

Edgemoor Neighborhood Plan (1980)

Open Space Section –

- Clark's Point and steep slopes adjacent to Chuckanut Bay are a principal park and open space resource in the city. While public acquisition of the subject properties would be very expensive, the resource is unique and extremely valuable. (Page 1)
- CLARK'S POINT AND THE STEEP HILLSIDES ADJACENT CHUCKANUT BAY SHOULD BE PRESERVED AS VALUABLE OPEN SPACE AND MARINE ACCESS POINTS, EITHER THROUGH ACQUISITION OR PUBLIC EASEMENTS GAINED THROUGH SENSITIVE DEVELOPMENT. THE PEAK SOUTHEAST OF THE INTERSECTION OF VIEWCREST ROAD AND FIELDSTON SHOULD BE DEVELOPED AS A VIEWPOINT. (Page 1)
- Two valuable marine resources, in addition to Clark's Point/Chuckanut Bay, exist in the neighborhood. The first, commonly known as the Edgemoor Lagoon, is located west of Bayside Road and north of Willow Road. A portion of this tidal lagoon is available for access by Edgemoor residents. The lagoon was once separated from Bellingham Bay by railroad bulkheads, but actions by Edgemoor residents resulted in the construction of an opening, and the well-flushed lagoon is an even more attractive neighborhood amenity. (page 2)
- The second area is located north of the lagoon and is separated from the neighborhood by railroad tracks. It is an attractive sandstone outcropping which is accessed by many city residents from the Port of Bellingham's Marine Park via the railroad tracks. While access to this site may be precarious, it offers a unique type of marine/land interface not readily available in the city. (page 2)
- ACCESS TO THE EDGEMOOR LAGOON FOR NEIGHBORHOOD RESIDENTS SHOULD BE MAINTAINED. (Page 2)
- PUBLIC ACCESS TO THE SANDSTONE POINT ON THE NORTHERN SHORE OF THE NEIGHBORHOOD SHOULD BE RETAINED, AND THE PROVISION OF SAFER ACCESS SHOULD BE INVESTIGATED. (Page 3)

Land Use Sub areas –

Area 4 (page 8)

Consisting of large half acre lots, Area 4 exemplifies the "rural estate" characterizes this portion of the Edgemoor neighborhood. The area includes most of the western slope of the neighborhood as well as the residences on the Parkridge and Underhill Roads. The land use designation reflects the developed trend in this sub-area.

General Use Type	:	Residential - Single
Use Qualifier	:	Detached
Density	:	20,000 square feet minimum detached lot size
Special Conditions	:	View, historic, marine access where feasible
Prerequisite Considerations	:	None

Area 7 (page 9)

As previously described herein, Area 7 is a highly valued natural resource for which conservation has been a consistent recommendation. While a designation as "public" might seem more appropriate for the area, the land is under private ownership, so a land use designation is made which will permit development while maintaining the exceptional natural qualities of the properties.

General Use Type	:	Residential - Single
Use Qualifier	:	Detached, cluster
Density	:	20,000 square feet minimum detached lot size, or One lot per 20,000 square feet average overall density
Special Conditions	:	Clearing, view buffering from adjacent residential, water distribution design
Prerequisite Considerations	:	Improve Fieldston Road and Willow Road as neighborhood collectors

Area 8 (page 10)

This 1.55 acre parcel of land is proposed as an eight lot cluster subdivision with views oriented toward Bellingham Bay and away from the City of Bellingham sewage treatment center. The preservation of mature growth timber is important for preservation of the neighborhood character, screening and open space. The density is compatible with densities in adjacent areas 1 and 2.

General Use Type	:	Residential Single
Use Qualifier	:	Cluster Attached
Density	:	8,400 square feet minimum attached
Special Conditions	:	View, Preservation of mature growth timber
Prerequisite Conditions	:	Subdivision review to address special conditions and potential trail linkages