

Sehome Neighborhood Plan (1980)

Land Use Sub areas –

Area 1 (page 13)

This is a relatively steep hillside area facing Bellingham Bay. The predominant land use is single family with over 75 percent of the residential structures single family homes. Apartments have been built along Garden Street to capitalize on the outstanding view. Over ten percent of the structures - mostly older single family homes - are in dilapidated condition or in need of major repair. This is one of the older parts of the Sehome Neighborhood, and there are several large, old houses.

General Use Type	:	Residential - Multi.
Use Qualifier	:	Multiple.
Density	:	1,500 square feet per unit.
Special Conditions	:	View, clearing, historic.
Prerequisite Considerations	:	None.

Area 2 (page 13)

As is most of Sehome Neighborhood, this area is on a hillside, with relatively level benches broken by steep hillside areas. Just over 50 percent of this area is still single family with approximately one quarter in apartments and the remainder in two unit structures, mostly converted older houses. There are several relatively new 15 to 20 unit apartments along Indian. Approximately six percent of the housing in this area is in dilapidated condition or in need of major repairs. These are mostly old houses on Forest and Indian Streets. Some of the neighborhood's older structures are in this area. There are buildings of historical and architectural significance within this area that should be treated with sensitivity.

General Use Type	:	Residential - Multi.
Use Qualifier	:	Multiple.
Density	:	1,000 square feet per unit.
Special Conditions	:	View, clearing, historic.
Prerequisite Considerations	:	None.

Area 3 (page 13)

This is a generally level area, with steep hillside on its southern portion. The area is used primarily for commercial and semi-commercial purposes now (there are residential units on the second floor of one building). The property is on State Street and includes most of the area around the State/Boulevard/Ivy intersection.

General Use Type	:	Commercial.
Use Qualifier	:	Planned (Ordinance No.8925).
Density	:	N/A.
Special Conditions	:	Limit curb cuts, view.
Prerequisite Considerations	:	None.