

## Columbia Neighborhood Plan (1996)

### Open Space Section –

- The western and northern portions of the Columbia Neighborhood are not adequately served by neighborhood park facilities, and access to the proposed Squalicum Creek Trail/Greenway system is limited. A number of potential park sites have been identified which could be acquired and developed as neighborhood parks. (page 3)
- The **Open Space, Parks, and Recreation Plan** adopted by the City in 1994 identifies the Squalicum Creek Corridor as a site for a future trail as well as access points to the trail from adjacent neighborhoods. The City's **Wildlife and Habitat Assessment (1995)** recognizes the value of the wildlife and fish habitat in this corridor and recommends preservation and improvement of features that support both. (page 4)
- A GREENWAY AND TRAIL SYSTEM ALONG SQUALICUM CREEK SHOULD BE ESTABLISHED AND MAINTAINED TO PROTECT WILDLIFE HABITAT, WATER QUALITY, AND PROVIDE A POSITIVE TRAIL EXPERIENCE. ANY DEVELOPMENT OF THIS AREA SHOULD BE MINIMAL, SUCH AS A TRAIL OR WAYSIDE PARK, DUE TO THE SHORELINES SENSITIVITY TO MODIFICATION. (page 4)

### Railroads Section –

- THE RAILROAD SHOULD BE ENCOURAGED TO RELOCATE ITS SWITCHING YARD. UNTIL THIS CAN BE ACCOMPLISHED, THE RAILROAD SHOULD TAKE STEPS TO MINIMIZE IMPACTS OF THE SWITCHING YARD ON ABUTTING RESIDENTIAL USES INCLUDING: EXPLORING SAFETY MEASURES TO REDUCE THE POTENTIAL HAZARDS INVOLVED WITH THE STORAGE AND SWITCHING OF TANK CARS CONTAINING HAZARDOUS MATERIALS AND RESTRICTING THE HOURS OF EXCESSIVE NOISE TO DAYLIGHT HOURS AS MUCH AS POSSIBLE IN REGARDS TO COUPLING AND REFRIGERATION. (Page 5)

### Circulation Section –

- Secondary arterials in Columbia include.....Eldridge Avenue. Use of Eldridge Avenue by truck traffic has greatly decreased over the past few years. The use of this street for residential traffic only should be encouraged by continuing to place weight limits and hours of truck traffic. (page 8)
- TRUCK TRAFFIC ON ELDRIDGE AVENUE SHOULD BE DISCOURAGED THROUGH CONTINUATION OF WEIGHT LIMITS AND RESTRICTED HOURS. (page 8)

### Land Use Sub areas –

#### Areas 3 and 3A (page 13)

The area is bounded to the south and west by steep bluffs with Squalicum Creek as the western boundary. Those lots south of Eldridge Avenue have excellent views of Bellingham Bay and the San Juan Islands. A separate Area 3A differs from Area 3 only in the special condition related to those views.

<b>General Use Type</b>	:	Residential - Single.
<b>Use Qualifier</b>	:	Detached.
<b>Density</b>	:	5,000 square feet minimum detached lot size.
<b>Special Conditions</b>	3	: Flood, shoreline, clearing, historic.
	3A	: Shoreline, historic, view, clearing.
<b>Prerequisite Considerations</b>	:	None.