

ORDINANCE NO. 2005-12-105

AN ORDINANCE OF THE CITY OF BELLINGHAM RELATING TO LAND USE PLANNING AND ZONING, ADOPTING AMENDMENTS TO THE BIRCHWOOD AND COLUMBIA NEIGHBORHOOD PLANS INCLUDING THE SQUALICUM CREEK PARK PROPERTY AND TITLE 20, THE LAND USE AND DEVELOPMENT CODE

WHEREAS, the City of Bellingham has adopted 23 neighborhood plans as a component of the Bellingham Comprehensive Plan, including the Birchwood and Columbia Neighborhood Plans; and

WHEREAS, in 2002, the City purchased 35 acres, identified as Parcel A and known as the Pacific Concrete site, to develop a community park with an emphasis on sports fields, and 7 acres identified as Parcel B located along Squalicum Creek parallel to Squalicum Parkway, (See Exhibit 1); and

WHEREAS, J.A. Brennan Associates was hired to work with the Parks & Recreation Department to develop a master plan for the park; and

WHEREAS, an extensive public process for master planning the park site began in 2004 and was completed in January 2005; and

WHEREAS, in February 2005, the City Council approved the Master Plan and the official name "Squalicum Creek Park"; and

WHEREAS, the park property is currently designated for industrial uses, and

WHEREAS, publically owned property used for parks should be have a "Public" neighborhood plan land use and zoning designation, and

WHEREAS, the City has a process to amend the comprehensive plan and the neighborhood plans once per year in accordance with BMC 20.20.000, and BMC 21.10.150; and

WHEREAS, the Bellingham Planning Commission held a public hearing on September 1, 2005 and continued the hearing to October 20, 2005 to consider amendments to the Birchwood and Columbia Neighborhood Plans that would change the land use designation of the subject parcels to Public, and thereafter recommended approval; and

WHEREAS, the responsible official reviewed the proposed amendments under the procedures of the State Environmental Policy Act, and a Determination of Nonsignificance was issued on September 14, 2005; and

WHEREAS, in accordance with the Growth Management Act, the State of Washington was notified in October, 2005 of the City's intent to adopt comprehensive plan, neighborhood plan

City of Bellingham
City Attorney
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(1)

and zoning amendments for Bellingham's Birchwood Neighborhood and Land Use and zoning map changes to the Columbia Neighborhood; and

WHEREAS, the Bellingham City Council held a public hearing on November 21, 2005 to consider the proposed amendments;

WHEREAS, the City Council agrees with and hereby adopts the Findings of Fact, Conclusions and Recommendations of the Planning Commission (see Exhibit 2).

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLINGHAM:

Section 1. The Birchwood Neighborhood Plan is hereby amended by the addition of a new Area 24 to the Birchwood Neighborhood Plan as described below.

BIRCHWOOD NEIGHBORHOOD PLAN

AREA 24

This area comprises approximately 35 acres and is the site of Squalicum Creek Park. In 2002, the City of Bellingham purchased the property from Pacific Concrete, Inc. with 1990 Greenway Levy funds and 1997 Beyond Greenway Levy funds. The City was reimbursed with State grant funds in 2003 and is encumbered with a deed of right requiring perpetual use for recreation on the site. In January 2005, the Bellingham City Council approved the Squalicum Creek Park Master Plan.

Development of the site offers an excellent opportunity to meet the City's growing demand for athletic fields, trails, and open space areas. In addition to athletic fields, other recreation uses include a community pavilion, picnic shelters, children's playgrounds, off-leash dog area, basketball court, connections to regional trails and the Squalicum Creek Park trail system.

Additional educational opportunities are provided as part of the passive park areas such as interpretive viewpoints, a park entry overlook near Birchwood Park, an outdoor classroom area, forest restoration areas, a backyard wildlife display area, and an integrated environmental play and education area.

Section 2. The Birchwood Neighborhood Plan is hereby amended by a boundary change that incorporates a small portion of Area 3 of the Columbia Neighborhood into Area 18 of the Birchwood Neighborhood as described below.

AREA 18

Area 18 is owned by the City of Bellingham. It is approximately seven acres and comprises a linear strip of property that includes a portion of the Squalicum Creek Channel. Presently this

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area is undeveloped and is dominated by a second-growth deciduous riparian corridor. The dominate species in this area include Alder, Cottonwood, Big-leaf Maple, Willows, and Reed Canary-grass. The optimum use of this property is open space. The Squalicum Creek Park Master Plan states this area is to remain in its natural state.

Section 3. The Birchwood Neighborhood Plan Land Use Map is hereby amended as shown on Exhibit 3.

Section 4. The Birchwood Neighborhood Table of Zoning Regulations is hereby amended by the addition of a new Area 24 and changes to Area 18 of the Birchwood Neighborhood Plan as shown on the table below.

Birchwood Neighborhood Table of Zoning Regulations

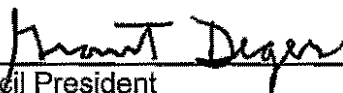
Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
24	Public	Park	N/A	Squalicum Creek Park Master Plan	Squalicum Creek Park Master Plan	None
18	Public	Park	N/A	Squalicum Creek Park Master Plan	Squalicum Creek Park Master Plan	None

Section 5. The Birchwood Neighborhood Zoning Map (*Title 20-Land Use Development Code*) is hereby amended as shown on Exhibit 4.

Section 6. The Columbia Neighborhood Land Use Plan Map is hereby amended to show a portion of Area 3 of the Columbia Neighborhood has been moved to the Birchwood Neighborhood and is incorporated into Area 18 of the Birchwood Neighborhood Plan. The change is shown on EXHIBIT 5 (*Columbia Neighborhood Land Use Map*).


Section 7. The Columbia Neighborhood Zoning Map (*Title 20-Land Use Development Code*) is hereby amended as shown on Exhibit 6 (*Columbia Neighborhood zoning Map*).

PASSED by the Council this 12TH day of DECEMBER, 2005.


 Council President

City of Bellingham
 City Attorney
 210 Lottie Street
 Bellingham, Washington 98225
 360-676-6903

APPROVED by me this 22nd day of December, 2005.



Mayor

ATTEST: 

Finance Director

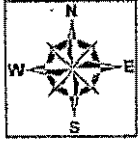
APPROVED AS TO FORM:



Office of the City Attorney

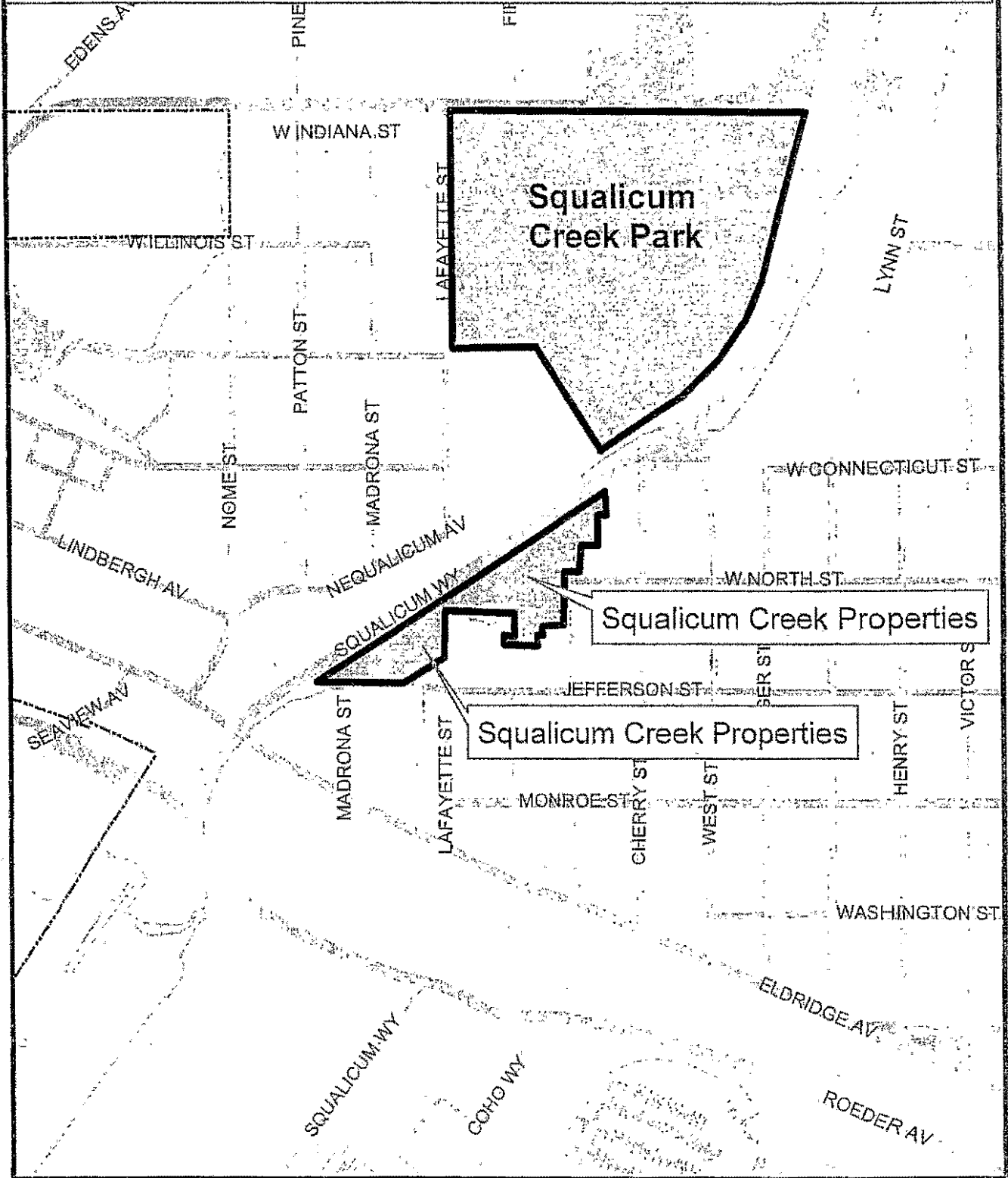
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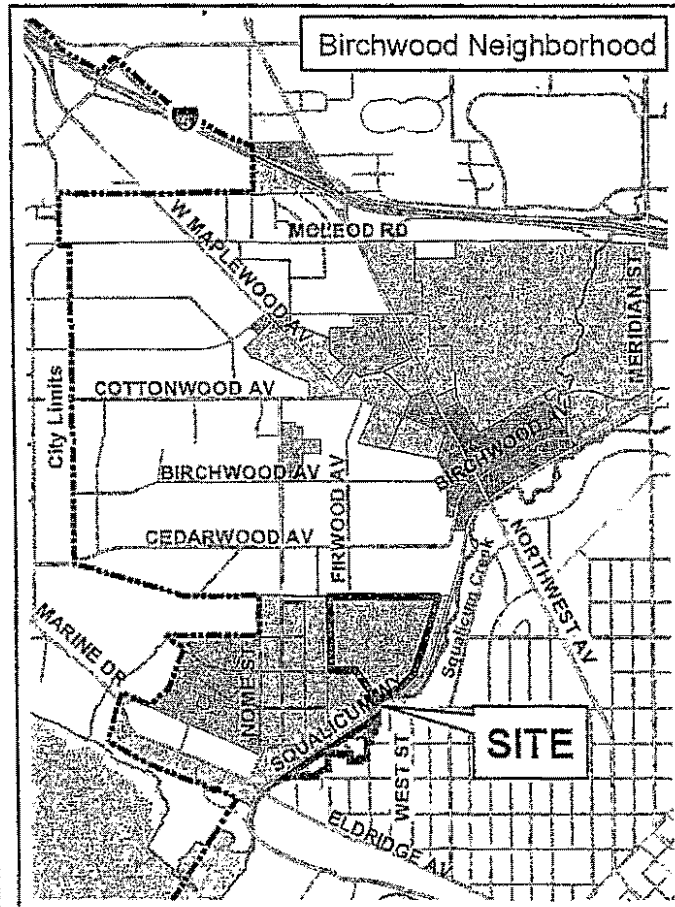
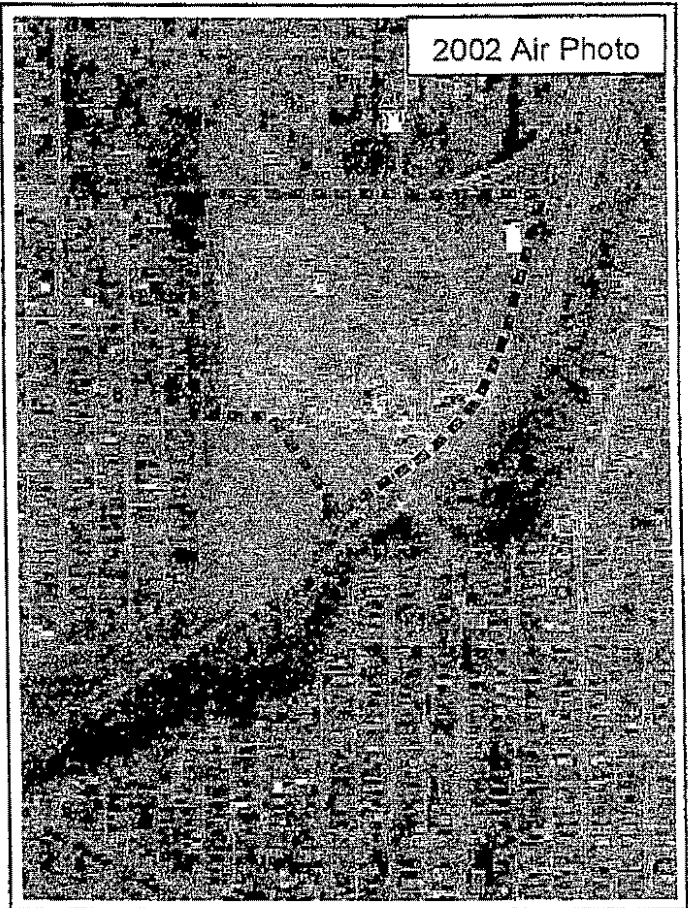
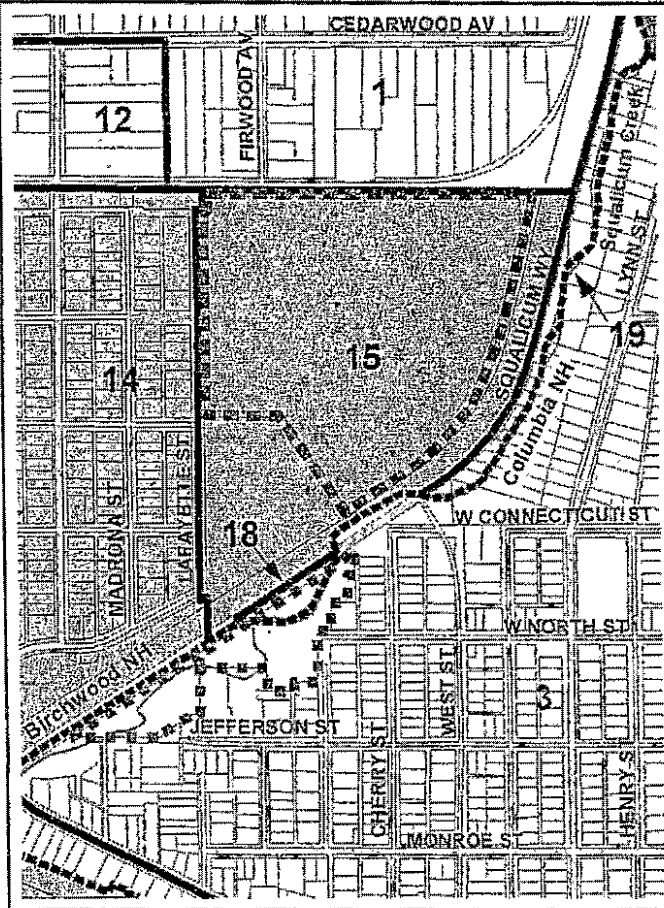
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not to scale

Squalicum Creek Park Rezone Map





General Use Type

	Residential Single		Industrial
	Residential Multi		Indust./Res. Multi
	Res. Single/Res. Multi		Institutional
	Commercial		Institutional/Res. Multi
	Commercial/Industrial		Public
	Comm./Indust./Res Multi		Public/Institutional

Birchwood Neighborhood Areas 15 & 18 Columbia NH: Area 3

Change from Planned Industrial and Residential Single to Public.

2005 Neighborhood Plan
Amendment Process



City of Bellingham
Planning & Community Development
2005

CITY OF BELLINGHAM**PLANNING COMMISSION****FINDINGS OF FACT, CONCLUSIONS AND RECOMMENDATION**

October 20, 2005

PARK'S & RECREATION DEPARTMENT REQUEST TO CHANGE THE LAND USE CLASSIFICATION AND REZONE FROM INDUSTRIAL & RESIDENTIAL TO PUBLIC FOR TWO PARCELS OWNED BY THE CITY

OVERVIEW**SUMMARY**

As part of the 2005 Annual Neighborhood Plan Amendment / Rezone Process, the Bellingham Parks & Recreation Department requested a change in the Land Use Classification and rezone for approximately 35 acres – identified as Parcel A- in Area 15 of the Birchwood Neighborhood from Industrial to Public, and about 7 acres – identified as Parcel B- located in a portion of Area 18 of the Birchwood Neighborhood and a small portion of Area 3 of the Columbia Neighborhood from Residential to Public. A new Area 24 would be created for Parcel A in the Birchwood Neighborhood Plan; and a new Area 25 would be created for Parcel B in the Birchwood Neighborhood Plan. *(See Exhibit A. Location Map, attached.)*

LOCATION

Parcel A is located at 1001 Squalicum Parkway. It is bordered by Squalicum Parkway on the South and East sides. The west and northwest edge of this site is bordered by Lafayette Street. An undeveloped property lies to the southwest of Parcel A. The Bay to Baker Trail and Birchwood Park are to the northeast.

Parcel B is located in a small portion of Area 18 of the Birchwood Neighborhood and a small portion of Area 3 of the Columbia Neighborhood. This property contains approximately 740 linear feet of Squalicum Creek and encompasses a segment of the riparian corridor parallel to Squalicum Parkway. *(See Exhibit A. Location Map, attached.)*

MAJOR ISSUES

- none

PLANNING COMMISSION**RECOMMENDATION**

Approve the Neighborhood Plan Amendment Request & Rezone as proposed

BACKGROUND PRIOR TO HEARING

In 2002, the City of Bellingham purchased the property from Pacific Concrete, Inc. with 1990 Greenway Levy funds and with 1997 Beyond Greenway Levy funds. \$176,000 in value was donated; total purchase price was \$4.mm. The City was reimbursed with State grant funds (\$.5mm) in 2003 and is encumbered with a deed of right requiring perpetual use of the property for recreation. In January 2005, the Bellingham City Council approved the Master Plan for the site and adopted the official name "Squalicum Creek Park".

Master Plan

A master planning process for Parcel A of the subject properties began in 2004 and was completed in January 2005. Bellingham City Council approved the Master Plan and the official name "Squalicum Creek Park" in February of 2005. The master plan for Parcel A includes many elements typical of a community park, such as: lighted ball fields, playground and picnic facilities, community pavilion, volley ball court, basketball court, multi-use and open lawn areas, children's playground, fenced off-leash dog area, restroom facilities, entry drive and drop off area, parking and related storm water facilities, walking trails and trail connections to the regional trail systems. In addition, there will be educational opportunities provided as part of a passive park area such as interpretive viewpoints, a park entry overlook near Birchwood Park, an outdoor classroom area, forest restoration areas, a backyard wildlife display area, potential salmon enhancement area and an integrated environmental play and education area. Construction of Squalicum Creek Park Phase One is scheduled for March through October 2006. *(See Exhibit B. Squalicum Creek Park site plan.)*

Parcel B, immediately south of Squalicum Parkway, will continue to undergo creek-side restoration activities. There are no plans to develop this area.

DOCUMENTS CONSIDERED

- September 1, 2005 & October 20, 2005, Planning Commission Staff Reports
- 1995 Bellingham Comprehensive Plan
- Birchwood Neighborhood Plan
- Columbia Neighborhood Plan
- March 2005, Squalicum Creek Park Master Plan

PUBLIC HEARING

The Bellingham Planning Commission held a public hearing on September 1, 2005 and continued the hearing to October 20, 2005.

TESTIMONY

The testimony from the hearing and the Commission's deliberations are summarized in the minutes from the September 1, 2005 hearing and the continuation hearing October 20, 2005. (See Attachment 1.)

Written comments are part of the Commission's record and are in Attachment 2, (See Attachment 2.)

Based on the written record and public hearing, the Planning Commission makes the following:

FINDINGS OF FACT

- 1. APPLICANT / INITIATOR** The City of Bellingham,
Parks and Recreation Department
210 Lottie Street
Bellingham, WA 98227

Contact person Jonathan Schilk, Landscape Architect, Parks
and Recreation Department

2. PROPOSAL

The Bellingham Parks & Recreation Department requests a change in land use classification and rezone for approximately 35 acres –identified as Parcel A- in Area 15 of the Birchwood Neighborhood from Industrial to Public, Park; and about 7 acres – identified as Parcel B- in a portion of Area 18 of the Birchwood Neighborhood and a small portion of Area 3 of the Columbia Neighborhood from Residential, Low to Public, Park. A new Area 24 would be created for Parcel A and a new Area 25 would be created for Parcel B. Both areas would be located in the Birchwood Neighborhood and would become part of the Birchwood Neighborhood Plan.

3. BACKGROUND / HISTORY

In the 1870s, land clearing began on Parcel A when the property was incorporated into the Eldridge ranch as pasture and hay land. In 1908 the land was purchased by Charles Lind and used for gravel mining. Unexcavated portions of the area were used as an airport between 1928 and 1941. Gravel and sand mining by the Lind Gravel Company continued until 1974. Mining gradually displaced airfield and hay cropping activities during the 1930's. Pacific Concrete Inc. purchased the site in 1974 and continued mining gravel until the late 1970's. Their operations diversified into concrete production and pre-cast concrete products.

Bellingham purchased the property from Pacific Concrete Inc. in 2002 with 1990 Greenway Levy funds and with 1997 Beyond Greenway Levy funds. \$176,000 in value was donated; total purchase price was \$4.mm. The City was reimbursed with State grant funds (\$.5mm) in 2003 and is encumbered with a deed of right requiring perpetual use of the property for recreation. In January 2005, the Bellingham City Council approved the Master Plan for the site and adopted the official name "Squalicum Creek Park".

Neighborhood Meeting

As required by Bellingham Municipal Code, the Bellingham Parks and Recreation Department held a neighborhood meeting on August 18, 2005. Three individuals attended the meeting in addition to City staff from the Parks & Recreation Department and the Planning & Community Development Department. The neighborhood meeting was held in conjunction with a Park's Department meeting that focused on review of the proposed master plan for the park site during Phase One of development.

2005 Neighborhood Plan Amendment Process

- In 2005, the applicant submitted a request to change the Land Use Classification and rezone for the subject properties from Industrial to Public for Parcel A -the Pacific Concrete Site, and from Residential to Public for Parcel B.
- On January 26, 2004, Bellingham City Council considered the proposed rezone request and voted to forward the request to the Planning Commission for consideration as part of the 2005 Neighborhood Plan Amendment process.
- The applicant held a neighborhood meeting on August 18, 2005. Three citizens from the Birchwood and Columbia neighborhoods attended the meeting in addition to staff from the City Planning Department and Parks & Recreation Department.
- The Planning Commission held a public hearing on September 1, 2005 and continued the hearing to October 20, 2005.

3. NEIGHBORHOOD DESCRIPTIONS

The following text is contained in Areas 15 and 18 of the Birchwood Neighborhood Plan.

AREA 15

This area is currently utilized as a gravel pit and is designated as a Planned Industrial area. Future plans for the area should be designed with the Roeder Avenue extension in mind. Squalicum Creek flows near this area and its shoreline and flood plain should be protected as development occurs. A vegetated buffer should be encouraged where the property abuts residential uses.

Staff Analysis of site characteristics

Parcel A is approximately 35 acres and is primarily cleared and graded with the exception of second growth deciduous trees along the north and east property boundaries. The large open space is located in a depression below the surrounding homes and adjacent to Squalicum Parkway. Presently there are a number of buildings on the site. The park master plan includes removal of these buildings and remains of the former business operations. Pacific Concrete will demolish the concrete plant building, associated sheds, and the concrete slab within the building footprints.

AREA 18

Areas 18, 19, and 20 in the Birchwood Neighborhood are linear strips of properties that include the Squalicum Creek Channel. The optimum use for all three of the areas is open space; however, because the property is in private ownership, it is recommended that no development be allowed until the flood plain boundaries have been delineated by an ongoing study by the U.S. Department of Housing and Urban Development. For land use classification purposes, the areas have been designated the same as the adjacent properties in the Columbia Neighborhood. This was done because those uses are basically more compatible with the environmentally sensitive creek bottom area than are the more intensive uses in the Birchwood Neighborhood. Access to Squalicum Parkway should be designated with maximum traffic safety in mind.

The following text is contained in Area 3 of the Columbia Neighborhood Plan.

AREA 3

This area includes most of the Columbia Neighborhood. Virtually the entire area is platted into 5,000 square foot lots and is already developed, although there is an unrecorded subdivision along Northwest Avenue and Walnut Street between Connecticut and Illinois. There are also several un-platted areas of small ownerships, which are virtually all built upon in the southwestern corner of the neighborhood.

The predominant use throughout the area is single family. There are also two churches, a convalescent center, and several offices and other commercial uses along Elm Street and Northwest Avenue. The 1995 vacant land inventory

identified the potential for 80 additional dwelling units in the area, 47 of which are existing platted, vacant lots.

The area is bounded to the south and west by steep bluffs, with Squalicum Creek as the western boundary.

Staff Analysis of site characteristics

Parcel B lies within both Area 18 of the Birchwood Neighborhood and a portion of Area 3 of the Columbia Neighborhood. Presently undeveloped, Parcel B is dominated by a second-growth deciduous riparian corridor. The dominant species include Alder, Cottonwood, Big leaf Maple, Willows, Snowberry and Reed Canarygrass. Squalicum Creek traverses Parcel B. The creek is a State shoreline under the Shoreline Management Act (SMA). The City's Shoreline Management Plan (SMP) designates areas within 200 feet of Squalicum Creek as a Conservancy Environment 1 designation and prohibits clearing within 50 feet of the ordinary high water mark of the creek. Some activities are allowed within the 50' setbacks under the SMP including: public access, landscaping or minor channel improvements necessary to maintain the carrying capacity of the waterway. While these are allowed activities, the City does not plan to develop Parcel B. The Park Master Plan states this area is to remain in its natural state.

The City may require riparian buffer enhancement in exchange for any vegetation disturbance within 50 feet of Squalicum Creek. Buffer enhancement may include removal of invasive species and native plantings to increase visual screening, wildlife refuge, reduce noise impacts and increased shading. The Nooksack Salmon Enhancement Association (NSEA) has been removing noxious weeds in this area and adjacent areas along Squalicum Creek. No structures are proposed for Parcel B.

4. PLANNING COMMISSION AUTHORITY

Bellingham Municipal Code Title 20, Section 20.20.060 (A) specifies the need for a public hearing before the Planning Commission considers changes in land use classification request and prior to making its findings and recommendations to the City Council.

The Planning Commission and City Council must carefully evaluate requests to amend the comprehensive plan and neighborhood plans to determine if approval of the amendment would result in a clear public benefit. The City must find that the amendment meets the criteria found in BMC 20.20.060(D).

5. APPLICABLE CRITERIA (BMC 20.20.060(D))

The proposed amendment and rezone meets the required criteria identified in BMC 20.20.060(D):

- The proposed amendment / rezone bears a substantial relation to public health, safety, and welfare by providing a multi-use park site with a number of regulation fields, picnic areas, basketball court, community pavilion, play grounds for small children and other recreation areas valued by the community.
- The proposed amendment / rezone are consistent with the Growth Management Act (GMA) as the City is providing parks, trails, and open space to meet the recreation and leisure needs of the citizens of the City and larger area as required by state law.
- The proposed amendment / rezone are consistent with the County-wide Planning Policies (CWPP) as the City is providing a neighborhood park with associated trails, greenbelts and open space that enhance the "quality of life and sense of place" so highly valued by Bellingham's citizens. (CWPP 55, 56)
- The proposed amendment / rezone are consistent with Bellingham's Comprehensive Plan as the Public Classification is intended to apply to major parcels of land within the city limits which are owned by public agencies and used for public purposes.
- The proposed amendment / rezone will result in long-term benefits to the community as a whole and is in the best interest of the community. The proposed park will provide easy access to residents in the area and contribute towards meeting the recreation and leisure needs of the citizens of Bellingham and the larger community.

6. FACTORS TO BE ADDRESSED AS PART OF THE NEIGHBORHOOD PLAN AMENDMENT / REZONE PROCESS (BMC 20.20.060(C))

The proposed amendment and rezone meets the intent of the factors required to be addressed in the Neighborhood Plan Amendment Process and as identified in BMC 20.20.060(C):

- The proposed amendment / rezone are supported by existing goals and policies of Bellingham's Comprehensive Plan and the GMA as shown below:

Visions for Bellingham Goal Statements

Park, Recreation and Open Space Plan, Section 9, June 2005 update

- VB 61 - 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 are accomplished in part through developer contributions.

- VB 62 - Design and location of parks and recreation facilities recognize the demand for indoor as well as outdoor activities and the need for facilities that serve teenagers as well as younger children.... Parks are safe and well maintained, and where appropriate include lighting for evening recreation. Playgrounds and parks are available in all neighborhoods.
- LUG-4 Because infill is a major growth strategy, Bellingham devotes considerable energy in determining how to accommodate growth in existing neighborhoods in a manner that complements neighborhood character and builds on the pattern of planned park and open space systems.

The Public, Park General Use Type would support a diverse range of leisure and recreational uses consistent with park activities.

BMC 20.20.42.020(A)

Intent. The "Public" (P) general use type is intended to apply to major parcels of land within the city limits which are owned by public agencies and used for public purposes. The public general use type recognizes the fact that public agencies, in attempting to serve the general public, have unique needs which cannot be adequately addressed through standard zoning legislation....

The "Parks" Use Qualifier provides "for a diverse range of leisure and/or recreational activities. The term shall include accessory buildings and uses but is not intended for activities which normally attract large number of spectators."

- The proposed amendment and rezone are appropriate because circumstances have changed sufficiently since the adoption of the neighborhood plan to justify the proposed change. In 2002, the City of Bellingham purchased the property with the intent of establishing a park site for the adjacent neighborhoods and larger community.
- The proposed amendment and rezone are appropriate because a Master Plan has been developed for the subject property. Park uses are more consistent with the residential uses in adjoining neighborhoods than the former industrial use.
- The proposed amendment / rezone would promote a more desirable land use pattern for the adjacent neighborhoods and larger community. Park development would include a community pavilion, play and picnic areas, off-leash dog park, basketball court, connections to regional trails and the Squalicum Creek Park trail system.

Educational opportunities would be provided as part of the passive park and will consist of interpretive viewpoints, a park entry overlook near Birchwood Park, outdoor classroom area, forest restoration areas, and an integrated environmental play and education area. These and other uses will enhance adjacent residential areas and provide a desirable land use pattern.

- The proposed amendment / rezone would not have any negative impacts on other properties in the vicinity. Orientation of the park towards adjacent residential areas with trails and open space areas would enhance the quality of life for the adjoining neighborhoods. Park development would provide needed recreational opportunities for residents within walking distance of the park.

6. ADDITIONAL FINDINGS

1. The City of Bellingham is presently deficient of approximately 200 acres of industrially zoned land;
2. The loss of Parcel A as industrial land was considered at the time the City Council purchased the property in 2002 and approved the Squalicum Creek Master Plan. The decision makers concluded that land dedicated to a community park in the area was a valuable addition to the surrounding neighborhoods.
3. As part of the Urban Fringe Subarea Plan Update process, City and County staff are in the process of identifying potential areas where land zoned for industrial uses would be appropriate.
4. The adjacent parcel identified as Area 15 of the Birchwood Neighborhood is approximately 7 acres and zoned for industrial uses.
5. The City Planning and Community Development Department should keep an inventory of industrially zoned land and should update it annually.
6. A Determination of Non-significance was issued September 14, 2005

Based on the above Findings, the Planning Commission makes the following:

CONCLUSIONS

1. The proposed amendment / rezone are consistent with the goals and policy direction contained in the state Growth Management Act, County – wide Planning Policies, and Bellingham’s Comprehensive Plan.
2. With the purchase of the subject properties, the City will provide the citizens of the area and larger community with a multi-use park ensuring the long-term health, safety, and general welfare of the public.

3. The Squalicum Creek Master Plan for the subject property establishes how the subject property is to be developed as a park site with adjoining trails.
4. The proposed amendment and rezone are appropriate because circumstances have changed sufficiently in the area since the Birchwood and Columbia Neighborhood Plans were adopted to justify the proposed change.
5. The proposed amendment / rezone would result in a more desirable land use pattern for the adjacent neighborhoods and larger community.
6. The Squalicum Creek Park trail system would connect with regional trails serving Bellingham, its Urban Growth Area and rural Whatcom County.
7. Educational opportunities would be provided as part of the passive park and will consist of interpretive viewpoints, a park entry overlook near the Birchwood Park, outdoor classroom areas, forest restoration areas, and an integrated environmental play and education area. These and other uses will enhance adjacent residential areas and provide a desirable land use pattern.
8. Located in Parcel B, Squalicum Creek will be protected from residential development and possible impacts from industrial development.
9. With amendment / rezone approval, approximately 35 acres will be removed from the City's Industrial land supply inventory.
10. An industrial land supply inventory should be maintained and updated annually.
11. Squalicum Creek Park is the most appropriate use located in close proximity to residential development within the Birchwood and Columbia Neighborhoods.

FROM THE ABOVE CONCLUSIONS, THE PLANNING COMMISSION COMES TO THE FOLLOWING:

RECOMMENDATION

Approve the neighborhood plan amendment / rezone as requested and shown in the new areas described below.

BIRCHWOOD NEIGHBORHOOD PLAN

AREA 24

This area comprises approximately 35 acres and is the site of Squalicum Creek Park. In 2002, the City of Bellingham purchased the property from Pacific Concrete, Inc. with 1990 Greenway Levy funds and 1997 Beyond Greenway Levy funds. The City was reimbursed with State grant funds in 2003 and is encumbered with a deed of right requiring perpetual use for recreation on the site. In January 2005, the Bellingham City Council approved the Squalicum Creek Park Master Plan.

Development of the site offers an excellent opportunity to meet the City's growing demand for athletic fields, trails, and open space areas. In addition to athletic fields, other recreation uses include a community pavilion, picnic shelters, children's playgrounds, off-leash dog area, basketball court, connections to regional trails and the Squalicum Creek Park trail system.

Additional educational opportunities are provided as part of the passive park areas such as interpretive viewpoints, a park entry overlook near Birchwood Park, an outdoor classroom area, forest restoration areas, a backyard wildlife display area, and an integrated environmental play and education area.

AREA 25

Area 25 is owned by the City of Bellingham. It is approximately seven acres and comprises a linear strip of property that includes a portion of the Squalicum Creek Channel. Presently this area is undeveloped and is dominated by a second-growth deciduous riparian corridor. The dominate species in this area include Alder, Cottonwood, Big-leaf Maple, Willows, and Reed Canary-grass. The optimum use of this property is open space. The Squalicum Creek Park Master Plan states this area is to remain in its natural state.

Birchwood Neighborhood Table of Zoning Regulations

Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
24	Public	Park	N/A	Squalicum Creek Park Master Plan	Squalicum Creek Park Master Plan	None
25	Public	Park	N/A	Squalicum Creek Park Master Plan	Squalicum Creek Park Master Plan	None

ADOPTED this 15th day of November 2005

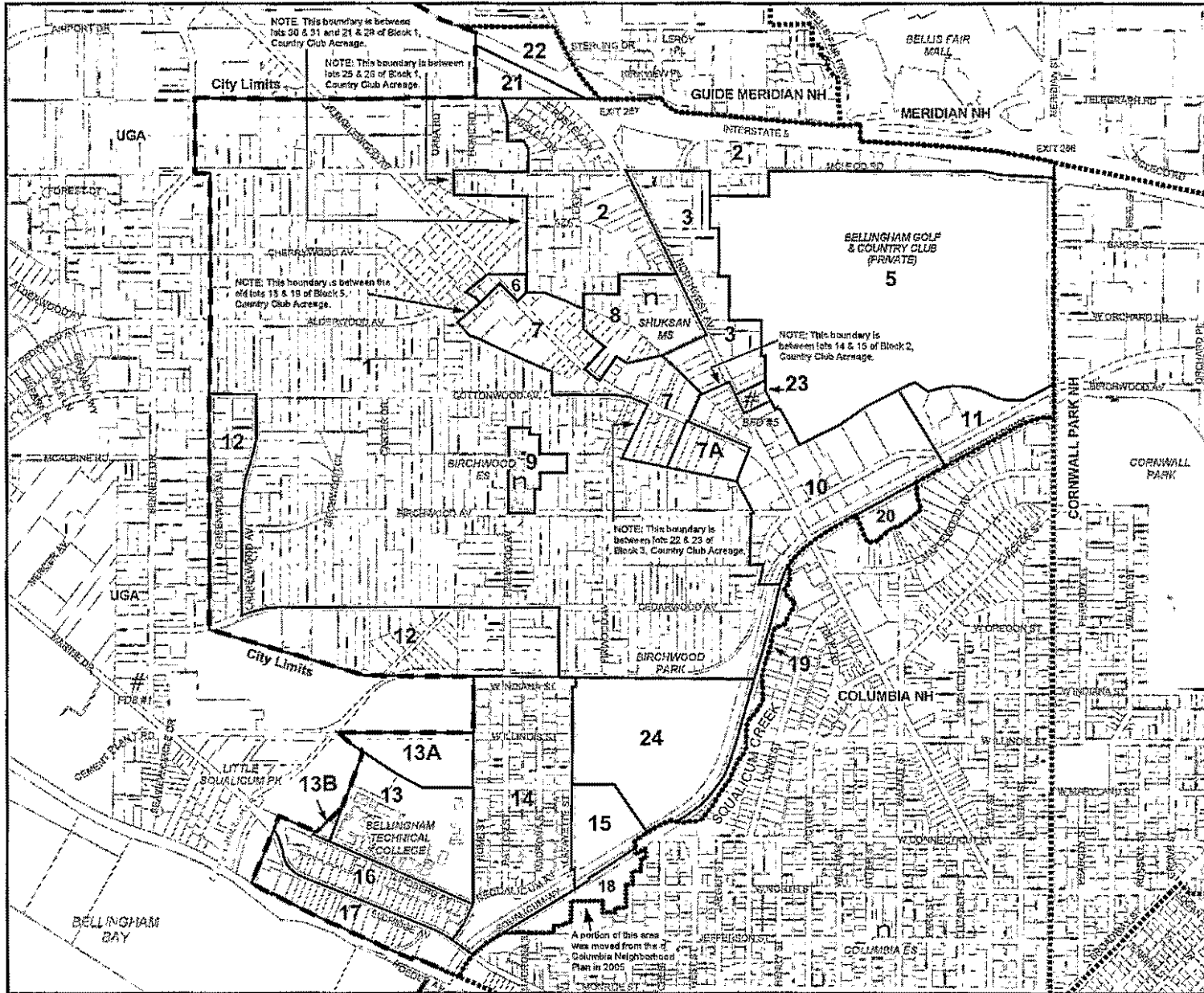
Juan L. Beardsley
Chairperson

ATTEST: *Jiona Buck*
Recording Secretary

APPROVED AS TO FORM:

Office of the City Attorney

EXHIBIT 3



BIRCHWOOD NEIGHBORHOOD LAND USE

Legend:

AREA	LAND USE DESIGNATION
1	Residential Single, Low Density
2	Residential Single, Medium Density
3	Residential Multi, High Density
5	Residential Multi, High Density
6	Commercial
7	Residential Multi, High Density
7A	Residential Multi, High Density
8	Public
9	Public
10	Commercial
11	Residential Multi
12	Residential Single, Low Density
13	Public
13A	Public
13B	Public
14	Residential Multi, Medium Density
15	Industrial
16	Residential Single, Medium Density
17	Residential Multi, Low Density
18	Public
19	Residential Single, Low Density
20	Residential Single, Low Density
21	Residential Multi, High Density
22	Commercial
23	Public
24	Public

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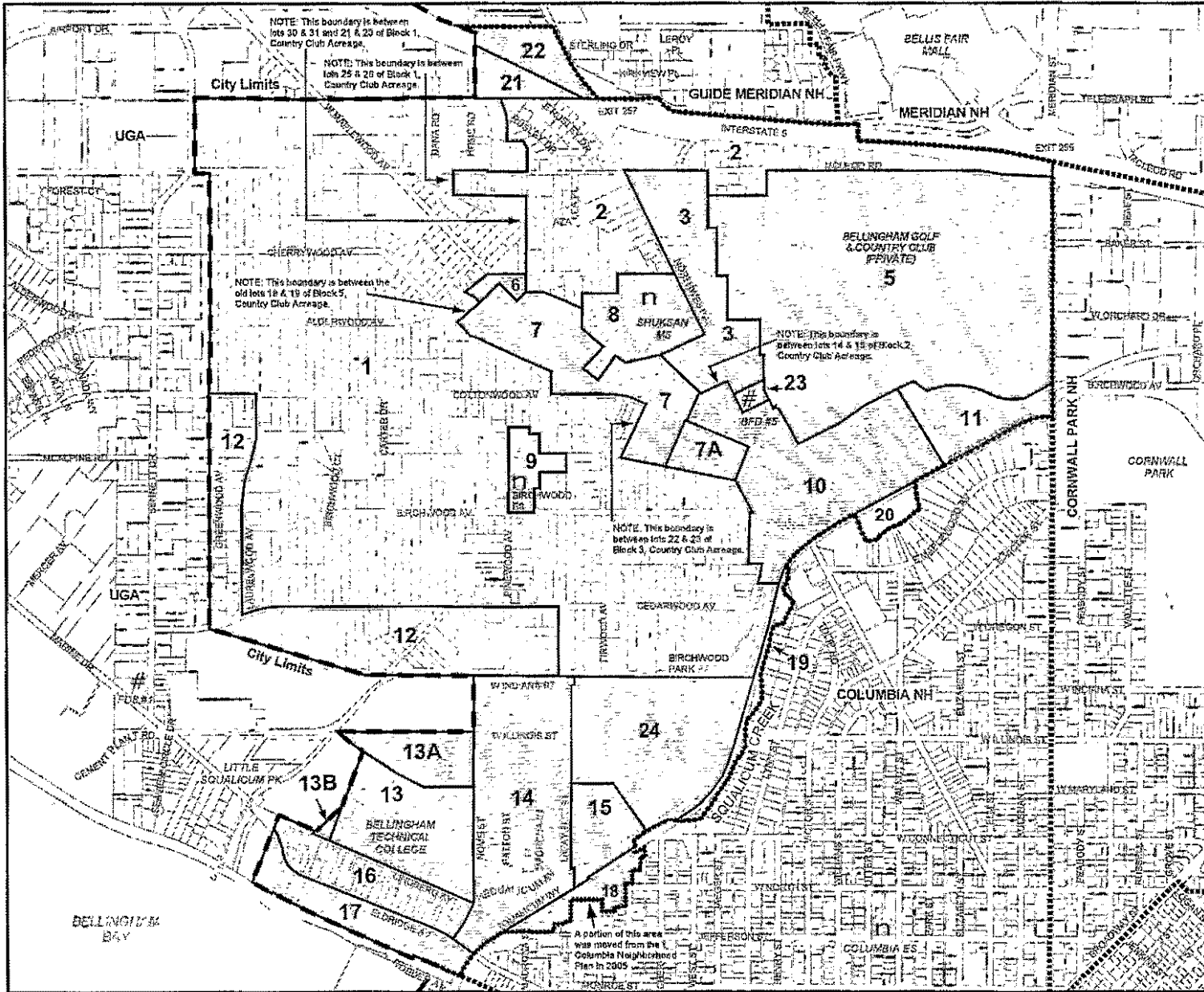

 City of Bellingham
 Planning Department
 2005

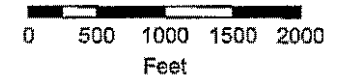
EXHIBIT 4



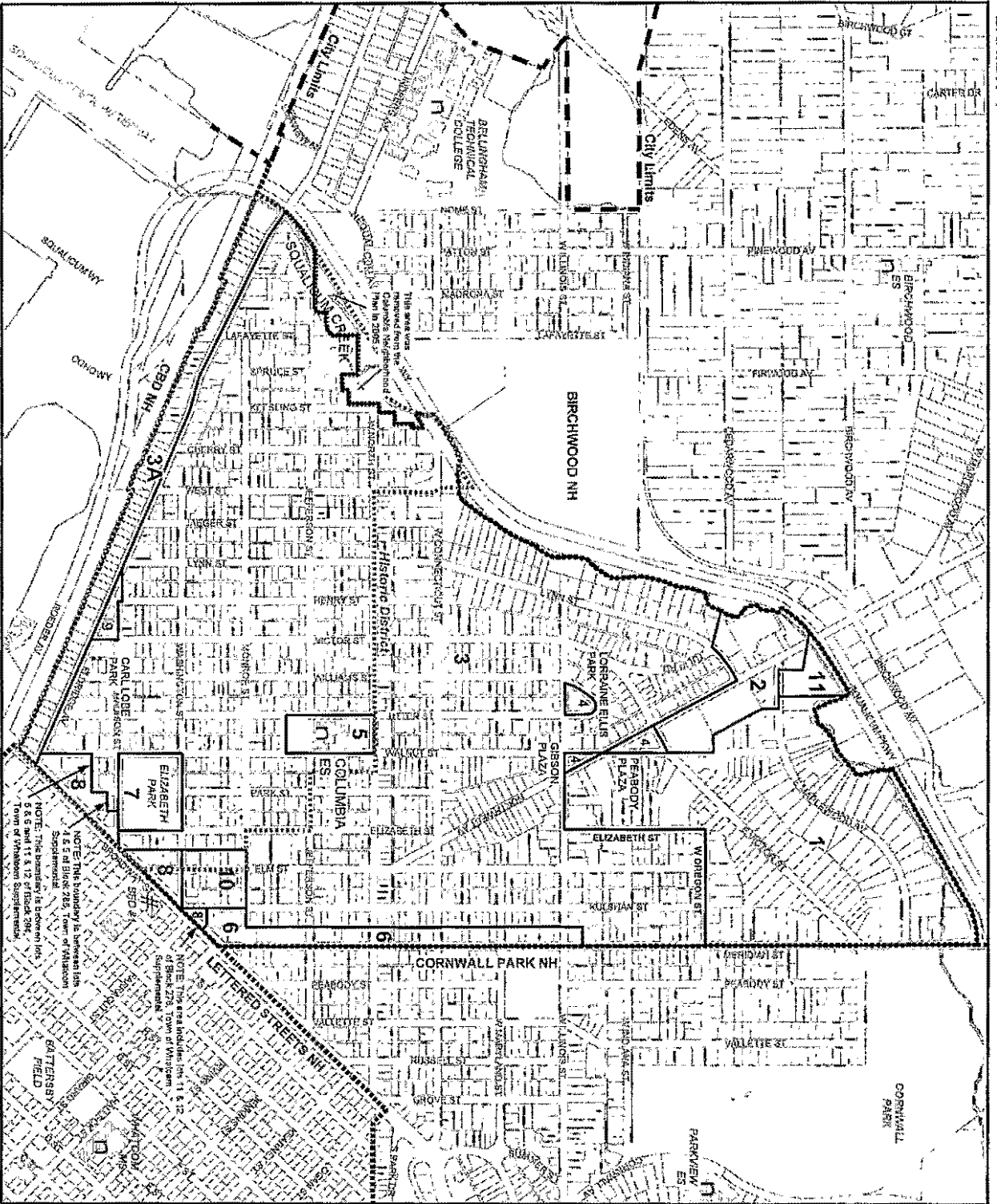
BIRCHWOOD NEIGHBORHOOD ZONING

Legend:

AREA	ZONING DESIGNATION
1, 2	Residential Single
3	Residential Multi
5	Planned Res. Multi
6	Neighborhood Commercial
7, 7A	Planned Res. Multi
8	Public
9	Public
10	Planned Commercial
11	Planned Res. Multi
12	Residential Single
13	Public
13A	Public
13B	Public
14	Residential Multi
15	Planned Industrial
16	Residential Single
17	Residential Multi
18	Public
19-20	Residential Single
21	Planned Res. Multi
22	Planned Commercial
23	Public
24	Public



City of Bellingham
Planning Department
2005



COLUMBIA NEIGHBORHOOD LAND USE

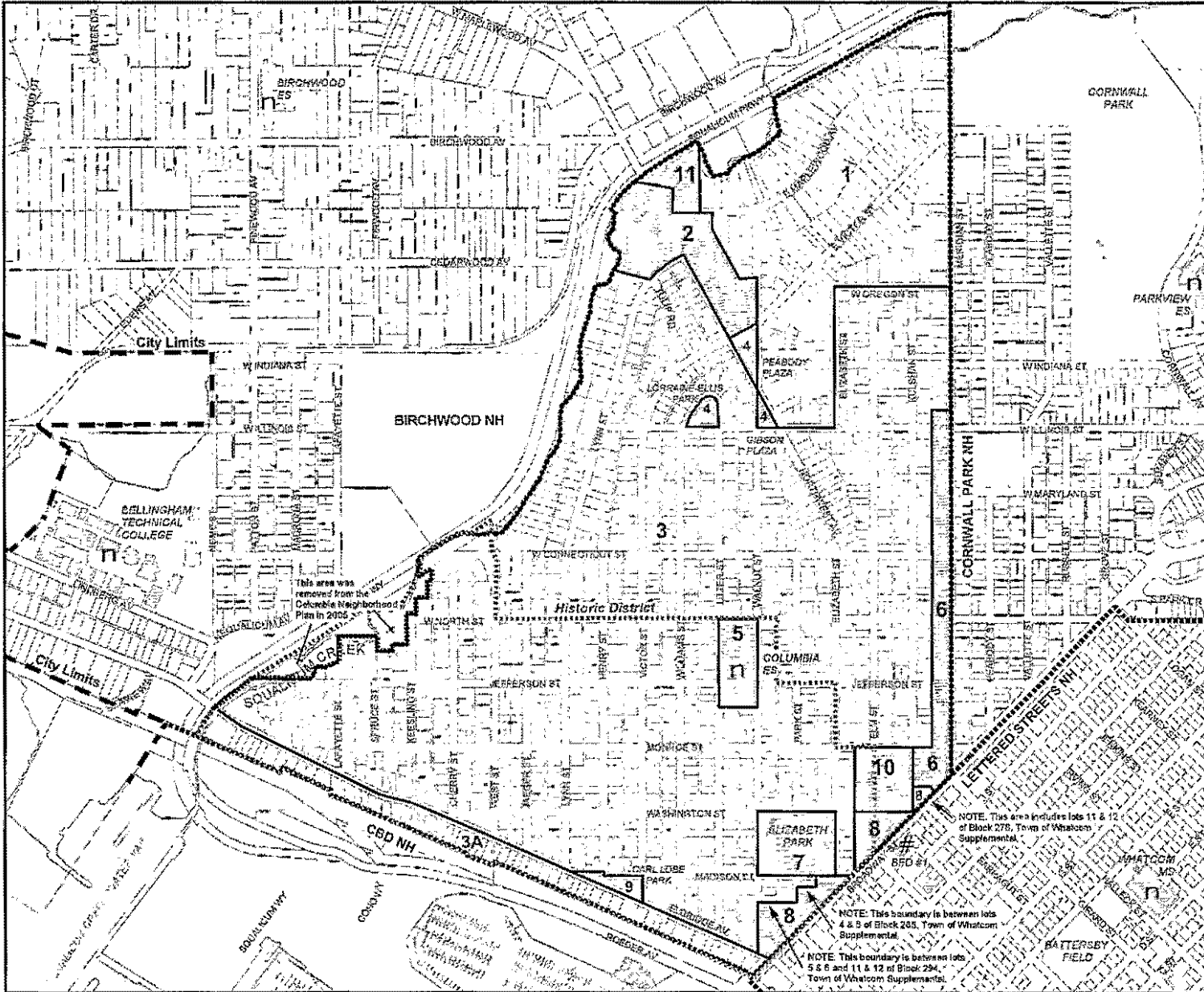
Legend:

- | AREA | LAND USE DESIGNATIONS |
|------|------------------------------------|
| 1 | Residential Single, Low Density |
| 2 | Commercial |
| 3 | Residential Single, Medium Density |
| 3A | Residential Single, Medium Density |
| 4 | Public |
| 5 | Public |
| 6 | Commercial |
| 7 | Public |
| 8 | Residential Mult, High Density |
| 9 | Public |
| 10 | Residential Mult, High Density |
| 11 | Residential Mult |



City of Burlington
Planning Department
2005

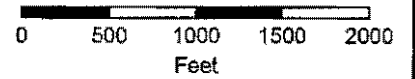
EXHIBIT 6



COLUMBIA NEIGHBORHOOD ZONING

Legend:

AREA	ZONING DESIGNATIONS
1	Residential Single
2	Neighborhood Commercial
3,3A	Residential Single
4,5	Public
6	Planned Commercial
7	Public
8	Residential Multi
9	Public
10,11	Residential Multi



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