 15A, Area 16, Area 16A

This approximately 200-acre area, which is located between Northwest Avenue and Allans Road, was annexed to the City in February 1992 (Ordinance 10281). The area was previously zoned for low-density single-family use, but adjacent commercial development, including a large regional mall, accompanied by significant traffic growth has changed the rural residential character. The area is sparsely developed except for significant portions of Area 15-A, which are developed with single-family residences and a mobile home park at urban densities. West Bakerview Road, which bisects the area, links to the I-5 freeway interchange and in 1993 carries up to 15,000 vehicles a day. This neighborhood is located within a larger urban development center that includes the Bellis Fair/Guide Meridian and Cordata area and provides an opportunity for a mix of housing at higher densities adjacent to a major commercial service and employment center. Most of Area 15, 16 and 16A lacks adequate street and utility infrastructure, which is a prerequisite for redevelopment. Currently, the area is under many, separate ownerships. To facilitate coordinated development in the long term, consolidation of properties to create joint site plans is encouraged for higher residential densities and commercial uses.

The narrow, deep lots along West Bakerview, if individually developed for multifamily housing or commercial use, could result in poor site design and too many curb cuts along the arterial. As redevelopment occurs properties shall have one access point. Shared driveways are encouraged with spacing a minimum of 300 feet. Site plans must provide for coordinated development with adjacent parcels, including joint access, shared curb cuts, coordinated internal circulation and linked open space/trails, where appropriate.

West Bakerview will be widened from its current two lanes and will carry high volumes of traffic. To create an attractive visual corridor, the Bakerview arterial and properties adjacent to it shall have complementary landscaping. Site planning should incorporate natural topographical features, vegetation and wetland areas. Neighborhood park facilities, which incorporate wetland/stream features, wildlife corridors and pedestrian trail, should be constructed in conjunction with residential and commercial development.

AREA 15 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, HIGH DENSITY

Area 15A

This area includes a single-family neighborhood and mobile home park. Housing condition generally is good. The area for now is a viable low-density residential area, although noise from the I-5 freeway is an issue.

AREA 15A LAND USE DESIGNATION: SINGLE FAMILY RESIDENTIAL, MEDIUM DENSITY

Area 16

AREA 16 LAND USE DESIGNATION: COMMERCIAL*

Area 16A

AREA 16A LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, HIGH DENSITY*

Area 17 (A, B, C, D) Cordata Business Park, Planned Unit Development Stage 1

Area 17 is approximately 316 acres identified as the Cordata Business Park, Planned Unit Development (PUD), Stage 1. The area is divided into four primary land use areas: 17A Residential, 17B Institutional, 17C Commercial, 17D Industrial, and is comprised of twenty-two Binding Site Plans. The Cordata Master Plan and Conditions; Protective Covenants; and Development and Design Guidelines provide the criteria, procedures and standards for development in Cordata. A Design Review Committee, made up of City, County, and Trillium representatives, and other property owners, review all development for compliance with the Cordata Master Plan and associated design and development guidelines, and will implement the applicable codes and regulations under the direction of the City Planning and Community Development Department. The Whatcom County Planned Unit Development (PUD) Ordinance, Chapter 20.85, will be utilized until Bellingham adopts its own PUD ordinance. The Binding Site Plan process and regulations for division of properties as established by Whatcom County Subdivision Ordinance Title 21, Chapter 21.30, shall be recognized for the Cordata Business Park, PUD Stage I until such time as the City may revise its binding site plan regulations in the Subdivision Ordinance.

Cordata Business Park is serviced with water and sewer lines in the Meridian, Horton, Stuart and Kellogg rights-of-way, and through private property within Cordata. A water pump station is located near the intersection of Kellogg and Cordata Parkway. Stormwater and detention system improvements have been installed at the south end of the project site. Utility extensions and improvements are addressed in the Cordata Master Plan, Conditions and Restrictive Covenants.

Area 17 is relatively flat with gently rolling features to the north and east and a mix of pasture, grassland and some wooded areas. One predominant drainage course, a tributary to Bear Creek is on the site and drains to the northwest. Natural features such as creeks, ponds, trees and ravines have been incorporated into the open space system. The network of open space and greenbelts link the different land use areas and are generally located in the northwest area of the site south of Horton Road and in an area west of Cordata Parkway between Horton and Stuart Roads. Wetlands have been identified in these areas and are incorporated into the open space system.

Access to Area 17 is from Horton Road on the north; Cordata Parkway and Allans Road (unimproved) on the south; Kellogg Road on the east; and June Road (under construction) between Aldrich Road on the west and Stuart Road within the Business Park. Transportation and circulation improvements are addressed in the Cordata Master Plan, Conditions and Restrictive Covenants.

A new Area 17E was created in 2002. This area combined a portion of Area 17D located west of Cordata Parkway between Stuart Road and Kellogg Road with a portion of Area 17B located south of Kellogg Road. The new Area 17E is owned and occupied by Whatcom Community College. This area is zoned Institutional. Whatcom Community College is required to develop an Institutional Master Plan to be reviewed by the City as soon as possible. The IMP shall address all city substantive and design review requirements, as well as appropriate Cordata Master Plan, Conditions, Protective Covenants, and the Design and Development Guidelines.

Area 17A

AREA 17A LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, HIGH DENSITY*

Area 17B

AREA 17B LAND USE DESIGNATION: INSTITUTIONAL*

Area 17C

AREA 17C LAND USE DESIGNATION: COMMERCIAL*

Area 17D

AREA 17D LAND USE DESIGNATION: INDUSTRIAL*

Area 17E

AREA 17E LAND USE DESIGNATION: INSTITUTIONAL*

Area 18

Area 18 is approximately 90 acres located between the eastern boundary of Cordata Business Park and Meridian Street, adjacent to the Koll Commercial Development at its southern boundary and Horton Road on the north. The area is relatively flat with a mix of pasture, grass and woodland areas. A tributary of Baker Creek extends in a north/south direction along the western portion of the area. The creek drains to the south and southeast of the site. Stream and wetland buffers, setbacks, drainage, traffic circulation impacts will be addressed at the time of development.

Sewer and water service lines are located in the Meridian and Horton rights-of-way. As development occurs, utility services will be extended to individual properties as governed by Chapter 15 of the Bellingham Municipal Code.

Access from Meridian Street and Horton Road is to be limited and coordinated with internal street and pedestrian circulation. No local access to Meridian street should be allowed within 300 feet (preferably 600 feet) of major intersections; and access points should be at least 300 feet (ideally 600 feet) apart.

AREA 18 LAND USE DESIGNATION: INDUSTRIAL

Area 19

This area serves as a gateway to the City of Bellingham from the north. Located east of Interstate-5, Northwest Avenue forms its eastern boundary. West Bakerview Road bisects the area, linking the area to Bellingham International Airport on the west and to

Bellis Fair Regional Mall and other commercial development along Meridian Road to the east. Home Road, located in the southwest portion of the area, provides access to the interior parcels west of Northwest Avenue. The existing Home Road/West Bakerview Road intersection will be closed, and Home Road will be realigned to connect the Northwest Avenue, providing the central access road to some properties within this area.

The topography is generally flat to gentle rolling hills north of West Bakerview Road with slopes ranging from 3% to 30% in isolated areas. Portions of the area are forest covered. Wetland areas, associated with the Bear Creek corridor, have been identified primarily north of West Bakerview Road. Some wetlands are found south of West Bakerview Road in the vicinity of Home Road and Interstate-5.

The area is characterized by single family residential housing along Northwest Avenue and West Bakerview Road, and is currently under many separate ownerships. Several larger holdings are under the same ownership. Some industrial uses are adjacent to Home Road. Proximity to Interstate-5, Bellingham International Airport, Bellis Fair regional mall, and significant traffic growth along West Bakerview Road and Northwest Avenue have changed the rural residential character of this area. This area is located within a larger mixed-use urban development center that includes the Bellis Fair/Guide Meridian and Cordata area. It has the potential of providing industrial/commercial employment and services supported in part by surrounding existing and future residential neighborhoods, and in part by residents in the broader community.

Recognizing this area's role as a "gateway" to the community, development in the area is intended to accommodate a range of commercial and industrial uses, which present a positive business image for the community. During the planned contract stage, particular attention will be paid to whether and how outdoor storage will be allowed to address the area's role as a gateway. Design standards required for areas to the east along West Bakerview, (see Area 16) will also be required here where appropriate to address such issues as coordinated development with adjacent parcels, including, but not limited to shared access and curb cuts, coordinated internal circulation and linked open space/trails.

To further recognize the area's role as a "gateway", and to create an attractive visual corridor along Interstate-5, West Bakerview, and Northwest Avenue, properties shall have complementary landscaping. Surface parking lots should be dispersed or broken up by landscaping to avoid the appearance of large paved parking areas.

Consistent with its gateway location, each development shall be evaluated for its contribution to a positive first impression of the community through application of the development standards in the Guide Meridian Area 19 zoning section of the Land Use and Development Code.

To facilitate coordinated development in the long term, consolidation of properties is encouraged. As a gateway to the City, development sites should be designed in a clustered or concentrated form of development, as opposed to a linear strip

development. Site planning should incorporate natural topographical features, vegetation, wetland and stream areas, and pedestrian trails or walkways. Buffers shall be provided as needed to separate industrial/commercial development from residential development to the north. All but a portion of the area east of Home Road is within the Bakerview Road Local Improvement District (LID). This area is not in a Billboard Overlay zone. Adult entertainment uses are prohibited in this area.

AREA 19 LAND USE DESIGNATION: INDUSTRIAL/ COMMERCIAL

Area 20

This area is located east of Interstate-5. Pacific Highway parallels Interstate-5 and provides direct access to the area, linking it to the industrial and commercial areas to the north. West Bakerview Road extends through the southern portion of the area, and provides direct access to the I-5 Interchange.

The topography is generally flat to gentle rolling hills north of West Bakerview Road. Portions of the area are forest covered, with wetland areas located towards the interior portions of the parcels. The area is characterized by single-family housing along West Bakerview Road and Pacific Highway. Proximity to Interstate-5, Bellingham International Airport, industrially zoned land to the north, and significant traffic growth along West Bakerview Road and Pacific Highway have changed the rural residential character of this area. Natural topographical features, vegetation, and wetland areas should be incorporated into site design. The area is not within the Bakerview Road Local Improvement District (LID), or a Bill Board Overlay zone. Adult entertainment is prohibited in this area. As in Area 19, this area forms part of the gateway to the community and development will be evaluated based on principles outlined for Area 19.

Recognizing this area's role as a "gateway" to the community, development in the area is intended to accommodate a range of commercial and industrial uses, which present a positive business image for the community. During the planned contract stage, particular attention will be paid to whether and how outdoor storage will be allowed to address the area's role as a gateway. Design standards required for areas to the east along West Bakerview, (see Area 16) will also be required here where appropriate to address such issues as coordinated development with adjacent parcels, including, but not limited to shared access and curb cuts, coordinated internal circulation and linked open space/trails.

To further recognize the area's role as a "gateway", and to create an attractive visual corridor along Interstate-5, West Bakerview, and Northwest Avenue, properties shall have complementary landscaping. Surface parking lots should be dispersed or broken up by landscaping to avoid the appearance of large paved parking areas.

Consistent with its gateway location, each development shall be evaluated for its contribution to a positive first impression of the community through application of the development standards for Area 20 in the Guide Meridian zoning section of the Land Use and Development Code.

AREA 20 LAND USE DESIGNATION: INDUSTRIAL/ COMMERCIAL

Area 21

This area is located adjacent to the northwest intersection of West Bakerview Road and Northwest Avenue. It is characterized by single family housing adjacent to the roadways. Currently, properties are under separate ownerships.

The topography is generally flat to rolling hills. Portions of the area are forest covered, and wetland areas associated with the Bear Creek corridor are located towards the interior portions of the parcels. Proximity to Interstate-5, Bellingham International Airport, Bellis Fair regional mall, and significant traffic growth along West Bakerview Road and Northwest Avenue has changed the rural residential character of this area. Furthermore, its location at a major intersection across from existing commercially zoned property has made the area more desirable for commercial development. Portions of the area are within the Bakerview Road Local Improvement District (LID).

Consolidation of properties should be encouraged, and site planning should incorporate natural topographical features, vegetation, wetland areas, and buffers separating commercial from residential development to the north. In addition, all design standards required for Area 16 to the east along West Bakerview shall also be required here.

To recognize the "gateway" role of this area, and to create an attractive visual corridor along West Bakerview, and Northwest Avenue, properties shall have complementary landscaping. As noted in Area 16, planning shall also incorporate natural topographic features, vegetation and wetland area. Neighborhood park facilities should incorporate wetland, stream, wildlife corridors and pedestrian trails.

AREA 21 LAND USE DESIGNATION: COMMERCIAL

Area 22

The area is located north of West Bakerview Road, between an industrially zoned area to the west and Northwest Avenue on the east. Division Road (unimproved) forms the northern boundary. The area is made up of four long, narrow lots, and is characterized by single family housing. The topography is generally flat to rolling hills with slopes, forest cover, and wetlands associated with the Bear Creek corridor towards the interior portions of the lots. Because of the area's proximity to residential housing along Northwest Avenue, and industrial and commercial employment centers, a mix of single and multi family housing types is appropriate for this area. Site planning should incorporate natural topographical features, vegetation, wetland and stream areas, and pedestrian trails or walkways, and buffers separating residential development from

industrial area to the west. Any neighborhood park facilities should similarly incorporate wetland and stream areas, wildlife corridors and pedestrian trails. Access to housing developments should be taken from residential streets.

AREA 22 LAND USE DESIGNATION: SINGLE FAMILY RESIDENTIAL, LOW TO MEDIUM DENSITY

Area 23

The area is located adjacent to Interstate-5 and Pacific Highway on the west. Division Road (unimproved) forms the northern boundary. Pacific Highway provides access to the area, linking the area with industrial and commercial areas to the north and with West Bakerview/I-5 Intersection to the south. The topography ranges from generally flat to rolling hills. Portions of the area are forest covered with wetlands associated with the Bear Creek tributaries towards the interior portions of the parcels.

Currently, the area is characterized by scattered single family housing along Pacific Highway under separate ownership. As industrial development occurs, site planning should incorporate natural topographical features, vegetation, and wetland areas. The area is not within a billboard sign overlay zone. Adult entertainment uses are prohibited in this area.

AREA 23 LAND USE DESIGNATION: INDUSTRIAL

Area 24

The area comprises approximately 25 acres. The terrain is generally flat to gentle rolling hills with forest cover and some wetlands associated with Spring Creek. Because of its proximity to employment centers, commercial areas, and major transportation systems, this area is appropriate for higher density residential development. A 105 unit multi-family development is situated adjacent to Kellogg Road. Consideration should be given to internal circulation and protection of Spring Creek and residential areas from the effects of adjacent industrial and commercial development. Sewer and water service lines are located in the Meridian and Kellogg rights-of-way. As development occurs, utility services will be extended to individual properties as governed by Chapter 15 of the Bellingham Municipal Code. Stream and wetland buffers, setbacks, drainage, and traffic circulation impacts will be addressed at the time of development. A north/south internal access road shall be provided to serve the interior parcels.

AREA 24 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, HIGH DENSITY

Area 24A

This area is approximately 34 acres generally located between the UGA boundary on the north, Area 24 on the west, East Kellogg Road on the south, and UGA land zoned URMX to the east. Existing County zoning, proximity to commercial and employment centers, and access to major transportation corridors make this area appropriate for higher density residential development. Area 24A provides a transition between the intense commercial development along the Meridian Street corridor and the predominantly single-family residential character of the URMX zone in the Urban Growth Area to the east. Area 24 to the west is characterized by existing multi-family development and property on the south side of East Kellogg Road is zoned for multi-family development. Sewer and water service lines are located in the Meridian Street and Kellogg Road rights-of-way. As development occurs, utility services will be extended to individual properties as governed by Chapter 15 of the Bellingham Municipal Code.

The terrain is generally flat to gentle rolling hills with forest cover and some wetlands associated with Spring Creek, a major tributary of Baker Creek that runs north/south through a fairly wide ravine in the northern portion of Area 24A. Spring Creek has a FEMA designated flood plain in Area 24A and residential development of vacant portions of the area should not occur within the low, wet ravine of Spring Creek. The creek and its adjacent wetlands and vegetation buffer should be retained in a natural condition and no development is to occur within 15 feet upland of the top of the bank. Particular attention should be paid to retaining existing trees six inches in diameter or more wherever possible. Stream and wetland buffers, setbacks, and drainage will be addressed at the time of development. Open space and natural vegetation should be retained along streams consistent with City code. Natural topographical features and amenities including but not limited to stream, open space and trail corridors should be integrated into site designs whenever possible.

Internal traffic circulation must be improved to provide access to interior parcels in Area 24A.

An east/west internal access road connected to a north/south road in Area 24 shall be provided to serve the interior parcel located on the west bank of Spring Creek. A north/south internal access road shall be provided from East Kellogg Road to serve the interior parcel located on the east bank of Spring Creek. East Kellogg Road shall be improved to arterial standards consistent with the Bellingham Comprehensive Plan.

AREA 24A LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, HIGH DENSITY

Area 25

The area is adjacent to Guide Meridian Road and Kellogg Avenue and comprises approximately 36 acres. It is within a larger urbanizing area and is characterized by two motor inns and a restaurant currently under construction. Several small businesses are located adjacent to Guide Meridian. The terrain is generally flat with gentle rolling hills and forest cover toward the interior portions of the parcels. Consideration should be given to access, spacing of curb cuts along Guide Meridian and Kellogg Avenue and internal circulation, drainage, and buffers to protect adjacent residential from the effects of commercial development. Sewer and water service lines are located in the Meridian and Kellogg rights-of-way. As development occurs, utility services will be extended to individual properties as governed by Chapter 15 of the Bellingham Municipal Code. Traffic circulation impacts will be addressed at the time of development.

AREA 25 LAND USE DESIGNATION: COMMERCIAL

Area 26

The area is adjacent to Guide Meridian and comprises approximately 25 acres. The area, generally flat with a mix of pasture, grass and woodland areas, is located within a larger urbanizing area. It is directly across from the Koll Cordata Commercial Center and new commercial development along Guide Meridian. Consideration should be given to access, spacing of curb cuts along Guide Meridian and Stuart Avenue and internal circulation, drainage, and buffers to protect Spring Creek and adjacent residential from the effects of industrial development. Sewer and water service lines are located in the Meridian right-of-way. As development occurs, utility services will be extended to individual properties as governed by Chapter 15 of the Bellingham Municipal Code. Traffic circulation impacts will be addressed at the time of development.

AREA 26 LAND USE DESIGNATION: INDUSTRIAL

Area 26A

Area 26A was annexed to Bellingham in February 2002. It is approximately 53 acres and is bounded on the north by Horton Road and on the west by Meridian Street. The eastern boundary is Bellingham's Urban Growth Area boundary. Walmart Shopping Center is immediately south of the area; Century Business Park is directly north of Horton Road. Several businesses are located across Meridian Street.

As part of the Urban Fringe Planning Process (1990-1997), the City of Bellingham and Whatcom County determined the City's Planned Industrial designation would be appropriate zoning for this area upon annexation to Bellingham. Consistent with the

Urban Fringe Plan, all uses within the Planned Industrial designation are appropriate in this area. The Planned Development review process would apply to this area.

The area's topography is generally flat with gentle rolling hills and a mix of pasture, grass and woodland areas. Spring Creek flows adjacent to the eastern boundary of the area in the vicinity of Van Wyck Road. Currently the area is sparsely developed with 9 single family residences and one service station and convenience store. Sewer and water service lines are located in the Meridian Street right-of-way. As development occurs, utility services will be extended to individual properties as governed by Chapter 15 of the Bellingham Municipal Code. Drainage systems should be developed and improved with roadway improvements and building or parking lot construction. Buffers should protect Spring Creek and adjacent residential development from industrial and commercial development. Open space and natural vegetation should be retained along streams consistent with City code. Natural topographical features and amenities including but not limited to stream, open space and trail corridors should be integrated into site designs whenever possible.

Traffic congestion, arterial access and internal circulation are important transportation issues related to this area. Meridian Street is the heaviest traveled arterial in the City. A traffic signal is planned for the intersection of Horton Road and Meridian Street. Urban frontage improvements will be required along Meridian Street as development occurs. Vehicle access shall be limited to, and coordinated with, internal street and pedestrian circulation. Driveways providing access to Meridian Street shall be a minimum 300 feet apart and 300 feet from intersections. Traffic circulation impacts will be addressed at the time of development. Deemer Road is intended to extend from the south at the Walmart shopping center north to Horton Road to alleviate traffic congestion on Meridian Street and provide access to interior parcels located adjacent to rural Whatcom County.

AREA 26A LAND USE DESIGNATION: INDUSTRIAL

Area 27 Amendment #2 Area of the Cordata Business Park, Stage II, Planned Unit Development (PUD)

This area is approximately 239 acres identified as the Amendment #2 area of the Cordata Business Park, Stage II, Planned Unit Development (PUD). This area allows a mix of residential, industrial, commercial, and institutional uses. The Cordata Master Plan, Conditions, Protective Covenants, and Development and Design Guidelines as amended provide the criteria, procedures and standards for development. A Design Review Committee, made up of City, County, Trillium representatives, and other property owners, review all development proposals for compliance with the Cordata Master Plan as amended, and associated design and development guidelines. Future division of properties should be governed by Bellingham's Binding Site Plan and Subdivision Ordinance.

The area is relatively flat with predominately pasture and grass land. With elevations ranging from 130 feet to 190 feet, the undulating terrain creates multiple and complex drainage areas. One predominant drainage course, a tributary to Bear Creek is on the site and drains to the northwest. Natural features such as creeks, ponds, trees and ravines have been incorporated into the open space system that connects uses and activity areas throughout the site. Wetlands have been identified and will be left undisturbed except in the areas of road construction.

Cordata Business Park has City sewer and water with lines in the Meridian, Horton, and Cordata Parkway rights-of-way. A water pump station is located adjacent to Horton Road just west of Cordata Parkway. The water system for this area was originally designed to serve primarily industrial uses. With the approval of Amendment #2, land uses will be predominately residential. As a result of the change in land use, a more detailed analysis needs to occur before developments can be guaranteed the same level of water service as outlined in the Cordata Master Plan. At a minimum, there must be an upgrade of the existing Pump Station B at Horton Road to accommodate the residential developments in the Amendment II area.

Storm water and detention system improvements are designed to meet City requirements. The system has been designed to respond to the opportunities offered by the drainage patterns on site and to create a system of open space and recreation areas. Utility extensions and transportation/circulation improvements are addressed in the Cordata Master Plan, Conditions, and Restrictive Covenants as amended. Transportation facilities serving the surrounding area include the proposed Slater Connector. This roadway will eventually connect from Northwest Avenue to Meridian Street. Alternative alignments have been considered at its eastern terminus at Meridian, including a terminus at Waldron Road and a terminus at Kline Road. Additional planning and public involvement will be required to determine a final alignment.

The Cordata Business Park Master Plan, associated Environmental Impact Statement, Cordata Business Park Development and Design Guidelines and the documents that make up the Cordata PUD Amendment #2 shall function as the Planned Unit Development or Planned Development approval for that portion of Cordata located north of Horton Road, except as modified herein or subsequently modified through the procedures in the City's Planned Development ordinance or through other applicable ordinances. Until a PUD ordinance is adopted by the City, the procedures of the planned development process shall be used to consider any proposed amendments.

AREA 27 LAND USE DESIGNATION: COMMERCIAL/ INDUSTRIAL/ RESIDENTIAL

Area 27A

This area is approximately 15.15 acres located west of Cordata Parkway and adjacent to Horton Road.

AREA 27A LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL

Area 27B

This area is approximately 14.49 acres located immediately west of Cordata Parkway and adjacent to Horton Road.

AREA 27B LAND USE DESIGNATION: INSTITUTIONAL/ MULTIFAMILY RESIDENTIAL

Area 27C

This area is approximately 10.36 acres located immediately east of Cordata Parkway and adjacent to Horton Road.

AREA 27C LAND USE DESIGNATION: INDUSTRIAL

Area 28

This area is approximately 136 acres and is identified as the West Guide portion of the Cordata Stage II/West Guide annexation. Located generally between the eastern boundary of Cordata Stage II and Meridian Street, Horton Road forms the area's southern boundary, and its northern boundary extends approximately 812 feet north of Kline Road (unimproved) along Guide Meridian. The northern boundary follows property lines abutting Allans Road (unimproved) and the eastern edge of Cordata Stage II. The topography is relatively flat with gentle hummock and swale features and a mix of woodland, grass, and pasture vegetation. Deciduous and evergreen trees are found in this area, including alder, birch, willows and cedar, along with shrubs, buttercup, skunk cabbage, and reed canary grass. A tributary of Baker Creek extends in a north/south direction along parcels fronting on Meridian Street. The creek drains to the south and southeast of the area. Stream and wetland buffers, setbacks, and drainage should be addressed as development occurs.

The area along Horton Road and Meridian Street is currently developed with a mix of single family dwellings, industrial uses, warehousing, and businesses. Access to the area is from Meridian Street and Horton Road. Waldron Road provides access to

interior parcels located adjacent to Cordata Business Park, Stage II. Water and sewer mains extend in the Horton Road right-of-way, and in the Meridian Street right-of-way south of Horton Road. Storm water and detention system improvements should be designed to meet City requirements.

Permitted uses are limited to those permitted and accessory uses allowed in Whatcom County's Light Impact Industrial (LII) zone as of the date of the annexation. Retail development not associated with industrial uses is prohibited. Retail sale of merchandise manufactured, assembled or stored on site consistent with the definition of accessory uses as defined in Whatcom County Title 20, Chapter 20.97 WCC (Definitions) is allowed. Residential development limited to nursing homes, assisted living, and other residential uses associated with a church campus is allowed. Conditional uses allowed in Whatcom County's Light Impact Industrial (LII) zone as of the date of annexation may be allowed in this area as part of the planned development process. *(See Guide Meridian zoning section of the Land Use and Development Code for a list of allowed uses in Area 28.)*

Transportation facilities serving the surrounding area include the proposed Slater Connector. This roadway will eventually connect from Northwest Avenue to Meridian Street. Alternative alignments have been considered at its eastern terminus at Meridian, including a terminus at Waldron Road, at Kline Road, or at Kelly Road north of this area. Additional planning and public involvement will be required to determine a final alignment.

AREA 28 LAND USE DESIGNATION: INDUSTRIAL

Area 28A

This area, located immediately west of Meridian Street and north of Horton Road is approximately 14 acres. The terrain is relatively flat with a mix of deciduous trees, shrubs, and grass. The area is about 75% developed with a mini-storage facility, including one office and an attached apartment for a caretaker. The area takes access from Meridian Street and Horton Road.

A Development Agreement between the City of Bellingham and the property owner establishes a site plan and development standards for construction of industrial/commercial buildings in Area 28a in accordance with Bellingham Planned Development Ordinance and state law. All permitted and accessory uses allowed in Whatcom County's Light Impact Industrial (LII) zoning district may be allowed in this area. *(See the Guide Meridian zoning section of the Land Use and Development Code for a list of allowed uses in Area 28a.)*

Special Conditions in the Guide Meridian zoning section of the Land Use Code include limited access and joint driveways on Meridian Street and Horton Road and internal circulation of the site. Prerequisite Considerations address road improvements on

Meridian Street adjacent to the property including curbs, gutters, sidewalks, street lighting and adequate right-of-way to accommodate 5 lanes on Meridian Street.

AREA 28A LAND USE DESIGNATION: INDUSTRIAL

Area 29

Area 29 was annexed to Bellingham in June 2008. The area is approximately 20 acres and comprises three parcels. The largest parcel is approximately 14 acres and abuts the Horton right-of-way on the south. A future City park is located immediately north of Horton Road.

The topography of Area 29 is generally flat with gentle slopes in isolated areas. Much of the area has wetlands associated with Bear Creek and Silver Creek tributaries. Most of the area is vacant except for two single family residences fronting on Aldrich Road. Water service lines are located in Aldrich Road. As residential development occurs, utility services will be extended to individual properties as governed by Chapter 15 of the Bellingham Municipal Code. Drainage systems would be developed and improved with roadway improvements. Buffers will provide protection to area wetlands.

Traffic congestion, arterial access and internal circulation are important transportation issues related to this area. All roads serving urban development must be improved to City standards. The Horton Road right-of-way is intended to extend to Aldrich Road and eventually to Northwest Road as development occurs, thereby providing a more efficient circulation pattern for the Guide Meridian / Cordata Neighborhood and adjacent areas.

As a condition of the annexation, a public trail is to extend from the Division road right-of-way on the south to Horton Road on the north and continue on to a future park site north of Horton Road. The Parks and Recreation Department will work with property owners to determine appropriate alignments through the area.

AREA 29 LAND USE DESIGNATION: RESIDENTIAL SINGLE, MEDIUM DENSITY

Area 30

Area 30 was annexed to Bellingham in June 2008. The area is approximately 20 acres and is owned by the Bellingham School District. The property is intended to be developed for an elementary school. On April 20, 2007, Whatcom County approved a Conditional Use Permit (CUP) allowing the school district to construct a 50,000 square foot school to accommodate up to 500 students. The CUP ensures the school will be constructed according to the adopted proposal and will meet City development

regulations. Water service lines are located in Aldrich Road and adjacent to Areal 30. Utility services will be extended to the property as governed by Chapter 15 of the Bellingham Municipal Code. Drainage systems will be developed and improved. Buffers will protect identified wetlands as development occurs.

A public trail will extend through the site as a condition of the annexation as agreed to by the City and the school district. The City Parks and Recreation Department and the school district have signed a concomitant agreement regarding a trail corridor through the school district property. An appropriate alignment through the property from its southern boundary north to adjacent properties is determined in this agreements.

AREA 30 LAND USE DESIGNATION: RESIDENTIAL SINGLE, MEDIUM DENSITY

Area 31

Area 31 was annexed to Bellingham in June 2008 and comprises approximately 76 acres. The area's topography is generally flat with gentle rolling terrain. Natural features include a tributary of Silver Creek extending through the northern portion of the area in an east/west alignment. Associated wetlands comprise much of this area. Currently the area is sparsely developed with two single family residences, one located adjacent to Division road right-of-way at the south end of the area and one in the central part of the area adjacent to Aldrich Road. A public trail corridor is planned to extend through the area in a north/south alignment.

West Cordata Green Condominium development comprises approximately 62 acres of the area. In 1989, the City of Bellingham approved Utility Service Zone extension #185 and granted approval for sewer and water service to allow a 344 unit condominium development identified as Foxglove Fields. In 1990, Whatcom County approved Planned Unit Development (PUD) #90-002 and in 1994, the Council approved General Binding Site Plan #94-005. The parcel is currently vacant with extensive wetland systems. It is bisected by the June Road right-of-way between the Cordata PUD and Aldrich Road. Traffic congestion, arterial access and internal circulation are important transportation issues related to this area. Aldrich Road, therefore, will be improved to full Collector standard and June Road will be improved to Collector Arterial standard when development occurs; thereby providing a more functional circulation pattern for the Guide Meridian/Cordata Neighborhood and surrounding areas.

Although a public trail corridor was not required at the time Whatcom County approved the binding site plan and PUD for West Cordata Green. The City Parks and Recreation Department will work with the property owners to determine an appropriate alignment through the development. Credit for park impact fees will be considered per BMC19.04.140. In addition to the trail corridor, the property owner will provide sidewalks on all residential roads within the development, on both sides of June Road and along Aldrich Road the length of the property.

AREA 31 LAND USE DESIGNATION: RESIDENTIAL SINGLE, MEDIUM DENSITY

Area 32

This area is approximately 20 acres in size and located in northwest Bellingham. The City purchased the two properties on November 12, 2007 with the intent to build a neighborhood park and to provide a greenway corridor to serve the existing and future residents within the northern area of the City. In November 2008, the Bellingham City Council approved the Cordata Park Master Plan, which established the guidelines for the development of a neighborhood park within this area. The area was annexed into the City in 2009.

AREA 32 LAND USE DESIGNATION: PUBLIC

As adopted by Ordinance No. 8868 and amended by Ordinance 8946, 9271, 9327, 9442, 9446, 9491, 9492, 9511, 9524, 9559, 9601, 9638, 9652, 9689, 9820, 9874, 9879, 9886, 9901, 9995, 10380, 10391, 10490, 10585, 10616, 10665, 10756, 10779B, 10857, 98-02-001, 2002-01-004, 2002-01-007, 2002-09-062, 2004-12-087, 2007-12-102, 2008-05-050, and 2009-07-044.