

**BELLINGHAM PLANNING COMMISSION FINDINGS OF FACT,
CONCLUSIONS, AND RECOMMENDATIONS**

OCTOBER 8, 2009

DRAFT FOR REVIEW

Note: the following Findings of Fact, Conclusions and Recommendations were prepared in draft form to support the staff recommendation. The findings can be adopted as written, or modified to support the final Planning Commission recommendation.

SUMMARY

Following the public hearing and deliberation on the proposed Guide Meridian/Cordata neighborhood plan amendment and rezone of Area 17D, the Bellingham Planning Commission has determined that the proposed changes comply with, and will implement, the goals and policies of the Bellingham Comprehensive Plan.

I. FINDINGS OF FACT

1. Project or Proposal Description

The proposal includes of the Neighborhood Plan land use designation and zoning for a portion of Area 17D of the Guide Meridian/Cordata Neighborhood. The proposal would change the land use designation from Industrial to Residential/Commercial/Industrial and rezone approximately 35 acres of property within Area 17D from Industrial, Planned to Residential/Commercial/Industrial (live/work), Planned. The proposal also includes an amendment to the Cordata Business Park Planned Unit Development to include provisions specific to, but not limited to, design standards, permitted uses, and traffic mitigation. The site is located within the Cordata Business Park, generally west of Cordata Parkway, between Stuart and Horton Roads.

2. Background Information/Procedural History

1986 – Cordata Business Park Planned Unit Development (PUD) was approved by Whatcom County.

1992 and 1998 – The City annexed the Cordata Business Park in two stages, Stage I and II, under the agreements to fully vest the PUD.

2002 – The City took two separate actions on rezone requests in Cordata. The City approved a request to change the zoning from Industrial to Institutional for 50 acres know owned by Whatcom Community College. The City denied a rezone request for the subject site that requested a changed from Industrial to Residential.

1 July 6, 2009 - Applicant submits an application for a Comprehensive Plan Amendment and
2 Rezone.

3
4 August 7, 2009 – The City issued a letter outlining the review process for the application.

5
6 October 8, 2009 – The Planning Commission held a public hearing on the proposal.

7
8
9 **3. Public Comment**

10 June 16, 2009 - Applicant holds a neighborhood meeting

11 June 23, 2009 – A pre-applicant conference is held.

12
13 July 3, 2009 – Applicant holds a planning workshop.

14
15
16
17 **4. State Environmental Policy Act (SEPA) Determination if applicable**

18
19 A non-project SEPA determination of Non-Significance was issued by the City of
20 Bellingham on September 21, 2009.

21
22 **5. Consistency with the Bellingham Comprehensive Plan, and/or Review Criteria**

23
24 For example – “Bellingham’s neighborhood plans must be consistent with and carry out the
25 goals and policies of the comprehensive plan. In addition, neighborhood plan amendments
26 must be consistent with the factors and review criteria in BMC 20.20.060. Relevant
27 comprehensive plan goals and policies and the review criteria were included in the Planning
28 Commission’s consideration of the proposed neighborhood plan amendment.

29
30 Neighborhood Plans must be consistent with and carry out the goals and policies of the
31 Comprehensive Plan. In addition, neighborhood plan amendments must be consistent with
32 the factors and review criteria in BMC 20.20.060. Specific criteria are as follows:

33
34 **1. The proposed amendment bears a substantial relation to public, health,
35 safety and welfare.**

36
37 A mixed-use development with pedestrian orientation and designed in compliance
38 with applicable municipal codes is related to the public health, safety and welfare of
39 all Bellingham neighborhoods. The general welfare will be enhanced by having a
40 property that creates employment, services the needs of the immediate community,
41 addresses the infill needs of the City of Bellingham, and will create a civic center for
42 the Cordata Neighborhood. The Planning Commission finds that the proposal is
43 consistent with the criteria.

44
45 **2. The proposed amendment is consistent with the Growth Management Act.**

46
47 Providing redevelopment opportunities for mixed-use development along arterial
48 corridors and utilizing existing utilities is critical to fulfilling the infill and sprawl
49 reduction goals of the GMA. The change will result in a different type of urban land

1 use at a similar intensity as the industrial uses previously allowed. The Planning
2 Commission finds that the proposal is consistent with the criteria.

3
4 **3. The proposed amendment is consistent with the County Wide Planning**
5 **Policies.**

6
7 The proposal is consistent with strategies of the countywide planning policies
8 intended to promote growth within cities and to protect county rural lands. The
9 Planning Commission finds that the proposal is consistent with the criteria.

10
11 **4. The comprehensive plan will be internally consistent.**

12
13 Goals and policies of the comprehensive plan emphasize pedestrian oriented mixed-
14 use development, promoting the improvement in the quality of residential and
15 commercial development by ensuring new construction meets high standards and
16 directing growth to urban villages. The proposal is internally consistent with these
17 priorities. The Planning Commission finds that the proposal is consistent with the
18 criteria.

19
20 **5. The proposed amendment will result in long-term benefits to the community**
21 **as a whole and it is in the best interest of the community.**

22
23 The proposal allows for appropriate mixed-use redevelopment in an area designated
24 as an Urban Village. It implements the goals and policies of the comprehensive plan,
25 which promotes development strategies resulting in long-term benefits to the
26 community. It allows for commercial development to occur near to and compliment
27 residential uses. The proposal satisfies both residential and commercial land use
28 needs in an area already developed with utilities and streets. The proposal will
29 provide land for employment opportunity. The loss of industrially zoned land will not
30 adversely diminish the industrial land supply. It promotes infill development that will
31 be developed in character with the remaining Cordata neighborhood. The Planning
32 Commission finds that the proposal is consistent with the criteria.

33
34 Relevant Comprehensive Plan Goals and Policies and BMC review considerations were
35 included in the Planning Commission's deliberation of the proposal and reflected in the staff
36 report.

37
38 **II. CONCLUSIONS**

39
40 Based on the staff report, the submittal from the applicant and the information presented at
41 the public hearing, the Planning Commission concludes:

- 42
43 1. The proposed amendment to the Guide Meridian/Cordata Neighborhood Plan is
44 consistent with the goals and policies of the Bellingham Comprehensive Plan, the
45 Countywide Planning Policies and the GMA.
46
47 2. Properly conditioned, the proposed rezone satisfies the review factors and criteria in
48 BMC 20.20.060 C and D. and BMC 20.19.030.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34

III. RECOMMENDATIONS

Based on the findings and conclusions, the Bellingham Planning Commission recommends that the City Council approve the proposal to amend the Comprehensive Plan and Area 17F of the Guide Meridian/Cordata zoning table as described in the October 8, 2009 staff report.

ADOPTED this _____ day of _____, 2009.

Planning Commission Chairperson

ATTEST: _____
Recording Secretary

APPROVED AS TO FORM:

City Attorney

1-60



PLANNING AND COMMUNITY DEVELOPMENT

210 Lottie Street, Bell
Telephone: (360) 778-8300 Fax: (360) 778-8302

Attachment F



SEP2009-00034

Determination of Non-Significance

Description of Proposal: Comprehensive Plan Amendment and Rezone of 45.7 acres in Area 17D, Guide Meridian/Cordata Neighborhood from Planned-Industrial to Planned-Residential, Commercial, and Industrial (live/work). Amendments to the Cordata Business Park PUD will be necessary to allow the requested land uses. The Conceptual Site Plan associated with the rezone consists of a mix of residential housing forms, mixed-uses, and public spaces and trails. This is a Non-Project Determination. Impact to any regulated critical area requires a project specific environmental review.

Proponent: Blair Murray, Tin Rock Development, agent for Cordata Investments, LLC.

Location of Proposal: The proposal is located within the Cordata Business Park Planned Unit Development (PUD), generally located east of Cordata parkway between Horton and Stuart Roads., City of Bellingham, WA

Lead Agency: City of Bellingham, Planning and Community Development Department.

Environmental Information Considered: SEPA Checklist, dated July 8, 2009, Wetland Delineation (Jepson and Associates, 7/09)

The lead agency for this proposal has determined that the project does not have a probable adverse impact on the environment. An environmental impact statement is not required under RCW 43.21.C.030(2) c. This decision was made after review of a completed environmental checklist on file with the lead agency. This information is available to the public on request.

(X) This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date of issuance.

Comments must be submitted by: October 5, 2009.

Responsible Official: Tim Stewart, Director, AICP
Planning and Community Development Department
210 Lottie Street, Bellingham, WA 98225

9-21-09

Signature

Date

Staff Contact: Kathy Bell, Planner II
Planning and Community Development Department
210 Lottie Street, Bellingham, WA 98225
(360)778-8347, or kbell@cob.org

Appeal rights: This Determination of Non-Significance may be appealed to the Western Washington Growth Management Hearings Board in accordance with RCW 36.70A.280.

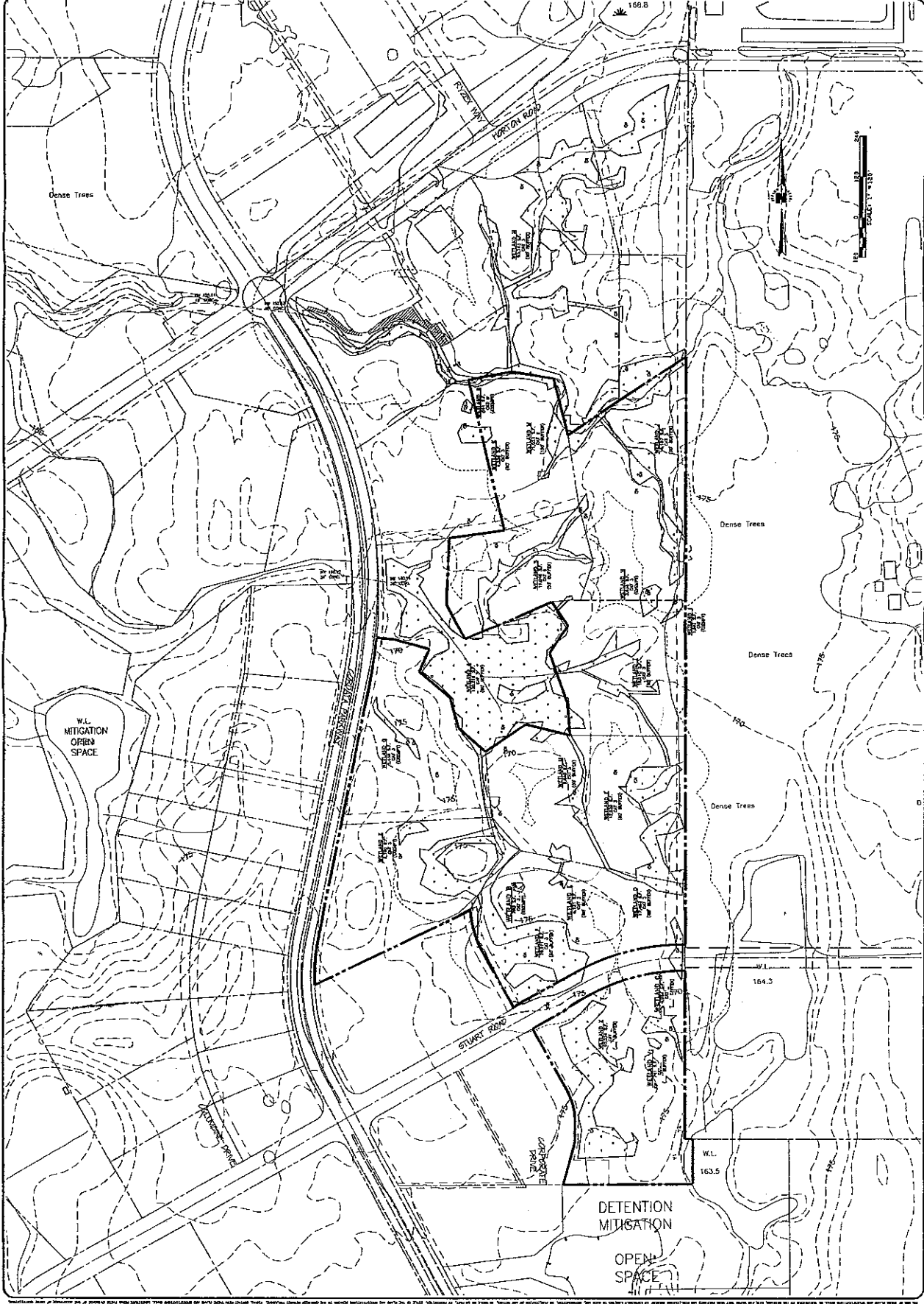
SCANNED

Into Tidemark

Attachment 9

1-62

	PREPARED FOR: TITAN ROCK DEVELOPMENT, INC. 8981	WETLAND DELINEATION AND TOPOGRAPHIC MAP CORDATA URBAN VILLAGE COUNTY OF WASHINGTON		RONALD T. JEPSON & ASSOC. CIVIL ENGINEERING AND SURVEYING 222 GRAND AVENUE, SUITE C, BELLEVUE, WASHINGTON 98003 206-835-9100 FAX 206-847-8838 WWW.RTJENSON.COM	PRELIMINARY NOT FOR CONSTRUCTION
	DATE: 7/11/08 SCALE: AS SHOWN				



RTJ Project: 20071001151.dwg | 8/27/2008 - 1:57:14

The following modifies only the specific sections of the originally approved Cordata Business Park Planned Unit Development (PUD 1-84). The terms contained in this document amend the Cordata Business Park Master Plan and Development and Design Guidelines and shall only apply to Area 17F, as designated in the zoning for the Guide Meridian/Cordata Neighborhood. These modifications are not applicable to any other portion of the PUD within the Cordata Business Park.

These modifications shall become part of the PUD documents. The modifications provided herein shall supersede any reference found with the original PUD documents.

CORDATA BUSINESS PARK MASTER PLAN (Master Plan)

The following sections of the Master Plan are hereby amended as follows:

2.0 PLAN ELEMENTS

2.1 LAND USE (map p. 47)

2.1.7 High Density Residential

An additional High Density Residential area, consisting of approximately 27 acres, is located west of Cordata Parkway, north and south of the Stuart Roads. This area will be buffered on the north, east, and west by critical areas and open space. This area has adequate access to Cordata Parkway, is located in close proximity to personal and medical services, and will be served by planned trail and open space amenities. Primary access to this area will be through the planned Mixed-use area and Stuart Road. Housing forms are anticipated to include a mix of residential uses. This area is consistent with the 18 units per acre zoning district.

The portion of this site adjacent to Stuart Road may be developed with mixed use and live/work uses.

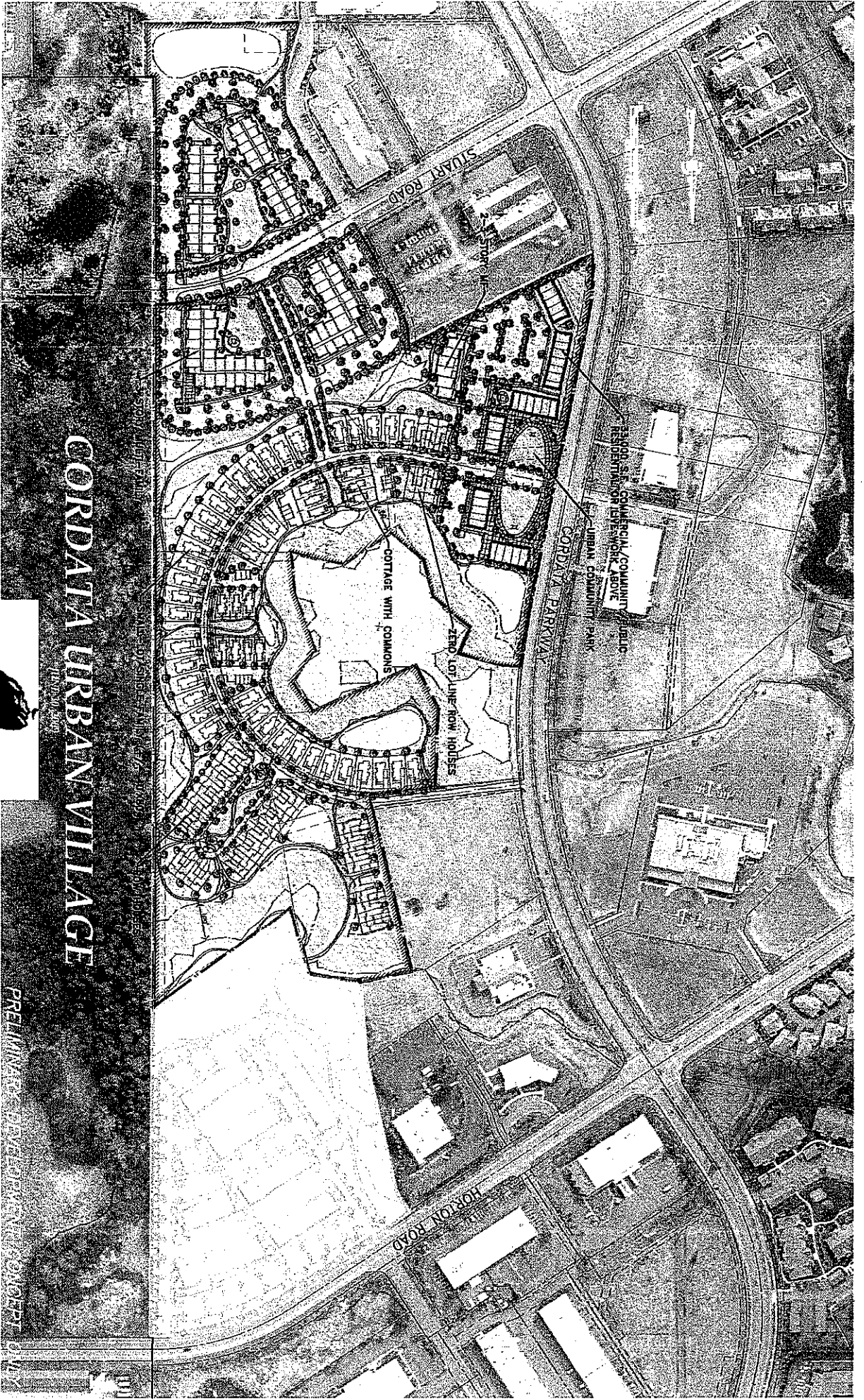
2.1.11 Mixed-use

An 8-acre mixed-use area is planned adjacent to Cordata Parkway. This area would provide the main access to the High Density Residential area. Development is anticipated to consist of a community gathering area, transit oriented mixed use development with ground floor commercial uses with residential uses above, and pedestrian/bicycle facilities. Live/work units and residential units above commercial uses are allowed. The proposed community recreational component would consist of a green or similar feature that would provide a variety of entertainment opportunities. There is not an expressed density for the residential uses.

The Land Use on page 8 shall be amended to include the Conceptual Site Plan for Cordata Village as the master plan for Area 17F of the Guide Meridian/Cordata Neighborhood.

CORDATA BUSINESS PARK

1-63



CORDATA URBAN VILLAGE

Christensen
DESIGN MANAGEMENT

CDM

TIN ROCK
DEVELOPMENT

PRELIMINARY DEVELOPMENT PLAN SUBJECT TO CITY

RONALD T. JEPSON & ASSOCIATES, P.S.
Consulting Engineers & Surveyors

1 **DEVELOPMENT AND DESIGN GUIDELINES**

2
3 NOTE: Any reference given to Whatcom County shall be interpreted to mean the City of
4 Bellingham.

5
6 **2.1 LAND USES**

7
8 **2.1.9 High Density Residential/Mixed Use**

9
10 Uses permitted in this designation are limited to the full range of residential uses Bellingham
11 Municipal Code 20.38.050 B (2). Single family detached lots are permitted, but may not
12 consist of more than 25% of the built density.

13
14 Mixed use development in this area is limited to only those areas adjacent to the Mixed Use
15 land use area or adjacent to Stuart Road. Commercial uses permitted as mixed use are
16 those allowed in 2.1.10 Mixed Use of this section.

17
18 **2.1.10 Mixed Use**

19
20 Land uses in this designation are limited to those uses permitted and conditional in the
21 Bellingham Municipal Code Section 20.08.080 L (4) and 20.38.050 C (2). There is not a
22 prescribed residential density within this land use designation.

23
24
25 ****Amendments to the land use map on page 9 of the Development and Design Guidelines**
26 **necessary to reflect these land use modifications are attached.**
27

1 **2.2 DIMENSIONAL STANDARDS**

2
3 Table 1, p. 12 of the Design Guideline shall be amended to include the following for Areas 9
4 and 10:

5
6 **Area 9 – High Residential**

7 **Setbacks:** There are no expressed setbacks other than the following. Infill Toolkit housing
8 shall comply with BMC 20.28. Setbacks for single family residences shall be
9 consistent with either BMC 20.30 or provided in accordance with a cluster
10 subdivision.

11
12 **Height:** There are no expressed height standards except for the following. Infill Toolkit
13 housing shall comply with the specific height standards provided in BMC 20.28.

14
15 **Area 10 – Mixed Use**

16 **Setbacks:** There are no expressed setbacks other than parking may not be closer than 25
17 feet from any public right of way.

18
19 **Height:** There is no height restriction. The Cordata Design Review Committee may
20 determine height limits as determined necessary to be consistent with the
21 overall framework of Cordata.

22
23
24 **VEHICULAR CIRCULATION STANDARDS**

25
26 2.5.3 – Residential uses accessing via a lane shall be improved to those standards
27 consistent with BMC 20.28.

28
29 **2.8 PARKING/LOADING STANDARDS**

30
31 2.8.2 – Infill Toolkit housing uses shall comply with BMC 20.28. All other uses shall comply
32 with DDG.

33
34 2.8.6 – Parking dimensions shall be either consistent with DDG or BMC 20.12.

35
36
37 **3.0 ARCHITECTURAL GUIDELINES**

38
39 All residential uses shall be consistent with either the multifamily design guidelines per BMC
40 20.25 or the Infill Toolkit per BMC 20.28, as they may be amended.

41
42 Mixed uses shall generally be consistent with the design standards contained in BMC
43 20.25.070, for urban village design districts, as may be amended.

DEVELOPMENT & DESIGN GUIDELINES

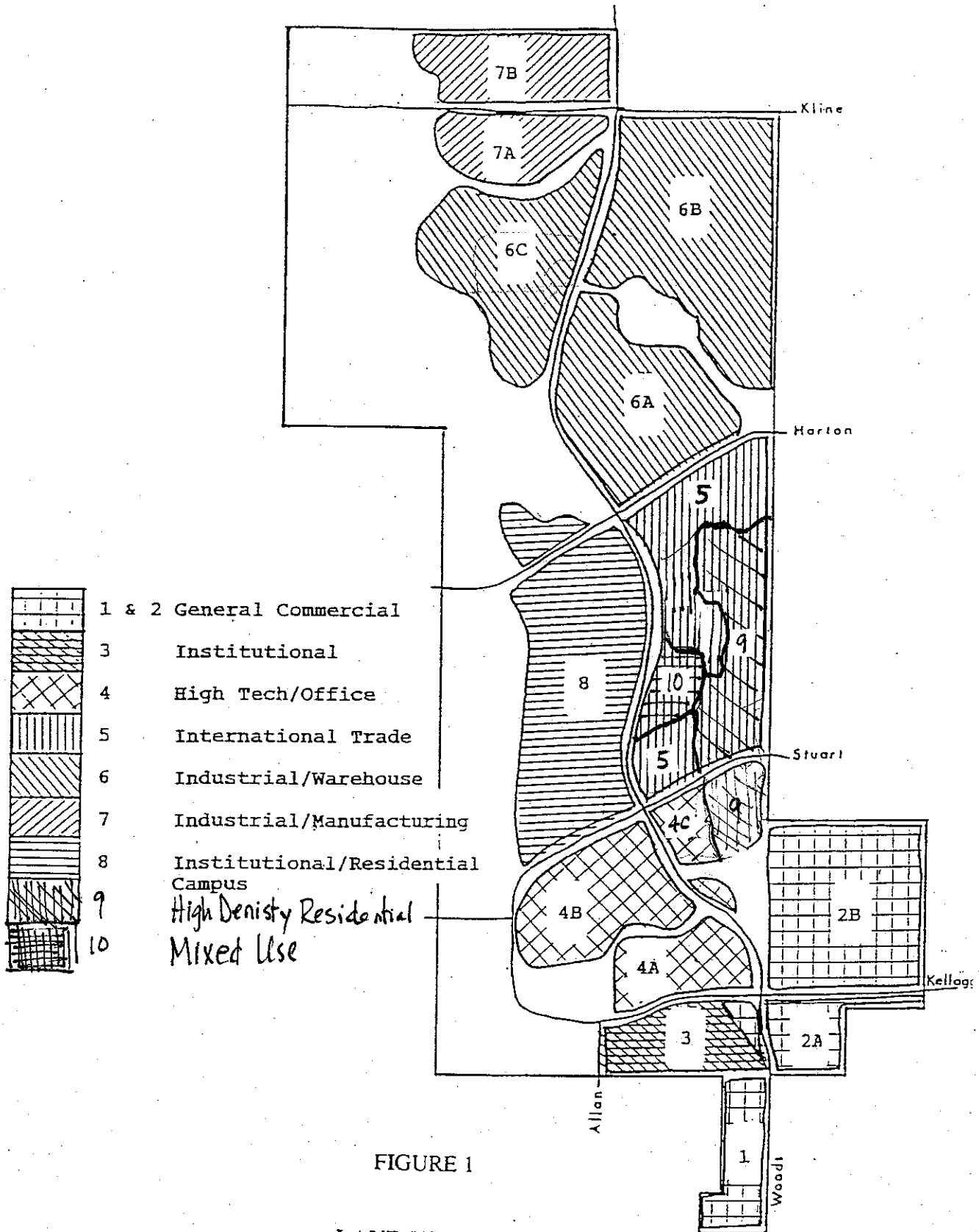


FIGURE 1

LAND USE MAP

1
2 **EXHIBIT B**

3
4 CORDATA VILLAGE REZONE – AREA 17F

5 The documents and conditions included in the zoning regulations for Area 17F, Guide
6 Meridian/Cordata Neighborhood, Cordata Business Park Master Plan, associated
7 Environmental Impact Statement, and the Cordata Business Park Development and Design
8 Guidelines shall function as the Planned Unit Development for Area 17F of the Guide
9 Meridian/Cordata Neighborhood.

10
11 The following represents conditions of approval in addition to the Cordata PUD conditions of approval as
12 adopted by Whatcom County in 1986 (PUD 1-84) that applicable to Area 17F.

13
14 All development within this subarea shall be consistent with the City of Bellingham Comprehensive Plan
15 and comply with the Bellingham Municipal Code.

16
17 Trillium Corp., as developer, or its successors and assigns in interest to Cordata and all persons owning
18 or developing property within Cordata shall comply with the provisions of the approved PUD as
19 referenced above and the following conditions:

20
21 Final Site Plan Approval

22 A revised site plan for Area 17F shall be submitted for Planning Director approval prior to any land
23 disturbance within Area 17F. The revised plan shall be generally consistent with the conceptual Area 17F
24 Master Plan and shall include modifications necessary to bring the site plan into compliance with issued
25 critical area permits from the City, State, and Federal agencies; PUD conditions and any other applicable
26 provisions of the BMC. The revised site plan shall be processed through a Type I process (or Type II if
27 required by BMC Title 21) and at a minimum identify access locations to public streets, public and private
28 open space and trail(s), road layout, building types, surface parking areas, and stormwater facilities
29 consistent the PUD approval.

30
31 General Provisions

32 C (Note 1) Approval of the 2009 Comprehensive Plan Amendment and Rezone does not nullify the
33 original conditions of PUD1-84.

34
35 C (1) All development shall comply with a Director approved site plan.

36
37 C(2) A system of signs for identifying the location of each residential unit and other uses on
38 the site shall be established, based on considerations of crime prevention and the needs
39 of emergency vehicles.

40
41 Cordata Design Review and Governing Documents

42 C(3) All future or amended Design Review Committee Guidelines must be consistent with the
43 PUD permit and existing laws and regulations at the time of the creation or modification
44 of the Design Review Committee Guidelines.

45
46
47 Permitted Uses

48 C (4) Permitted uses within Area 17F shall conform to those listed in the Master Plan and
49 Development and Design Guidelines. A list of the uses allowed is attached as Appendix
50 "A".
51
52
53

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56

Density

- C(5) The maximum number of dwelling units in the entire 626.7 acre Cordata Business Park site shall be limited to 2,651. No more than 1,779 of the total 2,651 residential units are allowed in the 239 acre Amendment #2 area, generally north of Horton Road.

Residential uses associated with mixed use buildings shall not count toward the density allocations. (NOTE: A mixed use building is defined as having ground floor commercial space with residential uses above.

Streets and Access

- C(6) The City of Bellingham street standards shall be met for all construction, as necessary to comply with engineering and emergency access requirements.
- C(7) Prior to or concurrent with the Final Site Plan approval, the property owner shall identify the cumulative impacts the proposed development would have beyond the level of development provided for in the PUD.
- C(8) Cordata Parkway shall have left turn bays at major intersections, for both public and private streets.
- C(9) Private roads with an average daily traffic of 1,000 vehicles or more shall have vertical curbs and gutters to provide an added measure of safety for pedestrians.
- C(10) All signing and striping shall be installed per MUTCD standards at the applicant's expense.

Stormwater Management and Wetlands

- C(11) All development shall comply with the provisions of BMC 16.55 (Critical Areas Ordinance) and BMC 15.42 (storm water management). Provisions for maintenance of the stormwater system shall be submitted to and approved by the City of Bellingham.
- C(12) Fill and Grade Permits, Clearing Permits, and Revocable Encroachment Permits shall be obtained when required. Clearing and grading activities shall comply with the provisions of BMC 16.60 (clearing), BMC 16.70 (grading).

Binding Site Plans and Subdivisions

- C(13) Road name proposals for unnamed new roads must be submitted for approval.
- C(14) The developer shall consult with the post office for the location of mail boxes.
- C(15) Addressing shall be coordinated with the City Building Services Division.
- C(16) The school mitigation/impact fee requirement shall be disclosed on the face of each Final Plat, General Binding Site Plan, and Specific Binding Site Plan.
- C(17) Development shall take place consistent with the "Cordata Business Park Development and Design Guidelines". Additionally, in order to provide flexibility from underlying zoning requirements, the developer shall propose minimum setbacks, maximum height limits, and minimum lot sizes when each Final Plat and/or Specific Binding site plan is submitted for approval. The City shall review and approve setbacks, height limits, and lot sizes for conformance with city codes. The approved setbacks, height limits and lot sizes shall be disclosed on the face of the Final Plat or Specific Binding Site Plan, as appropriate.

1-69

1 C(18) Binding site plans developed with condominiums shall contain thereon the following
2 statement:
3
4 All development and use of the land described herein shall be in accordance with this
5 binding site plan, as it may be amended with the approval of the City, town or county
6 having jurisdiction over the development of such land, and in accordance with such other
7 governmental permits, approvals, regulations, requirements, and restrictions that may be
8 imposed upon such land and the development and use thereof. Upon completion, the
9 improvements on the land shall be included in one or more condominiums or owned by
10 an association or other legal entity in which the owners of units therein or their owners'
11 association have a membership or other legal or beneficial interest. This binding site
12 plan shall be binding upon all now or hereafter having any interest in the land described
13 herein.
14

15 C(19) The general binding site plan has been approved by Whatcom County. The last specific
16 binding site plan shall be filed no later than 15 years after recordation of the general
17 binding site plan with the possibility of a one-year extension if requested in writing within
18 30 days of the date the binding site plan is scheduled to expire. The one-year extension
19 may be granted upon a finding by the administrator that the applicants have been diligent
20 in their attempt to finish by the expiration date and that the extension would not be
21 detrimental to the public interest.
22
23

24 Fire Department Requirements

25 C (20) All development shall comply with Bellingham Municipal Code Title 17.20.
26
27 C(21) Fire suppression water (fire flow) and hydrant placement shall be provided in accordance
28 with the City of Bellingham Public Works and Fire Department standards.
29

30 Utilities

31 C(22) Public water and sewer shall be provided to all sites in accordance with plans approved
32 by the City of Bellingham. On-site septic systems shall not be permitted. The sewer
33 mains serving the site are sized and designed in accordance with City of Bellingham
34 Development Guidelines and Improvement Standards. Any off-site improvements
35 needed to provide adequate capacity for conveyance of sanitary sewer purposes shall be
36 made by the developer and become part of the basic requirement for service.
37

38 C(23) All utilities shall be underground.
39
40

41 Impact Fees

42 C(24) School impact fees, in an amount established by ordinance, shall be paid to the City of
43 Bellingham at building permit issuance.
44

45 C(25) Traffic impact fees, in an amount established by ordinance, shall be paid to the City of
46 Bellingham at building permit issuance.
47

48 C (26) Park impact fees shall be provided in accordance with Bellingham Municipal Code
49 Chapter 19.04.
50

51 Landscaping, Open Space, Parks and Buffers

52 C(27) Perimeter buffering shall be provided as required in the Cordata Business Park
53 Development and Design Guidelines.
54
55

1-70

- 1 C(28) A minimum of 103 acres of open space shall be designated on binding site plans and/or
- 2 plats (both long and short) in the overall 626.7 acre Cordata Business Park PUD. A
- 3 minimum of 42 acres of open space shall be designated on binding site plans and/or
- 4 plats in the northern 239 acre PUD Amendment #2 site, including a six-acre park. Open
- 5 space designated under the terms of this condition shall remain open space in perpetuity
- 6 and be maintained as such.
- 7
- 8 C(29) Open spaces shall be provided in a manner consistent with the City of Bellingham
- 9 Comprehensive Plan, Open Space Chapter and shall be shown on the Final Site Plan.
- 10
- 11

1-71

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49

Attachment J

2006 COMPREHENSIVE PLAN GOALS AND POLICIES

Visions for Bellingham

VB-14 Whatcom Transit Authority's route enhancements reflect Bellingham's commitment to adjust to changing transportation needs, and to utilize public transportation to improve air quality, to decrease parking demand, and to reduce reliance on the use of the automobile.

VB-15 Both pedestrian and bicycle facilities connect living, working and recreational areas throughout the town. New development is designed to be pedestrian friendly. Walking is made easier by requirements for street trees and separated sidewalks on all new or reconstructed arterials except where existing mature vegetation or terrain suggests otherwise. Bicycling as a form of recreation and bicycling as a form of transportation flourishes, using facilities that are well lit and are built and maintained to allow year-round, all-weather use, and allow safe on and off-street travel.

VB-60 Developed parks and trails are integrated into the City's open space system. Acquisition and development of park sites that adequately serve both existing and newly developing neighborhoods and accomplished in part through developer contributions.

Growth Forum Policy Recommendations

GF-1 Allocate and design urban villages, rewriting neighborhood plans as necessary – Representatives from neighborhood associations have been asking for updated neighborhood plans. This implementation step, a critical one, will cast neighborhood planning in a new light, concentrating on the functions of urban neighborhoods rather than on planning solely within district boundaries.

GF-13 Establish design guidelines for areas that are particularly sensitive and for development types that are particularly controversial – Design guidelines, if written well, can go a long way to establish and enforce design expectations. The City is now preparing revisions to residential development standards. Additional guidelines, impacting certain types of commercial development (like "big box" retailers) or addressing urban villages (like Fairhaven) may also be helpful.

GF-15 Include commercial or institutional uses in or near new large multi-family projects – A consistent community complaint throughout this process has been the development of large-scale multi-family housing projects and their impact on surrounding neighborhoods. Infill strategies rely on higher-density housing, but it is clear that the high-density housing types used in the past will not work as part of future infilling efforts. Mixing uses is crucial to successful infill development, and the addition of residential units above first-floor retail in commercial areas is well understood and accepted as one approach. This recommendation encourages including small-scale commercial or institutional uses within multi-family projects, giving residents convenient access to services and increasing the dimension of activity in housing areas. This policy recommendation received mixed support from participants at the policy workshop, indicating some skepticism of its ability to succeed. As an alternative, the City may wish to establish guidelines for land uses in urban villages, ensuring that residential developments front directly on public streets and are located within a five-minute walk from commercial or institutional projects.

1
2 **Framework Land Use Policies**
3

4 **FLU-1** It is the City's overall goal to preserve and protect the unique character and qualities
5 of the existing neighborhoods. All policies, proposed development code and zoning
6 changes should be reviewed with this goal in mind.
7

8 **FLU-2** Bellingham's land use pattern should accommodate carefully planned levels of
9 development that promotes efficient use of land, reduces sprawl, encourages alternative
10 modes of transportation, safeguards the environment, promotes healthy neighborhoods,
11 protects existing neighborhood character, and maintains Bellingham's sense of community.
12

13 **FLU-4** Affordable, attractive, stable and diverse residential neighborhoods should be
14 encouraged while providing for a variety of housing opportunities.
15

16 **FLU-9** Successful commercial and industrial areas and a strong and diverse economy
17 should be promoted by encouraging office, retail, high technology, light and heavy industrial
18 uses in appropriate locations. Enough appropriately zoned developable land should be
19 available to accommodate the forecasted 20-year employment growth.
20

21 **FLU-15** Growth in Bellingham will be accommodated primarily in compact "urban centers"
22 (or "villages") as described in the Community Growth Forum report, while preserving the
23 character of existing single family neighborhoods. (See specific urban center policies in
24 Policy Section C.)
25

26 **Framework Infill Strategies**

27 **Infill Strategy 1:** Make more efficient use of the remaining City land supply: facilitate
28 development of existing lots of record; develop flexible code provisions that allow a range of
29 housing types; adopt minimum density requirements; other steps necessary to make better
30 use of the remaining land supply.
31

32 **Infill Strategy 4:** Evaluate potential density increases in existing residentially zoned areas of
33 the City. Also examine commercial or industrial zoned areas for potential rezone to
34 residential to increase the amount of land available for housing. This step also relates to
35 the urban village concept of the Community Growth Forum. Through the neighborhood
36 planning process, other areas of the City appropriate for urban village mixed-use and higher
37 density development would be identified and master planned as described in the Growth
38 Forum report.
39
40

1 **Framework Urban Center Policies**

2
3 **FLU-16** Urban centers will be developed as envisioned in the 2004 Community Growth
4 Forum. The centers are defined and prioritized as follows. (See Figure 7 for potential urban
5 center locations.)

- 6 ▪ **Neighborhood Urban Centers** – will primarily serve the needs of those residing
7 within one mile of the center, providing retail, service and office type uses as well as a
8 mix of higher density housing. The size and composition of neighborhood centers will
9 vary depending on location, access, neighborhood character and market opportunities.
10 The size of individual commercial businesses should be limited to 5,000 to 10,000
11 square feet. Examples of potential neighborhood urban centers include the Old
12 Fairhaven Parkway and Ohio Street. Dwelling unit projections for these areas is 100 to
13 600 units at each village.

14
15 **Tier 3 Urban Village:** Regulatory changes and a moderate amount of redevelopment
16 required. Development of these villages during the planning period is possible, if regulatory
17 and redevelopment challenges can be overcome. Designated Tier 3 Urban Villages:

- 18 ▪ Bellis Fair District Village
19 ▪ Cordata District Village
20 ▪ Fountain District Village
21 ▪ Birchwood Neighborhood Village
22 ▪ Old Fairhaven Parkway Neighborhood Village
23 ▪ West Maplewood Pocket Village
24

25 **FLU-18** A master plan must be developed for each of the proposed urban centers. (The
26 City Center and Fairhaven areas are exempt from this requirement.) The planning process
27 to site urban centers should include neighborhood groups, residents, property owners,
28 business owners and others. Although the process to develop the master plans and the
29 contents may vary depending on the location and size of the center proposed, some
30 common elements can be identified:

- 31 ▪ Master plans should specify land uses and densities; street and utilities layout; lot
32 arrangement; housing types; village square or plaza location(s); streetscape amenities;
33 relationship of the buildings to the street; parking structures or lots; protection of critical
34 areas; pedestrian and bicycle facilities; and other items deemed necessary to ensure
35 compatibility with surrounding areas.
36 ▪ Neighborhood plans and zoning designations shall be updated as district and
37 neighborhood urban center master plans are developed.
38 ▪ Establish urban center zoning district(s) to enable development of urban centers.
39 ▪ Establish requirements for district and neighborhood urban centers that provide a
40 pleasant living, shopping, and working environment; pedestrian accessibility; adequate,
41 well-located open spaces; an attractive, well-connected street system; and a balance of
42 retail, office, residential, and public uses.
43 ▪ Urban centers should be required to have an appropriate mix of commercial, service
44 and residential uses as determined during the master planning process.
45 ▪ Establish urban center design and development standards to ensure that new urban
46 centers are of a type, scale, orientation and design that maintains the character and
47 livability of the adjacent neighborhoods.
48

- 1 ▪ Where appropriate, require the use of streetscape treatments, building styles,
- 2 architectural details, materials, roof forms, setbacks, windows and doors similar to those
- 3 of other structures in adjacent areas.
- 4 ▪ Where possible, locate urban centers on or near arterial streets and transit routes to
- 5 give them visibility, a central location, and allow them to serve as the neighborhood focal
- 6 point. Transit routes and stops should be designed to provide increased service in and
- 7 around the urban centers. Pedestrian and bicycle facilities should be designed so as to
- 8 attract and encourage non-motorized trips.
- 9 ▪ Urban center designs should include, where possible, a central park, plaza, village
- 10 green or other public space that is usable for a range of age groups.
- 11 ▪ When possible, parking lots in urban centers shall be located behind or beside the
- 12 buildings.
- 13 ▪ Minimize the amount of land area in urban centers devoted to parking.
- 14 ▪ Encourage the development of parking structures in the city center and the district urban
- 15 centers.
- 16 ▪ Establish parking requirements for land uses in urban centers that reflect their
- 17 pedestrian and transit orientation (e.g. consider reducing parking requirements 10% to
- 18 15% in such areas).
- 19 ▪ Consider counting on-street parking toward meeting commercial use parking
- 20 requirements where appropriate.
- 21 ▪ Provide incentives such as density bonuses for establishing shared parking lots.
- 22 ▪ Design and size parking lots to avoid interrupting the pedestrian orientation of urban
- 23 centers. Locate parking lots to the side or rear of commercial and multifamily buildings.
- 24 ▪ Screen parking areas from the street and residential areas through landscaping, berms,
- 25 walls or other methods. The landscaping design should also consider the safety of
- 26 parking lot users, i.e. employ CPTED principles.
- 27 ▪ Require signage to be of a size and location so as to not detract from the character of
- 28 the area.
- 29 ▪ Where possible, establish walkways, bikeways and appropriate buffers between urban
- 30 centers and adjacent neighborhoods.
- 31 ▪ A maximum floor area size may be placed on commercial buildings constructed in
- 32 district, neighborhood or pocket urban centers.
- 33 ▪ Special overlay zoning should be examined to allow a mix of uses in the urban centers.
- 34 Incentives to encourage neighborhood scale commercial buildings with upper floor
- 35 offices or residences should be provided in the neighborhood and pocket centers. Other
- 36 uses such as day care centers should also be encouraged.
- 37 ▪ To encourage development of the urban centers, activities such as assembling land,
- 38 approving tax exemptions, reducing in parking requirements, approving density
- 39 bonuses, providing assistance with predevelopment tasks such as site planning and
- 40 environmental review and others should be examined.

41

42 **Land Use Policies**

43

44 **LU - 23** All rezone proposals should be evaluated for potential impacts on the available supply

45 of residential, commercial or industrial zoned land.

46

47 **LU-33** Encourage energy-efficient site and building designs to increase efficiency and

48 preserve natural resources.

49

1 **LU - 34** Multi-family housing should be sited in urban centers and on designated primary
2 transit corridors where appropriate levels of public facilities and services are available.

3
4 **LU - 47** Auto oriented strip or linear commercial development shall be avoided. Commercial
5 areas of all types should be compact, allow for walking between businesses and easy
6 access by transit and transit riders.

7
8 **LU - 49** Mixed use developments should be encouraged in all commercial zones.

9
10 **LU-50:** Development regulations should be revised to encourage mixed-use infill
11 development in urban villages. Design and site improvement standards should be
12 established through the master plan process for urban village development.

13
14 **LU - 102** New urban development should be allowed only where the full range of urban
15 facilities and services exists or can be provided.

16
17
18 **General Transportation Goals**

19
20 **TG-1** Enhance the function, safety, and appearance of Bellingham's streets.

21
22 **TG-12** Provide safe and functional residential streets while retaining those elements of
23 the right-of-way which are valued aspects of the character of the area.

24
25 **TG-18** Identify and analyze low-cost opportunities to increase street connectivity to create
26 better traffic circulation within neighborhoods and throughout the city.

27
28 **TG-20** Prioritize pedestrian and bicycle facility improvements over auto-oriented
29 improvements within Urban Villages and areas targeted for infill development.

30
31 **TG-22** Support WTA high-frequency transit service by allowing higher density
32 development in designated Urban Villages in Bellingham and the Bellingham UGA.

33
34 **TG-23** When new development takes place, support WTA high-frequency transit service
35 by encouraging transit-oriented development along and within ¼ mile of WTA's Primary
36 Transit Network within Bellingham and the Bellingham UGA.

37
38 **TG-32** Emphasize and commit to the implementation of infill and Urban Village land use
39 strategies to create residential densities that will support safe, viable, and convenient
40 opportunities to use transportation modes other than the private automobile.

41
42 **General Transportation Policies**

43
44 **TP-1** Consider revision of land use plans to allow densities and mixes of uses that reduce
45 the number and length of vehicle trips and increase the opportunity to use public
46 transportation and non-motorized modes of travel.

- 1 **TP-2** Reinforce the link between land use and public transportation by encouraging
- 2 transit-oriented development along and within ¼ mile of WTA Primary Transit Network
- 3 corridors and near urban villages, town centers, and neighborhood centers.
- 4
- 5 **TP-5** Encourage land development proposals to utilize the full capacity of the existing multi-
- 6 modal transportation system, especially transit and non-motorized modes.
- 7
- 8 **TP-6** Encourage public and private development proposals to enhance the street side
- 9 environment to maximize comfort of the transit user and pedestrian.
- 10
- 11 **TP-43** Encourage the use of common parking facilities among compatible, adjacent land
- 12 uses where feasible.
- 13
- 14 **TP-65** Provide safe, convenient and protected bicycle parking at activity centers such as
- 15 commercial areas, institutions, parking garages, park-and-ride facilities and transit
- 16 terminals.
- 17

18 **Housing Goals**

- 19 **HG-6** Encourage upper floor residential units above ground floor commercial and office
- 20 uses, including large commercial shopping centers and high-volume retail “big box” stores.

21 **HOUSING POLICIES (HP)**

22 **Neighborhood Preservation**

- 24 **HP-5** Promote the use of innovative development patterns to better utilize land, promote
- 25 design flexibility, and preserve open space and natural features.
- 26
- 27 **HP-6** Promote the development of housing that is compatible with surrounding land uses,
- 28 traffic patterns, public infrastructure and environmentally sensitive areas.
- 29

30 **General Community Design Goals**

- 32 **CDG-1** Promote improvement in the quality of public, residential, commercial and industrial
- 33 development and maintain a high quality environment by ensuring that new construction
- 34 and site development meets high standards
- 35
- 36 **CDG-4** Successfully integrate mixed use development within four types of urban villages,
- 37 identified in the Land Use chapter, providing residents with shopping and employment
- 38 within walking distance.
- 39

41 **General Design Policies**

- 43 **CDP-1** Buildings in transition areas between residential and non-residential areas should
- 44 consider the context of both areas.
- 45

1-77