

**Birchwood Neighborhood Plan (1980)**

Open Space Section –

- THE CITY, IN CONJUNCTION WITH THE COUNTY, SHOULD DEVELOP LITTLE SQUALICUM PARK. (Page 2 of the neighborhood plan)

Public Facilities Section –

- Water courses that are identified in the public facilities and utilities element of the plan to remain as open channels are Squalicum, Baker, and Little Squalicum Creeks. No activities should be allowed that would reduce the capacity of these streams or alter their present state. (Page 3)

Bikeways Section –

- UPGRADE ELDRIDGE AVENUE/MARINE DRIVE (with bicycle facilities) FROM ITS INTERSECTION WITH SQUALICUM PARKWAY. (Page 7)

Land Use Sub areas –

**Area 17 (pages 16-17)**

This is a residential area of large, older, well kept homes built on large lots, most of which have been short platted. In some cases, two dwelling units are built on one lot of record. A special condition for this area limits the access on to Eldridge Avenue to one access per existing lot of record. Views of the bay should be protected as well as the integrity of adjacent shoreline and flood plain areas.

<b>General Use Type</b>	:	Residential - Multi.
<b>Use Qualifier</b>	:	Duplex.
<b>Density</b>	:	20,000 square feet minimum detached lot size.7,500 per unit, duplex.
<b>Special Conditions</b>	:	One access per existing lot, view, shoreline, flood.
<b>Prerequisite Considerations</b>	:	None.