



Permit Center
210 Lottie Street
Bellingham, WA 98225
phone: 360-778-8300
fax: 360-778-8301
www.cob.org

TO BE COMPLETED BY STAFF	
Date Received	11/9/09
Case Number	2012009-00009 MLO

COMPREHENSIVE PLAN AMENDMENT DOCKET APPLICATION FORM

Use this form to request docketing of a proposed comprehensive plan amendment. Applications may be submitted at any time but must be received by **December 1** of each year for review during the following year. Please complete the following and attach additional pages as needed. Incomplete applications will not be accepted.

1. An application must include the following materials:

- Docket Application Form.
- Fee payment calculated at 10% of the total comprehensive plan amendment fee.* The fee is not refunded if the proposal is not docketed. The fee is calculated as follows:

(a) General comprehensive plan amendments: $\$1,849 \times 0.1 = \185 due at docket application.

OR

- (b) Site specific comprehensive plan amendments: $\$1,849$ base fee + $\$213$ per acre over first acre ($\$12,750$ max.) $\times 0.1 =$ fee due at docket application. Final fees will be calculated at the time the application is submitted.

*Recognized Neighborhood Associations are exempt from this fee.

2. Applicant: Janis Barsetti Gray Phone: 209 369-4902 / 209 747-3861 ^{cell}

Address: 27292 N. Cherokee Lane

City/State/Zip: Gait, CA 95632

Email: ricjan@barsettivineyards.com Fax: 209 912-7552

Name of contact if applicant is a group: Janis Barsetti Gray

I have read the application materials and acknowledge that if the proposed amendment is approved by the City Council for inclusion in the annual docket, a complete Comprehensive Plan Application must be submitted within **30 days of the Council's docket decision** in order to continue to final review. Failure to submit a complete application prior to the deadline will result in removal from the docket.

Applicant signature: Janis Barsetti Gray

3. If the proposal includes general Comprehensive Plan or Neighborhood Plan amendments that are not site-specific, please describe your amendment proposal as specifically as possible and attach it to this form. If specific wording changes are proposed, show the changes in strikethrough and underline format. Reference the location in the Plan where the change is proposed.

NOT Required for this Application per Planning Dept.

4. Explain why the amendment is needed.

See attached

5. Describe why the amendment will result in long-term benefits to the community as a whole and is in the best interest of the community.

See attached

6. Describe how the proposed amendment to the plan is supported by or consistent with the existing goals and policies of the comprehensive plan and the State Growth Management Act.

see attached

7. Have circumstances changed sufficiently since the adoption of the comprehensive plan and/or neighborhood plan to justify the proposed change? If so, please explain.

See attached

8. Have the underlying assumptions found in the comprehensive plan and/or neighborhood plan upon which the land use designation, density or other provisions are based changed, or is new information available which was not considered at the time the plan was adopted? If so, please explain.

See attached

9. Does the proposed amendment promote a more desirable land use pattern for the community as stated in the goals and policies in the comprehensive plan? Are there environmental constraints (such as wetlands, steep slopes, significant stands of trees, etc.) present on the site to such a degree that development of the site is economically or physically unfeasible under the existing land use designation? Please explain.

See attached

10. What impacts would the proposed amendment to the plan have on the current use of other properties in the vicinity? What measures could be taken to ensure compatibility with the uses of other property in the area?

See attached

10-P5
OP-2

Comprehensive Plan Amendment Docket Application Form

(Please refer to our "Comprehensive Plan Amendment Rezone" packet dated November 9, 2009 for additional responses to the following questions)

3. This not required to be completed for this application per Planning Department
4. This amendment is necessary to bring the zoning in conformance with the zoning of the property held under the same ownership, contiguous to this property. This rezone will be more complimentary to the zoning to the east and to the north; as well as being consistent with similar property zoned within the Guide-Meridian/Cordata Plan. This will eventually allow the property owners to seek the highest and best use for this property.
5. The long term benefits to the community with this rezone will be in the form of higher tax dollars to the City; and the ability to create an urban village in the midst of substantial residential development. Most of the residents living nearby will be able to walk to any shopping opportunities; and additionally, it concentrates large retail development on a major interchange allowing those people who are driving, to access it easily off of I5. A rezone of this property allows for a wide variety of shopping opportunities for the residents, reduced vehicle trips in and out of the area, and follows the plan of a neighborhood urban village.
6. The Community Design Goals speaks of infill. This rezone will allow compact development in an existing neighborhood in a manner that compliments neighborhood character, allows for the creation of open space corridors, pedestrian and bicycle facilities, and connects living and working in the same neighborhood. The new design standards promote improvement in the quality of commercial development. The rezone of our properties will promote all of the CDG goals.
7. The circumstances have, most definitely, changed in our area. Since our annexation in 1996, and continuing through the updated Comprehensive Plan of 2006, our zoning has never been changed in Area 23 to be the same with our properties in Area 20 and 19 even though these properties are all adjoining each other. West Bakerview Road is now a 5 lanes street; sewers and lighting have been put in; landscaping, curbs and sidewalks are in place. Fred Meyer and other businesses all along West Bakerview Road near our property have been developed with the appropriate zoning; unlike the zoning we have inherited in Area 23.
8. The area to the north of Division Road is currently zoned URMX 6-10 units per acre; and presently, there is a request for annexation in process on this land. The major consideration is that our property owners have inherited two different zonings with adjoining properties, which

10-P5
OP-3

makes it difficult to realize any of the goals of the Bellingham Comprehensive Plan in this area; and that this is not consistent with other properties in the Guide-Meridian/Cordata Neighborhood. According to the Bellingham Comprehensive Plan, Land Use section, 25% of the total acreage is zoned commercial and industrial combined: With Industrial acreage at 14.4 %, commercial acres at 8.2%, and 3% mixed. Thus, industrial land out numbers commercial land. As revenue to the City is vital, commercial/retail businesses bring in more revenue than do industrial businesses. As will be stated in Question 9, the property owners to the north will cooperate in mitigating any wetlands on our properties.

9. Some areas of the parcels in Area 23 are impacted with wetlands; and by themselves, would be virtually undevelopable; and therefore, useless to the City of Bellingham to include as industrial land. However, the property owner to the north of our properties is interested in cooperating with our owners to allow us to use a 10 acre site to the west for wetland mitigation in exchange for an access road to his property that would provide ingress and egress at Dover Street, currently unimproved, to the north. The zoning of the land in Area 23 of approximately 9 acres was designated at the time of annexation from Whatcom County in 1996, as light industrial. Three major developers who have looked at this property over the past 6 years have expressed great interest in the property only if it had similar zoning to the front acreage (Areas 19, 20). In the 2006 Comprehensive Plan, the Visions for Bellingham Goal Statements definitely describe what our rezone will accomplish. To emphasize what is described in VB 1, 2, 3, 4, and 10, our rezone will retain the natural setting and unique identity, the growth will retain a compact form to emphasize infill, will conform to design standards, and the infill will accommodate the character of the neighborhoods. Importantly in VB 10, our area of the Guide-Meridian and I5 corridors is definitely a regional retail center. Our rezone will continue to promote this concept, while providing the commercial services needed for our neighborhood.
10. The impact would allow for a wide variety of shopping opportunities for the residents living in this area. It allows for convenient shopping, reduced vehicle trips out of the area, reduced vehicle congestion because of "close to home shopping," and it would follow the neighborhood urban village concept. The rezone of our property would give any developer the proper guidelines of the Residential Development Standards to follow. For example, the small residential plat to the east of our properties would be buffered by a 25 foot setback; and lighting would be set down as to not disturb the neighbors at night. Also the proposed annexed property to the north would be buffered by Division Road.

10-P5
OP-4

PROPERTY INFORMATION

Complete this section if the proposal includes a site-specific amendment to a comprehensive plan land use designation.

1. Property Owner

Name: Richard + Janis Gray Phone: 360 201-9119 - cell 209 369-4902
Address: 27292 N. Cherokee LN
City/State/Zip: GALT CA 95632
Email: ricjan@barsettivineyards.com Fax: 209 912-7552

2. Owner's Authorized Agent/Contact

Name: Janis Gray Phone: 209 747-3861 - cell 209 369-4902
Address: 27292 N. Cherokee LN
City/State/Zip: GALT CA 95632
Email: ricjan@barsettivineyards.com Fax: 209 912-7552

3. Assessor Parcel Numbers: 380211 412068

4. Attach a map (8.5" x 11") identifying the property included in the proposed amendment and showing parcels and streets located within and adjacent to the site.

5. Neighborhood Name: Guide Meridian / Cordata Area Number: 23, 19

Current Comprehensive Plan Land Use Designation: North area: Industrial, South area: Commercial / Industrial

6. Proposed Comprehensive Plan Land Use Designation: Commercial / Industrial

7. Current Zoning: Northern area: Industrial, Planned. South area: Commercial / Industrial, Planned

8. Proposed Zoning: Commercial / Industrial, Planned

Property Owner(s)

I am the owner of the property described above or am authorized by the owner to sign and submit this application. I grant permission for the City staff and agents to enter onto the subject property at any reasonable time to consider the merits of the application and post public notice. I certify under penalty of perjury of the laws of the State of Washington that the information on this application and all information submitted herewith is true, complete and correct.

I also acknowledge that by signing this application I am the responsible party to receive all correspondence from the City regarding this project including, but not limited to, expiration notifications. If I, at any point during the review or process, am no longer the Applicant for this project, it is my responsibility to update this information with the City in writing in a timely manner.

Signature by Owner/Applicant/Agent: Janis Gray, Richard A Gray
Date: November 9, 2009
City and State where this application is signed: Bellingham, Wa.
City State

10-P5
OP-5

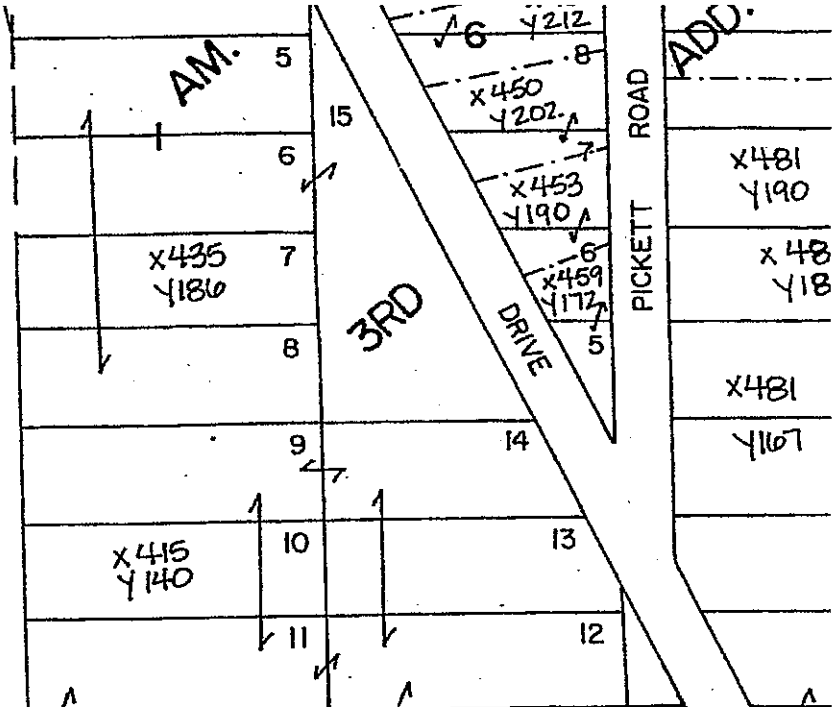
mg
x 200
y 211

36

EXHIBIT 2

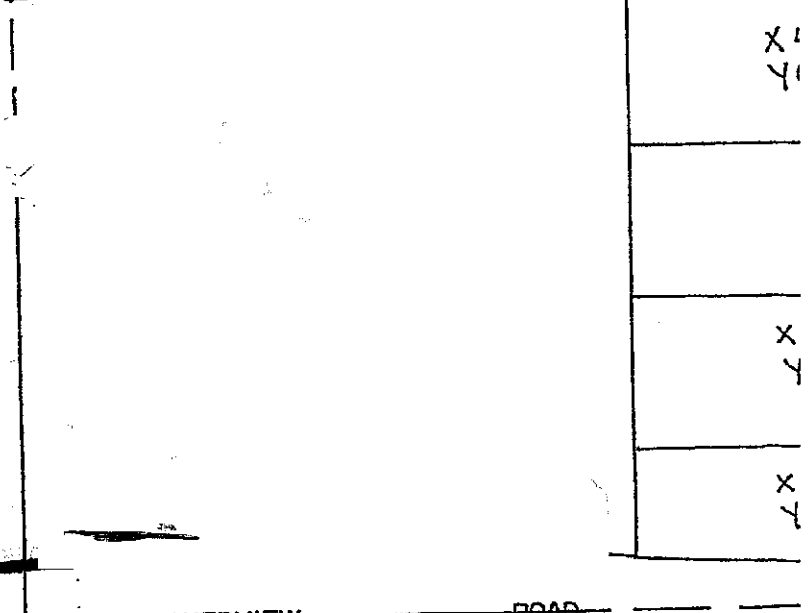
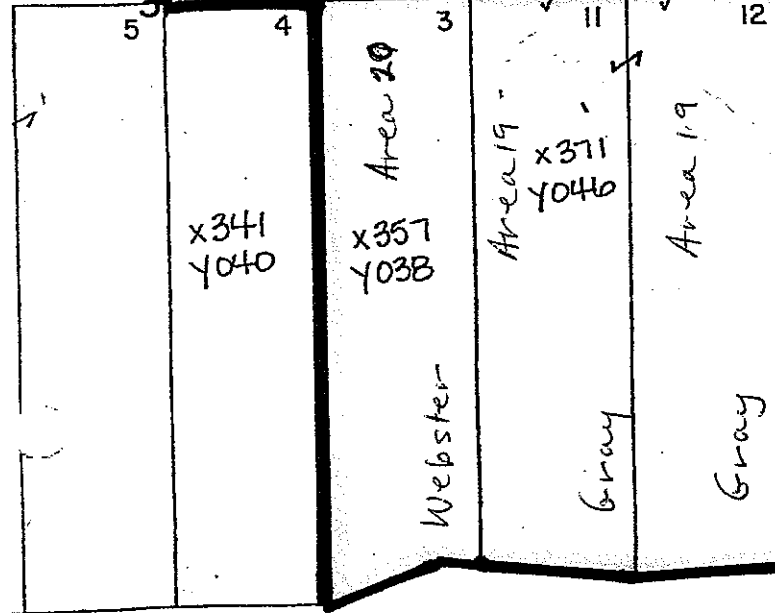
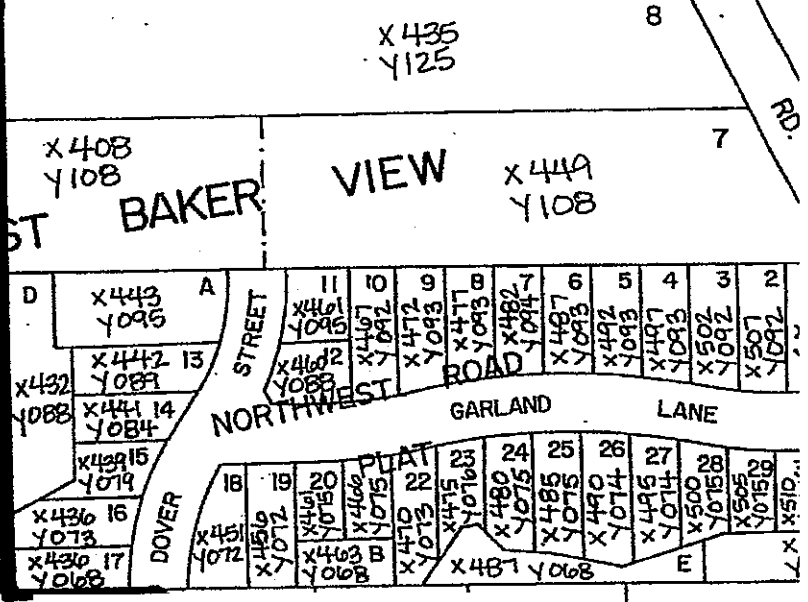
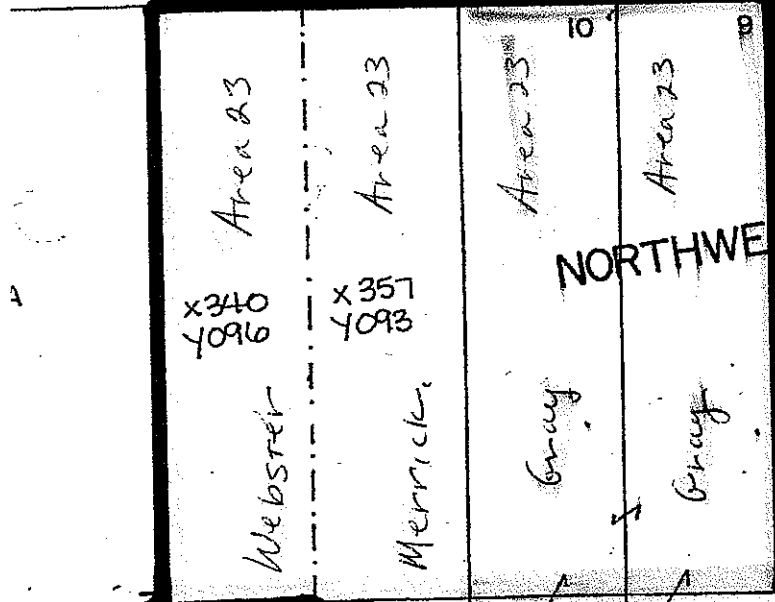
= Area 23
LII ZONE } Industrial,
Planned

= Area 19/20
Zoned Commercial/
Industrial,
Planned



ADD.
x481 y190
x48 y18
x481 y107

POWELL STREET VACATED
DIVISION ROAD



WEST BAKERVIEW ROAD

10-P5.
OP-6

PROPERTY INFORMATION

Complete this section if the proposal includes a site-specific amendment to a comprehensive plan land use designation.

1. Property Owner

Name: BRUCE A. & SOUETTE L. MERRICK Phone: 360-734-3568
Address: 4000 PACIFIC HWY
City/State/Zip: BELLINGHAM, WA 98226
Email: INDIOLAIRE@AOL.COM Fax: 360-734-3568

2. Owner's Authorized Agent/Contact

Name: JANIS PRAY Phone: 209 747-3861-cell 209 369-4902
Address: 27292 N. Cherokee LN
City/State/Zip: GALT, CA 95632
Email: ricjan@barsettineyards.com Fax: 209 912-7552

3. Assessor Parcel Numbers: 380211 357093 0000

4. Attach a map (8.5" x 11") identifying the property included in the proposed amendment and showing parcels and streets located within and adjacent to the site.

5. Neighborhood Name: GUIDE MERIDIAN/CORDATA Area Number: 23

Current Comprehensive Plan Land Use Designation: INDUSTRIAL/PLANNED

6. Proposed Comprehensive Plan Land Use Designation: COMMERCIAL/INDUSTRIAL/PLANNED

7. Current Zoning: INDUSTRIAL, Planned

8. Proposed Zoning: Commercial/Industrial, Planned

Property Owner(s)

I am the owner of the property described above or am authorized by the owner to sign and submit this application. I grant permission for the City staff and agents to enter onto the subject property at any reasonable time to consider the merits of the application and post public notice. I certify under penalty of perjury of the laws of the State of Washington that the information on this application and all information submitted herewith is true, complete and correct.

I also acknowledge that by signing this application I am the responsible party to receive all correspondence from the City regarding this project including, but not limited to, expiration notifications. If I, at any point during the review or process, am no longer the Applicant for this project, it is my responsibility to update this information with the City in writing in a timely manner.

Signature by Owner/Applicant/Agent [Signatures]

Date 09.10.2009

City and State where this application is signed: BELLINGHAM WA
City State

10-P5
0P-7

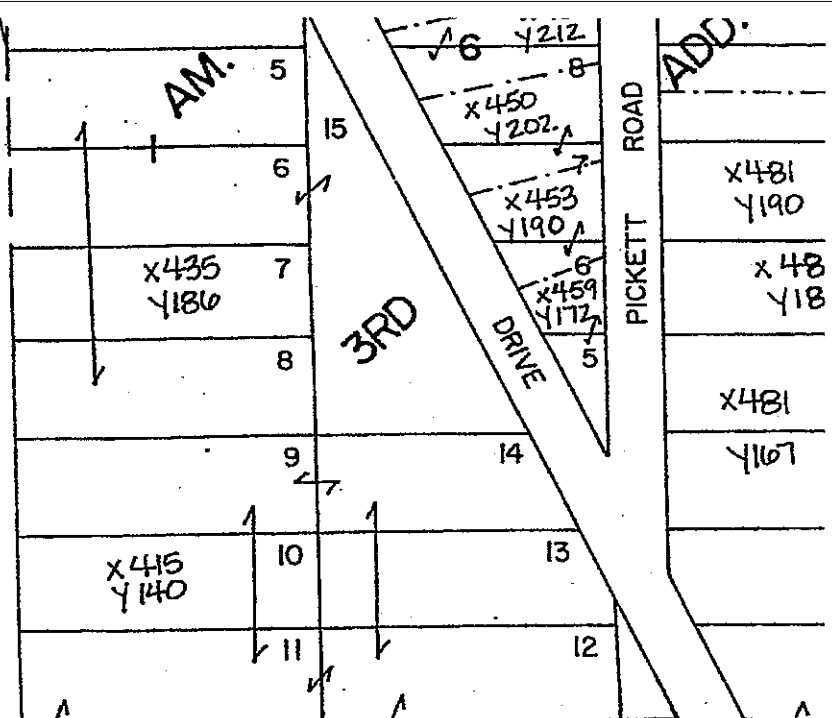
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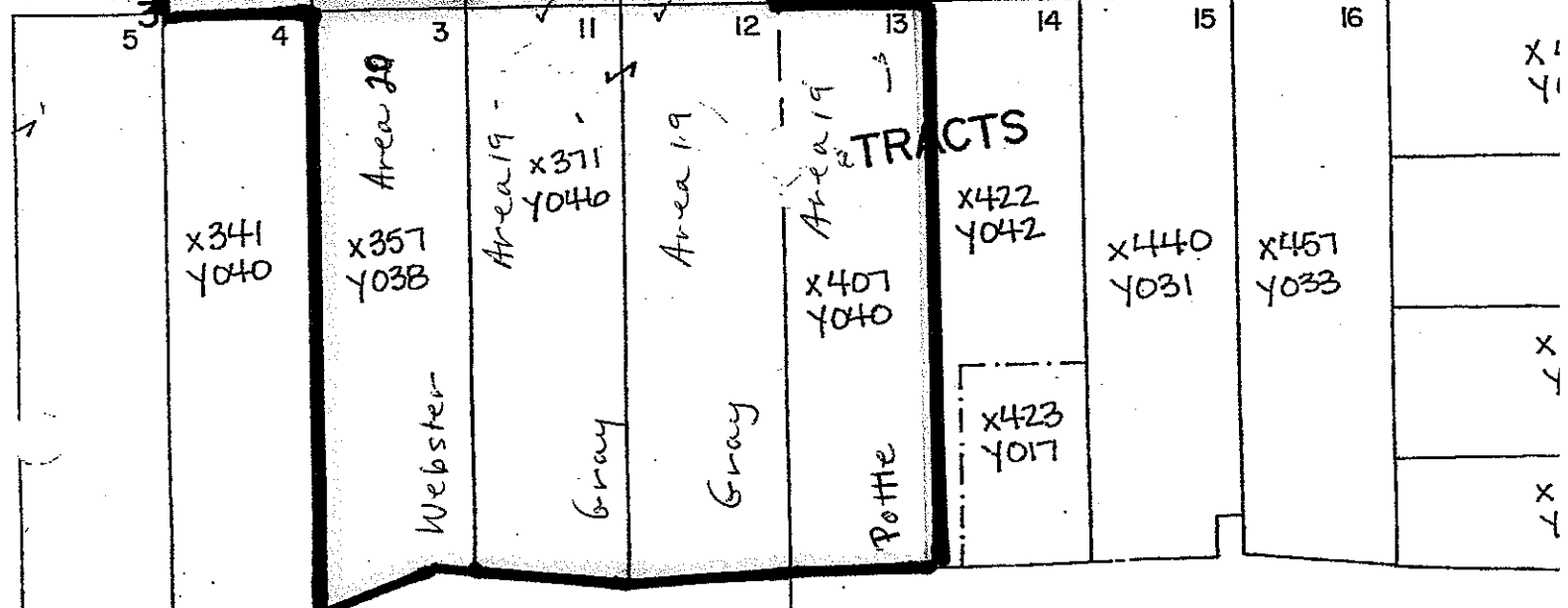
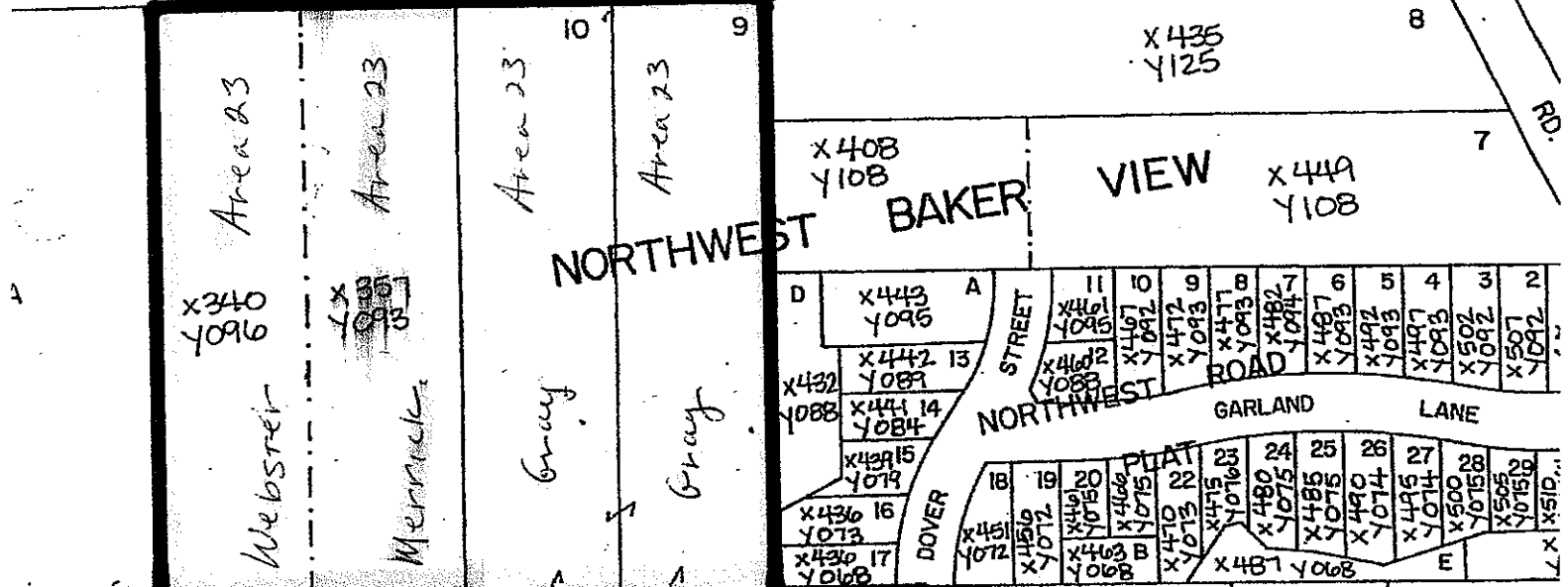
EXHIBIT 2

= Area 23
LII ZONE } Industrial,
Planned

= Area 19/20
Zoned Commercial/
Industrial,
Planned



POWELL STREET VACATED
DIVISION ROAD



WEST BAKERVIEW ROAD

10-05
OP-8

Sheet Number
10-11-09-155

PROPERTY INFORMATION

Complete this section if the proposal includes a site-specific amendment to a comprehensive plan land use designation.

1. Property Owner

Name: Tank and Myrtle Webster Phone: (360) 734 2628
Address: 4250 Dewey Road
City/State/Zip: Bellingham, WA 98226
Email: _____ Fax: _____

2. Owner's Authorized Agent/Contact

Name: Janis Barsetti Gray Phone: 209 369-4902
Address: 27292 N. Cherokee Lane
City/State/Zip: GALT, CA 95632
Email: ricjen@barsettivineyards.com Fax: 209 912-7052

3. Assessor Parcel Numbers: 380211381065

4. Attach a map (8.5" x 11") identifying the property included in the proposed amendment and showing parcels and streets located within and adjacent to the site.

5. Neighborhood Name: Guide Meridian / Cordata Area Number: 23, 20

Current Comprehensive Plan Land Use Designation: INDUSTRIAL, Planned

6. Proposed Comprehensive Plan Land Use Designation: Commercial / INDUSTRIAL, Planned

7. Current Zoning: Industrial, Planned

8. Proposed Zoning: Commercial / INDUSTRIAL, Planned

Property Owner(s)

I am the owner of the property described above or am authorized by the owner to sign and submit this application. I grant permission for the City staff and agents to enter onto the subject property at any reasonable time to consider the merits of the application and post public notice. I certify under penalty of perjury of the laws of the State of Washington that the information on this application and all information submitted herewith is true, complete and correct.

I also acknowledge that by signing this application I am the responsible party to receive all correspondence from the City regarding this project including, but not limited to, expiration notifications. If I, at any point during the review or process, am no longer the Applicant for this project, it is my responsibility to update this information with the City in writing in a timely manner.

Signature by Owner/Applicant/Agent Jack Webster - Myrtle Webster

Date 11-5-09

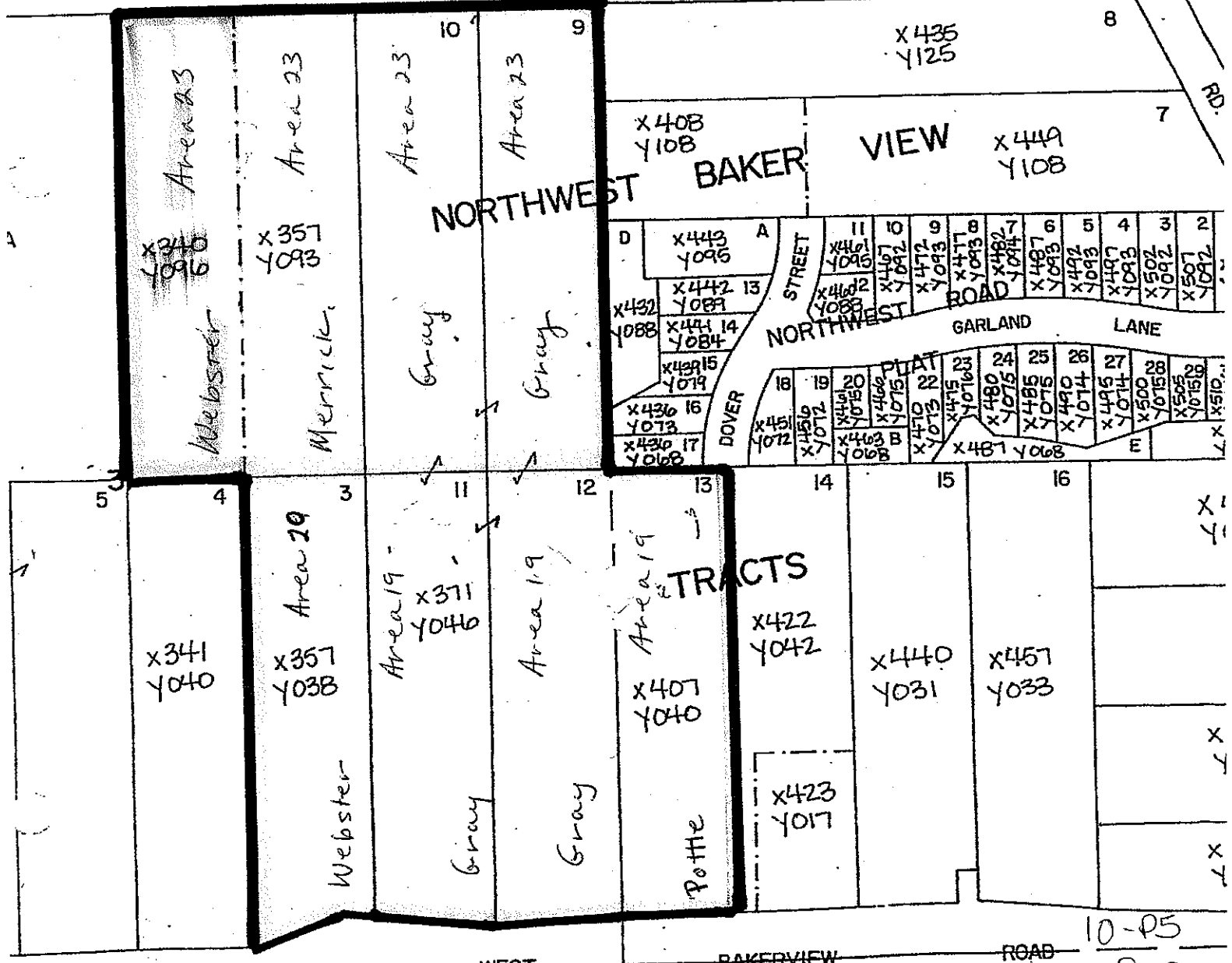
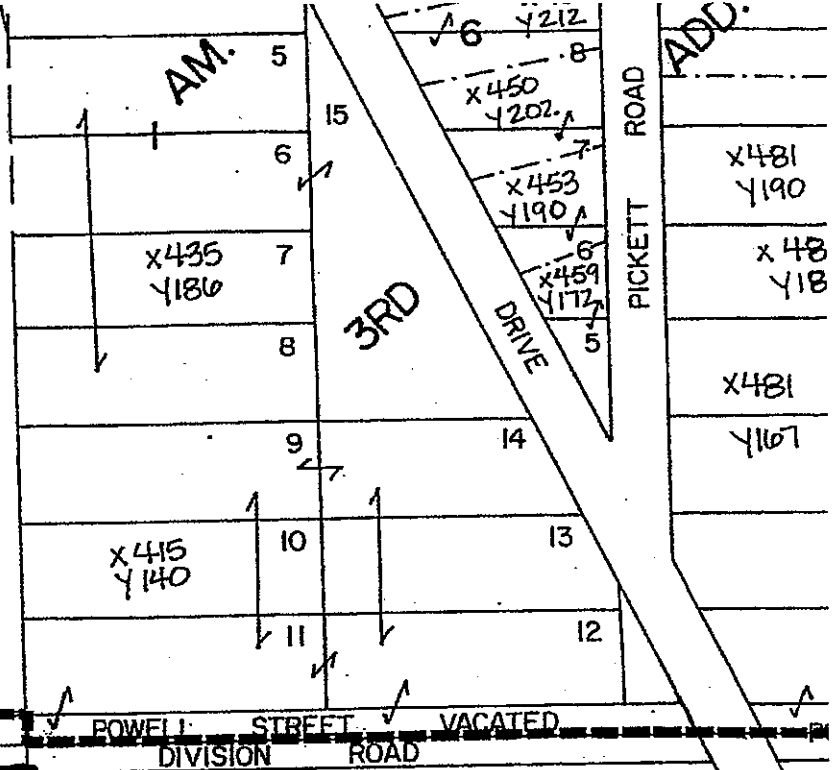
City and State where this application is signed: Bellingham WA
City State

10-15
09-9

EXHIBIT 2

= Area 23
LII ZONE Industrial Planned

= Area 19/20
Zoned Commercial/Industrial Planned



10-P5
0P-10

RECEIVED

OCT 15 2009

City of Bellingham
Planning

October 15, 2009

Tim,

I am attaching a packet for you concerning our request for docketing for rezone of our property at 1348 W. Bakerview Rd. I have already dropped off one packet for each Council Person, the Mayor, and one packet for public record.

Best Regards,


Janis Barsetti Gray

10-P5
OP-11



Comprehensive Plan Amendment Rezone

Submitted By

**Richard & Janis Gray
On behalf of**

The Bakerview Gateway Binding Site Property Owners

Mayor Dan Pike

Bellingham City Council

October 13, 2009

**Richard & Janis Gray
27292 N. Cherokee Lane
Galt, CA 95632
360 201-9119
ricjan@barsettivineyards.com**

10-15
OP-12

October 1, 2009

Mayor Dan Pike
Bellingham City Council
City of Bellingham, Washington

RE: Comprehensive Plan Amendment for Rezone

Dear Mayor Pike and Members of the City Council:

The purpose of this letter is to request a site specific amendment to the Comprehensive Plan of Bellingham; and the Guide-Meridian Plan; and request a Site Specific Rezone for some parcels within the Bakerview Gateway Binding Site Plan (See Exhibit 1). We are requesting to be placed on the Council's docket. Currently, four parcels within this binding site plan are zoned Light Impact Industrial (LII); while four other parcels within this same site plan are zoned Planned Commercial/Industrial. Our request is to have the four parcels (approximately 10 acres) rezoned from LII to Planned Commercial/Industrial, which will make the zoning consistent with all other zoning in the Guide-Meridian Plan; as well as the Bakerview Gateway Binding Site Plan.

Specifically, the property owners of the land requesting rezone are as follows:

Richard & Janis Gray-1348 W. Bakerview Rd; Parcels 9/10 Tax ID 380211 412068 0000
Bruce & Suzette Merrick-4000 Pacific Highway—Tax ID 380211 357093 000
H. Jack Webster-0 W. Bakerview Rd (the part that is LII)-Tax ID 380211 381065 0000

The following is an outline of topics for discussion that we feel lends support to this application for docketing; and are intended to provide additional information to assist the Council in realizing this proposed Comprehensive Plan Amendment should be placed on the upcoming docket; and eventually approved for rezone.

- **Current Zoning: Industrial vs. Commercial**
- **Wetland Study and Planned Mitigation**
- **Guide-Meridian/Cordata Neighborhood**
- **City of Bellingham Criteria for Rezone**
- **Conclusion**

Current Zoning: Industrial vs. Commercial

As noted previously, the four parcels (10 acres) requested for a Comprehensive Plan Amendment are zoned LII (Exhibit 2). The City of Bellingham inherited this zoning designation of LII from Whatcom County when our property was annexed from the county in 1996. Today, there is an existing single family residential development bordering the east boundary of the industrial zoned parcels; and there are plans for future multi-family and single family residential uses that would be located on the north

10-P5
0P-13

City of Bellingham Criteria for Rezone (20.19.030)

Our parcels are consistent with each of the following criteria that the City of Bellingham has established when considering rezoning:

“The City may approve or approve with modifications an application for a rezone of property if:

- A. It is consistent with the comprehensive plan or corresponds to a concurrent comprehensive plan amendment application;
- B. It will not adversely affect the public health, safety or general welfare;
- C. It is in the best interests of the residents of Bellingham;
- D. The subject property is suitable for development in general conformance with zoning standards under the proposed zoning district;
- E. Adequate public facilities and services are, or would, be available to serve the development allowed by the proposed zone;
- F. It will not be materially detrimental to uses or property in the immediate vicinity of the subject property; and
- G. It is appropriate because either:
 - (1) Conditions in the immediate vicinity have changed sufficiently since the property was classified under the current zoning that a rezone is in the public interest; or
 - (2) The rezone will correct a zone classification or zone boundary that was inappropriate when established; or
 - (3) The rezone will implement the policies of the comprehensive plan.”

Conclusion

Since 1996 when our properties were annexed from the county into the city; and from 2005 when we created the Bakerview Gateway Binding Site Plan, we have been told that our properties were the gateway to Bakerview Rd. However, today, we still cannot realize what others along Bakerview Rd have accomplished because of the zoning our property has inherited. We continue to pay LID assessment fees; but cannot sell this property for the highest and best use because of the LII zoning of some parcels. The vicinity and population of Bellingham have changed significantly since 1996. When developers inquire about these properties for possible development, their interest vanishes when they find out they must have the property rezoned; and the time it takes for this process.

We are asking for this rezone because, utmost, it is the correct action for the city to take. As noted previously, our parcels in Area 23 are contiguous to our parcels in Area 19, which are under the same ownership, yet have different zoning designations. This type of situation limits our options when considering development of our entire holding in this area. The zone of Commercial/Industrial gives us more flexibility when considering what uses best fit this area; and what uses we may plan for our properties.

10-PS
OP-14

This request to amend the Comprehensive Plan from LII to Commercial/Industrial should be considered a minor task in nature due to adjacent property zoning designations of Planned Commercial/Industrial. This rezone would most definitely be consistent with Bellingham's Comprehensive Plan; as well as that of the Guide-Meridian/Cordata Plan. I ask that you place this request for rezone on your docket as soon as possible.

Sincerely,

Richard and Janis Gray

10-P5
OP-15

boundary of the LII zoned property. From a planning standpoint, pure industrial adjacent to residential property is less compatible and less desirable than having commercial property next to residences.

Commercial property at this location will allow for a wide variety of shopping opportunities for the residents living in this area. Convenient shopping reduces vehicle trips out of the area, reduces vehicle congestion in other areas, and follows within our neighborhood village plans. Exhibit 3 shows zoning today in the Guide-Meridian neighborhood. Please note that the City of Bellingham already had begun designating Area 23 as Planned Industrial on their map; as it does in areas where Costco and Walmart exist today.

A recent study by Hebert & Associates indicates Bellingham has a significant oversupply of unused industrial land and a shortage of vacant commercial ground (Exhibit 4 ECONorth). According to the Bellingham Comprehensive Plan Land Use Chapter (LU12), 25% of the total city acreage is zoned for commercial and industrial combined: 8.2% zoned for commercial, 14.4% zoned for industrial, and 3% for mixed zoning. I am including at this time, Exhibit 5 showing the growth expected for population in Bellingham through 2022; and Exhibit 6 showing the jobs that will be created by industrial business; and those created by commercial/retail businesses. Not only will there be more potential for commercial/retail revenue generating businesses; but also businesses that will create the greatest number of jobs is in the commercial/retail atmosphere.

Wetlands and Mitigation

A recent wetlands study was completed by GeoEngineers of the four parcels (Exhibit 7), noting the wetlands in our binding site plan. Some areas of the parcels are so impacted with wetlands that, by themselves, would be virtually undevelopable; and therefore, useless for the city to include as industrial land. However, through an agreement with the Mersey LLC company, they have the ability to create a "wetland bank," and relocate these wetlands from our parcels elsewhere. Thus, it would allow any development in conjunction with development of the Planned Commercial/Industrial parcels that front W. Bakerview Rd. By combining these parcels, a well planned community shopping center could be developed.

Guide-Meridian/Cordata Neighborhood

This rezone would be consistent with the Guide-Meridian/Cordata Neighborhood Plan. Interfering with business development in this neighborhood would be short-sighted. The Guide-Meridian/Cordata Neighborhood has been designated as a regional retail area. Rezoning our property would make it available for businesses that would follow the already established Guide-Meridian/Cordata model.

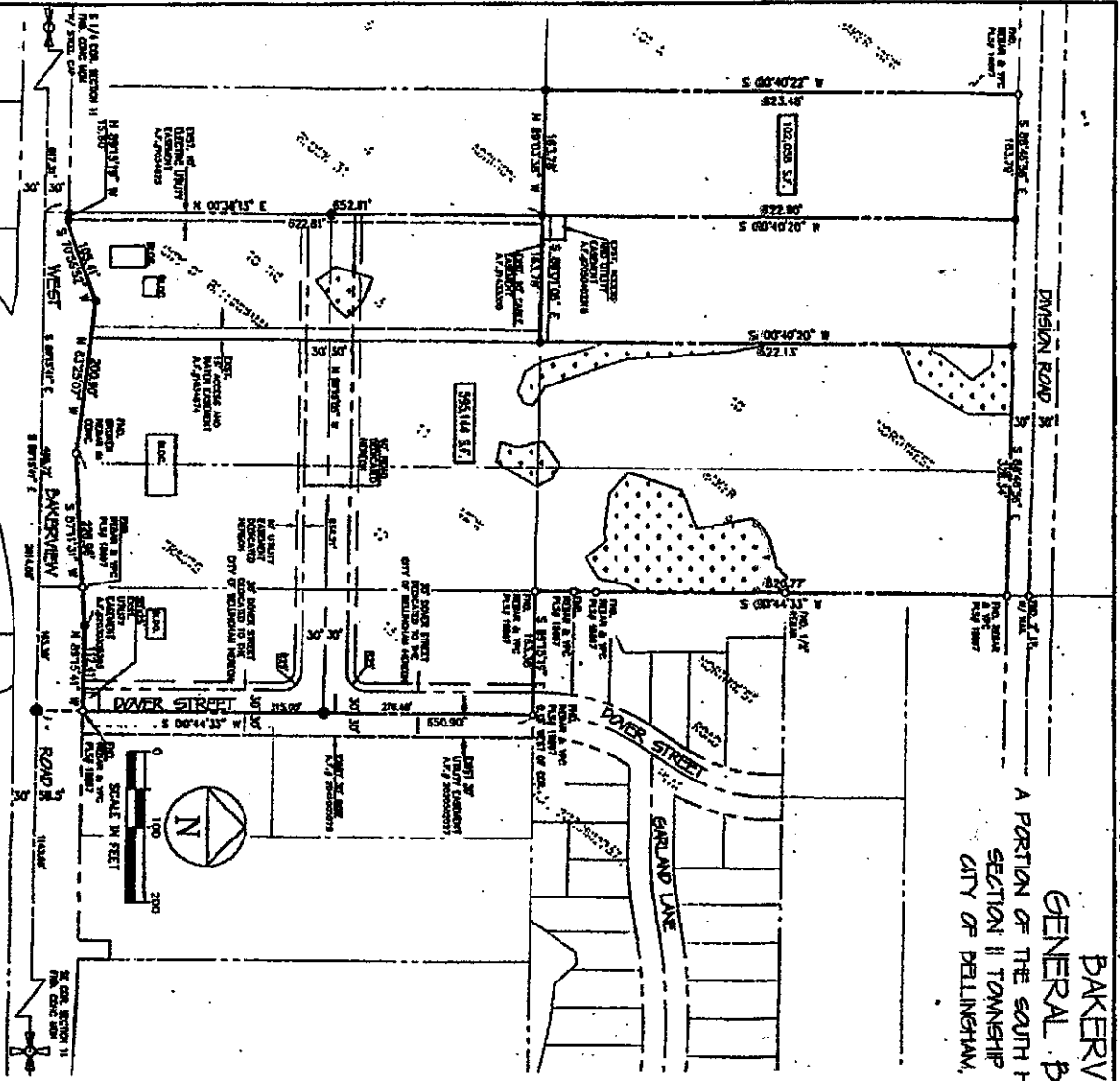
10-P5
OP-16

2050502777

BAKERVIEW GATEWAY
GENERAL BINDING SITE PLAN

BSR2003-00008

A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF
SECTION 11 TOWNSHIP 96 NORTH, RANGE 2 EAST WM,
CITY OF BELLINGHAM, WHATCOMB COUNTY, WASHINGTON.



NOTES:

1. THE SURVEY COMPARES WITH UNRECORDED SURVEY RECORDS FOR FIELD TRANSFERS AS SET FORTH IN W.A.C. 35B-150-090.
2. A ONE-SECOND WIREGOLITE AND ELECTRONIC DISTANCE METER WERE USED TO SURVEY THIS BOUNDARY.

BASIS OF BEARINGS:

CITY OF BELLINGHAM COMPOUNDING SURVEY SYSTEM

TOTAL AREA: 697,202 SF.
ROAD RESERVATION: 48,500 SF.

LEGEND:

- SET REBAR AND CAP, P.S. 254225
- SET BRASS CAP
- SET NAIL AND FLASHER
- PND CURED CONCREMENT
- PND BRASS DWP
- PND REBAR AND CAP
- PND CONCRETE BOUNDARY
- METLAND



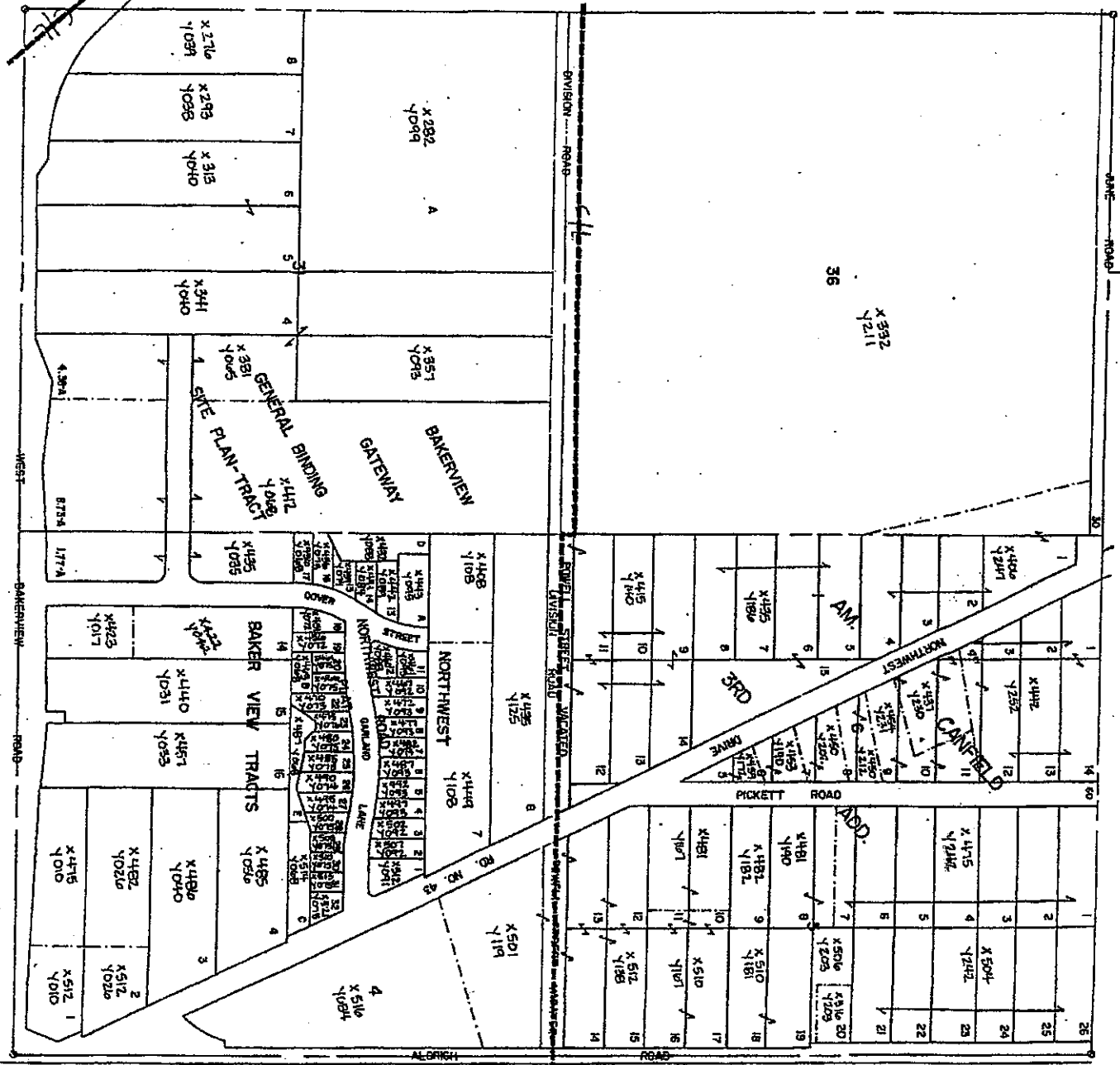
DAVID EVANS AND ASSOCIATES INC.
1715 Grand Avenue, Suite 10
Bellingham, Washington 98225
Phone: 360.847.7151

BAKERVIEW GATEWAY
GENERAL BINDING SITE
SITE PLAN-TRACT

ORDER NO.	DATE	BY	JOB NO.
000001	3/10/03	DAVID EVANS	BAKERVIEW
			SHEET 2 OF 2

2050502777

EXHIBIT 1 3 OF 4



AF 2050502777

10-P5
OP-19

THIS MAP IS FOR
PROPERTY LOCATION
AND SHALL BE
RECORDED IN THE
PUBLIC RECORDS OF
THE STATE OF TEXAS

DATE 6/1/2003
MAY 20 2005

SCALE 1" = 200'

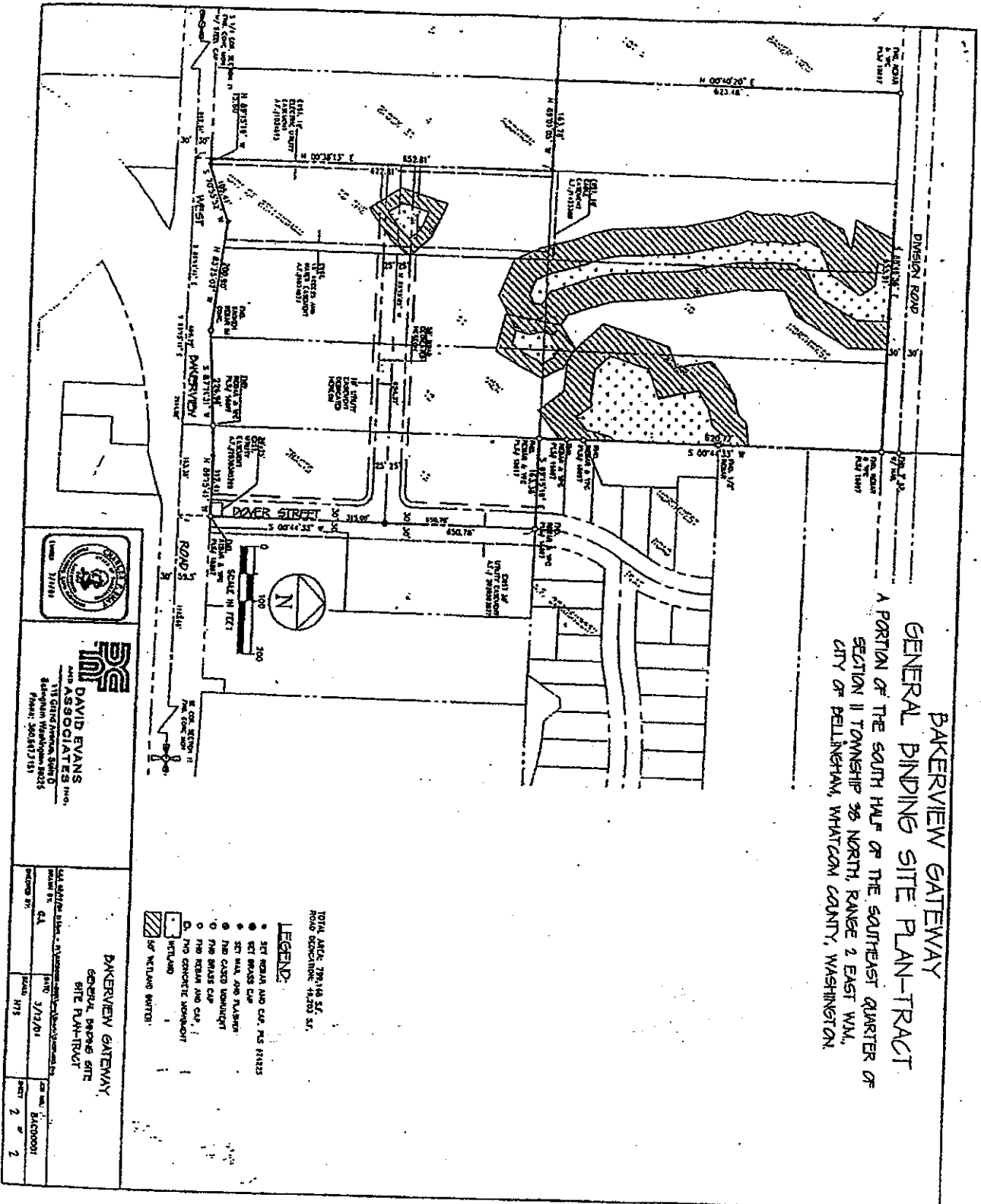
MAP NO. 05

SECTION 11

RANGE 2E

TOWNSHIP 38

BAKERVIEW GATEWAY
GENERAL BINDING SITE PLAN-TRACT
 A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF
 SECTION 11 TOWNSHIP 36 NORTH RANGE 2 EAST WA.
 CITY OF BELLINGHAM, WHATCOM COUNTY, WASHINGTON



DAVID EVANS AND ASSOCIATES INC.
 1702 1/2 CENTRE STREET
 BELLINGHAM, WA 98225
 Phone: 360.671.1151

<p>BAKERVIEW GATEWAY GENERAL BINDING SITE SITE PLAN-TRACT</p>		<p>DATE: 7/17/01</p>	<p>SCALE: AS SHOWN</p>
<p>PROJECT NO. 04</p>	<p>DATE: 7/17</p>	<p>SHEET NO. 2</p>	<p>TOTAL SHEETS: 2</p>

- TOTAL AREA: 76,144 SQ. FEET
 ROAD RESERVATION: 1,500 FT.
- LEGEND:**
- SET SEWER AND GAS. 15" RIGIDS
 - SET BRICK CURB
 - SET WALK, ONE PLASTER
 - TWO CARPORT HOUSING
 - ONE BRICK CURB
 - ONE BRICK AND GAS
 - TWO CONCRETE HOUSING
 - WETLAND
 - ▨ SW MUDLAND WATER

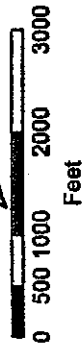
10-P5
 OP-26

GUIDE MERIDIAN/CORDATA NEIGHBORHOOD ZONING

Legend:

AREA	ZONING DESIGNATION*
13	Planned Commercial
14	Planned Res. Multi
15	Planned Res. Multi
15A	Planned Res. Single
16	Planned Commercial
16A	Planned Res. Multi
17A	Planned Res. Multi
17B	Planned Institutional
17C	Planned Commercial
17D	Planned Industrial
17E	Institutional
18	Planned Industrial
19, 20	Planned Commercial/Industrial
21	Planned Commercial
22	Planned Res. Single
23	Planned Industrial
23, 24A	Planned Res. Multi
24	Planned Commercial
25	Planned Industrial
26, 26A	Planned Commercial/Industrial/Res
27	Planned Res. Multi
27A	Planned Institutional/Res. Multi
27B	Planned Industrial
27C	Planned Industrial
28	Planned Industrial
28A	Residential Single
29	Residential Single
30	Residential Single
31	Residential Single
32	Public

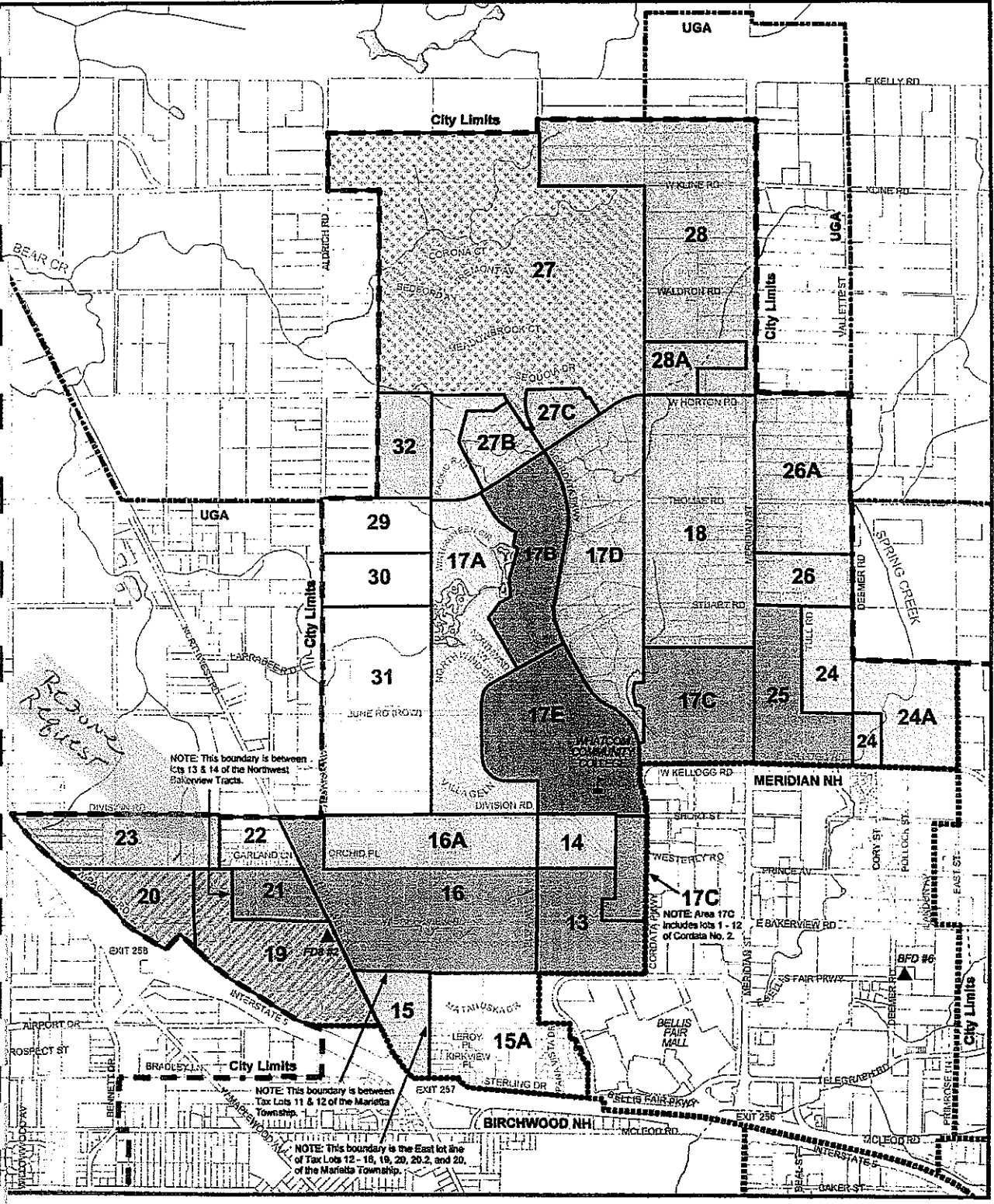
* SEE BELLINGHAM MUNICIPAL CODE TITLE 20
TABLE OF ZONING REGULATIONS FOR
MODIFICATIONS IN THE LIST OF PERMITTED
USES AND OTHER SPECIAL PROVISIONS
FOR EACH NUMBERED AREA



City of Bellingham
Planning Department
2009

07/09

EXHIBIT 3



10-P5
09-22

Jobs Land Supply and Demand

EXHIBIT 4

10-05
0P-23

Land Supply Available

Available Comm Acres: 94

Available Indust Acres: 374

Bellingham, even without UGA expansion has a significant oversupply of lands zoned for industrial use.

Bellingham has an extreme shortage of lands zoned for commercial and retail uses.

The need for lands zoned for commercial and retail uses is about evenly split between the two uses.

Forecasted Demand (Based on ECONorthwest Study)

	Retail Jobs	Comm. Jobs	Industrial Jobs
Bellingham & UGA 2001*	10,087	14,118	11,272
Bellingham & UGA Growth 2002-2022	18,442	32,251	16,572
Assumed sf per job	8,355	18,133	5,300
Total Square Feet	600	400	650
Total Acres	5,013,000	7,253,200	3,445,000
Adj. for 5% Vacancy	.115	167	79
Floor Area Ratio	121	175	83
Net Acres Needed	0.4	0.6	0.4
	302	291	208

Percent of Growth Accommodated between 2002 and 2005	13.4%
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Remaining Acres Needed	262	252	180
Total Comm Indust Acres Needed = 694			

EXHIBIT

EXHIBIT 5

SP-05
OP-24

Population Growth, 1990 to 2000

	1990 Population	2000 Population	Increase	Percent Change	Share of Countywide Growth	Share of County 2000 Population
Bellingham	52,179	67,171	14,992	28.7%	38.4%	40.3%
Bellingham + UGA	61,250	78,040	16,790	27.5%	43%	46.8%
Whatcom County	127,780	166,814	39,034	30.5%		
Washington State	4,866,663	5,894,121	1,027,458	21.1%		

Sources: U.S. Census, ECONorthwest 2002 Report

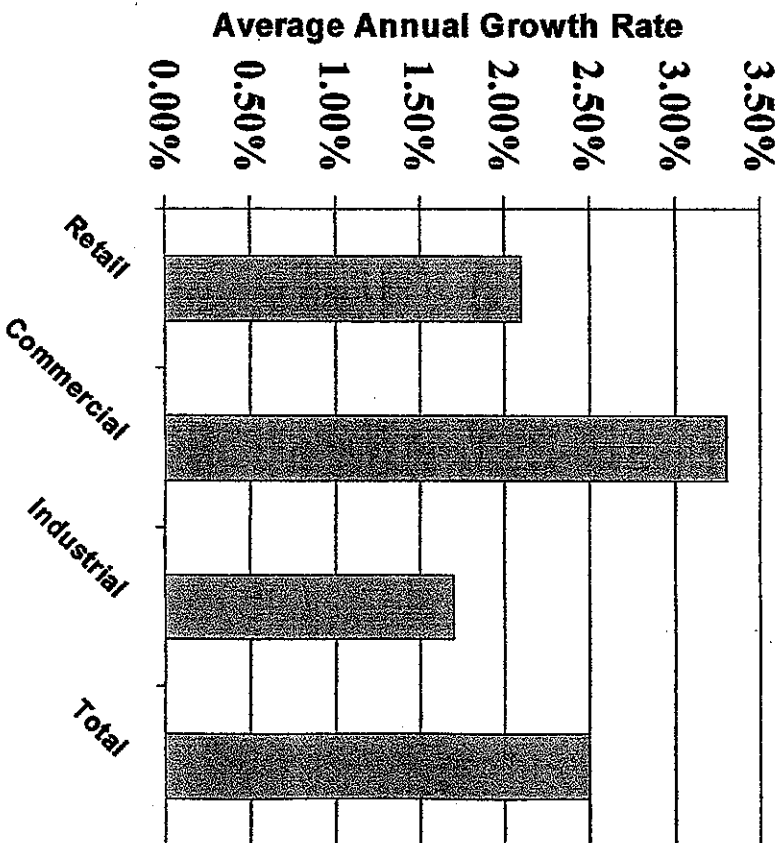
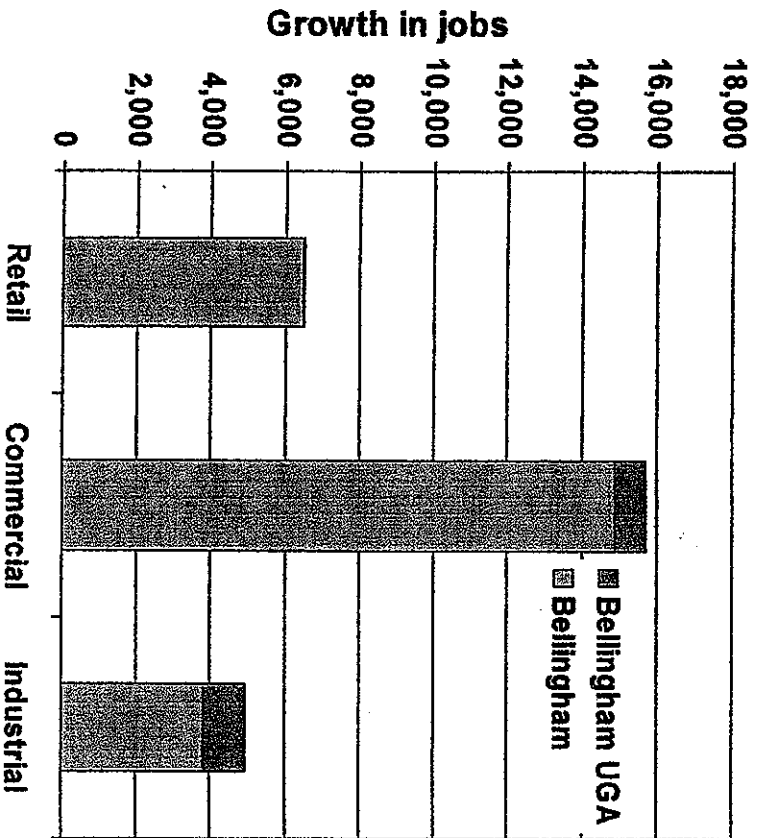
Population Growth Forecasts 2002 - 2022

	2002 Population	2012 Population Forecast	2002-2012 Increase	Percent Change 2002-2012	2022 Population Forecast	2012-2022 Increase	Percent Change 2012-2022	Share of 2022 Countywide Population
Bellingham + UGA	81,454	99,629	18,175	22.3%	123,622	23,993	24.1%	47.4%
Whatcom County	173,471	217,426	43,955	25.3%	261,084	43,658	20.0%	
Washington State	6,041,700	6,825,645	783,945	13.0%	7,720,124	894,479	13.1%	

Sources: State Office of Financial Management, ECONorthwest 2002 Report

EXHIBIT 6

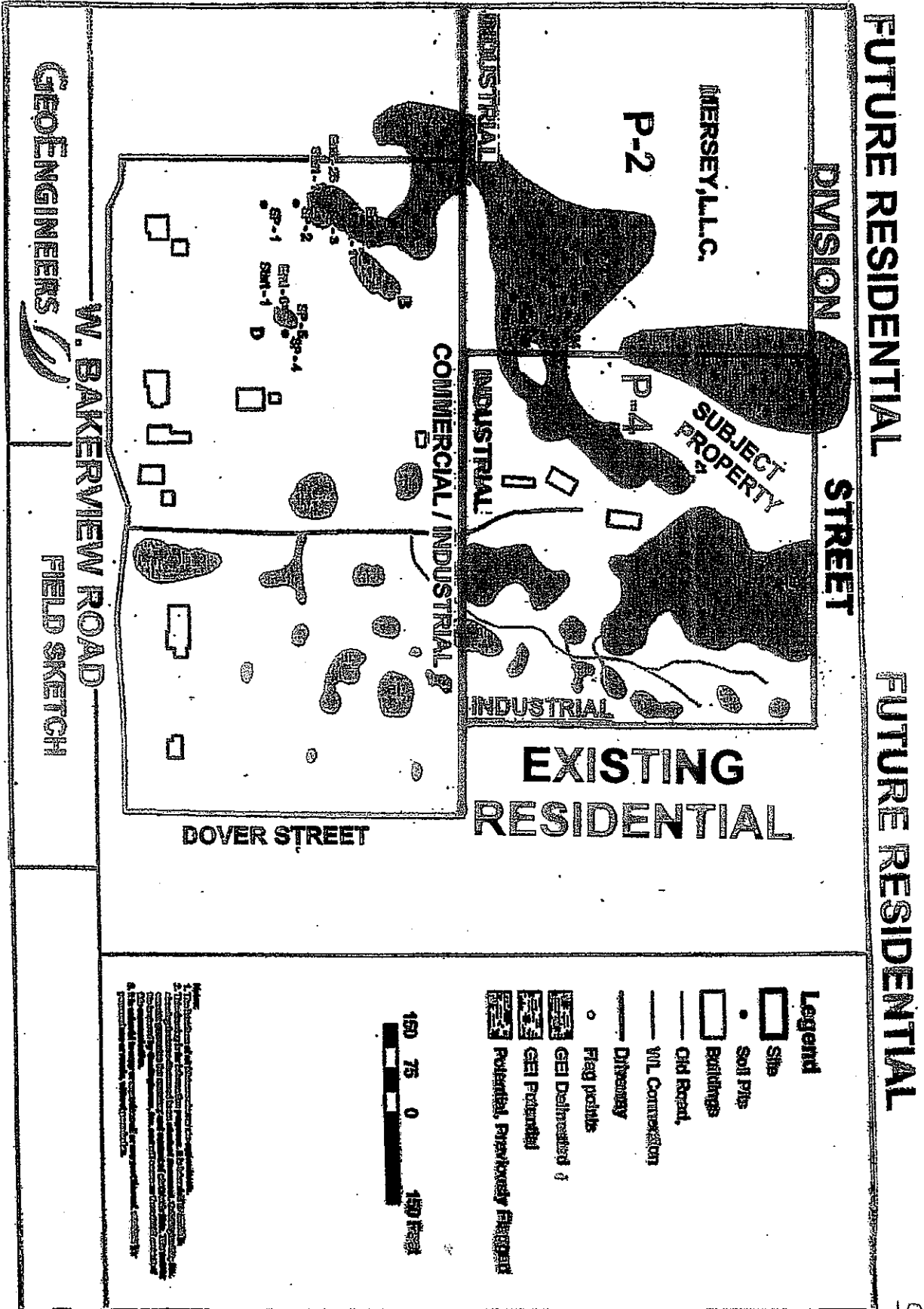
Bellingham employment forecasts, 2001 – 2022



10-P5
OP-25

EXHIBIT

EXHIBIT 7



- Legend**
- Site
 - Soil Pits
 - Buildings
 - Old Road
 - VIL Communication
 - Ditchway
 - Field points
 - GEI Delimiting f
 - GEI Potential
 - Potential, Previously Flagged



Note:

1. This plan is based on the information provided by the owner.
2. The owner is responsible for the accuracy of the information provided.
3. This plan is not to be used for any other purpose without the written consent of the engineer.
4. The engineer is not responsible for any errors or omissions in this plan.
5. The engineer is not responsible for any changes made to this plan without the written consent of the engineer.
6. The engineer is not responsible for any damage to property or persons caused by the use of this plan.
7. The engineer is not responsible for any liability incurred by the owner.
8. The engineer is not responsible for any costs incurred by the owner.
9. The engineer is not responsible for any delays in the completion of this plan.
10. The engineer is not responsible for any other matters not mentioned in this note.

10-P5
08-26