

ORDINANCE NO. 2010-12-074

AN ORDINANCE RELATING TO BELLINGHAM'S COMPREHENSIVE PLAN, REPLACING THE EXISTING GUIDE MERIDIAN/CORDATA AND MERIDIAN NEIGHBORHOOD PLANS AND TABLES OF ZONING REGULATIONS (BMC 20.00.080 AND 20.00.110) WITH THE NEW MERIDIAN NEIGHBORHOOD PLAN AND TABLE OF ZONING REGULATIONS (BMC 20.00.110) AND A NEW CORDATA NEIGHBORHOOD PLAN AND TABLE OF ZONING REGULATIONS (BMC 20.00.045) TO REFLECT THE NEW BOUNDARIES AND AMENDING BELLINGHAM MUNICIPAL CODE CHAPTER 20.10.025 TO REFLECT THE NEW SUBAREA LABELING.

WHEREAS, the City of Bellingham has adopted 25 neighborhood plans as a component of the Bellingham Comprehensive Plan, including the Cordata and Meridian Neighborhoods; and

WHEREAS, the City has a process to amend the comprehensive plan and the neighborhood plans once per year in accordance with BMC 20.20.060 and BMC 21.10.150; and

WHEREAS, the Planning Director docketed review of Bellingham's northern neighborhood boundaries as part of the 2009 Comprehensive Plan Amendment process; and

WHEREAS, on October 22, 2009, the Bellingham Planning Commission conducted a public hearing and approved an initial staff proposal to modify the northern neighborhood boundaries; and

WHEREAS, a neighborhood meeting was held with the Guide Meridian/Cordata and Meridian neighborhoods on April 27, 2010; and

WHEREAS, the Guide Meridian/Cordata and Meridian neighborhoods support the proposal, which will result in a clear public benefit by reducing the size of the neighborhoods and more accurately naming the neighborhoods, as well as updating information and references; and

WHEREAS, the responsible official reviewed the proposed amendments under the procedures of the State Environmental Policy Act, and an Adoption of Existing Environmental Document was issued on June 14, 2010; and

WHEREAS, the Bellingham Planning Commission held a public hearing on July 15, 2010 and determined that the proposal complies with, and will implement, the goals and policies of the Bellingham Comprehensive Plan; and

WHEREAS, the Bellingham Planning Commission recommended approval of the proposed amendments to replace the Guide Meridian/Cordata Neighborhood with proposed changes the Meridian Neighborhood Plan and Table of Zoning Regulations, and creation of the new

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Cordata Neighborhood Plan and Table of Zoning Regulations and thereafter, made Findings, Conclusions and Recommendation for adoption of the amendments; and

WHEREAS, the Bellingham Planning Commission recommended revisions to Bellingham Municipal Code 20.10.025 that are necessary to reflect the proposed neighborhood subarea numerical labels; and

WHEREAS, the Bellingham City Council held a public hearing on October 11, 2010 to consider the proposed amendments; and

WHEREAS, the Bellingham City Council finds that the proposal complies with BMC 20.19.030 and BMC 20.20.060 for Rezones and Neighborhood Plan Amendments; and

WHEREAS, the Bellingham City Council agrees with and hereby adopts the Findings of Fact, Conclusions and Recommendations of the Bellingham Planning Commission; and

NOW THEREFORE, THE CITY OF BELLINGHAM DOES ORDAIN:

Section 1: The City Council adopts the Planning Commission's Finds of Fact, Conclusions, and Recommendations as shown in Exhibit A.

Section 2: The Guide Meridian/Cordata Neighborhood Plan and the Meridian Neighborhood Plan are hereby repealed in their entirety.

Section 3: The Guide Meridian/Cordata Neighborhood Table of Zoning Regulations, Bellingham Municipal Code 20.00.080, and the Meridian Neighborhood Table of Zoning Regulations, Bellingham Municipal Code 20.00.110, are hereby repealed in their entirety.

Section 4: The Meridian Neighborhood Plan is hereby adopted as shown in Exhibit B.

Section 5: The Meridian Neighborhood Land Use Map is hereby adopted as shown in Exhibit C.

Section 6: The Meridian Neighborhood Table of Zoning Regulations, Bellingham Municipal Code 20.00.110, is hereby adopted as shown in Exhibit D.

Section 7: The Meridian Neighborhood Zoning Map is hereby adopted as shown in Exhibit E.

Section 8: The Cordata Neighborhood Plan is hereby adopted as shown in Exhibit F.

Section 9: The Cordata Neighborhood Land Use Map is hereby adopted as shown in Exhibit G.

Section 10: The Cordata Neighborhood Table of Zoning Regulations, Bellingham Municipal Code 20.00.045, is hereby adopted as shown in Exhibit H.

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Section 11: The Cordata Neighborhood Zoning Map is hereby adopted as shown in Exhibit I.

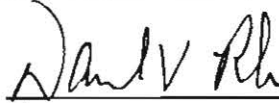
Section 12: Bellingham Municipal Code Section 20.10.025 is amended as shown in Exhibit J:

PASSED by the Council this 13th day of December, 2010.



Council President

APPROVED by me this 16th day of December, 2010.

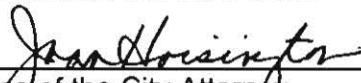


Mayor

ATTEST: 

Finance Director

APPROVED AS TO FORM:



Office of the City Attorney

Published:

December 17, 2010

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Exhibit A

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1
2 **BELLINGHAM PLANNING COMMISSION FINDINGS OF FACT,**
3 **CONCLUSIONS, AND RECOMMENDATIONS**

4
5 **JULY 15, 2010**

6
7 **DRAFT FOR REVIEW**

8
9 **SUMMARY**

10
11 Following the public hearing and deliberation on the proposed amendments to modify the
12 existing Meridian Neighborhood Plan, zoning table and maps, and create a new Cordata
13 Neighborhood, from the existing Guide Meridian/Cordata Neighborhood, including a new plan,
14 zoning table and maps, the Bellingham Planning Commission has determined that the proposed
15 amendments comply with, and will implement, the goals and policies of the Bellingham
16 Comprehensive Plan and should be adopted.

17
18 **I. FINDINGS OF FACT**

19 **1. Project Description:**

20
21 In response to neighborhood association requests to reduce the size and revise the boundaries
22 of the Guide Meridian/Cordata and Mount Baker Neighborhoods, the City initiated a review of
23 Bellingham's northern neighborhood boundaries as part of the 2009 Comprehensive Plan
24 amendment process. On October 22, 2009, Planning Commission conducted a public hearing
25 and approved a staff proposal to modify the northern neighborhood boundaries. The technical
26 work associated with the new boundaries was broken into two parts. The amendments to be
27 considered today will accomplish the following:

- 28
29 1) Replace the existing Guide Meridian/Cordata Neighborhood with the Cordata
30 Neighborhood and enlarge the Meridian Neighborhood to more accurately reflect the use
31 and shared issues of the residents and businesses within those areas. Update
32 information and references contained in the Meridian Neighborhood plan and create a
33 new Cordata Neighborhood plan.
34
35 2) Create a new section in the Bellingham Municipal Code (BMC), BMC 20.00.045 Cordata
36 Neighborhood Table of Zoning Regulations, for the newly created Cordata
37 Neighborhood. Delete/Remove the zoning table of BMC 20.00.080 Guide
38 Meridian/Cordata Neighborhood Table of Zoning Regulations. Modify the zoning tables
39 of BMC 20.00.110 Meridian Neighborhood Table of Zoning Regulations to reflect the
40 revised boundaries and new area numbers.
41
42 3) Modify and update the maps and the plan in the Meridian Neighborhood Plan and create
43 new maps and a plan for the Cordata Neighborhood to reflect the revised boundaries
44 and new area numbers.
45
46
47
48

1 **2. Background Information/Procedural History:**

2
3 The size of Bellingham's northern neighborhoods has become unwieldy and over-sized because
4 of successive annexations. Residents, property owners, business owners and neighborhood
5 groups requested that the City evaluate the northern boundaries in an effort to make it easier to
6 organize neighborhoods around shared goals and common interests.
7

8 The Planning Director docketed review of Bellingham's northern neighborhood boundaries as
9 part of the 2009 Comprehensive Plan Amendment process. The revised boundary adjustment
10 proposal was approved by the Planning Commission following a public hearing on October 22,
11 2009.
12

13 A combined neighborhood meeting for both the proposed Cordata Neighborhood and the
14 proposed changes to the Meridian Neighborhood boundary was held at the Birchwood
15 Presbyterian Church on April 27, 2010. Planning Commission conducted a work session for
16 these proposals on June 24, 2010. All property owners within the Guide Meridian/Cordata and
17 Meridian Neighborhoods were notified of the neighborhood meetings and the Planning
18 Commission public hearing.
19

20 The proposal was presented at the June 16, 2010 Mayor's Neighborhood Advisory Committee
21 (MNAC) meeting and MNAC recommended the Planning Commission approve the proposals.
22

23 **3. Public Comment:**

24
25 Notice of the Planning Commission hearing was mailed to all property owners within the existing
26 Guide Meridian/Cordata and Meridian Neighborhoods, neighborhood representatives and
27 associations, and Washington State Department of Commerce. The notice was also published
28 in the Bellingham Herald.
29

30 Neighborhood presentations on the boundary adjustment were favorably received. There were
31 no formal public comments received.
32

33 **4. State Environmental Policy Act (SEPA) Determination if applicable:**

34
35 The project was issued an adoption of existing environmental document under the provisions of
36 WAC 197-11-630.
37

38 **5. Consistency with the Bellingham Comprehensive Plan:**

39
40 The proposed amendments are consistent with the City's Comprehensive Plan, Growth
41 Management act and county-wide planning policies, and will be of benefit to the residents and
42 business owners within the area, as well as to the community.
43

44 **6. Analysis under BMC 20.20.060.C**

45
46 The Planning Commission reviewed the proposals against the comprehensive plan amendment
47 criteria consistent with Bellingham Municipal Code 20.20.060 C.
48
49

II. CONCLUSIONS:

Based on the staff report and the information presented at the public hearing, the Planning Commission concludes that the proposals satisfy the criteria for neighborhood plan amendments consistent with BMC 20.20.060 C. as follows:

1. The proposal is consistent with the Bellingham Comprehensive Plan and State Growth Management Act. Revising the boundaries to better reflect the current use and zoning of this neighborhood, and updating information and references will result in a public benefit to the residents and business owners within the area, and the neighborhood associations that represent.
2. Since 1985, all land annexed to Bellingham has moved into the City's northern neighborhoods, except for a small parcel in the Yew Street area, resulting in the northern neighborhoods being some of the largest in the city.
3. The proposed amendments do not change the land use designations or effect density.
4. The proposed amendments do not have any impact on land use patterns nor do they have an environmental impact.
5. The proposal is not a site specific proposal; therefore, the requested changes to the neighborhood plans, zoning tables and maps will not have an effect on current use of other properties in the vicinity.

The Planning Commission also concludes:

1. The proposed amendments to the Meridian Neighborhood and creation of the Cordata Neighborhood from the existing Guide Meridian/Cordata Neighborhood, and updating the information and references contained therein will result in a clear public benefit by reducing the size of the neighborhood to be easier to organize around shared goals and common interests;
2. The proposed amendment bears a substantial relation to public health, safety, and welfare;
3. The proposed amendment is consistent with the Growth Management Act;
4. The proposed amendment is consistent with the countywide planning policies;
5. The comprehensive plan will be internally consistent;
6. The proposed amendment will result in long-term benefits to the community as a whole and is in the best interest of the community; and
7. The proposed amendments comply with, and will implement, the goals and policies of the Bellingham Comprehensive Plan.

1 8. All code references to specific subarea references must be changed to correspond to
2 the proposed Land Use and Zoning maps for each neighborhood.
3
4

5 **III. RECOMMENDATIONS:**
6

7 Based on the findings and conclusion, the Bellingham Planning Commission recommends
8 that the City Council approve the attached ordinance that:
9

- 10 • Repeals the Guide Meridian/Cordata Neighborhood Plan and Table of Zoning
11 Regulations.
12 • Amend the Meridian Neighborhood Plan and Table of Zoning Regulations (BMC
13 20.00.110).
14 • Adopts the Cordata Neighborhood Plan and Table of Zoning Regulations (BMC
15 20.00.045).
16 • Amends BMC 20.10.025 to reflect the proposed numbering system of specific
17 subareas.
18
19

20
21 ADOPTED this 15th day of July, 2010.
22

23 Thomas J. Ranell
24 *Planning Commission Chairperson*
25
26

27
28
29
30 ATTEST: Debbie Steen
31 *Recording Secretary*
32
33

34
35
36 APPROVED AS TO FORM:
37 Alan A. [Signature]
38 *City Attorney*
39

Exhibit B – Meridian Neighborhood Plan

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MERIDIAN NEIGHBORHOOD PLAN

I. NEIGHBORHOOD CHARACTER

The Meridian Neighborhood is located in the northern area of the City and currently extends from the northern City limits to Interstate 5 to the south and is situated between the Cordata Neighborhood to the west and King Mountain Neighborhood to the east. The Meridian Neighborhood contains a combination of land use zoning designations consisting of Commercial, Industrial, and Residential. A majority of the commercial and industrial zoned properties within the neighborhood have been developed with commercial uses since the neighborhood's inception.

The Bellis Fair area is situated in the southern/central portion of the Meridian Neighborhood near Interstate 5 and is considered a regional retail area. Additionally, this area is designated as a future District Urban Center and ranked as a Tier 3 Urban Village in Bellingham's Comprehensive Plan. The eastern portion of the neighborhood along W. Bakerview Road is primarily zoned for commercial and industrial uses and is recognized as a "gateway" into the City of Bellingham because of its close proximity to Interstate 5 and the Bellingham International Airport. Several properties within this area have been developed with commercial uses on the south side of W. Bakerview Road and it is anticipated that the properties on the north side of W. Bakerview Road will be developed in the next planning period.

Two major transportation corridors traverse the neighborhood, providing access to a network of roads that serve Meridian's commercial centers, residential developments on its periphery, and adjoining neighborhoods. Meridian Street provides the most direct route from the north to Bellingham, and links the city to areas north in Whatcom County and the Canadian Border. Bakerview Road is the principal east-west arterial providing direct access to the Bellingham International Airport and adjacent industrial and commercial areas to the west, and to the industrial corridor along Hannegan and Bakerview Roads to the east.

The Meridian Neighborhood lies in the Squalicum Creek, Spring Creek, Silver Creek, and Baker Creek drainage basins. Baker Creek and its tributary flows east to west through the eastern portion of the neighborhood generally between East Bakerview Road and McLeod Road. Spring Creek and the many unnamed tributaries, a major tributary of Baker Creek, flow from the northeast through the center of the neighborhood diagonally into Baker Creek at the southwestern portion of the neighborhood. Tributaries to Silver Creek are present in the northern most portion of the neighborhood adjacent to Meridian Street.

As a result of significant development in the neighborhood, portions of Silver and Baker Creeks and their tributaries are conveyed in a pipe system within the neighborhood boundary. Some natural vegetation and clusters of conifers and deciduous trees can be found along the open creek beds where development has been reviewed under the critical areas ordinance. Wetlands associated with the creek corridors will continue to be important for floodwater attenuation, fish habitat, and water quality.

HISTORY

The Meridian Neighborhood was created in 1997 when the Bellingham City Council approved a revision to the boundaries of the Guide Meridian Neighborhood and created a new neighborhood. Both neighborhoods have had significant growth over the years as a result of approved annexation proposals, which incorporated properties from the City's Northern Urban Growth Area. In 2008, the Guide Meridian Neighborhood officially became known as the Guide Meridian/Cordata Neighborhood (GM/CN) upon the request of the neighborhood association and approved by the Bellingham City Council.

In 2010, the City of Bellingham further refined the boundaries of the Meridian Neighborhood and incorporated portions of the GM/CN in order to group similar land use designations and recognize future development /redevelopment potential in the northern area of the City. As a result of this boundary change, the GM/CN name was changed to the Cordata Neighborhood, common land use designations were combined, and the neighborhoods better reflected the built environment. Additionally, the changes in neighborhood boundaries improved the City's ability to plan comprehensively to ensure that growth and development occurred in accordance with the City's adopted Comprehensive Plan.

II. OPEN SPACE

The intensive commercial pattern of development in the neighborhood limits the kinds of open space opportunities to greenbelts along the streams and natural drainage channels. Several tributaries of Baker Creek, including Spring Creek, traverse the neighborhood and serve an important hydrological function, as well as providing an opportunity for a lineal greenbelt open space system through the area. As development adjacent to West Bakerview Road and Northwest Avenue has occurred, easements for public access have been provided.

In July 1985, the City acquired a 2.5-acre open space area as part of the Ankar Subdivision. The area includes parcels D and E of the Ankar Short Plat. In 1996, a conservation easement was established downstream of the Ankar site including 1.8 acres along Spring Creek. Additional greenbelt open spaces should be acquired and developed along Spring Creek as development occurs. Additional open space was established along Spring Creek, south of East Kellogg Road with the Canan Subdivision.

As regulated streams, Baker, Silver, and Spring Creeks and their tributaries will continue to be protected with adequate stream buffers. These open space areas should be incorporated into site planning as development occurs. Whenever feasible, significant trees located adjacent to these creeks should be preserved and incorporated into the open space landscaping pattern of future development.

The neighborhood does not have an active recreational park. Trail corridors have been established with development through conservation and access easements. Urban open space areas are encouraged with development.

Goal No. 1 Non-motorized circulation should be encouraged by the development of a north/south trail along the Spring Creek corridor with the connections to pedestrian walkway linking commercial and residential development. A trail should be developed between Northwest Road and Cordata Parkway/Bellis Fair Mall, parallel to and south of West Bakerview Road.

Goal No. 2 Greenbelt open spaces should be preserved along the streams and natural drainage channels as development occurs.

Goal No. 3 Landscaping should be maintained and/or provided along Interstate-5 as development occurs in the neighborhood to provide an attractive view from the freeway and buffer development from the freeway.

Goal No. 4 Wherever feasible, significant existing trees should be preserved and incorporated into the site design and open space/landscaping patterns of future development.

III. PUBLIC FACILITIES

Drainage

The Meridian Neighborhood lies in the Squalicum Creek drainage basin, and the Baker/Spring Creek Sub-Basin. Baker Creek, Spring Creek and several of their unnamed tributaries traverse the neighborhood. As part of a larger area, the neighborhood is served by regional storm water facilities located at Telegraph Road east of Deemer, Hannegan Road north of Bakerview Road, and detention ponds located within the Cordata Business Park. These facilities have been accounted for within the Watershed Master Plan (1995) and play a valuable role in lowering the risk of flooding within the area.

The creeks running through the neighborhood have been impacted by intensive commercial development, and portions of these creeks are now almost entirely conveyed in a pipe system. The unnamed tributary of Baker Creek flows behind Home Depot store, east of Meridian Street between East Bakerview Road and Telegraph

Road. Spring Creek and its tributaries are the primary drainage for the majority of the neighborhood area. The lower portions of the Spring Creek system have been significantly altered. Existing channelization and encroachment has degraded the system particularly in the developed Meridian Street corridor. Some downstream channels have little function other than providing conveyance. Upper portions of the streams, as they diverge from Meridian Street, are more pristine and have greater resource value. Future development in these areas must be designed to maintain these areas to the greatest extent possible.

The City of Bellingham Watershed Master Plan (1995) indicates that Baker Creek and its tributaries have natural storage areas within their channels and associated wetlands. Natural storm water storage areas should be maintained to aid in the prevention of downstream flooding. All development must comply with the Watershed Master Plan and its regulating ordinance. Those areas within FEMA designated flood areas must comply with floodplain requirements.

Storm water runoff from impervious surfaces associated with commercial development along McLeod Road, Bakerview Road, Telegraph Road, and Meridian Street typically contribute a substantial amount of nonpoint pollution. On site storm water retention facilities should be installed at planned developments to maintain storm water peak run-off rates no greater than pre-development levels. New development should also include swales to improve sediment removal and biological uptake. Efforts should be made to preserve wetland areas for their water quality enhancement function.

Storm water management for large developments generally include requirements for detention, water quality and erosion control. It is the policy of the City to encourage innovative strategies in dealing with the management of storm water. To the greatest extent possible, facilities should be designed to maximize the amount of property that may be served and lower overall maintenance. Property owners are encouraged to participate in development of joint facilities for storm water management. Redesign and improvements to existing storm water facilities to improve water quality should be incorporated in future public and private projects whenever possible. These storm water facility improvements should be funded with public/private resources.

Goal No. 5 The Baker Creek flood plain and its tributaries should be maintained in their natural condition to provide channel storage for stormwater run-off.

Comprehensive Water and Sewer Plan

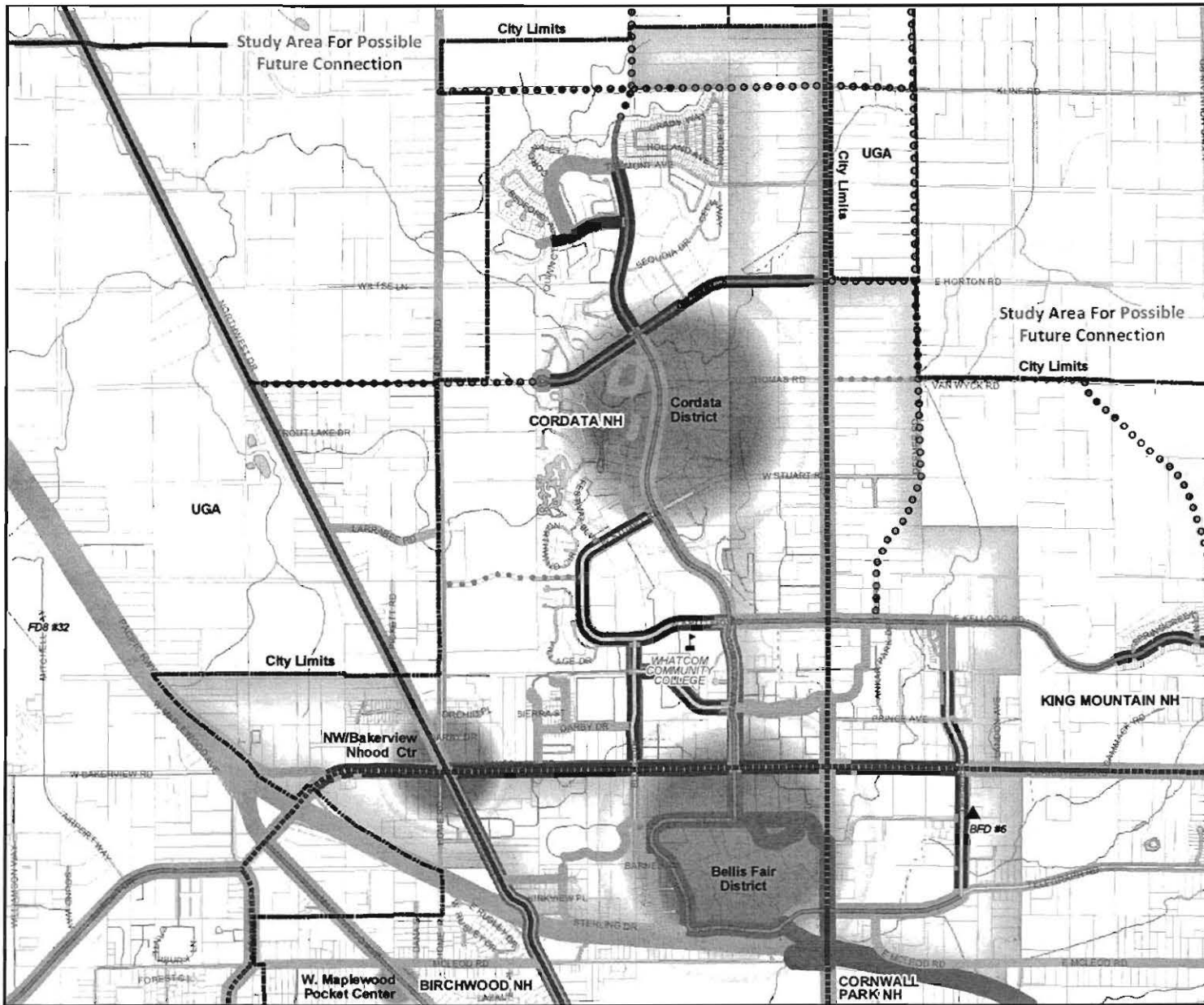
Water and Sewer facilities are continually evaluated to ensure existing services are maintained, upgraded, and future needs can be met to accommodate Bellingham's projected population growth. As part of the City Comprehensive Plan, the City has developed a comprehensive water and sewer plan, which manages the City's water and sewer system and provides a detailed list of projected public improvements necessary to provide and maintain existing and future service needs throughout the City.

Water

The Meridian Neighborhood is served by two water pressure zones. The North 276 zone supplies water and fire flow to areas south of Bakerview Road, and the Cordata 350 pumped pressure zone services areas to the north of Bakerview Road with both domestic water and fire flow. The water main distribution system will accommodate continued growth within this neighborhood. Some minor system improvements may need to occur in order to account for increased demands from infill and from the possible expansion of existing commercial facilities. Those improvements will be required as development occurs.

Sanitary Sewer

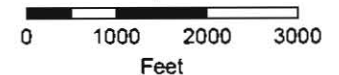
This neighborhood is served by a sanitary sewer trunk line extending north along Meridian Street, which flows into the Squalicum Creek interceptor south of Interstate-5 to Roeder Avenue. The facilities are generally in good condition. The installation of new sanitary lateral and submains will be a requirement for development within the remaining vacant areas. Adequate sewer capacity for development outside the Meridian Neighborhood is a concern within this area as several existing trunk mains may need replacement to accommodate total build out scenarios. Sewer mains within Areas 17 and 18 and north of Bakerview Road along Meridian Street have been identified as requiring upsizing when specific levels of development occur upstream. These facility improvements would not inhibit growth in this neighborhood specifically, but future development may be impacted during the replacement program.



MERIDIAN NEIGHBORHOOD CIRCULATION

Legend

- City Limits
- Urban Growth Area
- Neighborhood Bndy.
- Growth Forum Villages
- Fire Stations
- Schools
- Bike Routes**
 - Marked Bike Lane Routes
 - Other Bike Routes
 - Bike Friendly Trails
 - Other Trails
- Transit Routes**
 - Peak Frequency Route
 - Standard Route
- Arterial Street Classification**
 - Primary Route ●●●● (Proposed)
 - Primary Truck Route
 - Secondary Route ●●●● (Proposed)
 - Secondary Truck Route
 - Collector Route ●●●● (Proposed)
 - Interstate 5
 - Other Streets
 - Railroad



City of Bellingham
Planning Department
2010

IV. TRANSPORTATION CIRCULATION

The Meridian Neighborhood's transportation system provides direct routes to Bellingham from the north, east and west. Interstate 5 marks the southern boundary of the Meridian Neighborhood and this limited access facility creates a significant barrier to north-south travel between the Meridian Neighborhood and central Bellingham. Two principal arterials provide linkage between major population areas, employment and shopping centers; two secondary arterials collect and distribute traffic between neighborhoods and commercial areas; and one collector arterial provides for traffic needs within the neighborhood.

Arterial Streets

Meridian/SR539 (Principal Arterial & Highway of Statewide Significance)

Meridian Street is the name applied to this principal arterial within the Bellingham City limits, but this vital north-south corridor is also a State highway (SR539) from Interstate 5 north to the U.S.-Canadian border. SR539 and Interstate 5 are also the only State highways in Whatcom County that are designated as "Highways of Statewide Significance," which exempts them from local transportation concurrency requirements under Washington's Growth Management Act (GMA). Meridian Street north of Interstate 5 generally has four travel lanes with a center turn lane, dedicated left-turn lanes, drop lanes for right-turns, and traffic signals at major intersections. Sidewalk exists along most of Meridian Street, but bike lanes are not present and Meridian Street is not likely to become a bike-friendly environment. Public transit along Meridian Street is provided by Whatcom Transit Authority on multiple bus routes. The development of commercial uses along the entire length of Meridian Street from Interstate 5 to Stuart Road has curb cuts for numerous entrances and exits to commercial activities. As is evidenced by the existing situation, this impedes traffic flow, increases congestion, and can increase accident hazards.

Goal No. 6 Minimum driveway spacing on arterial streets is 200 feet (BMC 13.52.060); but local access points on Meridian Street should be at least 300 feet and, ideally, 600 feet apart. Internal service roads should be developed to connect properties with access roads to Meridian Street.

Because Meridian Street is a State highway with the heaviest traffic volumes in Bellingham, the City manages traffic flow more aggressively here than it does on other arterial streets. The sheer volume of traffic requires the City to favor north-south flow over east-west flow, which means that vehicles trying to cross Meridian Street will experience longer wait times at traffic signals. At some undefined point in the future, the City and Washington State Department of Transportation (WSDOT) may have to institute some significant access management measures, such as turn restrictions, driveway consolidation and/or elimination, or possibly even a center lane median barrier to eliminate traffic safety issues. Any future access management proposals by either the City or WSDOT will require full public process with direct involvement and work with

property owners, businesses, and Cordata and Meridian Neighborhood residents.

Bakerview Road (Principal Arterial)

West Bakerview Road is the principal arterial that marks the southern boundary of the Cordata Neighborhood, but also links the Meridian Neighborhood to the Bellingham International Airport, Interstate 5, a growing commercial area, and Meridian/SR539. The surrounding land area was annexed in 1992 and in 1998, the City of Bellingham constructed West Bakerview from Interstate 5 to Meridian to have four travel lanes, bicycle lanes, setback sidewalks with street trees, a landscaped center median with dedicated left-turn lanes, and traffic signals at major intersections. Significant traffic congestion develops daily on West Bakerview Road between Interstate 5 and Meridian Street/SR539.

East Bakerview Road is the principal arterial that links the Meridian Neighborhood to Deemer Road, James Street, and the City's largest industrial area in the Irongate Neighborhood. East Bakerview Road between Meridian Street and Deemer Road was constructed by the City of Bellingham to have four travel lanes, bicycle lanes, setback sidewalks with street trees, and a center two-way left-turn lane. East of Deemer Road, East Bakerview Road has two travel lanes, no bicycle lanes, no shoulders, no sidewalks, steep ditches, no access management, and one transit route with minimal service once every 4 hours (Route 48). Significant traffic congestion develops daily on East Bakerview Road between Deemer Road and Meridian Street.

There is significant development potential along East Bakerview Road east of Deemer Road and the minimum standard section of East Bakerview Road will not be adequate to serve the transportation demand that will be placed upon this critical east-west link between Interstate 5, Meridian Street, and the Irongate industrial area. East Bakerview Road from Deemer Road to Hannegan Road will need to be widened and improved to resemble West Bakerview Road with four travel lanes, a center median with turn lanes for access management, bicycle lanes, curb and gutter, street trees, and sidewalks.

Goal No. 7 Minimum driveway spacing on arterial streets is 200 feet (BMC 13.52.060); but local access points on Meridian Street should be at least 300 feet and, ideally, 600 feet apart. Internal service roads should be developed to connect properties with access roads to Meridian Street.

Kellogg Road (Secondary Arterial)

Kellogg Road is an east-west secondary arterial that connects Meridian Street to James Street and is the only major east-west arterial serving northern Bellingham north of Bakerview Road. Kellogg Road has primarily been constructed by private developers during different periods of time and the present condition of the road reflects changes in the City's requirements for new development. Commercial development exists along the segment of Kellogg Road from Meridian Street to Tull Road and the street widens to accommodate turning lanes at Meridian Street. Curb, gutter, sidewalks, and on-street parking exist here, but lane markings could be better defined. From Tull Road to

Deemer Road, development character is residential and the street narrows to two travel lanes, with curb, gutter, and sidewalk provided on both sides, with the exception of a gap in the north sidewalk between Tull Road and Spring Creek Apartment complex. From Deemer Road to the west edge of the King Mountain Church property, development character is rural and Kellogg Road narrows to minimum standard with two travel lanes, but no curb, gutter, or sidewalk.

Kellogg Road is constructed to urban arterial standards to the main driveway of the King Mountain Church, but then narrows again to a minimum rural standard with shoulders along the remainder of the church property. From the eastern edge of the church property to James Street, Kellogg Road is built to full urban standards and includes two travel lanes with a center turn lane, bicycle lanes, curb, gutter, sidewalk, and separated driveway access parallel to the arterial street. This newest section of Kellogg Road, as well as the minimum standard through the church property was constructed in 2003 by the developer of the Spring Creek Estates subdivision. Whatcom County added gravel shoulders through the church property in 2007 and the City of Bellingham installed a flashing pedestrian crosswalk in 2008.

Goal No. 8 As new development occurs along Kellogg Road, the street will need to be constructed to secondary urban arterial standards. Driveway access to Kellogg Road should be minimized and shared driveways should be encouraged.

Deemer Road (Collector Arterial)

Deemer Road is a north-south collector arterial between Telegraph Road and Kellogg Road. The City reconstructed Deemer Road to full collector arterial standards between Telegraph Road and East Bakerview Road in 2002 and it includes travel lanes, bicycle lanes, curb, gutter, and sidewalks on both sides. Private developers constructed Deemer Road between East Bakerview Road and the King Meadows Condominiums and it includes travel lanes, bicycle lanes, curb, gutter, and sidewalks on both sides. The section of Deemer Road between the King Meadows Condominiums and Kellogg Road is only half constructed and offers sidewalk, curb, and gutter only on the west side of the street. The owners of vacant properties along the east side of Deemer Road will be required to dedicate right-of-way and to construct collector arterial street frontage improvements when new development occurs.

Goal No.9 As new development occurs along the east side of Deemer Road, the street will need to be constructed to collector urban arterial standards.

The Transportation Element of the Bellingham Comprehensive Plan identifies Deemer Road from Kellogg Road to Kelly Road as a planned future north/south connector paralleling Meridian Street on the east and serving a function similar to Cordata Parkway to reduce pressure and traffic congestion on Meridian Street. New development occurring along this future alignment of Deemer Road will be required to dedicate right-of-way and construct Deemer Road to collector arterial standards.

Goal No.10 New development that occurs along the planned Deemer Road alignment between Kellogg Road and Kelly Road, will be required to dedicate right of way and to construct Deemer Road to collector urban arterial standards. Driveway access to Deemer Road should be minimized and shared driveways should be encouraged.

Telegraph Road (Secondary/Collector Arterial)

Telegraph Road is an east-west arterial between Meridian Street and James Street. Telegraph Road is a secondary arterial between Meridian Street and Deemer Road with travel lanes, curb, gutter, sidewalks and sidewalks on both sides, except the south side of Telegraph Road across from Home Depot. The owners of the properties along the south side of Telegraph Road will be required to construct secondary arterial improvements as properties redevelop. When warranted, a traffic signal will need to be constructed at the Telegraph/Deemer intersection.

Goal No. 11 As new development occurs along the south side of Telegraph Road, the street will need to be constructed to secondary urban arterial standards. A traffic signal will be constructed at the Telegraph/Deemer intersection, when warranted by impacts of new development or increasing regional traffic volumes. Driveway access to Telegraph Road should be minimized and shared driveways should be encouraged.

Telegraph Road is currently classified as a collector arterial between Deemer Road and James Street. A great deal of development potential exists in this portion of the city and as additional development occurs along both Telegraph Road and James Street in the future, it is possible that Telegraph Road will need to be reclassified as a secondary arterial. All new development along Telegraph Road between Deemer Road and James Street will be required to construct three-lane collector urban arterial improvements.

Goal No.12 As new development occurs along Telegraph Road between Deemer Road and James Street, the street will need to be constructed to three-lane urban arterial standards. A traffic signal will be constructed at the Telegraph/James intersection when warranted by impacts of new development or increasing regional traffic volumes. Driveway access to Telegraph Road should be minimized and shared driveways should be encouraged.

Eliza Avenue (Collector Arterial)

Eliza Avenue is a north-south collector arterial that connects West Kellogg Road and Whatcom Community College to West Bakerview Road. Formerly called Allans Road, the City, in conjunction with several new development proposals, constructed Eliza

Avenue to collector arterial standards both north and south of West Bakerview Road and installed a traffic signal at the Eliza/Bakerview intersection in 2004. Sidewalks and bicycle lanes exist on Eliza Avenue between West Bakerview Road and Kellogg Road. A sidewalk exists on the west side of Eliza Avenue south of West Bakerview Road and sidewalks will be constructed on the east side of Eliza Avenue south of West Bakerview Road when the abutting property develops.

Currently, the southern terminus of Eliza Avenue serves as the driveway entrance to a mobile home park. City transportation planners and Bellis Fair Mall managers are working on plans to connect Eliza Avenue to Bellis Fair Parkway. This arterial connection would provide benefit to the regional transportation system by dispersing vehicle traffic more evenly and would reduce traffic congestion at the Cordata/Bakerview intersection. The Bellis Fair Mall will dedicate 60-feet of public right-of-way across the northwestern parking lot of the mall and the City has programmed construction funding in the 6-year Transportation Improvement Program (TIP) for 2011. Curb, gutter, and sidewalk will be included on the south and west side of the Eliza Connector, but vacant properties on the north and east side of Eliza will be required to finish construction of Eliza with bicycle lanes, curb, gutter, and sidewalk.

Goal No. 13 As new development occurs along the north and east side of Eliza Avenue, the street will need to be completed to collector urban arterial standards with bicycle lane, curb, gutter, and sidewalk. Driveway access to Eliza Avenue should be minimized and shared driveways should be encouraged.

Bellis Fair Parkway (Secondary Arterial)

The Bellis Fair Mall is served by the Bellis Fair Parkway loop road, which is a secondary arterial providing access to Meridian Street, West Bakerview Road, Cordata Parkway, and plans for the Eliza Avenue Connector in 2011. The portion of the parkway between Cordata Parkway and Meridian Street is a private road and not classified as an arterial street. Additional access to Bellis Fair Parkway is restricted by a ring of mall-owned property.

Dover Street (Planned Collector Arterial)

Dover Street is identified as planned collector arterial connecting West Bakerview Road to Garland Lane and future development located to the north. The traffic signal at the primary driveway entrance to Fred Meyer was constructed in 2003 in anticipation of Dover Street serving as the north leg to this 4-way intersection. Construction of Dover Street will be the responsibility of property owners when redevelopment occurs.

Pacific Highway (Planned Secondary Arterial)

Pacific Highway parallels Interstate 5 between West Bakerview Road and Slater Road at the northern limits of the Bellingham Urban Growth Area (UGA), which also marks the city limits of Ferndale. Prior to construction of Interstate 5 in the 1960's, this was the State highway route through Bellingham and Ferndale. Pacific Highway is not

currently classified as an arterial street and essentially serves as a frontage road for low-density rural industrial uses. As future infill development occurs and access management is implemented at the intersection with West Bakerview Road, Pacific Highway will increasingly serve as a secondary arterial paralleling Interstate 5 and connecting Bellingham to Ferndale. Access management and shared driveways should be encouraged along Pacific Highway.

Un-named East-West Street (Planned Collector Arterial)

Bellingham transportation planners anticipate that at some point in the future, the intersection of West Bakerview Road and Pacific Highway will require turning restrictions or possibly closure due to complications that this intersection creates for the Interstate 5/West Bakerview interchange. In either case, an additional un-named east-west collector arterial will be needed between the planned Dover Street collector arterial and Pacific Highway. Approximately 630 feet of 60-foot-wide right-of-way currently extends west from the Dover Street right-of-way, but dead-ends at the 2.35-acre property addressed as 4018 Pacific Highway. Right-of-way dedication and construction of a new collector arterial will be required as redevelopment occurs.

Interstate 5 (Limited Access Freeway; WSDOT)

Interstate 5 is a federal highway managed by the Washington State Department of Transportation (WSDOT) and marks the western and southern boundary to the Meridian Neighborhood. Interstate 5 is a significant landmark, but also creates a significant barrier to travel from the Meridian Neighborhood to other points south and west due to limited access and crossing points. Bellingham transportation planners coordinate and work with WSDOT staff on a regular basis, but improvements to Interstate 5 are subject to State and federal highway requirements. WSDOT manages and improves Interstate 5 according to the I-5 Fairhaven to Slater Interstate Master Plan (November 2008), available for viewing on the WSDOT web site at:

www.wsdot.wa.gov/Projects/I5/FairhavenToSlater

Residential Streets

There are platted, undeveloped street rights-of-way within the neighborhood. Some of these streets would be very expensive and destructive to natural features if developed as originally planned. They would also limit attempts to design future developments in a manner more sensitive to the existing natural systems and land use/traffic conditions of the area. Residential land use designations in the neighborhood provide for apartment construction at relatively high densities. Streets in these areas should be improved to accommodate such development.

Goal No. 14 As this area develops, existing undeveloped but platted rights of way should be selectively vacated and new street systems which are more compatible with natural features and development patterns should be dedicated and built.

Goal No. 15 The recommended residential street standard for this neighborhood is a 28-foot street with curbs, gutters, storm drainage, a planting strip and sidewalks. Rolled curbs are discouraged to minimize problems with vehicles parking on sidewalks.

Pedestrian Facilities

A significant number of housing units have been built in this neighborhood since 1980, and are located on the periphery of the eastern boundary between Kellogg Road and Bakerview Road. Residential development at higher densities is expected to continue as areas are annexed to the neighborhood. Because of the close proximity to shopping areas, many residents choose to walk rather than drive for the short distances. Accordingly, adequate pedestrian facilities are required for all street and parking lot construction to provide safe and accessible routes for pedestrians and the disabled.

Goal No. 16 Sidewalks should be included in all road and parking lot improvements.

Bicycle Facilities

The Meridian Neighborhood has the potential for providing bike-friendly surroundings and convenient bike travel corridors. Cyclists are potential customers, and often employees in the Meridian Neighborhood, and as such, the area should be more accessible and secure for bicycle travel.

There are existing segments of bicycle corridors established in the Meridian Neighborhood. These bike corridors should link up with those of adjacent neighborhoods to provide a safe, secure network of bicycle facilities.

BIKE CORRIDOR NETWORK

A network of bike facilities is proposed to assist bike travel in the neighborhood. Efforts should be made to make the I-5/Meridian Street underpass more bike and pedestrian friendly, since it is a major connection to the south and other areas in the city. Several informal links to the core shopping areas exist. These should be upgraded to all-weather bike or multi-use paths. Curb cuts should be provided along with bollards to prevent motorized traffic when possible.

With the development of apartments and condominiums in the eastern section of the Meridian Neighborhood, east/west bike corridors should be provided to shopping and commercial areas. Some of the existing roads are of sufficient width to provide a safe biking corridor at this time. Future in-fill and developments may require striping of bike lanes and on-street parking restrictions to maintain safe bike routes. Bike lanes are required on all new or reconstructed arterial streets, where right-of-way and environmental constraints allow.

Goal No. 17 Bike corridors should be signed or otherwise marked to show a destination of the corridor.

Goal No. 18 The short multi-use path linking the end of Sterling Drive to Bellis Fair Parkway should be improved and include a curb ramp to provide safer access from the adjacent neighborhood and larger community to Bellis Fair Mall.

Goal No. 19 Existing businesses should be encouraged to upgrade existing bike racks, and provide additional racks whenever possible. Employers might also consider providing bike storage lockers for their employees.

Goal No. 20 Bicycle lanes should be included on arterial streets whenever feasible.

PUBLIC TRANSPORTATION

The Whatcom Transportation Authority (WTA) owns and operates the Cordata Station transit center across from the Whatcom Community College to serve the north end of Bellingham and northwest Whatcom County. Due to the high rate of growth expected for the Bellingham/Whatcom County area, public transportation will play an increasingly important role in the community. WTA recommendations regarding facility needs and functional requirements should be considered during project design and review.

Street and site designs that maximize public transportation travel opportunities should be encouraged. Design attributes that accommodate public transportation include:

1. A connecting street network that facilitates the direct movement of transit vehicles and accommodates their functional requirements;
2. Bus stops, bus pullouts and covered waiting areas at major boarding locations; and
3. Walkways linking buildings to boarding locations, abutting developments and arterial streets.

Goal No. 21 Bus stops should be considered at locations recommended by WTA. Walkways should connect building entrances to bus loading facilities.

V. MERIDIAN COMMERCIAL DISTRICT

The Meridian Commercial District is primarily located in the southern portion of the Meridian Neighborhood from Interstate 5 north to E. Kellogg Road. Sub-Areas included in the district boundaries include: Areas 10, 11, 12, 14, 16, 17, 18, 21, 22, and 25. This district is situated near major transportation routes and is considered one of Bellingham's largest retail center and employment area. The Bellis Fair Mall and Meridian Village make up a large portion of the commercial district.

Goal No. 22 The Meridian Neighborhood should be recognized as a unique commercial district with a distinct boundary. Ongoing planning for this area should be done which focuses on physical design objectives including circulation planning for pedestrians, bicycles, and vehicles; site and building design guidelines; protection and integration of natural systems and amenities; and definition of distinct district boundaries.

Most of the land has been developed with one story "big box" retail and similar uses designed primarily to facilitate easy automobile access. Although this will likely remain a primary characteristic of development in the short term, future development and redevelopment of commercial uses should improve convenience, safety and comfort for pedestrians and accommodate alternative modes of transportation.

The district has evolved over the past 20 years from small commercial developments scattered along Meridian Street and single family homes along West Bakerview Road to larger blocks of shopping centers, motels and offices. The diversity of ownership, parcel size and construction schedules have complicated the attainment of a cohesive development and circulation pattern. A mixture of linked parking lot access drives and frontage road easements has been used to provide vehicle access routes between public streets. Additional physical planning in this neighborhood should give particular attention to the location and design of these connections due to their important role as an extension of the circulation system.

In addition to being the connecting network of a unified commercial center, the district's streets are an important design element. Street trees, sidewalks, landscaping, lighting, crosswalks and other street features have a significant impact on the character of this district. Although the main streets in this district have been constructed, there may be methods to enhance the street environment through selection of landscaping and street furniture. Opportunities should be investigated for improving the appearance of street corridors both in the right-of-way and along the street fronts of commercial properties.

The continued trend toward chain marketing and warehouse retail outlets is changing the nature of the area's streetscape. Plain box buildings and over-size parking lots can overwhelm Bellingham's community identity or "sense of place" and often fail to provide adequate amenities at a pedestrian scale. The Meridian business community should be encouraged to work with design professionals and the City to develop design

guidelines that contribute to a defined "district character" and promote its long term viability.

Incorporating natural topographical features into site designs is important in retaining both their natural functions and the area's sense of place. The streams, ravines and other major natural features of the district should be treated as an asset and enhanced as a significant design element.

MERIDIAN COMMERCIAL DISTRICT DEVELOPMENT GUIDELINES

PURPOSE

The following concepts are the basis for Meridian Commercial District development and design policies:

- | | |
|---------------------|---|
| 1. Identity: | Identification of the core commercial area in this neighborhood as a unique district with its own function and design identity |
| 2. Connectivity: | Implementation of a multi-modal circulation plan |
| 3. Boundaries: | Definition of district boundaries and provision of an appropriate interface with adjacent land use areas |
| 4. Natural Systems: | Preservation of natural topographical features and systems and incorporation of these elements into development design |
| 5. Design: | Encouragement of public and private facility designs that enhance pedestrian access, provide pedestrian amenities and promote the design identity of the district |

Meridian Neighborhood Land Use Map

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SECTION VI. SUBAREA DESCRIPTIONS AND LAND USE DESIGNATIONS

The design guidelines listed in the Meridian Neighborhood zoning table section of the Land Use and Development Code are to be used in the preparation of planned development permits in the Meridian Neighborhood and as the basis for development of future, more specific design standards.

Area 1

The area is located adjacent to Interstate-5 and Pacific Highway to the west. Division Road (unimproved) forms the northern boundary. Pacific Highway provides access to the area, linking the area with industrial and commercial areas to the north and with West Bakerview/I-5 Intersection to the south. The topography ranges from generally flat to rolling hills. Portions of the area are forest covered with wetlands associated with the Bear Creek tributaries towards the interior portions of the parcels.

Currently, the area consists of many parcels under separate ownership. As industrial development occurs, site planning should incorporate pedestrian and vehicular connectivity between developments, natural topographical features, vegetation, and wetland areas. The area is not within a billboard sign overlay zone. Adult entertainment uses are prohibited in this area.

AREA 1 LAND USE DESIGNATION: INDUSTRIAL

Area 2

The area is located north of West Bakerview Road and bordered by industrially zoned property to the west and commercially zoned property to the south. The city limit, Division Road (unimproved), forms the northern boundary. In 2003 a large portion of the area was subdivided into 32 single family lots known as the Northwest Road Plat and now named Glenaire Estates. All 32 lots within this subdivision have been developed with a single family residence. The remaining area available for development consists of three lots, with a residence on each of those lots fronting Northwest Avenue.

The topography is generally flat to rolling hills with slopes, forest cover, and wetlands associated with the Bear Creek corridor. Because of the area's proximity to residential housing along Northwest Avenue, and industrial and commercial employment centers, a mix of single and multi-family housing types is appropriate for this area. Site planning should incorporate natural topographical features, vegetation, wetland and stream areas, and pedestrian trails or walkways, and buffers separating residential development from industrial area to the west. Any neighborhood park facilities should similarly incorporate wetland and stream areas, wildlife corridors and pedestrian trails. Access to housing developments should be taken from residential streets.

AREA 2 LAND USE DESIGNATION: SINGLE FAMILY RESIDENTIAL, LOW TO MEDIUM DENSITY

Area 3

This area is located east of Interstate-5. Pacific Highway parallels Interstate-5 and provides direct access to the area, linking it to the industrial and commercial areas to the north. West Bakerview Road extends through the southern portion of the area, and provides direct access to the I-5 Interchange.

The topography is generally flat to gentle rolling hills north of West Bakerview Road. Portions of the area are forest covered, with wetland areas located towards the interior portions of the parcels. The area is characterized by single-family housing along West Bakerview Road and Pacific Highway. Natural topographical features, vegetation, and wetland areas should be incorporated into site design. The area is not within a Bill Board Overlay zone. Adult entertainment is prohibited in this area.

Design standards have been established to insure that development along West Bakerview Road continues to create a positive first impression to the community and coordinated development. These standards identify West Bakerview as a gateway to the City and include site planning elements such as complementary landscaping along the West Bakerview corridor, dispersed surface parking lots by landscaping to avoid the appearance of large paved parking areas, coordinated internal circulation, and linked open space/trails.

AREA 3 LAND USE DESIGNATION: COMMERCIAL/INDUSTRIAL

Area 4

This area is located adjacent to the northwest intersection of West Bakerview Road and Northwest Avenue, with Dover Street (unimproved) as the east boundary of the subarea.

The topography is generally flat to rolling hills. Portions of the area are forest covered, and wetland areas associated with the Bear Creek corridor are located towards the interior portions of the parcels. Proximity to Interstate-5, Bellingham International Airport, Bellis Fair regional mall, and significant traffic growth along West Bakerview Road and Northwest Avenue makes the area appropriate for commercial development.

Consolidation of properties should be encouraged and site planning should incorporate natural topographical features, vegetation, wetland areas, and buffers separating commercial from residential development to the north.

Design standards have been established to insure that development along West Bakerview Road continues to create a positive first impression to the community and coordinated development. These standards identify West Bakerview as a gateway to the City and include site planning elements such as complementary landscaping along the West Bakerview corridor, dispersed surface parking lots by landscaping to avoid the appearance of large paved parking areas, coordinated internal circulation, and linked open space/trails.

AREA 4 LAND USE DESIGNATION: COMMERCIAL

Area 5

The area's location adjacent to I-5, with two freeway interchanges lends this site as a gateway to the regional Bellis Fair/Guide Meridian/Cordata mixed-use urban development center. This area provides industrial/commercial employment and services on a regional basis and to the surrounding residential neighborhoods.

The topography is generally flat with portions of the area being forested. Wetland areas, associated with the Bear Creek corridor, are present.

Development within this subarea has occurred south of West Bakerview Road. The Fred Meyer shopping center is the newest development. Jerry Chambers and those uses along Home Road have been established since the last planning period. A few single family homes remain within the subarea.

Design standards have been established to insure that coordinated along West Bakerview Road continues to create a positive first impression to the community. These standards were created to support and acknowledge this areas importance as a gateway to the City along with Bakerview Road, which included design provisions to address: site planning elements such as complementary landscaping along the West Bakerview corridor, dispersed surface parking lots by landscaping to avoid the appearance of large paved parking areas, coordinated internal circulation, and linked open space/trails.

This area is not in a Billboard Overlay zone. Adult entertainment uses are prohibited in this area.

AREA 5 LAND USE DESIGNATION: COMMERCIAL/INDUSTRIAL

Areas 6, 7, and 8

This neighborhood is centrally located within the urban development center that includes the Bellis Fair/Guide Meridian and Cordata areas. The zoning is suitable to provide a mix of housing at higher densities within close proximity to this urban center. Area 6 and the northern portion of Area 7 are developed with multifamily and office uses and still contain development potential. The southern portion of Area 7 is developed primarily with single family uses. Area 8 contains a mix of single family and multi-family units, mobile home park, and a church.

Design standards have been established to insure that development along West Bakerview Road continues to create a positive first impression to the community and coordinated development. These standards identify West Bakerview as a gateway to the City and include site planning elements such as complementary landscaping along the West Bakerview corridor, dispersed surface parking lots by landscaping to avoid the appearance of large paved parking areas, coordinated internal circulation, and linked open space/trails.

AREA 6 LAND USE DESIGNATION: COMMERCIAL*

AREA 7 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, HIGH DENSITY

AREA 8 LAND USE DESIGNATION: SINGLE FAMILY RESIDENTIAL, MEDIUM DENSITY

Area 9

This area is located east of Eliza Avenue and abuts Bellis Fair Mall. It is an appropriate expansion area for major retail commercial use and higher density housing. The area is linked to the West Bakerview neighborhood to the west off Eliza Avenue

Design standards have been established to insure that development along West Bakerview Road continues to create a positive first impression to the community and coordinated development. These standards identify West Bakerview as a gateway to the City and include site planning elements such as complementary landscaping along the West Bakerview corridor, dispersed surface parking lots by landscaping to avoid the appearance of large paved parking areas, coordinated internal circulation, and linked open space/trails.

AREA 9 LAND USE DESIGNATION: COMMERCIAL

Area 10

This area consists of the Bellis Fair shopping mall which opened in 1988. This area is approximately 84 in size and situated in the southern portion of the Meridian Neighborhood near Interstate 5 and along the west side Meridian Street. The Bellis Fair mall development is considered a major commercial retail center area and part of the Meridian Commercial District. Development proposals within this area are required to meet the specific design guidelines listed in the Meridian Neighborhood zoning table section of the Land Use and Development Code.

The regional mall was approved by a rezone, which included a Concomitant Agreement and Amendment thereto filed under AF No. 1518797 and 1555668 together with Resolutions No. 34-86, 27-1987 and 30-1988. The terms of these agreements and resolutions continue in full force and effect unless otherwise amended by agreement of the authorized parties. Unless otherwise agreed by the authorized parties, none of the provisions of the Meridian Neighborhood Plan supersede or modify the terms of these agreements or resolutions. Nothing herein negates the City's authority to consider provisions of the Meridian Neighborhood Plan in negotiating any amendment of the agreements.

Bellis Fair is served by Bellis Fair Parkway, with three main accesses off Cordata Parkway, the Meridian Street/W. Bellis Fair intersection, and the Meridian/Telegraph intersection.

The existing buffer along the western perimeter of the subarea should be maintained. A landscaped or open space corridor including trees should also be provided and/or maintained along the freeway.

AREA 10 LAND USE DESIGNATION: COMMERCIAL

Area 11

This area is approximately 31 acres generally located east of Meridian Street between Telegraph Road and Interstate-5. It contains Meridian Plaza shopping center, retail, offices, motel and mini-storage uses. Some vacant land remains in the eastern and central portions of the area.

A major tributary of Baker Creek traverses the area and forms a natural open space. Because of its significant flooding potential in this area, the creek should be retained in an open state. It also provides a natural open space buffer along the freeway and between developments.

Appropriate uses are highway oriented, and include such uses as restaurants associated with motels, banks, and small retail development, offices, and services. Prohibited uses are listed in the Design Guidelines section.

Primary access to Meridian Plaza is from Telegraph Road with secondary access from McLeod Road. Meridian Place and a portion of a motel site are located east of Meridian Plaza and have access from Telegraph Road and McLeod Road. A mini-storage farther to the east takes access from McLeod Road. Freeway signage in this vicinity should not be located within 200 feet of residential property.

AREA 11 LAND USE DESIGNATION: COMMERCIAL

Area 12

This subarea of approximately 7 acres is located between McLeod Road and a line approximately 540 feet north of McLeod Road, extending easterly from Lot C, Bengen Short Plat generally to the east property line of Lot 6 of the Baker Garden Tracts to Bellingham. The topography slopes from the north to the south, and is relatively flat adjacent to McLeod Road. Baker Creek tributary and associated wetlands traverse the southern portion of the area, and serves an important hydrological function, as well as providing an opportunity for a lineal greenbelt open space system through the area. Most of the area is undeveloped. As development occurs, consideration should be given to protection of Baker Creek and incorporation of the creek and wetlands in site design. Vegetative buffers should be provided between commercial development and residential development east of the McLeod barricade. Access to this area is from the west along McLeod Road.

This subarea forms a transition to the residential properties east of the barricade along McLeod Road. Site planning should incorporate natural topographic features, vegetation, wetland and stream areas, and pedestrian trails or walkways, and buffers separating commercial development from residential development east of the McLeod Barricade.

Residential units are encouraged in this commercially zoned area. See the Meridian Neighborhood zoning table (Area 12B) in the Land Use and Development Code for details.

AREA 12 LAND USE DESIGNATION: COMMERCIAL

Area 13

This subarea of approximately 12 acres is located on both sides of Telegraph Road extending from Deemer Road east to the King Mountain Neighborhood boundary. A tributary of Baker Creek bisects the northern portion of the area. Four single-family dwellings are located adjacent to Telegraph Road. Two multifamily developments are located at the Deemer/Telegraph and Primrose/Telegraph intersections. The remainder is undeveloped.

Special consideration should be given to access, (especially as it relates to the intersection of Deemer and Telegraph Roads), improvement of the Telegraph/ Deemer intersection, internal circulation, drainage, open space, buffers and incorporation of natural features in site design.

AREA 13 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, MEDIUM TO HIGH DENSITY

Area 14

This subarea is located south of Telegraph Road and slopes. The subarea contains one single family residence. When commercial development occurs, improvements to Telegraph Road will be required. Issues to be addressed as the area develops include vehicular access and internal circulation, improvement of the intersection at Deemer and Telegraph Roads, drainage, buffers separating commercial uses from residential development, and site design. Residential units and mixed-use buildings are encouraged. See the Meridian Neighborhood zoning table in the Land Use and Development Code for details.

AREA 14 LAND USE DESIGNATION: COMMERCIAL

Area 15

This area of approximately eight acres is located adjacent to Telegraph and Deemer Roads between the Meridian Village, Home Base shopping Center and Deemer Road. The terrain is generally flat with a gentle slope to the south. Much of the area has been cleared for development. In 1998, Home Depot constructed a major retail building adjacent to Telegraph and Deemer Roads with primary access on Telegraph Road. A second access from Deemer Road provides access to the rear portion of the lot and to the commercial area to the north.

Special consideration should be given to access (especially as it relates to the intersection of Deemer and Telegraph Roads), improvement of the Telegraph/Deemer intersection, internal circulation, drainage, open space, protection of Baker Creek tributary, buffers and incorporation of physical features adjacent to Baker Creek in site design.

This area allows mixed residential/commercial buildings. See the Meridian Neighborhood zoning section (Area 10) of the Land Use and Development Code for details.

AREA 15 LAND USE DESIGNATION: COMMERCIAL

Area 16

This area is approximately 40 acres and consists of several shopping areas and large retail buildings.

Located east of Meridian Street and north of Telegraph Road, this area has two of Baker Creek's tributaries passing through the area's northwestern and southeastern corners. The stream in the southeastern area has been modified by commercial development. Meridian Village Shopping Center is in the southern half of this area. Appropriate land uses include retail shopping, banks, service stations, commercial recreation with apartments and offices as related uses.

Access should be from Telegraph Road with minimal access to Meridian Street. A landscaped planting area should be established on Meridian Street for any redesign of older centers. Remaining natural streams should be retained.

AREA 16 LAND USE DESIGNATION: COMMERCIAL

Area 17

This area is approximately 17 acres in size. It is generally bounded by West Bakerview Road on the north, Meridian Street on the east, Cordata Parkway on the west and Bellis Fair Parkway on the south. The west tributary to Spring Creek is located in a wide ravine running west to east across the north part of area and then diagonally to the southeast corner. The stream and its adjacent wetlands and vegetation buffer should be retained in a natural condition with particular attention to retaining large existing trees should be retained whenever possible.

Access should be designed to conform to the standards recommended in the Circulation section of this plan and to avoid crossing the stream ravine if possible. The developer shall seek access from Bellis Fair Parkway or Cordata Parkway. Joint access designs are encouraged where feasible. North and south access points should be aligned where possible.

There shall be a dedication of right-of-way along Cordata Parkway as adjacent development occurs.

The sanitary sewer in this area is subject to potential replacement to accommodate future development connecting to the sewer system upstream.

AREA 17 LAND USE DESIGNATION: COMMERCIAL

Area 18

This area is approximately 20 acres in size, and is generally bounded by East Bakerview Road on the north, Meridian Street on the west, and East Bellis Fair Parkway on the south. Its eastern boundary is approximately 660 feet east of Meridian Street. Spring Creek, a major tributary of Baker Creek is located in a ravine running across the north part of the area, and extending diagonally to the southwestern portion of the area.

Spring Creek's open creek channel should be preserved and incorporated into site planning as development occurs. Significant existing trees should be preserved and incorporated into the open space and landscaping plans for new development. Non-motorized circulation should be encouraged by development of a trail along Spring Creek. The stream and its adjacent wetlands and vegetation buffer should be retained in a natural condition.

Access to the area should be designed to conform to the standards recommended in the Circulation section of this plan. No additional access should be permitted to accommodate only an individual use along Meridian Street or West Bakerview Road.

As a requirement for development along Meridian Street, a frontage road was constructed by the current uses running parallel to Meridian Street. The road provides direct access to Lots 1 and 2 of Wendy's Short Plat. Pedestrian walkways are provided from the sidewalk on Meridian Street to the entrances of buildings.

AREA 18 LAND USE DESIGNATION: COMMERCIAL

Area 19

This subarea of approximately 17 acres, is located generally west of Deemer Road, between East Bakerview Road and Spring Creek

The subarea contains a church in the southwest corner of East Bakerview and Deemer Road and the Walnut Grove multifamily housing development.

This area provides a transition between the commercial areas to the west and south, and the residential single area to the east. Consideration should be given to access from Deemer Road, internal circulation, protection of the Baker Creek corridor, drainage, buffers, and site design.

AREA 19 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, MEDIUM TO HIGH DENSITY

Area 20

This subarea is located east of Deemer Road between East Bakerview Road and Waterleaf Lane

The terrain is generally flat. A tributary of Baker Creek passes through the southeastern portion of the area, and provides an important hydrological function. Deciduous and evergreen trees are prevalent within the ravine and should be preserved and incorporated into site design as development occurs.

Incorporation of performance criteria for cluster development found in the Bellingham Subdivision Ordinance and consolidation of parcels is encouraged for better site planning and increased density. Direct access from Deemer Road and East Bakerview Road should be discouraged. Access from residential streets should be limited along the abutting arterials and consolidated between parcels as necessary to manage access.

AREA 20 LAND USE DESIGNATION: SINGLE FAMILY RESIDENTIAL, LOW TO MEDIUM DENSITY

Area 21

Most of this area consists of a shopping center known as Cordata Place and is located between West Bakerview Road, Meridian Street, Cordata Parkway, and Short Street/Division Road. The subarea contains two tributaries to Spring Creek. One tributary runs north of and parallel to Bakerview while the other originates east of Cordata Parkway near Stuart Road and flows south and east to Meridian Street. Both of these streams in this area have been heavily impacted by development and are now almost entirely conveyed in a pipe system. Remaining open stream sections and their vegetation buffers should be retained and enhanced.

The portion of Westerly Road within this area is private and does not have any pedestrian facilities such as sidewalks or walkways. Redevelopment in this area should incorporate pedestrian facilities into this street. Cordata Parkway, a secondary arterial, borders the west side of this site and serves commercial uses on both sides of the street. New or redesigned developments should present a pedestrian oriented front along street sides with parking to the side and rear of buildings.

Vegetation buffers including trees should be retained between service/loading areas and streets. Grade changes should incorporate landscaping and terracing whenever possible rather than tall retaining walls.

AREA 21 LAND USE DESIGNATION: COMMERCIAL

Area 22

This area is approximately 30 acres in size, and is characterized by commercial development, the area includes the Holiday Inn Express, Meridian Center, Bellingham Business Park, and other small office and commercial uses.

Access should be designed to conform to the standards in the circulation section of the plan, and in accordance with the Meridian Curb Cut Ordinance. No new access to Meridian Street should be permitted to accommodate only an individual use. Access to Kellogg should be limited to one curb cut at least 150 feet from the Meridian intersection. North and south access points should be encouraged and aligned where possible. Joint access agreements to provide a service road at the rear of lots located on Meridian is encourage and should be required as redevelop occurs. New and remodeled structures should provide a pedestrian oriented front to all street sides, with service and loading facilities to the interior of the sites and screened from public view.

Permitted light industrial uses should be buffered from adjacent commercial development and residential uses. Industrial uses should provide landscaping and pedestrian walkways along street frontages in the same manner as commercial uses. Outdoor storage and loading areas for commercial and industrial sites should be located away from street fronts and screened from public view.

AREA 22 LAND USE DESIGNATION: COMMERCIAL

Area 23

This area is characterized by residential development and includes Bakerview Terrace Apartments, Ankar Residential Development, Bridge Creek, Heather Commons, and the assisted living facility, Highgate House.

Spring Creek, a major tributary of Baker Creek runs north/south through a fairly wide ravine the entire length of the area. Existing groves of trees extend along this ravine, and should be protected. Spring Creek in this area has a FEMA designated flood plain

AREA 23 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, HIGH DENSITY

Area 24

This area is approximately 38 acres in size, and is bounded on the north by Kellogg Road, on the south by East Bakerview Road, by the centerline of vacated Cory Street on the west, and by the eastern edge of the Landon Avenue right-of-way on the east. Area 3A provides a transition between the intense commercial development along the Meridian Street corridor and the predominantly single-family residential character of the King Mountain Neighborhood to the east.

The area has two residential developments, with the remaining portion of the subarea containing either single family residences or vacant parcels. Deemer road provides primary access to this subarea and is constructed from East Bakerview Road to East Kellogg Road.

AREA 24 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, HIGH DENSITY

Area 25

This subarea is approximately 28 acres with a topography that is mostly flat. Access is provided by Kellogg Road, Meridian Street, Short (Division) Street, and Cordata Parkway.

While limited light manufacturing uses are allowed, most of the industrial uses that existed when the property was annexed have relocated out this area

All development should provide a pedestrian oriented front to all street sides, with service and loading facilities to the interior of the site and screened from public view.

AREA 25 LAND USE DESIGNATION: COMMERCIAL

Area 26

Area 26 is subject to those land use regulations identified in the Cordata Business Park, Planned Unit Development (PUD), consisting of the Cordata Master Plan, Protective Covenants, and Development and Design Guidelines.

This subarea contains the Costco shopping center, Whatcom Plaza, and Cordata Storage.

AREA 26 LAND USE DESIGNATION: COMMERCIAL

Area 27

The area is adjacent to Meridian Street and Kellogg Avenue and comprises approximately 36 acres. Several fast food businesses have developed adjacent to Meridian Street near Stuart Road. Hotels, a small shopping center, and the Spring Creek Apartments are adjacent to East Kellogg Road.

The construction of Tull Road along the eastern boundary of the site should occur with development. Consideration should also be given to access, spacing of curb cuts along Meridian Street and East Kellogg Road and internal circulation, drainage, and buffers to protect adjacent residential from the effects of commercial development. Sewer and water service lines are located in the Meridian and Kellogg rights-of-way.

AREA 27 LAND USE DESIGNATION: COMMERCIAL

Area 28

The terrain is generally flat to gentle rolling hills with forest cover and some wetlands associated with Spring Creek. Because of its proximity to employment centers, commercial areas, and major transportation systems, this area is appropriate for higher density residential development.

The construction of Tull Road along the eastern boundary of the site should occur with development. Consideration should be given to internal circulation and protection of Spring Creek and residential areas from the effects of adjacent industrial and commercial development. Stream and wetland buffers, setbacks, drainage, and traffic circulation impacts will be addressed at the time of development. A north/south internal access road shall be provided to serve the interior parcels.

AREA 28 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, HIGH DENSITY

Area 29

This area is approximately 34 acres. Proximity to commercial and employment centers and access to major transportation corridors make this area appropriate for higher density residential development. This subarea provides a transition between the intense commercial development along the Meridian Street corridor and the predominantly single-family residential character of the King Mountain Neighborhood. The terrain is generally flat to gentle rolling hills with forest cover and some wetlands associated with Spring Creek that runs north/south through a fairly wide ravine in the northern portion of the subarea. Natural topographical features and amenities including but not limited to stream, open space and trail corridors should be integrated into site designs whenever possible.

Internal traffic circulation must be improved to provide access to interior parcels within this subarea that do not have street abutment.

An east/west internal access road connected to a north/south road in Area 24 shall be provided to serve the interior parcel located on the west bank of Spring Creek. A north/south internal access road shall be provided from East Kellogg Road to serve the interior parcel located on the east bank of Spring Creek. East Kellogg Road shall be improved to arterial standards consistent with the Bellingham Comprehensive Plan.

AREA 29 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, HIGH DENSITY

Area 30

The terrain is generally flat to gentle rolling hills with forest cover and some wetlands associated with Spring Creek. Because of its proximity to employment centers, commercial areas, and major transportation systems, this area is appropriate for higher density residential development.

The construction of Tull Road along the eastern boundary of the site should occur with development. Consideration should be given to internal circulation and protection of Spring Creek and residential areas from the effects of adjacent industrial and commercial development. Stream and wetland buffers, setbacks, drainage, and traffic circulation impacts will be addressed at the time of development. A north/south internal access road shall be provided to serve the interior parcels.

AREA 30 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, HIGH DENSITY

Area 31

Area 18 is approximately 90 acres and is relatively flat. Spring Creek extends in a north/south direction along the western portion of the area. The creek drains to the south and southeast of the site.

Access from Meridian Street and Horton Road is to be limited and coordinated with internal street and pedestrian circulation.

AREA 31 LAND USE DESIGNATION: INDUSTRIAL

Area 32

This 25-acre subarea is located east of Meridian Street, between Thomas (unimproved) and Stuart Roads.

Walmart and two small commercial establishments are located within the southern half of this subarea.

As development occurs in the northern portion, consideration should be given to ensure that extension of Tull Road occurs, to access and spacing of curb cuts along Meridian Street, Thomas Road, and Stuart Road, internal circulation, drainage, and buffers to protect Spring Creek and adjacent residential from the effects of commercial and industrial development.

AREA 32 LAND USE DESIGNATION: INDUSTRIAL

Area 33

Area 26A was annexed to Bellingham in February 2002. It is approximately 53 acres and is bounded on the north by Horton Road and on the west by Meridian Street. Walmart Shopping Center is immediately south of the area; Century Business Park is directly north of Horton Road. Several businesses are located across Meridian Street.

The area's topography is generally flat with gentle rolling hills and a mix of pasture, grass and woodland areas. Spring Creek flows adjacent to the eastern boundary of the area in the vicinity of Van Wyck Road. Currently the area is sparsely developed with 9 single family residences and one service station and convenience store.

Buffers should protect Spring Creek and adjacent residential development from industrial and commercial development. Natural topographical features and amenities including but not limited to stream, open space and trail corridors should be integrated into site designs whenever possible.

Vehicle access shall be limited to, and coordinated with, internal street and pedestrian circulation. Driveways providing access to Meridian Street should be a minimum 300 feet apart and 300 feet from intersections. Tull Road is intended to extend from the south at the Walmart shopping center north to Horton Road to alleviate traffic congestion on Meridian Street and provide access to interior parcels located adjacent to rural Whatcom County.

AREA 33 LAND USE DESIGNATION: INDUSTRIAL

Area 34

This area is approximately 14 acres in size and is developed with a mini-storage facility and a single family residence. The area takes access from Meridian Street and Horton Road.

Access from Meridian Street and Horton Road is to be limited and coordinated with internal street and pedestrian circulation.

AREA 34 LAND USE DESIGNATION: INDUSTRIAL

Area 35

The topography within this is relatively flat with gentle hummock and swale features and a mix of forested and pasture vegetation. Spring Creek extends in a north/south direction along parcels adjacent to Meridian Street in the southeast portion of the subarea.

The area along Horton Road and Meridian Street is currently developed with a mix of single family dwellings, industrial uses, warehousing, and businesses. Access to the area is from Meridian Street and Horton Road. Tremont Road provides access to interior parcels located adjacent to Cordata Business Park.

AREA 35 LAND USE DESIGNATION: INDUSTRIAL

As adopted by Ordinance No. 8868 and amended by Ordinances 8946, 9271, 9327, 9442, 9446, 9491, 9511, 9524, 9559, 9601, 9638, 9652, 9689, 9820, 9874, 9879, 9886, 9901, 9995, 10380, 10391, 10490, 10585, 10616, 10665, 10756, 10779B, 10851, 10856, 1998-12-094, 2002-01-007, 2004-12-087, and 2010-**-**.

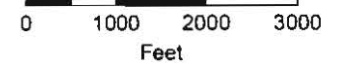
Exhibit C – Meridian Neighborhood Land Use Map

MERIDIAN NEIGHBORHOOD LAND USE

Legend:

COMPREHENSIVE PLAN LAND USE DESIGNATION

AREA	LAND USE DESIGNATION
1	Industrial
2	Res. Single, Low to Med. Density
3	Commercial/Industrial
4	Commercial
5	Commercial/Industrial
6	Commercial
7	Res. Multi, High Density
8	Res. Single, Medium Density
9	Commercial
10, 11	Commercial
12	Commercial
13	Res. Multi, Med. to High Density
14	Commercial
15	Commercial
16	Commercial
17	Commercial
18	Commercial
19	Res. Multi, Med. to High Density
20	Res. Single, Low to Med. Density
21	Commercial
22	Commercial
23	Res. Multi, High Density
24	Res. Multi, High Density
25	Commercial
26	Commercial
27	Commercial
28	Res. Multi, High Density
29	Res. Multi, High Density
30	Res. Multi, High Density
31-35	Industrial



City of Bellingham
Planning Department
2010

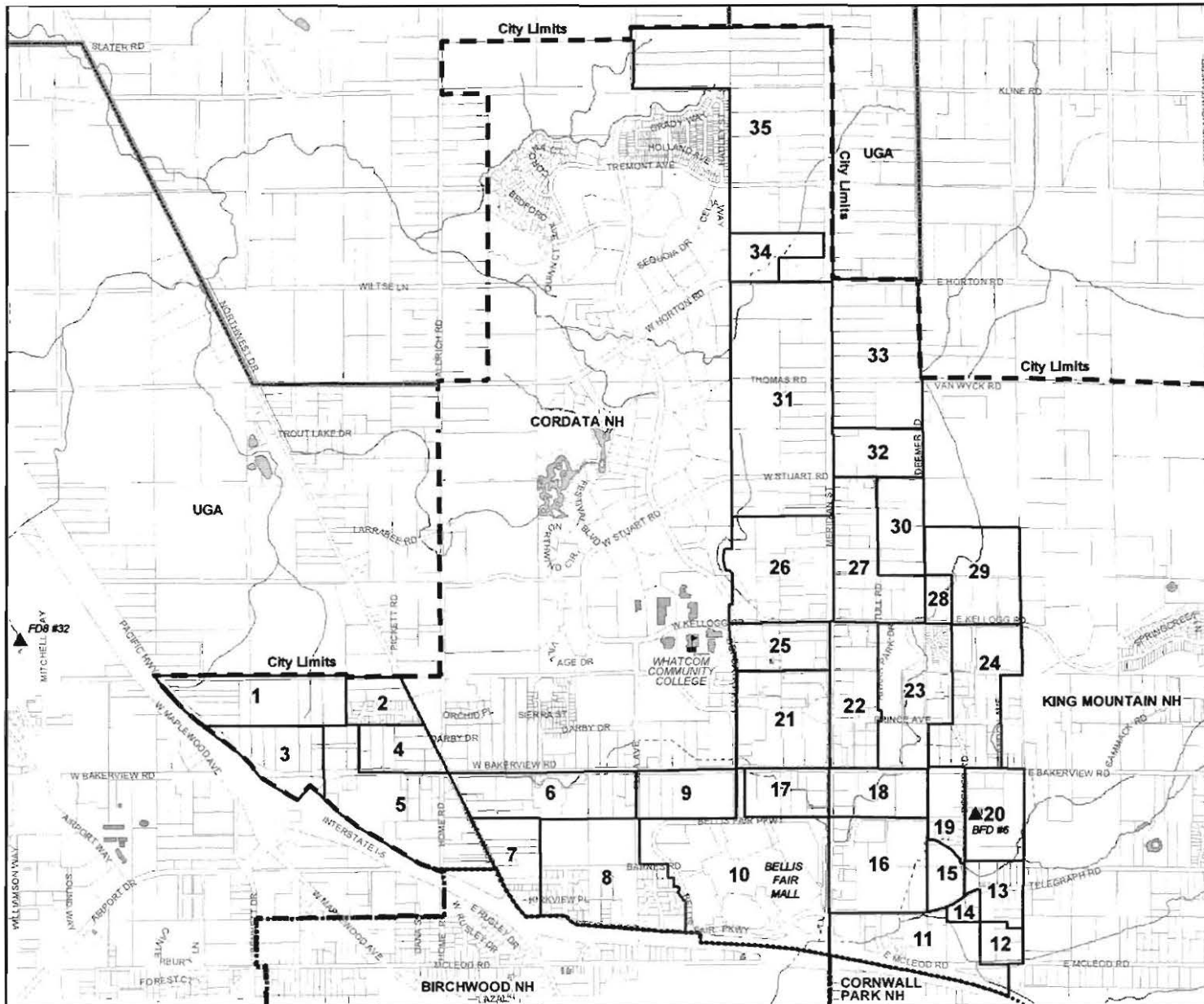


Exhibit D – Meridian Neighborhood Table of Zoning Regulations

B. Meridian Neighborhood Table of Zoning Regulations

Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
1	Industrial	Planned (Uses limited to those in Whatcom County's Light Impact Industrial zone as of April 1996, and shown in Attachment #1). Heavy industrial uses are not allowed. Adult entertainment uses are prohibited in this area.	N/A	Access; internal circulation; wetlands; buffers separating industrial from residential uses	<p>Sign No Protest LID Agreement for possible future improvements to Pacific Highway; contiguous road from Northwest to Pacific Highway generally along the northern boundary of Area 1 (extension of Division Road unimproved). Evaluation of development proposals for compatibility with airport operations. Preservation of existing natural drainage ways and wetlands. Mitigation of stormwater impacts from development.</p> <p>General water system improvements will be made by the City to provide the pressure and volume necessary for full development density. Properties abutting on a City owned water or sewer system must extend that system as condition of development.</p>	See Attachment 1 - Whatcom County LII Zoning Uses.

ATTACHMENT 1 TO MERIDIAN ZONING CODE – AREA 1
Whatcom County Light Impact Industrial Zone (WCC 20.66) April 1996

[User Note: References to any section of the Whatcom County Code (WCC) are subject to interpretation and adaptation to City of Bellingham regulations and procedures as determined by the City of Bellingham Planning Director.]

PERMITTED USES:

Fabrication of: office machines; furniture; paper products; leather products; glass products; instruments such as watches; surgical and scientific products; electrical equipment; and rubber and plastic products
Manufacture and fabrication of jewelry, silverware, toys, etc.
Manufacture, processing, treatment of metal products and machinery
Manufacture, processing, treatment and fabrication of lumber and campers
Manufacture of glass, pottery, and shaping of stone products; bottling plants
Processing and packaging of drug, pharmaceutical, perfumes, cosmetics
Boat building and repair
Printing, publishing and book binding
Bottling plants
Rail, truck, and freight terminals and related services
Wholesale trade or storage
Business firm headquarters and professional offices
Construction contractors' offices and yards
Building material yards
Communications including broadcasting and transmitting towers
Eating establishments, convenience grocery stores and gas stations primarily for employees and customers of the LII District; and public uses and community facilities.
Churches

ACCESSORY USES:

Employee recreation and play areas
Temporary buildings for construction purposes
Testing and experimentation in connection with a permitted use
Retail sales of merchandise manufactured, assembled or stored on the site
On-site treatment and storage facilities for hazardous wastes associated with outright permitted uses or approved conditional uses

CONDITIONAL USES:

Manufacture of hydraulic cement, plaster products, and nonmetallic mineral products
Manufacture of sands
Collection, transfer, re-packing, cutting and grading of food and beverage products
Repair sales and accessory sales for motor vehicles, boats and farm implements
Solid waste facilities

B. Meridian Neighborhood Table of Zoning Regulations

Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
2	Residential Single	Planned, mixed	<p>Up to 4 units per acre or 10,000 square feet minimum detached lot size. Density bonuses achieved through incorporation of certain design features (see Attachment #2) can be used to increase the number of single family dwelling units to 7 units per acre.</p> <p>Transfer of Development Rights (TDRs) can also be used to increase the number of units from 7 to 10 units per acre.</p> <p>To use the TDR density bonus, a property owner can purchase development rights from a Lake Whatcom Watershed land owner or use the "fee-in-lieu-of" option. Under the fee-in-lieu-of option, a property owner/developer can purchase additional density by paying a fee to the City's Lake Whatcom Watershed Property Acquisition Program (LWWPAP).</p> <p>The fee for a density bonus is calculated on a per dwelling unit basis according to a fee schedule established by the City Council. One unit of additional density will be allowed for each unit purchased through use of this option.</p>	Access, spacing of curb cuts along Northwest Ave; drainage; wetlands; buffers		See Attachment 2 – Area 2 Density Bonus Criteria

B. Meridian Neighborhood Table of Zoning Regulations

Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
2 (cont)			<p>An applicant's submittal for planned development review shall include a letter from the Bellingham Finance Department documenting the amount to be contributed to the LWWPAP.</p> <p>Mixed uses shall be subject to and consistent with city adoption of an Urban/Mixed Residential zoning district; and may include cluster attached/detached (one lot/10,000 sq.ft. overall cluster density), and multifamily units (one unit/3,600 sq.ft.</p> <p>Density bonuses achieved through incorporation of certain design features (see Attachment 2) can be used to increase the number of multifamily units to 18 or 2,500 sq.ft./unit.</p> <p>Transfer of development rights, or payment of "fees in lieu of" as described above, can also be used to increase the number of units to 24 or 1,800 sq. ft. per unit.</p>			

ATTACHMENT 2 TO MERIDIAN ZONING CODE – AREA 2 Density Bonus Criteria (design features)

Minimum Performance Criteria

For all single family development (detached and attached); and multi-family development, the following performance criteria should be required:

1. The proposed design addresses any environmental limitations identified in neighborhood planning areas, including wetlands, steep slopes, water courses, views, etc;
2. The proposed design is compatible with the existing topography, and locates development to preserve valuable natural amenities such as isolated mature trees, wooded areas, scenic views, water courses, wetlands, and indigenous plants or animal habitats;
3. Physical and visual links between existing parks and other public open spaces are developed using drainage courses, creeks, greenways, ravines, shorelines, hillsides, and wooded areas whenever possible.

Bonuses (Design Features)

Density bonuses (design features) can be used to increase the number of single-family dwelling units from 4 units per acre, or approximately 10,000 sq. ft. per unit, to 7 units per acre, or approximately 6200 sq. ft. per unit. Transfer of Development Rights (TDRs) could also be used to increase the number of units from 7 to 10 units per acre, or approximately 42300 sq. ft. pr unit.

Bonuses can also be used to increase the number of multi-family from 12 or approximately 3600 sq. ft. pr unit to 18 units per acre or 2500 sq. ft. per unit. To increase the number of units from 18 to 24 units or approximately 1800 sq. ft. per unit, TDRs would be needed.

The following bonuses are allowed in the UR-MX ordinance for Bellingham's Urban Growth Area (UGA) and would be allowed for increase in density in Area 21, Cordata Neighborhood:

1. Provision of common open space that will serve the needs of the development's residents and would include such facilities as play areas with equipment, basketball courts, handball courts, ball fields, tennis courts or swimming pools. Usable open space on the roof of a building may qualify as improved open space.
2. Provision for the preservation or restoration of historically or architecturally significant structures. The burden of designation of such structures or features as significant shall be upon the applicant. Final determination as to significance shall be made by the Planning Director.
3. Provision of innovative techniques such as zero lot lines, full use of alleys throughout the development, provision of design guidelines, etc.
4. Provision of housing accessible to families with household incomes, which do not exceed eighty percent (80%) of median income in Bellingham as determined by HUD.

Not more than 25% of any overall development, which takes advantage of this provision, may be in housing units serving households with incomes below 80% of median income.

B. Meridian Neighborhood Table of Zoning Regulations

Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
3	Industrial/ Commercial	Planned, Mixed, Uses listed in Attachment #4 are allowed, as well as uses permitted in the City's Planned Industrial and Planned Commercial zones. (Attachment #5). (Attachment #4 is intended to include all uses allowed in Whatcom County's Gateway Industrial zone as of April 1996.) Heavy industrial uses are not allowed. Adult entertainment uses are prohibited in this area.	N/A	Internal circulation; preservation of mature trees and vegetation whenever possible; required yards may be reduced to achieve pedestrian orientation; Landscaping buffer between industrial/commercial and residential uses.	Contiguous road from Dover Street to Pacific Highway.	<p><u>Development standards</u></p> <ol style="list-style-type: none"> The building masses, open spaces around them, landscaping, and signage are integrated in a manner that recognizes the area's visibility from I-5. Portals, service loading areas, automobile access points, exterior public activity locations, parking areas and similar features are located in a manner that both maximizes the efficient use of these facilities and recognizes and addresses the developments visibility from Interstate-5, Bakerview and Northwest Avenue. <p>See attached design standards for Areas 3, 4, 5, 6, 7, and 8</p> <p>This Area is exempt from retail size limits subject to conditions in BMC 20.10.025.</p>
4	Commercial	Planned, residential units and mixed use buildings are encouraged.	RM 2,500 may increase to RM 1,500 through density bonus menu. Residential above commercial is not counted against residential density.	Internal circulation	Utilities;	<p>See Att. 3 - Residential Density Bonus System for Area 4.</p> <p>See attached design standards for Areas 3, 4, 5, 6, 7, and 8</p>

B. Meridian Neighborhood Table of Zoning Regulations

Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
4 (cont)				Preservation of mature trees and vegetation whenever possible; required yards may be reduced to achieve pedestrian orientation; Landscaping buffer between industrial/commercial and residential uses.	Evaluation of development proposals for compatibility with airport operations, and for impacts on the I-5 corridor, and on the I-5/West Bakerview and I-5/Northwest Interchanges.	

ATTACHMENT 3 TO MERIDIAN ZONING CODE – Area 4 Residential Density Bonus System

RM2000 (21 UNITS/ACRE)

In addition to the standard design guidelines in the neighborhood plan the project must include two of the following:

1. More than two building types.
2. Provide a covered parking to unit ratio of at least 1:2 but not more than 1:1. Garages and carports must be integrated with the building design, using similar materials, colors and design elements.
3. Provide at least 35 percent open space.
4. A minimum site area of at least four acres.

RM1500 (29 UNITS/ACRE)

The project should incorporate design features in excess of the amount required at the RM2000 density level and exhibit a high degree of conformance with the goals and policies of Visions for Bellingham and the Comprehensive Plan. The site area must contain at least four acres or the project must receive design review approval from the Planning Commission. To receive Planning Commission approval, projects must provide equivalent design features but may offer alternative solutions consistent with these goals. Projects not using the Planning Commission design review process must include two credits from the following in addition to two of the features listed under the RM2000 density:

1. Group Recreational Facilities
 - (a) A recreational building containing recreational facilities such as sport courts, kitchen and assembly area, spa, pool or other similar features. The recreational portion of the building should be proportional to the number of units at 10 square feet per unit. (1 credit)
 - (b) A tot lot or play yard with playground equipment. (0.5 credit)
 - (c) Swimming pool. (1 credit)
 - (d) Outdoor sport court (half a regulation basketball court or a regulation tennis court. (1 credit)
 - (e) Other recreational facilities determined to be equivalent to those listed.
2. A significant portion of the site abutting and oriented to a private or public open space protected by covenant, easement or public ownership. (0.5 credit for some use of this provision, 1 credit for significant use of this provision, or 2 credits for dedication of space to the public)
3. At least 80 square feet of private useable space provided for ground floor units. The space shall be screened from view from abutting yards and windows by fences, walls or trellises. Permanent landscaping shall be included to supplement the screen or provide screening from upper stories, but the primary screening materials shall be permanent structures. Each space should have some solar access (north sides of buildings are discouraged) and a ground surfacing suitable for patio furniture. (0.5 credits for at least 50% of the ground floor units and 1 credit for all ground floor units)
4. Use of transferable development rights based on a City adopted program. (Variable credit to be determined based on features of a City adopted program.)

B. Meridian Neighborhood Table of Zoning Regulations

Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
5	Industrial/ Commercial	Planned, Mixed, Uses listed in Attachment #4 are allowed, as well as uses permitted in the City's Planned Industrial and Planned Commercial zones. (Attachment #5). (Attachment #4 is intended to include all uses allowed in Whatcom County's Gateway Industrial zone as of April 1996.) Heavy industrial uses are not allowed. Adult entertainment uses are prohibited in this area.	N/A	Internal circulation; access; preservation of mature trees and vegetation whenever possible; required yards may be reduced to achieve pedestrian orientation; landscaping buffer between industrial/ commercial and residential.	Utilities; Contiguous road from Dover Street to Pacific Highway.	<p><u>Development standards</u></p> <p>a. The building masses, open spaces around them, landscaping, and signage are integrated in a manner that recognizes the area's visibility from I-5.</p> <p>b. Portals, service loading areas, automobile access points, exterior public activity locations, parking areas and similar features are located in a manner that both maximizes the efficient use of these facilities and recognizes and addresses the developments visibility from Interstate-5, Bakerview and Northwest Avenue.</p> <p>c. Individual developments are designed to accommodate additional development on adjacent property in an integrated manner.</p> <p>See attached design standards for Areas 3, 4, 5, 6, 7, and 8</p> <p>This Area is exempt from retail size limits subject to conditions in BMC 20.10.025.</p>

ATTACHMENT 4 TO MERIDIAN ZONING CODE – Areas 3 and 5 Whatcom County Gateway Industrial Zone (WCC 20.65) April 1996

[User Note: References to any section of the Whatcom County Code (WCC) are subject to interpretation and adaptation to City of Bellingham regulations and procedures as determined by the City of Bellingham Planning Director.]

PERMITTED USES:

- Office buildings
- Business firm headquarters
- Professional offices
- Hotels, motels
- Custom brokerage houses
- Freight terminals
- Indoor warehousing and storage
- Parcel delivery service
- Freight forwarding, inspection weighing services
- Indoor packaging and crating
- Wholesale trade or sales of industrial equipment
- Light Impact Industrial uses related to services, distribution, manufacture and assembly of finished products contained within buildings, and do not require an EIS
- Tourist Commercial uses listed in Section 20.63.050 through .062, 20.63.101, and 20.63.151 through 154
- Uses permitted and conditionally permitted in the Neighborhood Commercial zone district as listed in 20.60.050 - 153 that are not dependent upon attracting freeway motorists.
- Agriculture, commercial horticulture, tree farming, excluding intensive animal husbandry, and public uses necessary in the Gateway Industrial district.

ACCESSORY USES:

- Employee recreation facilities
- Temporary buildings for construction purposes
- Screened outdoor storage
- Retail sales and repair of merchandise manufactured, assembled, or stored on the site
- Security and caretaker residences
- Treatment and storage of hazardous wastes associated with permitted uses

Attachment 5 – Areas 3 and 5

PLANNED COMMERCIAL.

- (1) For all land designated commercial, the following standards shall apply:
- (2) Range of Uses Possible. Any of the following uses may be permitted in a planned proposal within a commercial general use type designation; provided that any of such uses shall not be permitted where prohibited within the applicable neighborhood plans. Certain uses may also be excluded from a particular planned area by the Commission if such use(s) are found to be incompatible with the surrounding area or unsuitable to the particular site. The final decision shall set forth the uses permitted for the subject property.

Range of Uses

- (1) Retail Facilities of all kinds except 1 and 2 below:
 - a. heavy farm and/or construction equipment sales;
 - b. feed, grain and/or farm supply sales.
- (2) Branch, post office, banks, financial institutions and libraries (including drive through financial facilities)
- (3) Offices of all kinds
- (4) Personal Service Facilities, such as:
 - a. barber and beauty shops;
 - b. consumer credit agencies;
 - c. laundry and dry cleaning establishments;
 - d. computer data service;
 - e. small animal care shops (keeping of three or fewer animals overnight is permitted as an accessory use if animals are kept in an enclosed structure).
- (5) Commercial recreation facilities
- (6) Eating and/or drinking establishments
- (7) Repair shops for small equipment and items
- (8) Public uses and facilities when similar in nature to other permitted uses
- (9) Private clubs and lodges
- (10) Vocational and trade schools
- (11) Motels
- (12) Public utilities, exclusive of storage yards
- (13) Service Stations for automobiles
 - a. Complete minor auto repairs are permitted, however, engine overhaul, body and fender work, tire recapping and vehicle sales are prohibited.
- (14) Publicly owned parks and playgrounds
- (15) Day care
- (16) Apartments in conjunction with other permitted uses
- (17) Neighborhood clubs and activity centers

- (18) Mini storage facilities which deal in the warehousing of personal residential goods
- (19) Warehousing and wholesaling of products, in conjunction with retail sales of the same product, offices and other non retail permitted uses.
- (20) Bed and breakfast facilities (subject to the standards found in Section 20.34.040 F.)
- (21) Mixed uses if specifically listed in the Neighborhood Land Use Plan.
- (22) Any conditional use permitted in the Commercial Chapter for a neighborhood use qualifier.
- (23) Adult entertainment uses shall be prohibited in the Planned Commercial district.

PLANNED INDUSTRIAL.

- (1) For all land designated industrial, the following standards shall apply.
- (2) Range of uses possible. (9173) Any of the following uses may be permitted in a planned proposal within an industrial general use type designation; provided that any of such uses shall not be permitted where prohibited within the applicable neighborhood plan. Certain uses may also be excluded from a particular planned industrial area by the Commission if such use(s) are found to be incompatible with the surrounding area or unsuitable to the particular site. The final decision shall set forth the uses permitted for the subject property.

Range of Uses

- (1) Warehousing and wholesaling of the following goods:
 - a. motor vehicle and automotive parts and supplies exclusive of automotive wrecking and junk yards;
 - b. furniture and home furnishings;
 - c. lumber and other construction material;
 - d. sporting, recreational, photographic, hobby goods, and toys and supplies;
 - e. electrical goods;
 - f. hardware, and plumbing and heating equipment and supplies;
 - g. machinery, equipment and supplies;
 - h. paper and paper products;
 - i. drugs, drug proprietaries and druggists' sundries;
 - j. apparel, piece goods and notions;
 - k. groceries and related products;
 - l. beer, wine and distilled alcoholic beverages;
 - m. miscellaneous non-durable goods, which do not constitute a fire, explosion or safety hazard.
- (2) Manufacturing and assembly of the following products:
 - a. dairy products;
 - b. canned and preserved fruits and vegetables;
 - c. bakery products;
 - d. apparel and other products made from fabrics and similar material;
 - e. furniture and fixtures;
 - f. printing, publishing and allied industries;
 - g. electrical and electronic machinery, equipment and supplies;
 - h. measuring, analyzing and controlling instruments; photographic, medical and optical goods; watches and clocks;
 - i. miscellaneous manufacturing industries which do not constitute a fire, explosion or safety hazard.

- (3) Retail trade limited to the following:
 - a. building materials, hardware, garden supply and mobile home dealers;
 - b. automotive dealers and gasoline service stations;
 - c. furniture, home furnishing and equipment stores;
 - d. eating and drinking places;
 - e. liquor stores;
 - f. used merchandise stores;
 - g. miscellaneous shopping goods stores;
 - h. non-store retailers;
 - i. fuel and ice dealers, except fuel oil dealers and bottled gas dealers;
 - j. other retail sales similar to the above.
- (4) Service establishments dealing with the following:
 - a. personal services (such as beauty and barber shops, shoe repair shops and laundry facilities);
 - b. business services (such as advertising agencies, collection agencies, janitorial services, computer service and consulting);
 - c. automotive repair, services and garages;
 - d. miscellaneous repair services (such as radio, TV, watch, clock, and furniture repair);
 - e. amusement and recreation services, except motion pictures (such as dance halls and bowling alleys);
 - f. medical and dental laboratories;
 - g. correspondence schools and vocational schools;
 - h. membership organizations;
 - i. small animal care shops (keeping of three or fewer animals overnight is permitted as an accessory use if animals are kept in an enclosed area);
 - j. miscellaneous services (such as engineering, architectural and survey services);
 - k. offices
- (5) Agricultural Nurseries
- (6) Advertising devices
- (7) Veterinary services
- (8) Transportation and public utilities (such as freight operations, terminals, communication services and utility generation and transmission systems)
- (9) Construction operations (such as construction offices and storage yards)
- (10) Mixed uses, if specifically listed in the neighborhood land use plan.
- (11) Hazardous waste treatment and storage facilities upon legislative approval of a site plan and subject to the requirements of Section 20.16.020(H)(1).
- (12) Adult entertainment uses (including adult motion picture theaters) subject to the standards in Section 20.12.080.

B. Meridian Neighborhood Table of Zoning Regulations

Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
6	Commercial	Planned, residential units and mixed use buildings are encouraged	RM 2,500 may increase to RM 1,500 through density bonus. Residential above commercial is not counted against residential density.	Internal circulation; preservation of mature trees and vegetation whenever possible; required yards may be reduced to achieve pedestrian orientation, link adjacent developments, or accomplish usable and open space objectives. Landscaping buffer between commercial and residential.	Utilities; contribution of land or fees for neighborhood park and trail system.	See attached design standards for Areas 3, 4, 5, 6, 7, and 8 See Attachment 6 – Residential Density Bonus System menu

B. Meridian Neighborhood Table of Zoning Regulations

Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
7	Residential Multi	Planned	RM 2,500 – may increase to RM 1,500 through density bonus.	Internal circulation; development sensitive to hillside feature; required setbacks may be reduced to achieve pedestrian orientation, link adjacent developments, and consolidate usable and open space.	Utilities; Land or fees for neighborhood park and trail system contribution.	See attached design standards for Areas 3, 4, 5, 6, 7, and 8 See Attachment 6 – Residential Density Bonus System menu

B. Meridian Neighborhood Table of Zoning Regulations

Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
8	Residential Single	Detached; mobile home park allowed (planned permit for expansion). Planned for density above 6,000 on parcel described herein	6,000 sq.ft. minimum detached lot size. The 3.3 acres vacant parcel (south of Barnes Road and north of vacated 3 rd St.) adjoining the convalescent center may be developed at greater density (up to RM 2,500) through a planned permit with approval by the Planning Commission.	None for 6,000 sq. ft. detached lots; contribution to parks/trail system for higher density development.	None	See attached design standards for Areas 3, 4, 5, 6, 7, and 8
9	Commercial	Planned, residential units allowed; small scale office, 2,500 sq.ft. or less per building	Minimum planned permit – residential 4 acres, commercial 8 acres. Establish residential density through planned review process; density greater than RM 2,500 will require underground parking or an alternative approved by the Planning Commission.	Internal and pedestrian circulation; dedication of 10' right-of-way along Cordata Parkway;	Utilities;	None

Design Standards for Areas 3, 4, 5, 6, 7, and 8

Mixed Housing Types – each development phase or building group has at least two different building types. (Exceptions may occur for smaller sites where objectives for environmental protection, retention of natural features, site design, or parks/open space are better met with a single building type, such as attached town house or multi-story garden apartments.)

Pedestrian connections to adjacent developments.

Natural features incorporated into site plan/development, including retention of significant vegetation and supplemented by planting of trees capable of reaching significant height and canopy, where appropriate.

Buildings arranged around usable open space such as squares, commons, courtyards, plazas.

Surface parking lots are dispersed or broken up by landscaping strips throughout site to avoid the appearance of large paved parking areas; under-building parking is encouraged where economically and physically feasible. Locating parking at the rear or side of the lot is encouraged rather than along the full length of the street front. Shared parking for uses with different peak periods is encouraged.

Building design—pitched roofs with dormers, skylights or other features; repetition with variety rather than monotonous and continuous flat facades; break facade plane at regular intervals; use upper story setbacks at corners or side-yards; articulate entries with canopies, porches or other weather protection forms. Applicable to residential, mixed commercial-residential and town center concepts.

Flexible property line setbacks in commercial and residential to achieve linked developments, pedestrian orientation and usable/open space objectives.

Zero setbacks on public streets or interior service roads encouraged for commercial buildings.

Appropriate buffering between residential and commercial.

Multiple use buildings encouraged (residential and retail or office mix) - Housing provided above commercial use in a planned development will not be considered in residential density calculations.

Signs: Planned Residential standards shall apply to residential complexes. Planned Commercial standards shall apply to commercial or mixed-use buildings with the following modifications:

- Monument signs are permitted up to 120 square feet and 12 feet high; pole signs are not allowed.
- Wall mounted signs are limited to 7% of the primary building facade with maximum 4'-0" high letters; and to 3% of the secondary building facade with maximum 2'-0" high letters. (Logos are included in these percentages.)
- Parapet walls may not be erected for the sole purpose of extending sign heights and when they are not in character with the rest of the building or complex.

Special Regulations – Attachment 6, Residential Density Bonus System for Areas 6 and 7

RM 2000 (21 UNITS/ACRE)

In addition to the standard design guidelines in this code, the project must include two of the following:

1. More than two building types.
2. Provide a covered parking to unit ratio of at least 1:2 but not more than 1:1. Garages and carports must be integrated with the building design, using similar materials, colors and design elements.
3. Provide at least 35 percent open space.
4. A minimum site area of at least four acres.

RM 1500 (29 UNITS/ACRE)

The project should incorporate design features in excess of the amount required at the RM 2000 density level and exhibit a high degree of conformance with the goals and policies of Visions for Bellingham and the Comprehensive Plan. The site area must contain at least four acres or the project must receive design review approval from the Planning Commission. To receive Planning Commission approval, projects must provide equivalent design features but may offer alternative solutions consistent with these goals. Projects not using the Planning Commission design review process must include two credits from the following in addition to two of the features listed under the RM 2000 density:

1. Group Recreational Facilities
 - (a) A recreational building containing recreational facilities such as sport courts, kitchen and assembly area, spa, pool or other similar features. The recreational portion of the building should be proportional to the number of units at 10 square feet per unit. (1 credit)
 - (b) A tot lot or play yard with playground equipment. (0.5 credit)
 - (c) Swimming pool. (1 credit)
 - (d) Outdoor sport court (half a regulation basketball court or a regulation tennis court. (1 credit)
 - (e) Other recreational facilities determined to be equivalent to those listed.
2. A significant portion of the site abutting and oriented to a private or public open space protected by covenant, easement or public ownership. (0.5 credit for some use of this provision, 1 credit for significant use of this provision, or 2 credits for dedication of space to the public.)
3. At least 80 square feet of private useable space provided for ground floor units. The space shall be screened from view from abutting yards and windows by fences, walls or trellises. Permanent landscaping shall be included to supplement the screen or provide screening from upper stories, but the primary screening materials shall be permanent structures. Each space should have some solar access (north sides of buildings are discouraged) and a ground surfacing suitable for patio furniture. (0.5 credit for at least 50% of the ground floor units and 1 credit for all ground floor units.)
4. Use of transferable development rights based on a City adopted program. (Variable credit to be determined based on features of a City adopted program.)

B. Meridian Neighborhood Table of Zoning Regulations

Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
10	Commercial	Planned – Regional Retail Center (subject to the Concomitant Agreement with Res. 34-86 filed under AF 1518797 and 1555668). , See Meridian Commercial District Development Guidelines, Identity, Land Use subsection for a list of prohibited uses.	No max. density	Design guidelines*; internal circulation; stormwater management; fire flow; landscaping; access	None	*See Meridian Commercial District Development Guidelines This Area is exempt from retail size limits subject to conditions in BMC 20.10.025.
11	Commercial	Planned See attached Meridian Commercial District Development Guidelines - Identity, Land Use subsection for a list of prohibited uses.	N/A	Access buffer; signs; water distribution design; flood; design guidelines*	None	*See attached Meridian Commercial District Development Guidelines This Area is exempt from retail size limits subject to conditions in BMC 20.10.025.
12	Commercial	Planned, Mixed – residential units are encouraged. See attached Meridian Commercial District Development Guidelines - Identity, Land Use subsection for a list of prohibited uses.	None for commercial; 2,400 sq.ft. per unit for residential	Access; drainage; wetlands; buffers		See attached Meridian Commercial District Development Guidelines - Identity, Land Use subsection for a list of prohibited uses. This Area is exempt from retail size limits subject to conditions in BMC 20.10.025.

B. Meridian Neighborhood Table of Zoning Regulations

Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
13	Residential Multi	Planned	3,600 sq.ft. per unit. Density bonuses to RM Planned, 2400 sq.ft. may be achieved if the project includes at least three of the elements listed under Special Regulations*	Access; drainage; wetlands; buffers	Contribution of land or fees for neighborhood park and trail system.	<p>*Project must include at least 3 of the following:</p> <ol style="list-style-type: none"> 1. More than 2 building types 2. Provide a covered parking to unit ratio of at least 1:2 but not more than 1:1. Garages and carports must be integrated with the building design using similar materials, colors and design elements. 3. Provide a min. of 35% open space. 4. Provide a tot lot or play yard with playground equipment. 5. Provide an outdoor sport court (half a regulation basketball court or a regulation tennis court. 6. Provide other recreational facilities determined to be equivalent to those listed.
14	Commercial	<p>Planned, Mixed – residential units and mixed-use buildings are encouraged.</p> <p>All uses allowed in the Whatcom County General Commercial District as of August 1996 are allowed. Uses in the city's Planned Commercial zone are allowed.</p>	None for Commercial; 2,400 sq.ft. per unit for residential development.	Internal circulation; access; right-of-way dedication; preservation of mature trees and vegetation whenever possible; landscaping buffer between commercial and residential. drainage; wetlands; buffers		<p>*See Meridian Commercial District Development Guidelines - Identity, Land Use subsection for a list of prohibited uses.</p> <p>This Area is exempt from retail size limits subject to conditions in BMC 20.10.025.</p>

B. Meridian Neighborhood Table of Zoning Regulations

Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
14 (cont)		See attached Meridian Commercial District Development Guidelines - Identity, Land Use subsection for a list of prohibited uses.				
15	Commercial	Planned, mixed, residential/ All uses allowed and subject to the conditions specified in the Whatcom County General Commercial zoning as of August 1996 are allowed. Uses identified in the city's Planned Commercial zone are allowed. (Hotels, motels with convention facilities, permanent facilities for live and performing arts, and most types of government offices are prohibited as specified in more detail in the attached Meridian Commercial District* Development Guidelines.	None for commercial; 3,600 sq.ft. increasing to 2,400 sq.ft./unit for residential development subject to meeting design criteria.	Internal circulation; preservation of mature trees and vegetation whenever possible; vegetative buffer between commercial and residential development; drainage; wetlands; buffers		*See Meridian Commercial District Development Guidelines This Area is exempt from retail size limits subject to conditions in BMC 20.10.025.
16	Commercial	Planned, See Meridian Commercial District Development Guidelines, Identity, Land Use subsection for a list of prohibited uses.	N/A	Access; buffer; design guidelines*	None	*See Meridian Commercial District Development Guidelines This Area is exempt from retail size limits subject to conditions in BMC 20.10.025.

Meridian Neighborhood – Areas 15 and 14

Permitted Uses in Whatcom County General Commercial Zone August 1996

Permitted Uses:

1. Automobile, motorcycle, marine and farm implement sales, repair and service; provided that all repair services are conducted within an enclosed building.
2. Automobile service stations, car washes and public garages.
3. Mobile home and recreational vehicle sales.
4. Eating and drinking establishments.
5. Rental agencies.
6. Indoor commercial recreation facilities limited to bowling alleys, skating rinks, indoor theaters and physical fitness centers.
7. Passenger terminal facilities.
8. Service establishments including but not limited to, barber and beauty shops, laundries, dry cleaners, furniture repair, frozen food lockers, funeral parlors, animal hospitals, auction houses, financial institutions, fraternal organizations and professional offices.
9. Retail establishments including but not limited to, grocery, liquor, drug, sundries, variety, building supplies, clothing, florist, nurseries, optical, sporting goods, appliance, music and pet stores.
10. Printing and publishing establishments.
11. Public facilities and utilities.
12. Rental storage establishments
13. Public and community facilities including police and fire stations, libraries, community centers, recreation facilities, and other similar non-commercial uses.
14. Hotels and motels
15. One single family dwelling per lot of record.

B. Meridian Neighborhood Table of Zoning Regulations

Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
17	Commercial	Planned, parking facilities for adjacent uses may be allowed. See attached Meridian Commercial District Development Guidelines - Identity, Land Use subsection for a list of prohibited uses.	N/A	Access design; design guidelines*	Sanitary sewer improvement; Cordata Parkway widening for left turn storage; 10' right-of way dedication for Cordata Parkway	*See Meridian Commercial District Development Guidelines This Area is exempt from retail size limits subject to conditions in BMC 20.10.025.
18	Commercial	Planned, See attached Meridian Commercial District Development Guidelines - Identity, Land Use subsection for a list of prohibited uses.	N/A	Access; flood; design guidelines*	None	*See Meridian Commercial District Development Guidelines This Area is exempt from retail size limits subject to conditions in BMC 20.10.025.
19	Residential Multi	Planned	3,600 sq.ft. per unit. Density bonuses to RM Planned, 2400 sq.ft. may be achieved if the project includes at least three of the elements listed under special regulations*	Access; internal circulation; drainage; wetlands; buffers	10' right-of-way dedication on Bakerview Rd. for future road improvements; contribution of land or fees for neighborhood park and trail system.	*Project must include at least 3 of the following to earn density bonus: <ol style="list-style-type: none"> 1. More than 2 building types 2. Provide a covered parking to unit ratio of at least 1:2 but not more than 1:1. Garages and carports must be integrated with the building design using similar materials, colors and design elements. 3. Provide a minimum of 35% open space. 4. Provide a tot lot or play yard with playground equipment. 5. Provide an outdoor sport court (half a regulation basketball court or a regulation tennis court. 6. Provide other recreational facilities determined to be equivalent to those listed.

B. Meridian Neighborhood Table of Zoning Regulations

Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
20	Residential Single	Planned	<p>10,000 sq. ft. min. detached lot size or 4 units per acre.</p> <p>Density bonuses, achieved through use of performance criteria for cluster development found in the Bellingham Subdivision Ord. can be used to increase the number of units to 7 units per acre, or 6,200 sq. ft. per unit.</p> <p>Transfer of development rights can also be used to further increase the number of units from 7 to 10/acre,</p> <p>To use the TDR density bonus, a property owner can purchase development rights from a Lake Whatcom Watershed land owner or use the "fee-in-lieu-of" option, a property owner/developer can purchase additional density by paying a fee to the City's Lake Whatcom Watershed Acquisition Program (LWWPAP).</p> <p>The fee for a density bonus is calculated on a per dwelling unit basis according to a fee schedule established by the City Council. One unit of additional density will be allowed for each unit purchased through use of this option.</p> <p>An applicant's submittal for planned development shall include a letter from the Bellingham Finance Department documenting the amount to be contributed to the LWWPAP.</p>	Access; drainage; wetlands; buffers	10' right-of-way dedication on Bakerview Rd. for future road improvements; contribution of land or fees for neighborhood park and trail system.	None

B. Meridian Neighborhood Table of Zoning Regulations

Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
21	Commercial	Planned – See attached Meridian Commercial District Development Guidelines, Identity, Land Use subsection for a list of prohibited uses.	None	Access; design guidelines*	None	<p>* See Meridian Commercial District Development Guidelines, attached.</p> <p>This Area is exempt from retail size limits subject to conditions in BMC 20.10.025.</p>
22	Commercial	<p>Planned – Limited light industrial uses allowed**</p> <p>See attached Meridian Commercial District Development Guidelines - Identity, Land Use subsection for a list of prohibited uses.</p>	N/A	Access; buffer residential areas; design guidelines*	None	<p>* See Meridian Commercial District Development Guidelines, attached.</p> <p>**The following uses compromise the category of limited light industrial uses: Manufacturing of: - Apparel and other products made from fabrics and similar material - Furniture and fixtures - Printing, publishing and allied industries - Electrical and electronic machinery, equipment and supplies - Measuring, analyzing and controlling instruments; photographic, medical and optical good; watches and clocks; - Miscellaneous manufacturing industries which do not constitute a fire, explosion or safety hazard and are compatible with adjacent commercial development as determined by the Director of Planning and Community Development.</p>

B. Meridian Neighborhood Table of Zoning Regulations

Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
22 (cont)						This Area is exempt from retail size limits subject to conditions in BMC 20.10.025.
23	Residential Multi	Planned	2,500 sq.ft. per unit	Clearing; flood; wetland; protection of Spring Creek corridor; buffer; neighborhood parks contribution;	Dedication of 30' of right-of-way for Cory St. between Prince and Kellogg.	None
24	Residential Multi	Planned	2,500 sq.ft. per unit	Clearing; flood; drainage; wetlands; buffer; protection of Spring Creek corridor; stormwater management; transportation; access	Development along the east side of Cory will require dedication of 30' of right-of-way and improvement of Cory to ½ standard as an arterial between Prince and Kellogg. Internal access roads shall be provided to property west and east of Spring Creek	None

B. Meridian Neighborhood Table of Zoning Regulations

Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
25	Commercial	<p>Planned – Limited light industrial uses allowed**</p> <p>See attached Meridian Commercial District Development Guidelines - Identity, Land Use subsection for a list of prohibited uses.</p>	None	Access; interface between commercial and industrial uses; design guidelines*	None	<p>*See Meridian Commercial District Development Guidelines, attached.</p> <p>*The following uses compromise the category of limited light industrial uses: Manufacturing of:</p> <ul style="list-style-type: none"> - Apparel and other products made from fabrics and similar material - Furniture and fixtures - Printing, publishing and allied industries - Electrical and electronic machinery, equipment and supplies - Measuring, analyzing and controlling instruments; photographic, medical and optical good; watches and clocks; - Miscellaneous manufacturing industries which do not constitute a fire, explosion or safety hazard and are compatible with adjacent commercial development as determined by the Director of Planning and Community Development. <p>This Area is exempt from retail size limits subject to conditions in BMC 20.10.025.</p>

B. Meridian Neighborhood Table of Zoning Regulations

Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
26	Commercial	Planned, Retail; Whatcom County PUD Ord., chapter 20.85; Whatcom County Subdivision Ord., Chapter 21.30	Density as specified in the Cordata Master Plan and Protective Covenants.	All development shall comply with the Cordata Master Plan Conditions, Protective Covenants, and all design and development guidelines; the Cordata Design Review Committee shall review all proposals and give final approval prior to issuance of a building permit.	All stage 1 conditions of the Cordata Master Plan shall be met as required in the phasing schedule.	This Area is exempt from retail size limits subject to conditions in BMC 20.10.025.
27	Commercial	Planned	N/A	Access; drainage; buffers	Internal access road; Construction of Tull Road.	This Area is exempt from retail size limits subject to conditions in BMC 20.10.025.
28	Residential Multi	Planned	2,500 sq.ft. per unit	Clearing; buffer; access; drainage	Internal access roads.	None
29	Residential Multi	Planned	2,500 sq.ft. per unit	Clearing; flood; drainage; wetlands; buffer; protection of Spring Creek corridor; access	Internal access roads to property west and east of Spring Creek.	None
30	Residential Multi	Planned	2,500 sq.ft. per unit	Clearing; buffer; access; drainage	Internal access roads; Construction of Tull Road.	None
31	Industrial	Planned, Light	N/A	Coordinated internal street and pedestrian circulation	None	This Area is exempt from retail size limits subject to conditions in BMC 20.10.025.

B. Meridian Neighborhood Table of Zoning Regulations

Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
32	Industrial	Planned, light	N/A	Clearing; access; internal circulation; buffers	Road improvements on Guide Meridian, Kellogg Avenue; internal circulation.	This Area is exempt from retail size limits subject to conditions in BMC 20.10.025.
33	Industrial	Planned	N/A	Clearing; buffers	Road improvements to Meridian, Horton Road, Van Wyck Road, Deemer Road; vehicle access; internal circulation; drainage; Construction of Deemer Road.	This Area is exempt from retail size limits subject to conditions in BMC 20.10.025.
34	Industrial*	Planned, mixed commercial, 1. Permitted uses shall be limited to those permitted and accessory uses allowed in Whatcom County's Light Impact Industrial (LII) zone as of the date of annexation; 2. retail development not associated with industrial uses is prohibited; retail sales of merchandise manufactured, assembled or stored on site consistent with the definition of accessory uses as defined in Whatcom County Title 20, Chapter 20.97 WCC (Definitions) is allowed	N/A	Controlled access with joint driveways; internal circulation	Sidewalk improvements on Meridian Street	*See Attachment 7 – Allowed Uses for Area 34

ATTACHMENT 7 TO GUIDE MERIDIAN ZONING CODE – Allowed Uses for Areas 34 Whatcom County Light Impact Industrial Uses

[User Note: References to any section of the Whatcom County Code (WCC) are subject to interpretation and adaptation to City of Bellingham regulations and procedures as determined by the City of Bellingham Planning Director.]

CITY OF BELLINGHAM PLANNED INDUSTRIAL (MIXED) AREA 34

Cordata Stage II/West Guide Annexation

PERMITTED USES

Manufacturing, processing, fabrication

- The manufacturing and processing of food of a nature that meets the purpose and performance standards of this district excluding primary processing of meat and fish products.
- Fabrication of office, computing and accounting machine.
- Manufacture of miscellaneous textile goods and fabrication of apparel including clothing, hats, caps, millinery fur products; and miscellaneous fabricated textile products.
- Fabrication of furniture and fixtures including household, office and public building furniture; and partitions, shelving and lockers.
- Fabrication of paper products including paperboard containers, boxes, carton boxes and paper containers.
- Printing and publishing newspapers, periodicals and books; commercial printing; book binding; and manufacture of manifold business forms and greeting cards.
- Fabrication of leather products including belting; packing; cut stock and findings for shoes and boots; shoes; footwear; gloves and mittens; luggage; personal leather goods and handbags.
- Fabrication of glass products including glass products from prepared materials; stone cutting; and monuments.
- Processing and packaging of drug, pharmaceuticals, perfumes and cosmetics.
- Fabrication of electrical equipment including industrial apparatus and household appliances, radio and television sets; communications equipment; electrical components and accessories; and electric lighting equipment and lamps.
- Fabrication of instruments, photographic goods, optical goods, watches and clocks, and including engineering, scientific, surgical, medical, dental and ophthalmic products.
- Manufacture and fabrication of jewelry, silverware, plated ware, musical instruments and parts, toys, sporting and athletic goods; pens, pencils and other office and artistic supplies; novelties, buttons and notions; and miscellaneous manufacture.
- Manufacture, processing, treatment or fabrication of metal products and machinery; provided that smelters and re-melting mills, and the manufacturing of turbines, oil machinery, mining machinery, industrial process ovens, paper, and textile or rolling mill machinery shall be prohibited.
- Manufacture, processing, treatment and fabrication of lumber, millwork, mobile homes, travel trailers, campers, miscellaneous wood products and other buildings, roofing and construction materials; provided that all odor and noise producing processes shall be conducted within an enclosed structure equipped with such scrubbing, filtering equipment or noise reduction equipment as is necessary to mitigate the odor and/or noise produced.
- Fabrication of rubber products from finished rubber only and manufacture of miscellaneous plastic products from purchased resins only.
- Manufacture of glass, glass products, pottery and related products, and cutting and shaping of stone products.
- Bottling plants.

Transportation / communication facilities / offices

- Rail, truck and freight terminals; warehousing and storage; parcel delivery service; freight forwarding; inspection weighing services; and packaging and crating.

- Communications including telephone exchanges, and radio and television broadcasting stations and transmitting towers.
- Business firm headquarters and professional offices.

Other uses allowed

- Boat building and repair.
- Construction contractors' business offices and storage and equipment yards.
- Wholesale trade or storage of durable and non-durable goods including automobile parts and supplies; tires and tubes; furniture and home furnishings; lumber and other construction materials; sporting goods, toys and hobby goods; metal service centers and offices; electrical goods; hardware, plumbing and heating equipment; machinery equipment and supplies; jewelry, watches and precious stones; other durable goods; paper and paper products; drugs, proprietaries and sundries; apparel, piece goods and notions; groceries and related products; beer, wine and distilled beverages; waste bottles; waste boxes; rags; waste paper; wiping rags and miscellaneous non-durable goods; provided, however, that trade, storage or processing of sulphur shall be prohibited.
- Building material yards, if screened by a fence and/or vegetation provided that screening shall not be required between two contiguous yards where the operator of each yard agrees that such screening is unnecessary.
- Eating establishments, convenience grocery stores, cafes and gas stations operating primarily for the convenience of employees, clients and customers of the district; providing the following criteria are met:
 - (1) Maximum floor area is 3,000 square feet per use;
 - (2) No more than two pump islands for each gas station;
 - (3) Centrally located within the district to primarily serve the industrial uses of this district and not to primarily serve adjacent non-industrial uses.

Public uses and community facilities

- Churches.
- Residential development limited to nursing homes, assisted living, and other residential uses associated with a church campus is allowed.
- Public uses and community facilities including police and fire stations, libraries, community centers, recreation facilities and other similar noncommercial uses.

Similar uses allowed

- Other uses similar in nature to the uses listed above which are consistent with the purpose and intent of the district to be approved through the planned development process

Accessory uses

- Employee recreation facilities and play areas.
- Temporary buildings for construction purposes for a period not to exceed the duration of such construction.
- Testing and experimentation in connection with a principally permitted use.
- Other accessory uses and buildings, including security and caretaker residences, customarily appurtenant to a principally permitted use.
- Retail sales of merchandise manufactured, assembled or stored on the site and consistent with the definition of accessory uses as defined in Chapter 20.97 WCC (Definitions).*
- On-site treatment and storage facilities for hazardous wastes associated with outright permitted uses.
- Billboards, subject to the provisions of this ordinance, and only within the Bellingham Overlay Zones delineated by Bellingham Municipal code 20.08.020, Figure 15
- Consistent with the Meridian Neighborhood, the following uses are prohibited: permanent facilities for live or performing arts, and government offices except Armed Forces recruiting offices, branch post offices, and branch libraries or public safety facilities (such as fire stations)

* WCC 20.97.005 Accessory Use:

Accessory use means a use customarily incidental to a permitted use; provided that such use shall be located on the same lot as the permitted use except where specifically permitted elsewhere in zoning district regulations.

B. Meridian Neighborhood Table of Zoning Regulations

Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
35	Industrial*	<p>Planned, mixed commercial, and residential, except that:</p> <ol style="list-style-type: none"> 1. Permitted uses shall be limited to those permitted and accessory uses allowed in Whatcom County's Light Impact Industrial (LII) zone as of the date of annexation; 2. retail development not associated with industrial uses is prohibited; 3. retail sales of merchandise manufactured, assembled or stored on site consistent with the definition of accessory uses as defined in Whatcom County Title 20, Chapter 20.97 WCC (Definitions) is allowed; and 4. residential development limited to nursing homes, assisted living, and other residential uses associated with a church campus is allowed. 	2,500 sq.ft. per unit for residential	Limited access; joint driveways; internal circulation; Wetland and Stream Ordinance.	Sidewalk improvements on Meridian Street appropriate alignment of the east-west Slater Connector arterial route with the intersection at Meridian Street shall be determined.	*See Attachment 8 – List of Permitted Uses in Area 35.

B. Meridian Neighborhood Table of Zoning Regulations

Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
35 (cont)		Conditional uses allowed in Whatcom County's Light Impact Industrial (LII) zone as of the date of annexation may be allowed in this area as part of the Planned Development Process.				

Attachment 8 - Whatcom County Light Impact Industrial Uses - Allow Uses for Area 35

[User Note: References to any section of the Whatcom County Code (WCC) are subject to interpretation and adaptation to City of Bellingham regulations and procedures as determined by the City of Bellingham Planning Director.]

CITY OF BELLINGHAM PLANNED INDUSTRIAL (MIXED) - AREA 35

Cordata Stage II/West Guide Annexation

Permitted uses

Manufacturing, processing, fabrication

- The manufacturing and processing of food of a nature that meets the purpose and performance standards of this district excluding primary processing of meat and fish products.
- Fabrication of office, computing and accounting machine.
- Manufacture of miscellaneous textile goods and fabrication of apparel including clothing, hats, caps, millinery fur products; and miscellaneous fabricated textile products.
- Fabrication of furniture and fixtures including household, office and public building furniture; and partitions, shelving and lockers.
- Fabrication of paper products including paperboard containers, boxes, carton boxes and paper containers.
- Printing and publishing newspapers, periodicals and books; commercial printing; book binding; and manufacture of manifold business forms and greeting cards.
- Fabrication of leather products including belting; packing; cut stock and findings for shoes and boots; shoes; footwear; gloves and mittens; luggage; personal leather goods and handbags.
- Fabrication of glass products including glass products from prepared materials; stone cutting; and monuments.
- Processing and packaging of drug, pharmaceuticals, perfumes and cosmetics.
- Fabrication of electrical equipment including industrial apparatus and household appliances, radio and television sets; communications equipment; electrical components and accessories; and electric lighting equipment and lamps.
- Fabrication of instruments, photographic goods, optical goods, watches and clocks, and including engineering, scientific, surgical, medical, dental and ophthalmic products.
- Manufacture and fabrication of jewelry, silverware, plated ware, musical instruments and parts, toys, sporting and athletic goods; pens, pencils and other office and artistic supplies; novelties, buttons and notions; and miscellaneous manufacture.
- Manufacture, processing, treatment or fabrication of metal products and machinery; provided that smelters and re-melting mills, and the manufacturing of turbines, oil machinery, mining machinery, industrial process ovens, paper, and textile or rolling mill machinery shall be prohibited.
- Manufacture, processing, treatment and fabrication of lumber, millwork, mobile homes, travel trailers, campers, miscellaneous wood products and other buildings, roofing and construction materials; provided that all odor and noise producing processes shall be conducted within an enclosed structure equipped with such scrubbing, filtering equipment or noise reduction equipment as is necessary to mitigate the odor and/or noise produced.
- Fabrication of rubber products from finished rubber only and manufacture of miscellaneous plastic products from purchased resins only.
- Manufacture of glass, glass products, pottery and related products, and cutting and shaping of stone products.
- Bottling plants.

Transportation / communication facilities / offices

- Rail, truck and freight terminals; warehousing and storage; parcel delivery service; freight forwarding; inspection weighing services; and packaging and crating.
- Communications including telephone exchanges, and radio and television broadcasting stations and transmitting towers.
- Business firm headquarters and professional offices.

Other uses allowed

- Boat building and repair.
- Construction contractors' business offices and storage and equipment yards.
- Wholesale trade or storage of durable and non-durable goods including automobile parts and supplies; tires and tubes; furniture and home furnishings; lumber and other construction materials; sporting goods, toys and hobby goods; metal service centers and offices; electrical goods; hardware, plumbing and heating equipment; machinery equipment and supplies; jewelry, watches and precious stones; other durable goods; paper and paper products; drugs, proprietaries and sundries; apparel, piece goods and notions; groceries and related products; beer, wine and distilled beverages; waste bottles; waste boxes; rags; waste paper; wiping rags and miscellaneous non-durable goods; provided, however, that trade, storage or processing of sulphur shall be prohibited.
- Building material yards, if screened by a fence and/or vegetation provided that screening shall not be required between two contiguous yards where the operator of each yard agrees that such screening is unnecessary.
- Eating establishments, convenience grocery stores, cafes and gas stations operating primarily for the convenience of employees, clients and customers of the district; providing the following criteria are met:
 - (1) Maximum floor area is 3,000 square feet per use;
 - (2) No more than two pump islands for each gas station;
 - (3) Centrally located within the district to primarily serve the industrial uses of this district and not to primarily serve adjacent non-industrial uses.

Public uses and community facilities

- Churches.
- Residential development limited to nursing homes, assisted living, and other residential uses associated with a church campus is allowed.
- Public uses and community facilities including police and fire stations, libraries, community centers, recreation facilities and other similar noncommercial uses.

Similar uses allowed

- Other uses similar in nature to the uses listed above which are consistent with the purpose and intent of the district to be approved through the planned development process

Accessory uses

- Employee recreation facilities and play areas.
- Temporary buildings for construction purposes for a period not to exceed the duration of such construction.
- Testing and experimentation in connection with a principally permitted use.
- Other accessory uses and buildings, including security and caretaker residences, customarily appurtenant to a principally permitted use.
- Retail sales of merchandise manufactured, assembled or stored on the site and consistent with the definition of accessory uses as defined in Chapter 20.97 WCC (Definitions).*

WCC 20.97.005 Accessory Use:

Accessory use means a use customarily incidental to a permitted use; provided that such use shall be located on the same lot as the permitted use except where specifically permitted elsewhere in zoning district regulations.

- On-site treatment and storage facilities for hazardous wastes associated with outright permitted uses
- Billboards, subject to the provisions of this ordinance, and only within the Bellingham Overlay Zones delineated by Bellingham Municipal code 20.08.020, Figure 15
- Consistent with the Meridian Neighborhood, the following uses are prohibited: permanent facilities for live or performing arts, and government offices except Armed Forces recruiting offices, branch post offices, and branch libraries or public safety facilities (such as fire stations)

Conditional uses.

- Conditional uses may be considered through the Planned Development Process.
- Manufacture of hydraulic cement; concrete gypsum and plaster products; and abrasive asbestos and miscellaneous nonmetallic mineral products.
- Manufacture of sands.
- Repair, service and accessory sales for motor vehicles, boats and farm implements
- Solid waste disposal facilities and sites of a permanent nature including, but not limited to, landfills, incinerators, and transfer stations, excluding sewage sludge
- Transitory solid waste facilities for treatment, storage, or collection, including, but not limited to: recycle centers and drop boxes for household materials excluding large items such as automobiles or major appliances; noncommercial composting and mulching facilities; and including but not limited to the type of facilities operated by neighborhood or public service organizations.
- Golf courses and commercial recreation facilities related to golf courses.

MERIDIAN COMMERCIAL DISTRICT DEVELOPMENT GUIDELINES

The design guidelines listed in the Meridian Neighborhood zoning section of the Land Use and Development Code are to be used in the preparation of planned development contracts for projects in the Meridian Neighborhood and as the basis for development of future, more specific design standards. They are intended to supplement the regulations contained in the Land Use Development Ordinance by providing additional design guidance, but are not regulatory in the same manner as the standards contained in that ordinance. The Planning Director may allow alternatives, which provide an equal or better design solution and meet the intent of this section. Applications for planned developments shall include adequate information in their submittal to specifically depict how the guidelines have been addressed.

When these guidelines are applied to planned development contract amendments, their application should be roughly proportional to the degree of alteration proposed and bear a relationship to impacts from the proposed development.

IDENTITY

The Meridian Commercial District is represented by the attached map.

Land Use

- The primary focus of the Meridian Commercial District is that of a regional retail center. Major cultural, convention, and civic functions are encouraged to locate in the Central Business District.
- The following uses are prohibited in the Meridian Commercial District: Hotels; permanent facilities for live or performing arts; and government offices except Armed Forces recruiting offices, branch post offices, and branch libraries or public safety facilities (such as fire stations). Motels are permitted provided any motel shall not include a total combined meeting room area of over 5,000 square feet. All temporary lodging facilities shall provide the number of parking spaces specified for "motels."

CONNECTIVITY

- Developments shall be connected by public sidewalks. The sidewalk design shall match the City design standard recommended for the particular street system or design guidelines for the Meridian Commercial District. The Meridian Street sidewalk design standard provides that a walkway separated from the curb by a cobble and tree well strip be used until such time as an alternative design standard may be adopted.
- Site design shall include a pedestrian access element that provides pedestrian routes from streets and transit stops to building entrances and between buildings. Bus stops should be considered at locations recommended by Whatcom Transportation Authority.
- Large parking areas may be required to provide additional pedestrian walkways from parking areas to building entrances. Walkways shall be separated from parking stalls and driving lanes (except at crossings, where painted designations may be used.) They shall be
 - designed to provide a four foot wide clear walkway, free from encroachment by vehicle bumpers, cart racks and other obstructions. Trails along open space and creek systems as recommended in the Open Space section shall be included in the project design and connected with the other pedestrian routes in the site. Pedestrian connections shall not cross truck loading areas. Walkways and landscaping shall be used to provide separation between parking areas and building entrances. Connections between private sidewalk systems in adjacent developments shall be provided if they are determined to be both feasible and necessary for a good pedestrian circulation plan.

MERIDIAN COMMERCIAL DISTRICT DEVELOPMENT GUIDELINES (cont)

CONNECTIVITY Cont.

- Development shall be clustered to encourage joint use of driveways, parking and signs.
- All subdivision, short plats, and lot line adjustments shall be reviewed to ensure that they are consistent with driveway access point spacing policies and regulations.
- The spacing and number of driveways shall be limited as specified in the Circulation section to the extent possible given ownership and topographical considerations.
- Direct vehicular access shall be provided between developments whenever feasible to allow traffic to move between businesses without using arterial streets.

DISTRICT BOUNDARIES

- District boundaries should maintain a distinction between the core commercial district and adjacent residential and commercial areas. Site designs shall provide appropriate buffers in transition areas, particularly at boundaries between commercial and residential zones.

Buffering Adjacent Residential Zones:

- Outdoor storage shall not be permitted unless it can be permanently screened from view by adjacent residential properties. The height of material displayed or stored shall be limited to assure adequate screening.
- Loading areas shall be screened from public view. Methods to attenuate noise from loading activity shall be employed as needed to protect residential zones.
- Screening between the development and residential zones shall incorporate trees, primarily evergreens, that will provide total year round screening.
- Use of outdoor speakers shall be prohibited near residential zones.
- Exterior lighting shall have a cut-off angle that eliminates spillover of light onto adjacent residential properties. Light sources shall be shielded as necessary to minimize glare impacts on residential zones.
- Views of grade level and rooftop mechanical equipment shall be screened from adjacent residential property by use of parapets, fences, walls and/or landscaping as appropriate.

NATURAL SYSTEMS

- Natural topographical features and amenities including but not limited to stream and open space corridors shall be integrated into site designs as a significant design element.
- Open space and natural vegetation shall be retained along streams in a manner consistent with City codes and the local topography.
- Incorporate significant existing vegetation within required buffers or landscaping designs whenever possible.

MERIDIAN COMMERCIAL DISTRICT DEVELOPMENT GUIDELINES (cont)

DESIGN

- As a future component of the district's development regulations, design guidelines should be developed for site layout, buildings, signs, and landscaping. The guidelines should also address changeable design elements within the street rights-of-way such as street furniture and landscaping. The business community should be encouraged to work with the City and design professionals to identify standards appropriate for the Meridian Commercial District. These recommended standards should then be incorporated into adopted City plans and/or development codes as design guidelines for the Meridian Commercial District.

Site Components:

- Commercial developments of over 20,000 square feet of gross floor area shall provide consolidated area for pedestrian plazas, parks or seating areas at the rate of one percent of the gross floor area. This area may be adjacent to a building entrance, bus stop or open space/trail area provided it is abutting a pedestrian walkway, is lighted and is visible from a main entrance of the building.
- The area shall contain seating, trash container(s) and landscaping. Minimum width shall be ten feet. The facility shall be available to customers and employees without a fee. Areas accessible to vehicles and areas immediately in front of entrance doors will not be counted in the calculation of this area. Indoor pedestrian plazas that are designed to provide an equivalent function and include windows to the outdoors, such as a mall courtyard, may be used to satisfy this provision.
- Landscaped yards of at least 15 to 25 feet shall be maintained from arterial streets and yards of at least 5 to 10 feet shall be provided on other streets measured from the property line. Buildings shall be set back at least 25 feet from Meridian Street. Significant grade changes, street design requirements or other features may necessitate wider yards.
- Developers are encouraged to incorporate crime prevention through the use of environmental design (CPTED).¹
- Service areas shall be screened from streets and pedestrian walkways. Adequate space shall be reserved for garbage and recycling functions where appropriate.
- If storm water basins are used for storm water treatment or detention, the location shall be coordinated with other elements of the site and integrated with site landscaping.

Grading:

- Site development shall incorporate the existing topography to the extent feasible. When retaining walls are necessary, terraced and landscaped walls are preferred.
- Where earth berms are used, adequate horizontal space shall be provided to allow appropriate side slopes and support proposed vegetation.

¹CPTED principles of natural surveillance, natural access control, territorial reinforcement, and maintenance can be used to minimize the potential for crime in new developments. Well designed buildings, parking lots, garages, sidewalks, and open courtyards and appropriate lighting can be encouraged in new developments.

MERIDIAN COMMERCIAL DISTRICT DEVELOPMENT GUIDELINES (cont)

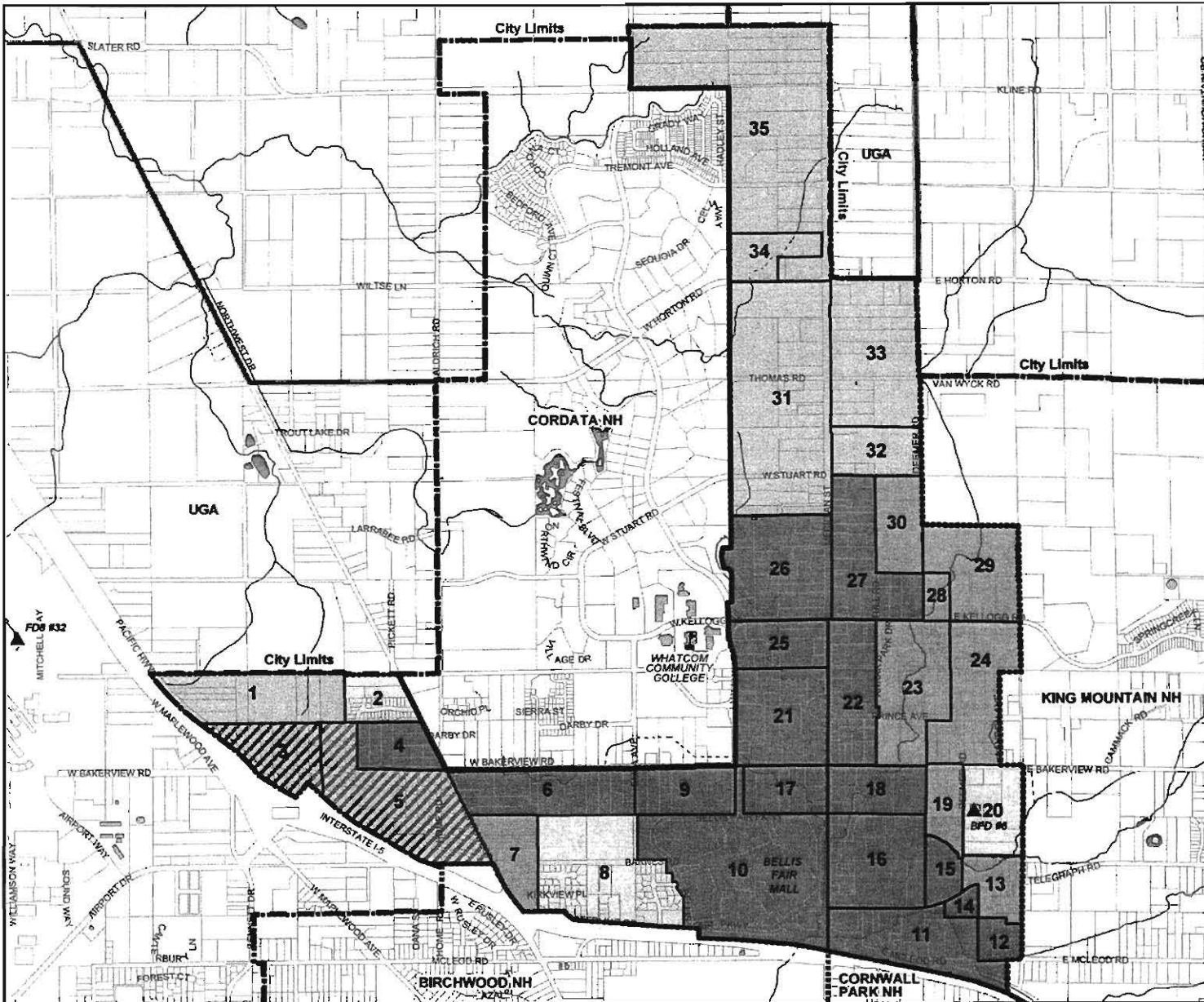
Landscaping:

- Parking areas shall contain landscaping islands to break up large expanses of hard surfacing. Scale of parking islands, their location and spacing and tree species shall be appropriate for the scale of the parking area. Planting areas shall be designed to protect trees from vehicles.
- Landscaping areas shall be provided between driveways and property lines, with the exception of joint driveways.
- Landscaping maintenance shall be guaranteed for two growing seasons to assure required screening and landscaping functions will be established as intended. A maintenance bond, assignment of funds or other financial guarantee provided to the City in the amount of 50 percent of the value of the landscaping is an acceptable instrument.
- Landscaping plans should include coniferous trees and evergreen vegetation in the mixture of plant materials to the extent feasible based on site characteristics.

Buildings and Signs:

- On street and entry sides, buildings shall include storefront windows and avoid blank walls unless screening is required due to zone boundaries or other factors. There shall be consistent architectural treatment of all sides of the building facing streets and entries.
- Sign design standards should be developed for the Meridian Commercial District that promote effective business identification, reduce sign clutter and complement the district design goals. Sign plans for developments shall include limitations on the location and area of wall signs, minimize the number of freestanding signs and integrate signage with building and site design.

Exhibit E – Meridian Zoning Map

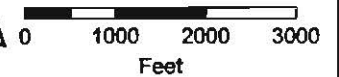


MERIDIAN NEIGHBORHOOD ZONING

Legend:

AREA	ZONING DESIGNATION*
1	Planned Industrial
2	Planned Res. Single
3	Planned Comm./Industrial
4	Planned Commercial
5	Planned Comm./Industrial
6	Planned Commercial
7	Planned Res. Multi
8	Planned Res. Single
9	Planned Commercial
10, 11, 12	Planned Commercial
13	Planned Residential Multi
14	Planned Commercial
15	Planned Commercial
16	Planned Commercial
17	Planned Commercial
18	Planned Commercial
19	Planned Residential Multi
20	Planned Residential Single
21	Planned Commercial
22	Planned Commercial
23	Planned Residential Multi
24	Planned Residential Multi
25	Planned Commercial
26	Planned Commercial
27	Planned Commercial
28	Planned Residential Multi
29	Planned Residential Multi
30	Planned Residential Multi
31-35	Planned Industrial

* 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
2010

Exhibit F – Cordata Neighborhood Plan

CORDATA NEIGHBORHOOD PLAN

VISION STATEMENT

The Cordata Neighborhood strives to enhance the quality of life of its residents by access to public safety, educational opportunities and recreational facilities. The neighborhood values protection, maintenance, preservation and enhancement of open spaces and wildlife corridors. Future development within the neighborhood should be considered on a comprehensive basis that maintains neighborhood cohesion and aesthetic appeal.

I. NEIGHBORHOOD CHARACTER

The Cordata Neighborhood is situated in the northern area of the City and is bordered by Meridian Street to the east, W. Bakerview Road to the south, and extends to the City limits to the north, west, and southwest. The Cordata Neighborhood was formed in 2010 when the boundaries of the Meridian and Guide Meridian/Cordata Neighborhoods were redrawn to acknowledge the area's changing character, environment, and demographics. Such factors leading to these changes included the increase in residential development and population, presence of Whatcom Community College, the concentration of professional commercial, institutional and industrial uses along Cordata Parkway, and the area's close proximity to one of Bellingham's regional commercial areas within the adjacent Meridian Neighborhood.

The Cordata Neighborhood contains a variety of land use zoning designations consisting of Public and Planned: Residential, Commercial, Industrial, and Institutional. Development within these designations is regulated under the Cordata Business Park Planned Unit Development (PUD) and the City's Land Use Development Code, which identifies the development and design standards needed to preserve and protect the character and qualities of the neighborhood area. The residential uses within the neighborhood consist of a mix of single-family and multi-family dwelling units, which are primarily located within the northern and western area of the neighborhood. Centrally located in the neighborhood is an institutional zone that allows a mix of office, medical and institutional uses. Existing institutional uses include Merrill Gardens, Peace Health and North Cascade Rehabilitation Center. Industrial uses are generally located in the northeastern portion of the neighborhood.

Goal No. 1 Open views from most residential areas give a feeling of space that should be maintained as new development occurs.

The campus of Whatcom Community College is a significant feature within the neighborhood. Another new destination for community involvement is the new Community Garden at the end of Cordata Parkway. No public services such as a public library, community center, youth play facilities, or playgrounds, post office annex or fire station are currently in the area.

Within the next planning period, it is anticipated that a District Urban Center will be developed within the neighborhood. Urban centers are intended to provide for a mix of commercial and residential uses developed under a master planning process which would serve the entire community while remaining accessible to those living and working nearby. It is currently ranked as a Tier 3 Urban Village in the City's Comprehensive Plan and identified as the Cordata District Village.

II. HOUSING

Since the early 1990's, the northern portion of neighborhood has been developed with residential development consisting of a mix of single-family and multi-family developments. Residential development throughout the neighborhood should include design elements that are compatible with style and character of the neighborhood and meet required design standards if regulated by the City's land use development code or the PUD. New development should include innovative Low Impact Development (LID) techniques, such as green roofs as well as other green building methods. Landscaping should incorporate pervious paving and green roofs, native plants, rain gardens, and other water-friendly practices as allowed.

Designs of new developments should consider utilizing the City's Infill Housing Toolkit, a chapter to the Bellingham Municipal Code that establishes special development regulations for a series of infill housing forms.

Goal No. 2 Energy conservation is encouraged through the location and design of buildings to conserve heat and provide opportunities for passive solar absorption. "Green" construction material and methods should be used whenever possible.

Building heights should be compatible with present structures and maintained in all sections of the neighborhood. Housing developments should be arranged in a modified grid pattern to make walking, bicycling and transit use accessible. Housing types should be diverse to accommodate varying income levels, household sizes and lifestyles.

Goal No. 3 The Cordata Neighborhood values the inclusion of affordable housing in new developments as an important ingredient for a balanced neighborhood.

The Neighborhood should have view corridors from public places such as neighborhood parks. The Cordata Elementary school on Aldrich Road will serve the growing residential population.

Bellingham's regulations encourage and provide incentives for innovative housing and mixtures of housing types that preserve natural resources and consolidate open spaces.

Goal No. 4 New housing developments should allow for open spaces with playgrounds and green areas and provide connectivity to support pedestrians and multi-modal transportation options.

Established trees should be left as beautification elements when new development occurs. If a detention pond is needed, thick evergreen landscaping should surround the pond where possible. The pond should not be located on the street side of any development complex. Detention ponds should be integrated as aesthetic amenities into the design of residential developments.

III. PARKS, RECREATION AND OPEN SPACE

The neighborhood lacks active recreational amenities, including parks and trails. An informal trail system and the sidewalks provide pedestrian and bicycle amenities. The increase of residential development in the last decade resulted in the need for additional active recreational uses. As a result, the North Bellingham Trail Plan was established to fulfill this need and will be the mechanism to ensure that future development contributes to the ongoing demand for these amenities.

A neighborhood park is the basic recreational focus and center of a neighborhood. When Cordata Park is fully developed it will have both active and passive recreation activities geared specifically for those living within the service area, which should be approximately a ½ mile radius. Neighborhood parks should accommodate a wide variety of age and user groups, including children, adults, and seniors. Creating a sense of place by bringing together the unique character of the site with that of the neighborhood is vital to successful neighborhood park design.

In 2008 the City approved the Cordata Park Master Plan, which established the design guidelines for the development of a neighborhood park on 20 acres of land located in the northwest portion of the neighborhood. This neighborhood park is intended to provide recreational opportunities for the existing and future residents within the northern area of the City. Seven acres of the park will be used for active recreational activities with amenities including play areas, outdoor picnic tables and benches, shelter/pavilion for indoor picnic use or neighborhood meetings (facility to include restroom with sink and counter outside of restroom) neighborhood gathering areas, skate area and more.

A trail through the 20-acre Cordata Park was completed in November 2010 as Phase 1. A future phase plans to continue the trail to Cordata Parkway through the 7.51 acre land deeded by Whatcom County to the City.

As development occurs and the population within the neighborhood and surrounding area grows, there will be an increasing need for additional parks, trails, and open space areas within the neighborhood. Proposed open space areas and trails should be consistent with the North Bellingham Trail Plan of the City Parks, Recreation and Open Space Plan to ensure connectivity with existing open space and trail systems. Wetlands or other critical areas and associated buffers will contribute to the open space areas within the neighborhood and should be retained and incorporated into the larger open space planning to establish wildlife corridors and contiguous green spaces. These environmental features serve an important hydrological function as well as provide an opportunity for a linear greenbelt open space system through the neighborhood.

Goal No. 5 The recommendations of the Park, Recreation, and Open space chapter of the City's comprehensive plan should be implemented.

The topography of the neighborhood is relatively flat. Several tributaries of Bear and Spring Creeks traverse the area with associated forested and emergent wetlands. A mix of deciduous and coniferous plant communities is present throughout the underdeveloped areas. These features serve an important hydrological function as well as providing an opportunity for a greenbelt open space system through the neighborhood.

Goal No. 6 Open space corridors should be maintained along the streams and natural drainage channels as development occurs.

Goal No. 7 Wherever feasible, significant existing trees should be preserved and incorporated into the open space/landscaping pattern of the future development.

The Cordata Neighborhood Association recommends that the wetlands between the Evergreen Rehabilitation Hospital and Comcast Headquarters on the east side of Cordata Parkway be deeded to the City. The City should develop trails through the area that will preserve wetlands and trees.

The 4.79 acre Durham property at 4855 Aldrich Road on the west side of Aldrich north of Horton Road/Wiltse Lane is now owned by the City. This property will provide additional recreational opportunity to this neighborhood as identified in the North Bellingham Trail Plan.

Goal No. 8 Develop and maintain open space and protect wetlands and environmentally sensitive areas as development occurs.

Total parklands

The neighborhood should equal or exceed the City's adopted standard in the comprehensive plan. The land standard includes active park facilities, passive open space, trails, aquatic lands and urban area watershed properties managed by the City.

Linear trails

The City's adopted standard of trail systems should be anchored by public facilities, such as a school or park that may serve as a destination or trailhead and extend into the surrounding residential areas using natural features or established roads, sidewalks or other safe travel corridors. Ideally, a trail system should provide the ability to loop back to the point of origin. The trail should be sufficiently wide enough to provide for the type of trail users that it is accommodating, preserve the features through which the trail passes, and buffer adjacent land use activities.

IV. PUBLIC FACILITIES

Drainage

The neighborhood is located within the Silver Creek watershed and the Bear Creek sub-basin. Several tributaries of Bear Creek traverse the neighborhood with associated forested and emergent wetlands. Drainages flow to the Nooksack River and to Bellingham Bay estuarine waters. All of the Silver Creek tributaries are classified as anadromous fish habitat for Coho salmon and Cutthroat trout. Both Silver Creek and Bear Creek have channel areas that are on the 303d list for impaired water bodies. The listings are for fecal coliform, temperature and dissolved oxygen. The 1990, National Wetlands Inventory maps show several probable wetland areas using data from aerial photographs and soil maps. This wetland information is considered incomplete due to its inability to detect wetlands on the ground beneath any forest canopy. When development is proposed for this area, delineated wetland studies will be required. Storm water runoff from future development will be collected through a series of catch basins and storm drains. Runoff will be detained in ponds and released at its natural points of discharge along the boundaries of the neighborhood.

Stormwater Facilities

Stormwater requirements for this area will need to meet current City of Bellingham and Department of Ecology standards for stormwater management and account for the sensitivity of the receiving waters. Those requirements incorporate special measures to deal with thermal pollution, bacteria, nutrients, zinc, and dissolved oxygen levels. Properties and development will need to meet total maximum daily loading standards (TMDL's). City infrastructure development will also need to be done in a manner that protects and prevents further degradation of these facilities.

Goal No. 9 Open detention ponds should be integrated as aesthetic amenities into the design of all developments.

Detention ponds preferably should be located near natural areas and not be visible from the street. All existing and proposed ponds should be safeguarded from entry and landscaped.

Goal No. 10 The Baker Creek flood plain should be maintained in its natural condition to provide channel storage for stormwater run-off.

Goal No. 11 On-site stormwater retention facilities should be installed at planned developments to maintain stormwater peak run-off rates no greater than pre-development levels.

Water and Sewer

Water and Sewer facilities are continually evaluated to ensure existing services are maintained, upgraded, and future needs can be met to accommodate Bellingham's projected population growth. As part of the City's Comprehensive Plan, the City has developed a comprehensive water and sewer plan, which manages the City's water and sewer system and provides a detailed list of projected public improvements necessary to provide and maintain existing and future service needs throughout the City.

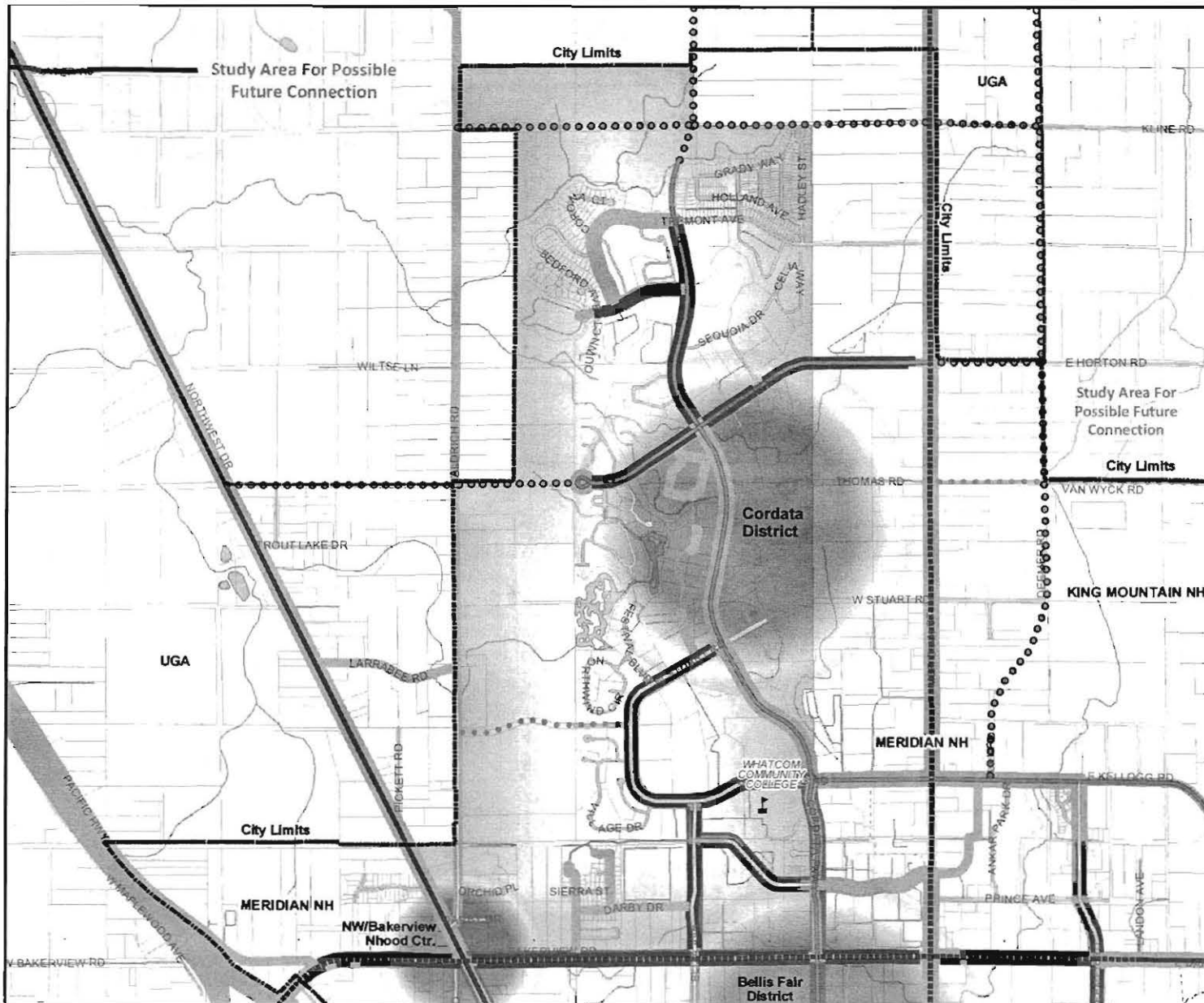
The city provides water, sewer, stormwater control, street maintenance, police, fire, medical response, emergency services, and litter control. The Cordata Neighborhood is served by private utility companies that provide electricity, natural gas, cable TV, satellite TV, telephone (via land line and cable), cellular telephone and waste pick up. The Cordata Neighborhood strongly believes that any future development should be considered on a comprehensive basis with arterial streets, sewer systems, water towers, storm water drainage systems and other necessary infrastructure elements preceding or occurring during development.

Lake Whatcom serves as the drinking water source for about 96,000 people in the Whatcom County/Bellingham area. That includes the Cordata Neighborhood as it passes through our part of Bellingham. The current total population of the Cordata Neighborhood is 4,484, which is expected to increase once the developments known as West Cordata Green, South Springs, and Cordata Urban Village are completed.

All neighborhoods have many common interests; paramount is the availability of clean drinking water. The expectation is that the City will continue to provide our needs for drinking water and sewers. Water quality in the Lake Whatcom Reservoir is deteriorating and threatening the health of the lake and source of our drinking water. The neighborhood encourages the City to take all necessary steps to reverse the current deteriorating condition of lake water quality and continue improvements that will result in a healthy reservoir for us and for generations to come. To succeed, it is essential that the City and County work together on matters related to improving the water quality of the Lake Whatcom Reservoir.

Libraries

A Branch Library as in Fairhaven and Barkley Neighborhoods should be added to the North end of Bellingham. Cordata Neighborhood will seek to start a volunteer operated Library/Community Center in what will be an interim solution.



CORDATA NEIGHBORHOOD CIRCULATION

Legend

- City Limits
- Urban Growth Area
- ▭ Neighborhood Bndy.
- ▭ Growth Forum Villages
- ▲ Fire Stations
- ⊕ Schools
- Bike Routes**
- ▬ Marked Bike Lane Routes
- ▬ Other Bike Routes
- ▬ Bike Friendly Trails
- ▬ Other Trails
- Transit Routes**
- ▬ Peak Frequency Route
- ▬ Standard Route
- Arterial Street Classification**
- ▬ Primary Route ●●●● (Proposed)
- ▬ Primary Truck Route
- ▬ Secondary Route ●●●● (Proposed)
- ▬ Secondary Truck Route
- ▬ Collector Route ●●●● (Proposed)
- ▬ Interstate 5
- ▬ Other Streets
- ▬ Railroad



City of Bellingham
Planning Department
2010

V. TRANSPORTATION AND CIRCULATION

The Transportation Element of the Bellingham Comprehensive Plan contains the transportation visions, goals, and policies to guide the development of the citywide multimodal transportation network. A transportation project improvement list for the Cordata Neighborhood Plan is contained in the Transportation Element, where the City considers in developing the annual 6-Year Transportation Improvement Program (TIP). Traffic control features (traffic signals, roundabouts, or flashing lights) should be considered for the following streets in conjunction with new planned developments: Cordata Parkway and Horton, Cordata Parkway and Stuart Street, Cordata Parkway and Tremont Avenue, and a sidewalk should be installed on Eliza Avenue from Kellogg Road to Division Street. Additionally, bike lanes along Cordata Parkway and neighboring streets should be incorporated where physical space allows.

Arterial Streets

Arterial streets form the backbone of the citywide transportation network and are classified as collector, secondary, or principal arterials based on purpose, function, volumes, and connectivity within the overall network. The Cordata Neighborhood is served by, and affected by, several arterial streets, as shown on the Cordata Neighborhood Arterial Routes Map and detailed below.

Meridian Street/SR539 (Principal Arterial & Highway of Statewide Significance)

While not within the boundaries of the Cordata Neighborhood, traffic conditions on Meridian Street are an issue of concern to residents of the Cordata Neighborhood. Meridian Street is the name applied to this principal arterial within the Bellingham City limits, but this vital north-south corridor is also a State highway (SR539) from Interstate 5 north to the U.S.-Canadian border. SR539 and Interstate 5 are also the only State highways in Whatcom County that are designated as "Highways of Statewide Significance," which exempts them from local transportation concurrency requirements under Washington's Growth Management Act (GMA). Meridian Street north of Interstate 5 generally has four travel lanes with a center turn lane, dedicated left-turn lanes, drop-lanes for right-turns, and traffic signals at major intersections. Sidewalk exists along most of Meridian Street, but bike lanes are not present and Meridian Street is not likely to become a bike-friendly environment. Public transit along Meridian Street is provided by Whatcom Transit Authority on multiple bus routes. The development of commercial uses along the entire length of Meridian Street from Interstate 5 to Stuart Road has curb cuts for numerous entrances and exits to commercial activities. As is evidenced by the existing situation, this impedes traffic flow, increases congestion, and can increase accident hazards.

Goal No. 12 Minimum driveway spacing on arterial streets is 200 feet (BMC 13.52.060); But local access points on Meridian Street should be at least 300 feet and ideally 600 feet. Internal service roads should be developed to connect properties with access roads to Meridian Street.

Because Meridian Street is a State highway with the heaviest traffic volumes in Bellingham, the City manages traffic flow more aggressively here than it does on other arterial streets. The sheer volume of traffic requires the City to favor north-south flow over east-west flow, which means that vehicles trying to cross Meridian Street will experience longer wait times at traffic signals. At some undefined point in the future, the City and Washington State Department of Transportation (WSDOT) may have to institute some significant access management measures, such as turn restrictions, driveway consolidation and/or elimination, or possibly even a center lane median barrier to eliminate traffic safety issues. Any future access management proposals by either the City or WSDOT will require full public process with direct involvement and work with property owners, businesses, and Cordata and Meridian Neighborhood residents.

West Bakerview Road (Principal Arterial)

West Bakerview Road is the principal arterial that marks the southern boundary of the Cordata Neighborhood. This vital east-west arterial connects the Bellingham International Airport, Interstate 5, a growing commercial area, Meridian/SR539, and the City's largest industrial area in the Irongate Neighborhood. After annexation of the land abutting West Bakerview Road, the road was constructed from Interstate 5 to Meridian Street with four travel lanes, bicycle lanes, setback sidewalks with street trees, a landscaped center median with dedicated left-turn lanes, and traffic signals at major intersections through a Local Improvement District process. Significant traffic congestion develops daily on West Bakerview Road to Northwest Avenue.

Cordata Parkway (Secondary Arterial)

Cordata Parkway is essentially the transportation backbone of the Cordata Neighborhood. This major north-south corridor bisects the neighborhood, but also connects to other major arterials including Horton, Stuart, Kellogg, and West Bakerview Road. Cordata Parkway was originally constructed by private developers as a boulevard with a landscaped center median and setback sidewalks with a landscape strip between pedestrian and vehicles. Some sections of Cordata Parkway have two lanes in each direction, while other sections have only one lane in each direction.

In 2002, the City of Bellingham constructed roundabouts at the former four-way stop-controlled intersections of Cordata Parkway/Kellogg Road and Cordata Parkway/Westerly Road. Additional roundabouts or traffic signals may be necessary at the intersections of Cordata Parkway/Stuart Road and Cordata Parkway/Horton Road at some point in the future to accommodate the additional development planned by Whatcom Community College and potential office and mixed use development on both sides of Cordata Parkway between Stuart and Horton Roads. Roundabouts are safer than traffic signals, provide more transportation capacity, accommodate all modes of transportation, and reduce vehicle emissions created by idling engines.

Sidewalks are present along all sections of Cordata Parkway, but bicycle lanes are present only on the newest section of Cordata Parkway north of Horton Road. It may not be practical or feasible to stripe dedicated bicycle lanes on other portions of Cordata Parkway due to physical space limitations and, if feasible, off-street bicycle-pedestrian pathways may be more appropriate to serve the residential population in the Cordata Neighborhood. Transit bus service is available throughout the Cordata Neighborhood and high-frequency (once every 15-minutes) bus service is available between Whatcom Transportation Authority's Cordata Station and downtown Bellingham via Cordata-West Bakerview-Northwest.

Major destinations, employers, and activity centers along Cordata Parkway include the Peace Health Medical Center, Washington State Department of Transportation (WSDOT), Comcast, Premier Graphics, Ryzex, Whatcom Plaza, Whatcom Community College, WTA's Cordata Station, Community Food Co-Op, and Cordata retail center. Cordata Parkway is also the primary northern entrance to the Bellis Fair Mall retail center south of the Cordata Neighborhood.

There is significant development potential remaining in the Cordata Neighborhood and Cordata Parkway will be expected to carry a significant portion of the vehicle traffic generated by this new development. One of the unfortunate realities affecting Cordata Parkway is the limited number of east-west arterial connections to help distribute the traffic throughout the neighborhood. The net result is that almost all traffic in the neighborhood is funneled to Cordata Parkway at some point. This is a remnant of the historical origins of the Cordata PUD under Whatcom County planning requirements and the inheritance of this incomplete transportation system when Cordata was annexed to the City in the 1990's. City transportation planners are trying to correct this situation, but face significant cost, engineering, and permit challenges due to the presence of wetlands, streams, and forested habitat both east and particularly west of Cordata Parkway.

The north end of Cordata Parkway is currently a dead-end at the northern city limits. It is uncertain whether there will be additional urban levels of development to the north, but the Bellingham Comprehensive Plan calls for a future extension of Cordata Parkway north to Smith Road if this area is ever incorporated into Bellingham.

Eliza Avenue (Collector Arterial)

Eliza Avenue is a north-south collector arterial that connects West Kellogg Road and Whatcom Community College to West Bakerview Road. Formerly called Allan's Road, the City, in conjunction with several new development proposals, constructed Eliza Avenue to collector arterial standards both north and south of West Bakerview Road and installed a traffic signal at the Eliza Avenue/West Bakerview Road intersection in 2004. Sidewalks and bicycle lanes exist on Eliza Avenue between West Bakerview and Kellogg Roads, except on the west side from Westerly to Kellogg.

Currently, the southern terminus of Eliza Avenue serves as the driveway entrance to a mobile home park. City transportation planners have been working with Bellis Fair Mall managers on plans to connect Eliza Avenue to Bellis Fair Parkway. This arterial connection would provide benefit to the regional transportation system by dispersing vehicle traffic more evenly and would reduce traffic congestion at the Cordata Parkway/West Bakerview Road intersection.

Kellogg Road (Secondary/Collector Arterial)

Kellogg Road is one of the few east-west arterial connections serving the Cordata Neighborhood and is a vital part of the regional transportation network. Between Meridian Street and Cordata Parkway, Kellogg Road is classified as a secondary arterial. Between Cordata Parkway and June Road, Kellogg Road is currently classified as a collector arterial. If the City is unable to construct other east-west arterial connections in the Cordata Neighborhood in the future, then the completion of June Road may increase traffic volumes to the point that this section of Kellogg Road may need to be reclassified and managed as a secondary arterial.

East of Cordata Parkway, traffic volumes are very heavy due to both the presence of significant commercial and retail development and the lack of other east-west arterial connections. Sidewalks exist on both sides of Kellogg Road between Cordata Parkway and Meridian Street, but dedicated bicycle lanes are not available. Due to heavy traffic volumes and lack of physical space, it may not be practical or feasible to stripe dedicated bicycle lanes on this section of Kellogg Road. If feasible, it may be more practical to look for opportunities to provide off-street bicycle-pedestrian pathways to serve the residents and visitors of the Cordata Neighborhood. Sidewalks should be

completed from the corner of Kellogg Rd. and Eliza Avenue (southeast side) to Division Street.

West of Cordata Parkway, Kellogg Road currently serves as the primary entrance to the 63-acre Whatcom Community College (WCC) campus. Sidewalks and bicycle lanes are available on both sides of Kellogg Road from Cordata Parkway to June Road. WCC does not have any residential dormitories on campus and is primarily an auto-oriented commuter college that in 2009 served 7,200 college students (40% full-time enrollment), awarded 755 college degrees, and employed 392 workers, including 73 full-time faculties and 180 part-time faculties. The WCC master plan for the campus envisions significant additional development on the campus, which will accommodate additional students and workers and will produce additional vehicle trips (See WCC plan, next page). WCC will need to work with City transportation planners to help mitigate the traffic impacts of future campus expansion. Examples of appropriate mitigating measures may include, but not be limited to, participation in planning and funding a new roundabout at the intersection of Cordata Parkway/Stuart Road and constructing an off-street bicycle pathway parallel to the western edge of Cordata Parkway.

Westerly Road (Collector Arterial/Private Roadway)

Westerly Road between Eliza Avenue and Cordata Parkway is a collector arterial built to full urban standard including bicycle lanes, curb, gutter, and sidewalks on both sides. Between Cordata Parkway and Meridian Street, Westerly Road is a private road that serves as a de facto collector arterial for the Cordata Neighborhood. Sidewalks and bicycle lanes are not available between Cordata Parkway and Meridian Street.

West Stuart Road (Collector Arterial)

West Stuart Road closes the circulatory loop around WCC between June Road and Cordata Parkway. The West Stuart Road collector arterial serves a great deal of residential development, as well as WCC students, faculty, and visitors, and provides access to several properties with additional development potential on the east side of Cordata Parkway. Sidewalks and bicycle lanes are available on both sides of Kellogg Road from Cordata Parkway to June Road. In the past, efforts to extend West Stuart Road from Cordata Parkway to Meridian Street have been prevented due to the presence of wetlands and a stream. It is uncertain if these environmental constraints are insurmountable, but the cost of constructing a bridge span and any mitigation requirements, as well as the length of time necessary to secure permits may prevent this street connection, despite the transportation benefits that it would provide to the Cordata Neighborhood.

As mentioned above, there is significant development potential remaining in the Cordata Neighborhood. There have been proposals for new development on both sides of Cordata Parkway that would require access to and from West Stuart Road and/or Cordata Parkway, which would directly impact the Cordata Parkway/Stuart Road intersection. As mentioned above, proponents of new development in this area will need to work with City transportation planners to help mitigate anticipated traffic impacts. Examples of appropriate mitigating measures may include, but not be limited to, participation in planning and funding new roundabouts at the intersections of Cordata Parkway/Stuart Road and Cordata Parkway/Horton Road and constructing off-street bicycle pathways parallel to each side of Cordata Parkway.

June Road (Collector Arterial)

June Road has been constructed by private developers as a collector arterial, including sidewalks and bicycle lanes, between West Kellogg Road and Aldrich Road. As a condition of the development agreement, however, this new east-west connection will not be open to the traveling public, until a certain number of homes are constructed. When this new east-west arterial is opened, it may change travel patterns in the western portion of the Cordata Neighborhood and it is likely to contribute to an increase in traffic volumes on Kellogg, Stuart, and Aldrich Roads due to the unmet demand for east-west travel choices in the neighborhood.

It should be noted that the development project served by June Road was originally permitted under Whatcom County jurisdiction in the early 1990's under very different environmental regulations than those in place in 2010. Like much of the land area on the western edge of the Cordata Neighborhood, there are significant environmental features, such as wetlands, streams, and forested wildlife habitat. If the base rock and road bed had not been put in place in the early 1990's, the construction of June Road would have been more expensive and would have required more mitigation under current regulatory requirements.

Aldrich Road (Collector Arterial)

Approximately 125 acres of land on the east side of Aldrich Road between June Road and Horton Road was annexed to Bellingham from Whatcom County in 2008 and the entire Aldrich Road right-of-way became the responsibility of the City of Bellingham. Aldrich Road is an old, narrow country road that does not have any bicycle lanes, curbs, gutters, sidewalks, turn lanes, or shoulders on the edge of the road. Drainage ditches exist on each side of Aldrich Road, the sides of which can be fairly steep.

The housing development served by June Road has requirements to improve the eastern edge of Aldrich Road to 3/4 of the City's collector arterial standard along the

entire property frontage on Aldrich, but the timing of these improvements is not certain and is subject to progress made on the overall development project. The slower the development is completed, the longer it will take for these improvements to be made.

In 2007, the Bellingham School District purchased 17-acres in the area east of Aldrich Road and gained Whatcom County approval for a Conditional Use Permit to construct a new elementary school, Cordata Elementary. As part of the Conditional Use Permit, the Bellingham School District will be required to construct Aldrich Road to 3/4 of the City's collector arterial standard along the entire property frontage on Aldrich, including bicycle lane, curb, gutter, and sidewalk. The Bellingham School District will also be responsible for widening the shoulders of Larrabee Road, which is a small east-west connection between Aldrich Road and Northwest Road that will be impacted by school traffic.

It is uncertain when other portions of the Aldrich Road corridor will be improved and upgraded to the City's collector arterial standards. Property on the west side of Aldrich is under the jurisdiction of Whatcom County and rural levels of development will not trigger mitigation requirements for urban standard streets.

Horton Road (Secondary Arterial)

West Horton Road is the only east-west arterial connection that currently bisects the Cordata Neighborhood from Meridian Street (SR539) and is built to full urban secondary arterial standards and has bicycle lanes, curb, gutter, and sidewalks available along its entire length. Horton Road is the primary access point for the northern Cordata Neighborhood, which includes several residential developments, businesses, and the Peace Health Medical Center located at the southwest corner of Horton Road and Cordata Parkway.

Horton currently terminates in a substandard cul-de-sac at Pacific Rim Lane, but public right-of-way (referred to as the Thomas Road alignment on survey records) exists from the current terminus west to Aldrich Road, Northwest Road, and Pacific Highway. City transportation planners identified the need for additional east-west arterial connections to the Cordata Neighborhood, including West Horton, in the 2005 Bellingham Comprehensive Plan Transportation Element. This new arterial connection would provide better regional multimodal transportation connectivity and circulation and would relieve existing traffic congestion on Cordata Parkway, West Bakerview Road, and perhaps even Meridian Street (SR539).

The Horton Road terminus marked the city limit until 2008-2009, when the Bellingham annexed the 125-acre Aldrich area and the 20-acre Cordata Park area on the north

side of the Thomas (Horton) Road right-of-way. The Bellingham School District is constructing a new elementary school near the proposed intersection of Horton Road/Aldrich Road and the Parks Department has developed a Cordata Park Master Plan, which requires primary vehicle access to an improved parking lot and restroom facilities from a yet-to-be-constructed 1/4-mile (1,333 feet) extension of West Horton Road to Aldrich Road.

The Public Works and the Parks Departments are working together on the feasibility and timing of construction for the extension of West Horton Road to Aldrich Road, but the presence of wetlands, a stream, and forested habitat are likely to require a lengthy permitting process, as well as the purchase of additional land to meet mitigation requirements for environmental impacts. In 2008, the City included the West Horton Road extension in its 6-Year Transportation Improvement Program, but the anticipated cost of constructing the 1/4-mile extension has increased significantly and the length of time necessary to assess mitigation requirements, purchase enough acceptable land for off-site mitigation requirements, and obtain local, state, and federal permits will delay the construction of this needed east-west arterial street extension.

Tremont Avenue (Residential Street/Collector Arterial)

Tremont Avenue is a residential street and connects Meridian (SR539) to Cordata Parkway and residential areas in the northern Cordata Neighborhood. Tremont Road is built to minimum standards between Meridian Street and Hadley Street with future development having the responsibility to complete this section of Tremont Road to full urban standards when development occurs. From Hadley Street to Cordata Parkway Tremont Road is built to full urban standards and includes curb, gutter, and setback sidewalks with landscaping. Consideration should be given to re-classifying Tremont Road to a collector arterial in recognition that it meets the purpose and function of a collector arterial and there few east-west arterial connections between Cordata Parkway and Meridian Street.

Slater – Kline Road Connection (Future Secondary Arterial)

As previously stated, there is a significant need for additional east-west arterial street connections in the Cordata Neighborhood. The Slater – Kline Road Connection has a lengthy history and has been adopted in County, private, and City plans that address future development and transportation infrastructure requirements. A Kline Road connection between Cordata Parkway and Meridian Street has been a requirement for new development since the Cordata Planned Unit Development (PUD) was created in 1986 and a Kline Road connection between Cordata Parkway and Aldrich Road has been a requirement since the Cordata PUD was amended in 1996. The zoning table for Area 27 of the former Guide Meridian/Cordata Neighborhood specifically listed “the

east-west Slater Connector arterial route” as a pre-requisite condition of development review.

Whatcom County identified an east-west arterial connection between the intersection of Slater Road/Northwest Avenue and Cordata Parkway as a transportation project needed to accommodate future growth in the Transportation Element of the 1997 Whatcom County Comprehensive Plan, included a Slater Road connector in the Whatcom County Transportation Improvement Program (TIP), and purchased right-of-way for this project. Whatcom County removed the Slater Connection from the TIP in 2006 and is no longer pursuing this project. City of Bellingham transportation planners included the Slater Connector in the Transportation Element of the 2006 Bellingham Comprehensive Plan as a transportation project that will be needed to accommodate future growth if the Bear Creek area experiences urban levels of development. Making this arterial connection would provide regional connectivity between Interstate 5 and Meridian Street (SR539), which would provide significant transportation benefit to both the City and the County.

Several hundred residential homes have been proposed for the northernmost portion of the Cordata Neighborhood. If an additional east-west arterial connection is not provided between Aldrich Road, Cordata Parkway, and Meridian Street, then all traffic generated from this development will be forced onto the north-south Cordata Parkway and will use both Tremont and Horton Roads as east-west connections to Meridian Street. At the very least, an east-west arterial street connection between Aldrich Road, Cordata Parkway, and Meridian Street will be needed to provide adequate multimodal transportation connectivity and mobility in the northern Cordata Neighborhood. In the event that future annexation and urban levels of development occur in the Bear Creek area, then an east-west arterial street connection between Aldrich Road and Northwest Road will be needed to provide adequate multimodal transportation connectivity and mobility between I-5 and Meridian Street (SR539). The Slater – Kline Connector or a similar east-west secondary arterial alternative, would provide significant transportation benefit to both the Cordata Neighborhood and the region in general.

Residential Streets

There are platted, undeveloped street rights-of-way within the neighborhood. Some of these streets would be very expensive and destructive to natural features if developed as platted. They would also place limits on attempts to design developments in a manner more sensitive to the existing natural environment and land use/traffic conditions of the area.

Goal No. 13 As this area develops, existing undeveloped but platted rights of way should be re-examined and, where warranted, selectively vacated if they are not necessary to accommodate future development in the Cordata Neighborhood. If feasible, new street systems which are more compatible with natural features and development patterns should be planned and built.

Goal No. 14 The recommended residential street standard for the Cordata Neighborhood is a 28-foot wide street with curbs, gutters, storm drainage, and setback sidewalks.

Sidewalks and Bicycle Facilities

As the Cordata Neighborhood continues to develop with both homes and commercial businesses, neighborhood residents, visitors, and employees will need safe and convenient sidewalks and bicycle facilities along the street system.

Goal No. 15 Five-foot sidewalks should be included in private road and parking lot improvements.

Goal No. 16 All arterial, when upgraded or constructed, should have outside lanes of sufficient width to safely accommodate bicycle traffic. If this is not feasible, then there should be shared use signing of the outside traffic lanes.

Public Transportation

The Cordata Station, built in 2008, is Whatcom Transportation Authority's (WTA) transit center for the northern portion of Bellingham. The station provides a transit hub for the Whatcom Community College, adjacent residential neighborhoods, and is centrally located within the commercial core.

Street and site designs that maximize public transportation travel opportunities should be encouraged. Design attributes that accommodate public transportation include:

1. A connecting street network that facilitates the direct movement of transit vehicles and accommodates their functional requirements;
2. Bus stops, bus pullouts and covered waiting areas at major boarding locations; and
3. Walkways linking buildings to boarding locations, abutting developments and arterial streets.

Goal No. 17 Bus stops should be considered at locations recommended by Whatcom Transit Authority. Walkways should connect building entrances to bus loading facilities.

MAP- CORDATA, LAND USE

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V. SUBAREA DESCRIPTIONS AND LAND USE DESIGNATIONS

The Cordata Neighborhood is approximately 840 acres in size. The majority of the neighborhood is subject to those standards provided in the Cordata Business Park Planned Unit Development (PUD). All areas within this neighborhood, except 2, 6, 7, 12, 16, 17, 18, and 19 are included in the PUD.

The dominate land use within this neighborhood is residential. Residential development is mostly located along the western and northern portions of the neighborhood and is comprised of individual communities with unique character and attributes. The neighborhood values its existing communities.

The remaining portion of the neighborhood is comprised of commercial, industrial, and institutional zoned areas. These areas are primarily located on West Bakerview Road, Horton Road, and Cordata Parkway. Increased employment opportunities should be created in these areas to take advantage of this neighborhood's proximity to I-5 and complimenting business establishments within the adjacent Meridian Neighborhood. As these areas develop, considerations should be given to mitigate potential impact to adjacent residential communities. Currently, either streets or natural areas buffer these uses from the residential portions of the neighborhood.

Goal No. 18 New residential, commercial, and industrial developments should respect the scale of the existing and nearby neighborhoods under the previous development conditions.

Area 1

This subarea was established through the approval of the Amendment #2 area of the Cordata Business Park, Stage II, Planned Unit Development (PUD), allowing a mix of residential, industrial, commercial, and institutional uses.

The transportation network and critical areas have shaped the development in this area. Cordata Parkway provides the primary north/south arterial route to this planning area. The importance of east/west connections from Cordata Parkway to Aldrich Road and Meridian Street will increase as the area reaches full build-out, providing alternative routes of access.

The open area of the southwest corner of Cordata Parkway and Meadowbrook Ct. is part of the area designated as a town center in the Cordata Business Park Master Plan. Any development of this space should comply with the intent of this master plan.

The critical areas have established boundaries between residential communities and offer a natural buffer between the industrial and residential land uses.

AREA 1 LAND USE DESIGNATION: RESIDENTIAL/COMMERCIAL/INDUSTRIAL

Area 2

This subarea consists of a 20-acre park known as Cordata Park. The approved Cordata Park master plan will be implemented in phases.

AREA 2 LAND USE DESIGNATION: PUBLIC

Area 3

This 15-acre area is developed with a multifamily residential development owned by the Bellingham Housing Authority in the southern half of the subarea, and a City owned storm water detention facility in the northern portion. The 7.5 acre detention facility and open space was previously owned and maintained by Whatcom County until it was deeded to the City.

AREA 3 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, HIGH DENSITY

Area 4

This 15 acre area is west of Cordata Parkway and West Horton Road. This subarea contains the Heronwood and El Dorado multifamily (over 55 residents) housing developments. Baker Creek bisects this subarea.

A City of Bellingham sewer pump station is located in the southeast corner of this subarea adjacent to Horton Road. This site currently has the ability to accommodate the future expansion of this pump station as development within this sewer service area occurs.

AREA 4 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, HIGH DENSITY

Area 5

This subarea is predominately built-out with only two vacant parcels remaining for development. Access to these industrial uses is provided by the Sequoia Drive and Ryzex Way. Some of the existing businesses include Blue Seas, Ryzex, and Comcast.

AREA 5 LAND USE DESIGNATION: INDUSTRIAL

Area 6

This 21 acre area is on the southeast corner of the Horton Road right-of-way and Aldrich Road. Bear Creek tributary system crosses the northeast corner of the area. Construction of the unimproved Horton Road should occur as this subarea develops. Two single family residences currently exist within this area. Development within this subarea should contribute land for the proposed West Cordata Trail that connects to the trail in the adjacent school site.

AREA 6 LAND USE DESIGNATION: SINGLE FAMILY RESIDENTIAL, MEDIUM DENSITY

Area 7

This subarea is the site of a Bellingham School District elementary school. Development within this subarea should contribute land for the proposed West Cordata Trail. Concurrent with the annexation of this property in 2009, the Bellingham School District entered into a concomitant agreement with the City to dedicate an easement through their site for the West Cordata Trail.

AREA 7 LAND USE DESIGNATION: SINGLE FAMILY RESIDENTIAL, MEDIUM DENSITY

Area 8

This subarea is entirely built out under the existing zoning designation. The residential neighborhoods in this neighborhood include The Village, The Heights, Fir Ridge I and II, and Festival Square.

A private regional detention facility is centrally located within this area. Two separate tributaries to Bear Creek bisect the site preventing interconnectivity between neighborhoods.

AREA 8 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, HIGH DENSITY

Area 9

Peace Health, Sea Mar, and Merrill Gardens are a few institutional uses present in this subarea. The site consists of 42 rolling acres, located generally west of Cordata Parkway, between Horton and Stuart Roads. Access for development not fronting Cordata Parkway is proposed from a private lane connecting Stuart Road and Cordata Parkway.

In 2010, the property was rezoned to permit general office uses in addition to those institutional uses allowed in the PUD. Wetlands help to buffer between the large office buildings in this area and residential lands to the west in Area 8 and should be enhanced as development occurs.

AREA 9 LAND USE DESIGNATION: INSTITUTIONAL

Area 10

This 27-acre area is developed with a mix of hi-tech industrial, medical office, and service care uses. The eastern portion of the site is mostly vacant. The critical areas that have been identified within this subarea have been consolidated into a linear open space system. These features should continue to be incorporated in the site planning of future development to the extent feasible. Wetlands and drainage features, as they are preserved, turn into linear open spaces. Baker Creek offers a natural buffer from the allowed industrial uses within the subarea and those residential uses to the south.

AREA 10 LAND USE DESIGNATION: INDUSTRIAL

Area 11

This area is approximately 35 acres in size and located east of Cordata Parkway, lying north and south of Stuart Road. There are approximately 30 acres lying north and 5 acres lying south of Stuart Road.

The site is predominately pasture and contains approximately 9 acres of wetlands. The tributary to Baker Creek in the northern portion of this area should be protected.

Cordata Parkway and Stuart Road provide the primary access to the site. Stuart Road abutting this subarea will require improvements to provide both pedestrian and vehicular circulation into Area 11. This road section should be improved to a standard to accommodate the anticipated level of development in this subarea.

Because of its central location within the Cordata Business Park, Area 11 is appropriate for high density residential and mixed use development. Live/work and work/live units would complement the site as a transition between the established adjacent uses and residential areas. Neighborhood commercial centers can provide convenience shopping opportunities within easy walking, biking, or transit distance of surrounding residential populations and may reduce the number of vehicle trips generated. These centers should have a variety of development features such as ground floor office/retail, upper floor residential at densities that support transit, increased building height limits to create a neighborhood focal point, underground parking where feasible, pedestrian plazas and other gathering places, including regional pedestrian connections.

AREA 11 LAND USE DESIGNATION: RESIDENTIAL/COMMERCIAL/INDUSTRIAL

Area 12

This subarea is approximately 81 acres in size and annexed into the City in June 2008. The area is developed with two single family residences, one located adjacent to Division road right-of-way at the south end of the area and one in the central part of the area adjacent to Aldrich Road. The 62-acre West Cordata Green Condominium development is the only existing land use enablement within this area. The project consists of a 344 unit planned unit development that proposes residential development on both sides of June Road. The remaining portion of the subarea is vacant. Traffic congestion, arterial access and internal circulation are important transportation issues related to this area. Aldrich Road, therefore, will be improved to full Collector standard and June Road will be improved to Collector Arterial standard when development occurs; thereby providing a more functional circulation pattern for the Cordata

Neighborhood and surrounding areas. Critical areas within this area include a tributary of Bear Creek extending through the northern portion of the area in an east/west alignment, wetlands, and their associated buffers. The majority of the contiguous wetlands have been preserved in the West Cordata Green Condominium development. Development within this subarea should contribute land for the proposed West Cordata Trail.

AREA 12 LAND USE DESIGNATION: SINGLE FAMILY RESIDENTIAL, MEDIUM DENSITY

Area 13

These 70 acres make up the Whatcom Community College campus. On-site wetlands have been incorporated into the campus master planning. Additional development for college related uses are anticipated within the currently vacant portions of this subarea.

AREA 13 LAND USE DESIGNATION: INSTITUTIONAL

Area 14

This 36 acre area fronts Cordata Parkway, extending north and south on Stuart Road. Development includes light industrial and office buildings accessed via a private lane. The southern portion of this area includes Silver Creek, associated wetlands, and a regional stormwater facility that is privately owned and maintained by the Cordata Business Park Association.

AREA 14 LAND USE DESIGNATION: INDUSTRIAL

Area 15

This area contains a grocery store and two commercial buildings. Silver Creek runs parallel to West Bakerview Road in the southern portion of this area in an underground culvert. Necessary easements and maintenance provisions for this section of Silver Creek should be provided as development or redevelopment occurs.

AREA 15 LAND USE DESIGNATION: COMMERCIAL

Area 16

This 15-acre area, east of Eliza Avenue and bisected by Westerly Road, is fully developed with a residential housing development owned by The Bellingham Housing Authority. Spring Creek and associated wetlands create a forested buffer between this site and Eliza Avenue/the commercial uses due south. This area is within walking distance of Whatcom Community College, the Cordata Transit Center, employment centers, and two grocery stores.

AREA 16 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, HIGH DENSITY

Area 17

This area contains the Bakerview Square commercial development, a parking lot for an adjacent commercial use, and one vacant parcel. Silver Creek bisects the site in an underground culvert. Necessary easements and maintenance provisions for this section of Silver Creek should be provided as development or redevelopment occurs.

AREA 17 LAND USE DESIGNATION: COMMERCIAL

Areas 18 and 19

These subareas are served by West Bakerview Road, Aldrich Road, and Darby Drive. The extension of Darby Drive through this subarea is important to provide inter-neighborhood connectivity. The area is appropriate for a mix of commercial and high density residential given its close proximity to existing services, I-5, and high visibility necessary for commercial businesses. Since annexation, the adoption of the access management ordinance and the consolidated ownership of properties has been enabled development in a coordinated manner. Ownership of the remaining parcels with development potential is consolidated in manner that provides the opportunity for continued coordinated site planning. These subareas contain critical areas that have shaped the existing development and will be a major factor when site planning future development. Where feasible, these critical areas should be incorporated as an asset in development proposals. Development should continue to provide access to the Division Street trail. This trail is designed to provide neighborhood connectivity and pedestrian and bicycle access to Whatcom Community College, the commercial areas in the vicinity, and provide a link to Cordata Park to the north via the West Cordata trail. Additional trail connections should include a link from Darby Drive.

AREA 18 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, HIGH DENSITY

AREA 19 LAND USE DESIGNATION: COMMERCIAL

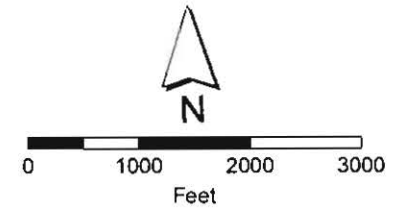
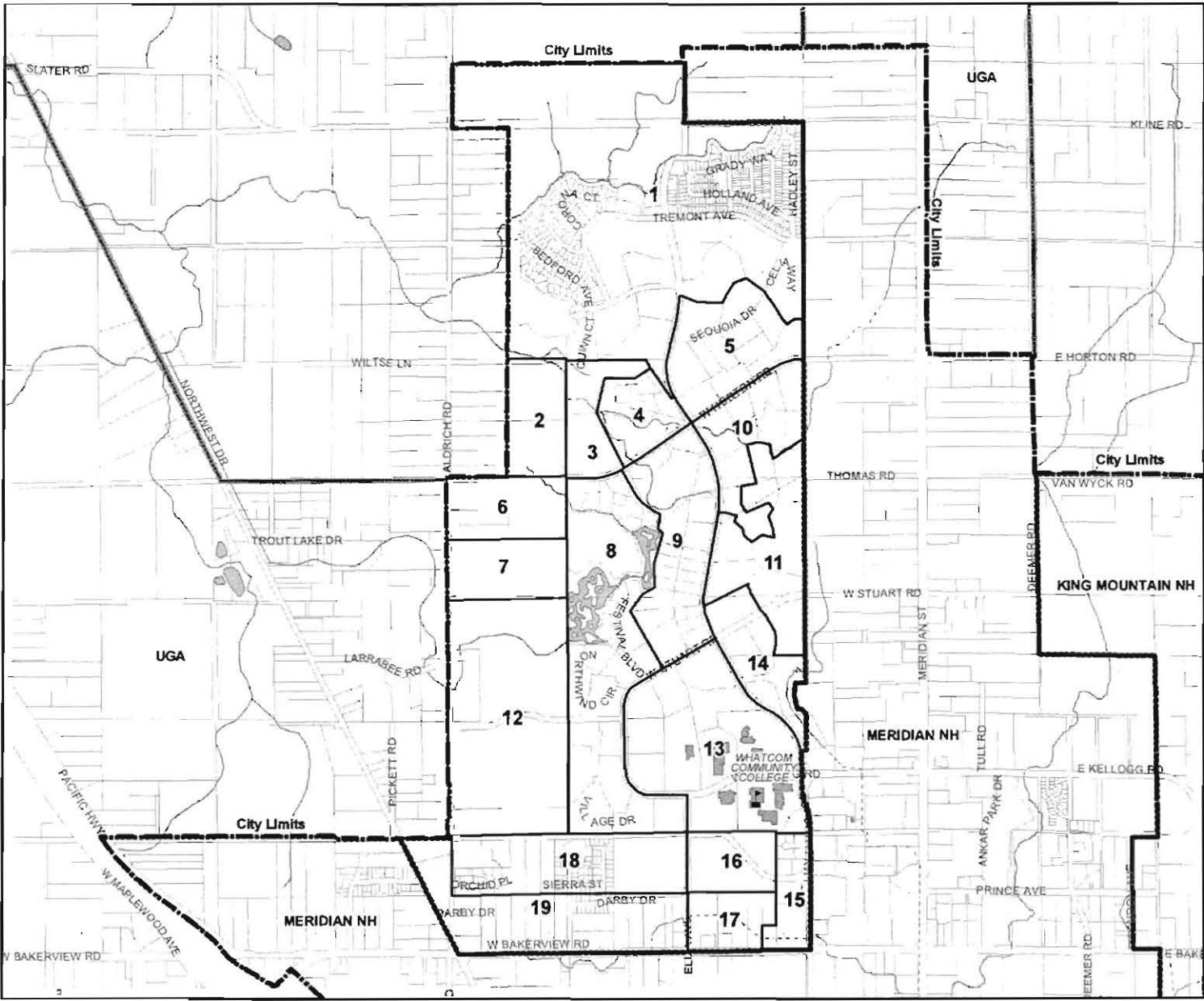
As adopted by Ordinance No. 8868 and amended by Ordinance 8946, 9271, 9327, 9442, 9446, 9491, 9492, 9511, 9524, 9559, 9601, 9638, 9652, 9689, 9820, 9874, 9879, 9886, 9901, 9995, 10380, 10391, 10490, 10585, 10616, 10665, 10756, 10779B, 10857, 98-02-001, 2002-01 -004, 2002-01 -007, 2002-09-062, 2004-12-087, 2007-12-102, 2008-05-050, 2009-07-044, 2009-12-079, and 2010-***-***.

Exhibit G – Cordata Neighborhood Land Use Map

CORDATA NEIGHBORHOOD LAND USE

Legend:

AREA	COMPREHENSIVE PLAN LAND USE DESIGNATION
1	Resid./Comm./Indust.
2	Public
3	Residential Multi
4	Residential Multi
5	Industrial
6	Res. Single, Medium Density
7	Res. Single, Medium Density
8	Res. Multi, High Density
9	Institutional
10	Industrial
11	Resid./Comm./Indust.
12	Res. Single, Medium Density
13	Institutional
14	Industrial
15	Commercial
16	Res. Multi, High Density
17	Commercial
18	Res. Multi, High Density
19	Commercial



City of Bellingham
Planning Department
2010

Exhibit H – Cordata Neighborhood Table of Zoning Regulations

City of Bellingham
City Attorney
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B. Cordata Neighborhood Table of Zoning Regulations

Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
1	Residential (mixed), Commercial, Industrial	Planned, Cordata Business Park, Stage II, PUD Amendment #2. (See Exhibit "A")	Density as specified in the Cordata Master Plan, Development and Design Guidelines and the PUD conditions in Exhibit A.	All development shall comply with the Cordata Master Plan, Conditions adapted for the area by the City of Bellingham, (Exhibit "A") Protective Covenants, the Design and Development Guidelines, and Bellingham's Wetland and Stream Ordinance; The Cordata Design Review Committee shall review all proposed development and shall give final approval prior to issuance of a building permit	All conditions of the Cordata Master Plan as amended and shown in Amendment #2 shall be met as required in the phasing schedule, provided that the appropriate alignment of the east-west Slater Connector arterial route with the intersection at Meridian Street shall be determined.	See attached Exhibit A
2	Public	Park	N/A	Cordata Park Master Plan	A sewer main will need to be extended along W. Horton Road to provide service. The sewer main extension may connect to the Horton Pump Station. A water main will need to be extended to provide service.	None
3	Residential	Planned; Cordata Business Park, Stage II, PUD, (see Exhibit A)	Density as specified in the Cordata Master Plan, Development and Design Guidelines and the PUD conditions in Exhibit A.	All development shall comply with the Cordata Master Plan, Conditions adapted for the area by the City of Bellingham, (Exhibit "A") Protective Covenants, the Design and Development Guidelines, and Bellingham's Wetland and Stream Ordinance; The Cordata Design Review Committee shall review all proposed development and shall give final approval prior to issuance of a building permit.	All conditions of the Cordata Master Plan as amended shall be met as required in the phasing schedule.	See attached Exhibit A

B. Cordata Neighborhood Table of Zoning Regulations Cont.

Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
4	Institutional/ Residential	Planned; Cordata Business Park, Stage II, PUD, (see Exhibit A)	Density as specified in the Cordata Master Plan, Development and Design Guidelines and the PUD conditions in Exhibit A.	All development shall comply with the Cordata Master Plan, Conditions adapted for the area by the City of Bellingham, (<i>Exhibit "A"</i>) Protective Covenants, the Design and Development Guidelines, and Bellingham's Wetland and Stream Ordinance; The Cordata Design Review Committee shall review all proposed development and shall give final approval prior to issuance of a building permit	All conditions of the Cordata Master Plan as amended shall be met as required in the phasing schedule.	See attached Exhibit A

EXHIBIT A TO CORDATA ZONING CODE – Area 1, 3, and 4

CORDATA ANNEXATION NORTH OF HORTON ROAD

The documents and conditions included in the Cordata Business Park Master Plan, associated Environmental Impact Statement, Cordata Business Park Development and Design Guidelines and the documents that make up the Cordata PUD Amendment #2 (the PUD amendment application, EIS documents and Conceptual Site Plan and Open Space Concept dated August 28, 1995) shall function as the Planned Unit Development or Planned Development approval for that portion of Cordata located north of Horton Road. This approval may be amended through procedures contained in the City's Planned Unit Development regulations or other applicable ordinances. Prior to adoption of a Planned Unit Development ordinance by the City, the procedures of Planned Development shall be used to consider any proposed amendments.

The following represents the Cordata PUD conditions of approval as adopted by Whatcom County that are generally applicable to the section of Cordata north of Horton Road. Some conditions also apply to the whole of Cordata, both south and north of Horton Rd., and were associated with the first approval of Cordata in 1986 (PUD 1-84.) Other conditions were added during the 1996 Cordata PUD Amendment #2 for the majority of the Cordata site north of Horton Rd. The condition language has been modified to 1) reflect conditions that have already been satisfied, 2) adapt the language to City of Bellingham codes and procedures and 3) eliminate conditions no longer applicable.

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

(Condition numbers reference the County documents from which they were taken. The "A.I" and "A.II" conditions are from the 1986 PUD 1-84. The "B" conditions are from the 1996 Cordata PUD Amendment #2.)

General Provisions

- B(Note 1) Approval of Cordata PUD Amendment #2 does not nullify the original conditions of PUD1-84.
- A.I(1) All construction activities, including but not limited to road, drainage, and land alteration improvements, shall follow the design standards and construction procedures outlined in City of Bellingham development standards.
- A.I(3) Whenever public agency regulations, policies, or other requirements are applicable to development under the Cordata PUD, definitions found in public documents shall prevail over those found herein or in the documents provided by the developer in cases of conflict or to resolve ambiguities that may arise.
- A.I(4) All division of land for sale or lease shall require approval by the City through binding site plan, subdivision, short plat or other appropriate procedures consistent with City codes. Property that has received general binding site plan approval but not specific binding site plan approval from the County shall obtain specific binding site plan approval from the City prior to the issuance of building permits on that site.
- All construction or development on the site must secure a certificate of consistency from the Cordata Design Review Committee (DRC) and approval by the Planning and Community Development Department prior to permit issuance. Development proposals shall be reviewed by the City Technical Review Committee for conformance with the Cordata PUD prior to approval of the Planning and Community Development Department.
- A.I(6,7, 36-38,40) The City of Bellingham acceptance of the PUD as zoning for the site relies on the County record that the development has complied with the following PUD conditions:
- a. The Development and Design Guidelines, protective Covenants, and Design Review Committee Regulations were to be reviewed by the appropriate County departments for compliance with the PUD ordinance, the conditions within the PUD permit, and any other applicable laws,

- b. Recording of the approved Restrictive Covenants,
- c. Amending the building height and grade definitions in the Development Design Guidelines to conform to County zoning definitions,
- d. Addition of the following statement to the Protective Covenants: "No relaxation granted by the DRC shall be interpreted as a variance from the minimum standards of official Whatcom County regulations or City of Bellingham regulations unless such minimum standard regulations have already been altered by flexibility authorized by the PUD ordinance and permit approval,"
- e. Amendment to the Protective Covenants, Section 20, EXEMPTION, shall limit the developer's actions to require minor improvements for marketing purposes, not for building construction and the like, and
- f. Plan Review Submission Requirements, Section B on Page 8 of Design Review Procedures, shall be supplemented with a note that these requirements are supplemental to WCC 20.80.
- g. The definitions of Section A(1)(f) and section B.6 in the Development and Design Guidelines for building height and building grade shall be amended to conform to those of Title 20.85, Whatcom County Zoning Ordinance.

All future or amended Design Review Committee Guidelines must be consistent with the PUD permit and existing laws and regulations at the time of the creation or modification of the Design Review Committee Guidelines.

- A.I(34) The developer shall comply with the applicable state and local laws of any other governmental entity, which has jurisdiction over a portion of the site, to ensure that all requirements of each of the governmental entities will be met.
- A.I(44) All future development, building, uses or other changes to the site must conform to the conditions in this PUD permit, to any Binding Site Plans approved for the appropriate phase of the development, and any other conditions imposed by law in order to comply with this PUD permit. All future development shall further conform to the guidelines issued by the Design Review Committee at the time of the development and shall comply with the requirements set out in the final Environmental Impact Statement.
- A.I(45) The chief executives of the City and County shall appoint the public sector members of their respective jurisdictions to the Design Review Committee. The composition of the Design Review Committee should include three members from the City of Bellingham departments associated with development review, one member from Whatcom County, two from the Cordata Business Park Association, one from the Trillium Corporation, or its heirs and assigns, and one member at large to be appointed by the other members of the DRC.
- A.I(39) Protective Covenants shall allow periodic review of the terms of the covenants to allow minor changes to meet changing conditions. Major changes to the covenants, as determined by the Planning and Community Development Director shall require review of the TRC. Covenants shall be consistent with the approved PUD. The covenants shall remain in effect until termination is approved by the City of Bellingham.
- A.I(40) Design Review Committee plan submittal requirements are supplemental to City of Bellingham permit application submittal requirements.
- A.I(15) Recycling of waste materials shall be encouraged under Section 8.10 Refuse, of the Protective Covenants.
- B(21) A system of signs for identifying the location of each residential unit and other uses on the site shall be established, based on considerations of crime prevention and the needs of emergency vehicles.
- A.I(29) The parking space requirements set forth in the Cordata Development and Design Guidelines in Section 2.8.2 are hereby approved as minimum parking standards. The Design Review Committee, however, has the authority to increase these requirements for a particular use under review if the minimums do not prove adequate with concurrence and approval of the City Technical Review Committee.
- A.I(8) All buildings, signs, or other improvements to the property must obtain proper building permits and comply with all applicable City, County, State or Federal regulations and the appropriate design management documents, which are part of the PUD approval and any other laws which may be applicable at the time of construction.

Permitted Uses

- B(27) Land uses on the 239 acre Cordata Amendment #2 site shall conform to the PUD application and the "Cordata Business Park P.U.D. Amendment North of Horton Road" Conceptual Site Plan and Open Space Concept dated 8-28-95, except as provided for in the "industrial land use option" specified in condition B(28) below. A list of the uses allowed is attached as Appendix "A."
- B(28) The PUD Amendment #2 provides for an "industrial land use option." The PUD amendment authorizes the construction of 1,779 residential units, along with the other commercial, institutional, and recreational development described in the application, on the northern 239 acres of the Cordata Business Park. It also recognizes that areas A1 and H1 (SFEIS, p. 20), which total 19.7 acres, will be developed with industrial uses, as contemplated under the original PUD approval, without a reduction in the 1,779 residential units approved herein. However, the applicant shall also have the right to exercise an "industrial land use option" requested by the City of Bellingham. This option permits the applicant to develop areas A2, H2, F, and G (SFEIS, p. 20), which total 47.8 acres, with industrial uses as approved under the original PUD (PUD 1-84), in lieu of developing these areas with residential uses. Areas A2, H2, F, and G are planned for "medium to high density" residential development of 7 to 18 units per acre under the amendment application. If the applicant chooses to revert back to the industrial uses authorized on these parcels under the original PUD approval (PUD 1-84), such industrial uses shall be subject only to the original conditions of PUD 1-84, with the understanding that the Design Review Committee shall give particular attention to buffering these industrial uses when they are adjacent to non-industrial uses and non-industrial zones. Additionally, if the applicant chooses to develop these areas with industrial uses, seven residential units shall be eliminated for every acre of land in areas A2, H2, F, and G that is devoted to industrial use.

Density

- B(32) 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 planned for the 239 acre amendment site.

Streets and Access

- A.II (1-4, 22) The City acknowledges the following requirements of the PUD have been completed:
- a. Construction of Kellogg Road.
 - b. Installation of a traffic control signals at the Kellogg/Meridian intersection, the Cordata Parkway/W. Bakerview Road intersection and the Meridian/Westerly Rd. intersection.
 - c. Improvement of the Cordata Parkway/Bakerview intersection consisting of a left turn lane and upgraded right turning movements.
 - d. Construction of Horton Road.
- A.I(20) The primary on-site public road system for the entire Cordata site shall include the following four-lane wide routes:
 Cordata Parkway (north/south spine road extended) from Kellogg Rd. to the Kline Road (all but the north section has been completed);
 Horton Road east of Cordata Parkway to Guide Meridian (this section has been completed);
 Stuart Road east of Cordata Parkway to Guide Meridian;
 Kline Road east of Cordata Parkway to Guide Meridian;
 Left turn lanes shall be provided at major intersections. Two-lane routes shall include: Horton/Thomas; Stuart/Kellogg loop; Allans Road and June Road. The access road system shall either be comprised of private or public roads, which shall be decided at the engineering alignment, plan approval stage of each road facility.

- A.I(21) The Trillium Corporation, as developer, or its successors and assigns, acting as developer, shall share the cost of the following improvements, in proportion and manner to be determined after reaching a threshold of building construction build-out of 3.25 million square feet. No further building permits beyond the 3.25 million square feet shall be issued until an agreement is approved between the Trillium Corporation as the developer, the City and the County as to the method of construction and financing of the following road sections:
- a. Stuart Road between the Guide Meridian and east property boundary. The improvement shall be a four-lane arterial constructed at the same time the connection is underway in an easterly direction within the development site.
 - b. Thomas Road (an extension of Horton Rd. westerly) between the west property boundary and Aldrich Road. This facility shall be a minor collector.
 - c. Allans Road (Eliza Ave.) between the south property boundary and Bakerview Road. This facility shall be a minor collector.
 - d. June Road between the west property boundary and Aldrich Road. This facility shall be a minor collector.
- A.I(23) When Cordata reaches twenty-five (25%) build-out (3.25 million square feet), as determined by building permit tally, a transportation study will be prepared in which The Trillium Corporation will participate in a proportionate share to determine the comprehensive sources of impacts to the City and County road systems and alternative methods of mitigating such impacts. Specifically, off-site roads to be included in such study will include the following:
- a. Kline Road between the west boundary of the project and Aldrich Road. This facility shall be a major collector.
 - b. Aldrich Road reconstruction between Northwest Road and Kline Road. This facility shall be a major collector constructed either in stages as the east/west collectors are built or a full length project.
- The City acknowledges that the following improvements have been completed:
- c. Aldrich Road/Northwest Drive intersection alignment. This project will include right-of-way and roadway construction. Left turn lanes will be provided as needed.
 - d. W. Bakerview Road between I-5 and Cordata Parkway.
- A.I(24) In the event that the developer of Cordata is eligible for off-site road improvements reimbursement from other property owners in accordance with RCW 35.72, upon a request for an approval by the City of Bellingham or Whatcom County, as appropriate, the developer shall be responsible for the information gathering in formulating such reimbursement contracts as directed by the County or City Engineer, as appropriate.
- A.I(25) Internal road and off-site roads shall be constructed to an all weather standard in order to avoid weight limit restrictions during certain weather conditions. This will apply to the truck routes as designated in the Master Plan (Plan No. 6.01).
- A.I(28) For internal road construction, the City of Bellingham standards shall apply.
- A.I (35) Private roads, drainage facilities, and other community facilities which will be privately maintained under an owner or community association or similar type entity shall require plans to be submitted to the City of Bellingham Public Works Dept. which detail the maintenance program, and said program shall be approved by the City Engineer prior to implementation.
- A.II(5) Access points along Kellogg Road between Cordata Parkway and Guide Meridian shall be limited to one mid-block 30 foot wide driveway or roadway on each side of the street. Street lighting shall not be placed in the road median. Two additional right in, right out accesses along this section of road shall be permitted with appropriate curb cuts.
- A.II(6) The Whatcom Transportation Authority shall be consulted for incorporation of bus pull outs along bus routes within Cordata if deemed appropriate by said Authority. The developer shall be responsible for the installation of such improvements.

- B(1) All streets, drainage and utilities shall be designed to City standards and be consistent with the Cordata Development and Design Guidelines, where applicable.
- B(2) Transportation impact fees shall be paid to the City of Bellingham at building permit issuance. Additionally, the developer shall participate on a fair share basis in the funding of traffic signals at Horton Road and Guide Meridian, and at Cordata Parkway and Kellogg Road. The City of Bellingham shall determine the timing of the installation of these signals based on signal warrants. Payment of the developer's proportionate share shall be made at the time of signal construction.
- B(3) The applicant shall construct Cordata Parkway to secondary arterial standards. Cordata Parkway shall have left turn bays at major intersections, for both public and private streets. Cordata Parkway may be constructed in phases, if approved by the Public Works Director.
- B(4) The east-west connector (in the vicinity of the Kline Road/Waldron Road alignment) shall be constructed to principal urban arterial standards within the City and to rural major collector standards in the County. Phasing of the development shall be coordinated with construction of the east-west connector, as follows:
- a. Construction of Cordata PUD Amendment #2 Phase II shall not commence until the east-west connector has been constructed between Cordata Parkway and the Guide Meridian.
 - b. Construction of Cordata PUD Amendment #2 Phase III shall not commence until the east-west connector has been constructed between Cordata Parkway and Northwest Drive.
- B(Note #2) For purposes of administering the conditions of Cordata, Phase I, II and III of the Cordata PUD Amendment #2 site shall be defined as follows:
- Phase I - consists of approximately 187 single-family units, 188 duplex units, 375 multi-family units, a congregate care facility, a 10,000 square foot recreation building, and 7,500 square feet of convenience retail/office space, a community center building, an athletic facility and a 100-seat restaurant. When total daily trips from the 239 acre amendment site reach 7,400, the project shall be deemed to have completed Phase I (see SFEIS, Appendix A, Transportation Impact Study, Table 4, Projected Trip Generation Estimates - Phase I, p. 23).
- Phase II - consists of 150 single-family units, 150 duplex units, 300 multi-family units, and 2,500 square feet of convenience retail/office space. Total daily trips for the uses specified in Phase II will be determined in the traffic study required by recommended condition 6. When total daily trips reach the number calculated for Phase II, the project shall be deemed to have completed Phase II.
- Phase III - consists of 65 single-family units, 64 duplex units, and 300 multi-family units.
- B(5) The developer's financial participation in construction of the east-west connector roadway shall be as follows:
- a. In the event that Whatcom County and/or the City of Bellingham construct the east-west connector prior to the time the road is required to develop Phase II and/or Phase III of Cordata PUD Amendment #2, the developer shall contribute a pro-rata share to facilitate construction of this road.
 - b. In the event that the east-west connector is not constructed prior to the time the road is required to develop said Phase II and/or Phase III, the developer may either construct the east-west connector in phases as specified in conditions B(4) a. and B(4) b. above or delay development until the east-west connector is constructed.
- B(6) Prior to any construction of Cordata PUD Amendment #2 Phase II, the developer shall provide an updated traffic study, to be reviewed by both the Whatcom County Division of Engineering and the City of Bellingham Public Works Dept. The purpose of the traffic study shall be to re-evaluate traffic impacts and to determine the applicant's level of financial participation in off-site road improvements. The study shall specifically address the following road improvements:
- a. Constructing the east-west connector (in the vicinity of the Kline/Waldron Road alignments), from Guide Meridian to Northwest Drive;
 - b. Widening Guide Meridian (SR 539) to a minimum 4-lane configuration (5 lanes at major intersection) to Smith Road;
 - c. Signalizing the intersection of Northwest Drive and Smith Road;

- d. Signalizing the intersection of Northwest Drive and Slater Road;
- e. Re-channeling and widening eastbound and westbound intersection approaches at the intersection of Guide Meridian (SR 539) and Smith Road. Providing protected left-turn movements on all legs of the intersection;
- f. Providing a three-lane approach eastbound (left, through, and right turn lanes) at the intersection of Guide Meridian and the east/west connector roadway;
- g. Signalizing the intersection of Aldrich Road and the east/west connector roadway; and
- h. Any other intersection or road improvement identified by Whatcom County or the City of Bellingham.

If the developer, the Whatcom County Division of Engineering, and the City of Bellingham Public Works Dept. cannot agree on the applicant's level of financial participation in road improvements recommended by the above referenced traffic study, then the matter shall be referred to a joint Bellingham City Council and Whatcom County Council meeting, who shall decide the applicant's level of financial participation. The above referenced study shall also calculate the daily trips associated with Cordata PUD Amendment #2 Phase II, in order to define when Phase II has been completed.

- B(7) 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.
- B(8) All signing and striping shall be installed per MUTCD standards at the applicant's expense.
- A.I(32) Public transportation access should be encouraged. The Developer shall take into consideration the access requirements of Whatcom Transportation Authority, including special transportation, in designing roads and driveways.
- A.I(26) Before existing rights-of-way are vacated on the Cordata site, the substitute right-of-way shall be dedicated.

Drainage and Wetlands

- B(9,22) All development shall comply with the provisions of BMC 16.50 (wetlands and streams) and BMC 15.42 (storm water). Provisions for maintenance of the stormwater system shall be submitted and approved.
- B(10) 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).
- B(11) Erosion control plans shall be submitted and approved prior to any clearing or grading on the site.
- A.I(13) The Trillium Corporation or Cordata Business Park Association shall submit a biannual drainage maintenance program to the City Engineer for approval. The City shall have the right to bill the Association for any maintenance work done under City authorization that the Association fails to perform after a reasonable time beyond written notification by the county.
- A.I(14) There shall be no outside storage of potentially polluting materials and no toxic wastes shall be allowed to enter the sewer system in compliance with the protective Covenants, Development Guidelines, local, state, and federal laws.
- A.I(16) Oil and grease separators shall be required at collection points of water from parking lots, garages, and similar places where oils are likely to accompany surface water drainage.
- A.I(17) Cordata Business Park Association shall be responsible for developing a program for containment and recovery of spills of toxic or dangerous materials that have a potential for entering the drainage system in compliance with the protective Covenants, Development Guidelines, local, state and federal laws.
- A.II(11) Storm water run-off shall be managed to mitigate post development runoff rates and impacts to adjacent building sites or properties by implementation of storm detention, retention, and surface collection systems. Orifice to the outflow control structures shall be calibrated based upon the allowable discharge rate of 0.2 cfs per acre. On-site drainage systems shall collect run-off and transmit such to management facilities and prevent site drainage from impacting adjacent developments or properties.

- A.II(12) Downstream drainage facilities shall be evaluated and up-sized by the developer, if necessary, to carry the designed outflow from the development.
- A.II(13) Storm water collection devices shall provide oil/water and floatable solids separation. A structured maintenance management program for collection devices shall be approved by the appropriate governing body.
- A.I(11) The developer shall provide to the City all comprehensive drainage studies and plans (including location, size and type of detention facilities and location and size of major drainage pipe systems) that were submitted to the County under the conditions of the PUD. Further drainage studies may be required for individual subareas of the site. An adequate drainage plan shall be demonstrated for each drainage area before any binding site plan or building permit is approved for that area.
- A.I(12) A drainage study on the downstream impacts on the Silver Creek drainage basin was required to be submitted to the County Engineer prior to the issuance of any building permits. The Developer shall provide a copy of this information to the City Engineer.
- A.I(18) The developer was required to provide the following information to the County and Dept. of Game: Surface water quality base-line information shall be collected and provided for all site discharge points of surface water drainage prior to final PUD approval (issuance of building permits) in compliance with the Protective Covenants, Development Guidelines, local, state, and federal laws. The Developer shall provide a copy of this information to the City.

Binding Site Plans and Subdivisions

- B(12) All fences along the property lines and easements shall be shown on the final mylar along with the standard fence disclaimer note if a discrepancy exists.
- B(13) Road name proposals for unnamed new roads must be submitted for approval.
- B(14) All road, drainage facilities, and grading plans shall be designed and stamped by a state licensed engineer and submitted for approval prior to construction. As-built road plans and a letter of certification from a licensed engineer must be submitted to the County Engineer prior to acceptance of any roads into the County Road System.
- B(15) The developer shall consult with the post office for the location of mail boxes.
- B(16) Addressing shall be coordinated with the City Building Services Division.
- B(18) The Cordata Parkway and east-west connector rights-of-way shall be vacated and re-dedicated in the proposed alignment on the General Binding site Plan and Final Plat.
- B(24) 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.
- B(26) 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. 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.
- B.(30) Binding site plans developed with condominiums shall contain thereon the following statement:
 All development and use of the land described herein shall be in accordance with this binding site plan, as it may be amended with the approval of the City, town or county having jurisdiction over the development of such land, and in accordance with such other governmental permits, approvals, regulations, requirements, and restrictions that may be imposed upon such land and the development and use thereof. Upon completion, the improvements on the land shall be included in one or more condominiums or owned by an association or other legal

entity in which the owners of units therein or their owners' association have a membership or other legal or beneficial interest. This binding site plan shall be binding upon all now or hereafter having any interest in the land described herein.

- B.(35) Approval of the preliminary long plat shall become invalid unless a final plat is submitted in proper form for final approval within three years of the date of preliminary plat approval, except if extended pursuant to applicable City codes. Re-division of the three tracts in the long plat that are intended for residential uses shall be accomplished through the standard preliminary/final plat procedure and/or the general/specific binding site plan procedure, whichever is appropriate.
- B(34) The general binding site plan has been approved by Whatcom County. The last specific binding site plan shall be filed no later than 15 years after recordation of the general binding site plan with the possibility of a one-year extension if requested in writing within 30 days of the date the binding site plan is scheduled to expire. The one-year extension may be granted upon a finding by the administrator that the applicants have been diligent in their attempt to finish by the expiration date and that the extension would not be detrimental to the public interest.

Fire Department Requirements

- A.II (7) The PUD requires pump facilities to be installed as necessary to provide a minimum base level of fire flow. Any such facilities shall be installed prior to the issuance of building permits for the subject development.
- B(19) Fire suppression water (fire flow) and hydrant placement shall be provided in accordance with the City of Bellingham Public Works standards and approved by the City of Bellingham Fire Department.
- B(33) Condition 33 of the original PUD approval requires the developer to deed to Whatcom County Fire District #8 a site for a fire station within the Cordata boundaries. As a condition of this amendment, the timing for compliance with this previous condition shall be as follows: The fire station site shall be deeded to Fire District #8 prior to issuance of any building permit for development authorized pursuant to this PUD amendment approval, unless waived in writing by the Chief of Fire District #8. An October 21, 1996 memo from the Fire Chief of Whatcom County Fire District #8 states, "Whatcom County Fire District 8 does not need or require the property set aside and located in the Cordata North area for a future fire station. We would request that you touch base with the Chief of the Bellingham Fire Department since this area is scheduled to be annexed into the city in the near future." The final determination of whether a fire station site shall be dedicated to the City shall be deferred until the completion of a fire protection services master plan to be developed between the Bellingham Fire Department and the rural fire districts. (See 12/97 Interlocal Agreement.) This provision shall not be construed to prohibit development of sites within the PUD prior to completion of the fire protection services master plan.

Utilities

- B(17) Public water and sewer shall be provided to all sites. On-site septic systems shall not be permitted. The developer shall upgrade the Horton Road sewer pump station, as required by the City of Bellingham.
- B(20) and A.I(42) All utilities shall be underground.
- A.II(8) Water mains shall be sized in accordance with City of Bellingham standards with minimum fire flow conveyance to far reaches of the site accomplished.
- A.II(9) Hydrants which meet the City standards shall be spaced and located along streets as the streets are constructed according to a plan approved by the Bellingham Fire Department.
- A.II(10) Sanitary sewer shall be extended in accordance with City of Bellingham standards.

School Impact Fees

- B(23) The developer has provided the mitigation agreements required in the following PUD Amendment #2 condition. These agreements are attached as Appendix "B."

"Prior to recording either the Plat or General Binding Site Plan, the developer shall enter into mitigation agreements with the Ferndale School District and the Meridian School District to provide temporary space in portable classrooms and other school facilities as needed in order to house or otherwise accommodate the students that may reside in the proposed development. Unless other terms are mutually agreed to by the School District(s) and the developer, the agreement shall contain substantially the same terms as the Draft Mitigation Agreement example included in the record. The mitigation fee shall be set at \$850 per single family residence, \$850 for each unit in a duplex, and \$450 per multifamily unit; provided that the mitigation agreement shall specify that the amount of the mitigation fee shall be subject to review upon request of either the developer or the school district at intervals of no less than five years and may be adjusted upward or downward based on such economic and social factors as inflation, need for classroom space, and family size. The mitigation fee shall mitigate the significant adverse environmental impacts as identified in the SEPA process as specified in Chapter 43.21 C RCW and Chapter 197-11 WAC. The fee for each unit shall be paid prior to the issuance of a building permit for that unit. Units located within the Ferndale School District area shall pay the mitigation fee to the Ferndale School District. Units located in the Meridian School District area shall pay the mitigation fee to the Meridian School District. Any units in the Cordata Business Park Amendment #2 area restricted to "seniors only" through enforceable covenants that have been approved by Whatcom County or the City of Bellingham shall not be required to pay the mitigation fee. However, said covenants restricting units to "seniors only" may only be removed if prior notice is given to the City of Bellingham, Meridian School District, and Ferndale School District. Additionally, said covenants shall specify that the mitigation fee in effect at the time the covenant is removed shall be immediately paid to the appropriate school district at such time as the "seniors only" covenant is removed for those units which have not paid the fee. The covenant shall also specify who is responsible for paying the fee. In the event that the City of Bellingham were to adopt a school impact fee based on Chapter 82.02 RCW, that applies to the subject property, the developer agrees to pay to the school districts the impact fees based on Chapter 82.02. Payments made to the school districts under the provisions of Chapter 82.02 shall be in lieu of the payments under the provisions of SEPA, Chapter 43.21C RCW, set forth above, to mitigate significant adverse impacts to schools as identified through the SEPA environmental review process."

Development within the Bellingham School District shall be subject to the payment of school impact fees as required by Bellingham Ordinance No. 10333 or in accordance with any subsequent ordinance in effect at the time fee payment is due. School impact fees shall be paid prior to building permit issuance.

- B(25) Prior to the issuance of any building permit for a single family residence, duplex or multifamily residential structure (defined as triplex or larger) outside the Bellingham School District, the applicant for the building permit shall submit proof from the School District that the school mitigation fees have been paid or that the residential unit is exempt from the fee because it is a "senior only" unit, as set out above.

Landscaping, Open Space, Parks and Buffers

- B(29) Perimeter buffering shall be provided as required in the Cordata Business Park Development and Design Guidelines.
- B(31) A minimum of 103 acres of open space shall be designated on binding site plans and/or plats (both long and short) in the overall 626.7 acre Cordata Business Park PUD. A minimum of 42 acres of open space shall be designated on binding site plans and/or plats in the northern 239 acre PUD Amendment #2 site, including a six-acre park. Open space designated under the terms of this condition shall remain open space in perpetuity and be maintained as such.
- A.I(19) Map #6.04 of the Master Plan shall serve as guideline for the preservation of the open space network within the Cordata PUD. At such time that applications are submitted to the DRC, a site plan shall be presented that designates common open space area to be deeded to the Cordata Business Park Association. The dedication of the open space to the Business Park Association shall occur through the submittal of a survey to be consistent with the survey requirements associated with the Binding Site Plan provisions of City code.

B. Cordata Neighborhood Table of Zoning Regulations Cont.

Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
5	Industrial	Planned, light; Whatcom County PUD Ord., chapter 20.85; Whatcom County Subdivision Ord., Chapter 21.30	Density as specified in the Cordata Master Plan for light Impact Industrial zoning, design and development guidelines and Protective Covenants.	All development shall comply with the Cordata Master Plan Conditions, Protective Covenants, and all design and development guidelines; the Cordata Design Review Committee shall review all proposals and give final approval prior to issuance of a building permit.	All stage 1 conditions of the Cordata Master Plan shall be met as required in the phasing schedule.	None.
6	Residential Single	Cluster, cluster attached and cluster detached allowed, mixed (limited duplex and multi family, see special regulations)	<p>7,200 square feet dwelling unit; up to 3,600 square feet per dwelling unit with Cluster Bonus provisions per Title 18, of the BMC or adopted City TDR program.</p> <p>To use the TDR density bonus, a property owner can purchase development rights from a Lake Whatcom Watershed land owner or use the "fee-in-lieu-of" option. Under the fee-in-lieu-of option, a property owner/developer can purchase additional density by paying a fee to the City's Lake Whatcom Watershed Property Acquisition</p>			<p>The total allowed dwelling units for the entire site and shall not be constructed until at least 50% of the single family homes on site have been constructed.</p> <p>All duplex and multi family buildings shall be reviewed under the Residential Multi Family Design Guidelines and review process.</p> <p>No more than 4 attached dwelling units allowed.</p> <p>As development occurs, a City of Bellingham Parks and Recreation Standard Specification Trail shall be provided to connect with a trail from Area 7 to the south and with Horton Road to the north.</p>

			<p>Program (LWWPAP).</p> <p>The fee for a density bonus is calculated on a per dwelling unit basis according to a fee schedule established by the City Council. One unit of additional density will be allowed for each unit purchased through use of this option.</p> <p>An applicant's submittal for planned development review shall include a letter from the Bellingham Finance Department documenting the amount to be contributed to the LWWPAP.</p>			
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B. Cordata Neighborhood Table of Zoning Regulations Cont.

Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
7	Residential Single	Cluster, cluster attached and cluster detached allowed, mixed (limited duplex and multi family, see special regulations)	<p>7,200 square feet dwelling unit; up to 3,600 square feet per dwelling unit with Cluster Bonus provisions per Title 18, of the BMC or adopted City TDR program.</p> <p>To use the TDR density bonus, a property owner can purchase development rights from a Lake Whatcom Watershed land owner or use the "fee-in-lieu-of" option. Under the fee-in-lieu-of option, a property owner/developer can purchase additional density by paying a fee to the City's Lake Whatcom Watershed Property Acquisition Program (LWWPAP).</p> <p>The fee for a density bonus is calculated on a per dwelling unit basis according to a fee schedule established by the City Council. One unit of additional density will be allowed for each unit purchased through use of this option.</p> <p>An applicant's submittal for planned development review shall include a letter from the Bellingham Finance Department documenting the amount to be contributed to the LWWPAP.</p>			<p>Duplex and multi family units shall not exceed more than 25% of the total allowed dwelling units for the entire site and shall not be constructed until at least 50% of the single family homes on site have been constructed.</p> <p>All duplex and multi family buildings shall be reviewed under the Residential Multi Family Design Guidelines and review process.</p> <p>No more than 4 attached dwelling units allowed.</p> <p>Development of an elementary school shall meet all regulations as approved by Whatcom County Conditional Use Permit (CUP 2005-00022). The school district shall provide a public trail through its site to connect with a trail system on the south and on the north as per the Concomitant Agreement between the City Parks and Recreation Department and the Bellingham School District.</p> <p>As development occurs, a City of Bellingham Parks and Recreation Standard Specification Trail shall be provided to connect with a trail from Area 6 to the north and with a trail in 12 to the south.</p>

B. Cordata Neighborhood Table of Zoning Regulations Cont.

Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
8	Residential	Planned; Whatcom County PUD Ord., chapter 20.85; Whatcom County Subdivision Ord., Chapter 21.30	Max. density no greater than 1,400 sq.ft. per unit	All development shall comply with the Cordata Master Plan Conditions, Protective Covenants, and all design and development guidelines; the Cordata Design Review Committee shall review all proposals and give final approval prior to issuance of a building permit.	All stage 1 conditions of the Cordata Master Plan shall be met as required in the phasing schedule.	None
9	Institutional	Planned; Whatcom County PUD Ord., chapter 20.85; Whatcom County Subdivision Ord., Chapter 21.30	Density as specified in the Cordata Master Plan and Protective Covenants.	All development shall comply with the Cordata Master Plan Conditions, Protective Covenants, and all design and development guidelines; the Cordata Design Review Committee shall review all proposals and give final approval prior to issuance of a building permit.	All stage 1 conditions of the Cordata Master Plan shall be met as required in the phasing schedule.	None
10	Industrial	Planned, light; Whatcom County PUD Ord., chapter 20.85; Whatcom County Subdivision Ord., Chapter 21.30	Density as specified in the Cordata Master Plan for light Impact Industrial zoning, design and development guidelines and Protective Covenants.	All development shall comply with the Cordata Master Plan Conditions, Protective Covenants, and all design and development guidelines; the Cordata Design Review Committee shall review all proposals and give final approval prior to issuance of a building permit.	All stage 1 conditions of the Cordata Master Plan shall be met as required in the phasing schedule.	None

B. Cordata Neighborhood Table of Zoning Regulations Cont.

Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
11	Residential, Commercial, Industrial	Planned, mixed, Cordata Business Park, PUD (See Exhibit B)	Density as specified in the Cordata Development and Design Guidelines and the PUD conditions in Exhibit B.	None	None	<p>Cordata PUD, including the Master Plan, PUD conditions and the Development and Design Guidelines, all as amended by Exhibit B.</p> <p>The binding site plan process (BMC 18.24) may be used for division of residential condominium projects consistent with state law.</p> <p>All development shall comply with the Development Agreement approved by Ordinance No. 2009-12-079.</p>

Special Regulations – Exhibit B for Area 11

Cordata Village Rezone – Area 11

The documents and conditions included in the zoning regulations for Area 11, Cordata Neighborhood, Cordata Business Park Master Plan, associated Environmental Impact Statement, and the Cordata Business Park Development and Design Guidelines shall function as the Planned Unit Development for Area 11 of the Cordata Neighborhood.

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

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

Trillium Corp., as developer, or it's successors and assigns in interest to Cordata an all persons owning or developing property within Cordata shall comply with the provisions of the approved PUD as referenced above and the following conditions:

Final Site Plan Approval

A revised site plan for Area 11 shall be submitted for Planning Director approval prior to any land disturbance within Area 11. The revised plan shall be generally consistent with the conceptual Area 11 Master Plan and shall include modifications necessary to bring the site plan into compliance with issued critical area permits from the City, State, and Federal agencies; PUD conditions and any other applicable provisions of the BMC. The revised site plan shall be processed through the Type II, Planned Permit, process and at a minimum identify access locations to public streets, public and private open space and trail(s), road layout, building types, surface parking areas, and stormwater facilities consistent the PUD approval.

General Provisions

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

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

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

Cordata Design Review and Governing Documents

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

Permitted Uses

C (4) Permitted uses within Area 11 shall conform to those listed in the Master Plan and Development and Design Guidelines. A list of the uses allowed is attached as Appendix "A".

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 Area 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.
- C (18) Binding site plans developed with condominiums shall contain thereon the following statement:

All development and use of the land described herein shall be in accordance with this binding site plan, as it may be amended with the approval of the City, town or county having jurisdiction over the development of such land, and in accordance with such other governmental permits, approvals, regulations, requirements, and restrictions that may be imposed upon such land and the development and use thereof. Upon completion, the improvements on the land shall be included in one or more condominiums or owned by an association or other legal entity in which the owners of units therein or their owner's association have a membership or other legal or beneficial interest. The binding site plan shall be binding upon all now or hereafter having any interest in the land described herein.
- C (19) The general binding site plan has been approved by Whatcom County. The last specific binding site plan shall be filed no later than 15 years after recordation of the general binding site plan with the possibility of a one-year extension if requested in writing within 30 days of the date the binding site plan is scheduled to expire. The one-year extension may be granted upon a finding by the administrator that the applicants have been diligent in their attempt to finish by the expiration date and that the extension would not be detrimental to the public interest.

Fire Department Requirements

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

Utilities

- C (22) Public water and sewer shall be provided to all sites in accordance with plans approved by the City of Bellingham. On-site septic systems shall not be permitted. The sewer mains serving the site are sized and designed in accordance with City of Bellingham Development Guidelines and Improvement Standards. Any off-site improvements needed to provide adequate capacity for conveyance of sanitary sewer purposes shall be made by the developer and become part of the basic requirement for service.
- C (23) All utilities shall be underground.

Impact Fees

- C (24) School impact fees, in an amount established by ordinance, shall be paid to the City of Bellingham at building permit issuance.
- C (25) Traffic impact fees, in an amount established by ordinance, shall be paid to the City of Bellingham at building permit issuance.
- C (26) Park impact fees shall be provided in accordance with Bellingham Municipal Code Chapter 19.04.

Landscaping, Open Space, Parks and Buffers

- C (27) Perimeter buffering shall be provided as required in the Cordata Business Park Development and Design Guidelines.
- C (28) A minimum of 103 acres of open space shall be designated on binding site plans and/or plats (both long and short) in the overall 626.7 acre Cordata Business Park PUD. A minimum of 42 acres of open space shall be designated on binding site plans and/or plats in the northern 239 acre PUD Amendment #2site, including a six-acre park. Open space designated under the terms of this condition shall remain open space in perpetuity and be maintained as such.
- C (29) Open spaces shall be provided in a manner consistent with the City of Bellingham Comprehensive Plan, Open Space Chapter and shall be shown on the Final Site Plan.

B. Cordata Neighborhood Table of Zoning Regulations Cont.

Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
12	Residential Single	Cluster, cluster attached and cluster detached allowed, mixed (limited duplex and multi family, see special regulations)	<p>7,200 square feet dwelling unit; up to 3,600 square feet per dwelling unit with Cluster Bonus provisions per Title 18, of the BMC or adopted City TDR program.</p> <p>To use the TDR density bonus, a property owner can purchase development rights from a Lake Whatcom Watershed land owner or use the "fee-in-lieu-of" option. Under the fee-in-lieu-of option, a property owner/developer can purchase additional density by paying a fee to the City's Lake Whatcom Watershed Property Acquisition Program (LWWPAP).</p> <p>The fee for a density bonus is calculated on a per dwelling unit basis according to a fee schedule established by the City Council. One unit of additional density will be</p>			<p>Duplex and multi family units shall not exceed more than 25% of the total allowed dwelling units for the entire site and shall not be constructed until at least 50% of the single family homes on site have been constructed.</p> <p>All duplex and multi family buildings shall be reviewed under the Residential Multi Family Design Guidelines and review process.</p> <p>No more than 4 attached dwelling units allowed.</p> <p>The West Cordata Green Development shall meet all regulations as approved by Whatcom County in Binding Site Plan #94-002 and the Planned Unit Development #90-002</p> <p>As development occurs, a City of Bellingham Parks and Recreation Standard Specification Trail shall be provided to connect with the Division Road trail to the south and with a trail in Area 7 to the north.</p>

			<p>allowed for each unit purchased through use of this option.</p> <p>An applicant's submittal for land use review shall include a letter from the Bellingham Finance Department documenting the amount to be contributed to the LWWPAP.</p>			
13	Institutional	Planned; Whatcom County PUD Ord., chapter 20.85; Whatcom County Subdivision Ord., Chapter 21.30	Density as specified in the Cordata Master Plan and Protective Covenants.	All development shall comply with an Institutional Master Plan. The Cordata Design Review Committee shall review all proposals and give final approval prior to issuance of a building permit.	All stage 1 conditions of the Cordata Master Plan shall be met as required in the phasing schedule.	None
14	Industrial	Planned, light; Whatcom County PUD Ord., chapter 20.85; Whatcom County Subdivision Ord., Chapter 21.30	Density as specified in the Cordata Master Plan for light Impact Industrial zoning, design and development guidelines and Protective Covenants.	All development shall comply with the Cordata Master Plan Conditions, Protective Covenants, and all design and development guidelines; the Cordata Design Review Committee shall review all proposals and give final approval prior to issuance of a building permit.	All stage 1 conditions of the Cordata Master Plan shall be met as required in the phasing schedule.	None

(cont)					system serving Areas 18 and 19 between Eliza Avenue and Aldrich Rd. by adjacent properties as development occurs;; contribution of land or fees for neighborhood park and trail system.	Exhibit C. Required yards may be reduced to achieve pedestrian orientation, link adjacent developments, or accomplish usable and open space objectives.
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B. Cordata Neighborhood Table of Zoning Regulations Cont.

Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
19	Commercial	Planned, residential units and mixed use buildings are encouraged	RM 2,500 may increase to RM 1,500 through density bonus. Residential above commercial is not counted against residential density.	Internal circulation; preservation of mature trees and vegetation whenever possible. Landscaping buffer between commercial and residential.	Utilities; Construction of a road system serving Areas 18 and 19 between Eliza Avenue and Aldrich Road by adjacent properties as development occurs; improvement of Eliza Avenue and Northwest Avenue by adjacent properties; contribution of land or fees for neighborhood park and trail system.	See attached design standards for Areas 18 and 19. See attached density bonus menu - Exhibit C. Required yards may be reduced to achieve pedestrian orientation, link adjacent developments, or accomplish usable and open space objectives.

Design Standards for Areas 18 and 19

Mixed Housing Types – each development phase or building group has at least two different building types. (Exceptions may occur for smaller sites where objectives for environmental protection, retention of natural features, site design, or parks/open space are better met with a single building type, such as attached town house or multi-story garden apartments.)

Pedestrian connections to adjacent developments.

Natural features incorporated into site plan/development, including retention of significant vegetation and supplemented by planting of trees capable of reaching significant height and canopy, where appropriate.

Buildings arranged around usable open space such as squares, commons, courtyards, plazas.

Surface parking lots are dispersed or broken up by landscaping strips throughout site to avoid the appearance of large paved parking areas; under-building parking is encouraged where economically and physically feasible. Locating parking at the rear or side of the lot is encouraged rather than along the full length of the street front. Shared parking for uses with different peak periods is encouraged.

Building design---pitched roofs with dormers, skylights or other features; repetition with variety rather than monotonous and continuous flat facades; break facade plane at regular intervals; use upper story setbacks at corners or side-yards; articulate entries with canopies, porches or other weather protection forms. Applicable to residential, mixed commercial-residential and town center concepts.

Flexible property line setbacks in commercial and residential to achieve linked developments, pedestrian orientation and usable/open space objectives.

Zero setbacks on public streets or interior service roads encouraged for commercial buildings.

Appropriate buffering between residential and commercial.

Multiple use buildings encouraged (residential and retail or office mix) - Housing provided above commercial use in a planned development will not be considered in residential density calculations.

Signs: Planned Residential standards shall apply to residential complexes. Planned Commercial standards shall apply to commercial or mixed-use buildings with the following modifications:

- Monument signs are permitted up to 120 square feet and 12 feet high; pole signs are not allowed.
- Wall mounted signs are limited to 7% of the primary building facade with maximum 4'-0" high letters; and to 3% of the secondary building facade with maximum 2'-0" high letters. (Logos are included in these percentages.)
- Parapet walls may not be erected for the sole purpose of extending sign heights and when they are not in character with the rest of the building or complex.

Special Regulations – Exhibit A, Residential Density Bonus System for Areas 18 and 19

RM 2000 (21 UNITS/ACRE)

In addition to the standard design guidelines in this code, the project must include two of the following:

1. More than two building types.
2. Provide a covered parking to unit ratio of at least 1:2 but not more than 1:1. Garages and carports must be integrated with the building design, using similar materials, colors and design elements.
3. Provide at least 35 percent open space.
4. A minimum site area of at least four acres.

RM 1500 (29 UNITS/ACRE)

The project should incorporate design features in excess of the amount required at the RM 2000 density level and exhibit a high degree of conformance with the goals and policies of Visions for Bellingham and the Comprehensive Plan. The site area must contain at least four acres or the project must receive design review approval from the Planning Commission. To receive Planning Commission approval, projects must provide equivalent design features but may offer alternative solutions consistent with these goals. Projects not using the Planning Commission design review process must include two credits from the following in addition to two of the features listed under the RM 2000 density:

1. Group Recreational Facilities
 - (a) A recreational building containing recreational facilities such as sport courts, kitchen and assembly area, spa, pool or other similar features. The recreational portion of the building should be proportional to the number of units at 10 square feet per unit. (1 credit)
 - (b) A tot lot or play yard with playground equipment. (0.5 credit)
 - (c) Swimming pool. (1 credit)
 - (d) Outdoor sport court (half a regulation basketball court or a regulation tennis court. (1 credit)
 - (e) Other recreational facilities determined to be equivalent to those listed.
2. A significant portion of the site abutting and oriented to a private or public open space protected by covenant, easement or public ownership. (0.5 credit for some use of this provision, 1 credit for significant use of this provision, or 2 credits for dedication of space to the public.)
3. At least 80 square feet of private useable space provided for ground floor units. The space shall be screened from view from abutting yards and windows by fences, walls or trellises. Permanent landscaping shall be included to supplement the screen or provide screening from upper stories, but the primary screening materials shall be permanent structures. Each space should have some solar access (north sides of buildings are discouraged) and a ground surfacing suitable for patio furniture. (0.5 credit for a least 50% of the ground floor units and 1 credit for all ground floor units.)
4. Use of transferable development rights based on a City adopted program. (Variable credit to be determined based on features of a City adopted program.)

Exhibit I – Cordata Zoning Map

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CORDATA NEIGHBORHOOD ZONING

Legend:

AREA	ZONING DESIGNATION*
1	Planned Commercial/Indus./Res.
2	Public
3	Planned Res. Multi
4	Planned Institutional/Res. Multi
5	Planned Industrial
6	Residential Single
7	Residential Single
8	Planned Res. Multi
9	Planned Institutional
10	Planned Industrial
11	Planned Commercial/Indus./Res.
12	Residential Single
13	Institutional
14	Planned Industrial
15	Planned Commercial
16	Planned Res. Multi
17	Planned Commercial
18	Planned Res. Multi
19	Planned Commercial

* 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
2010

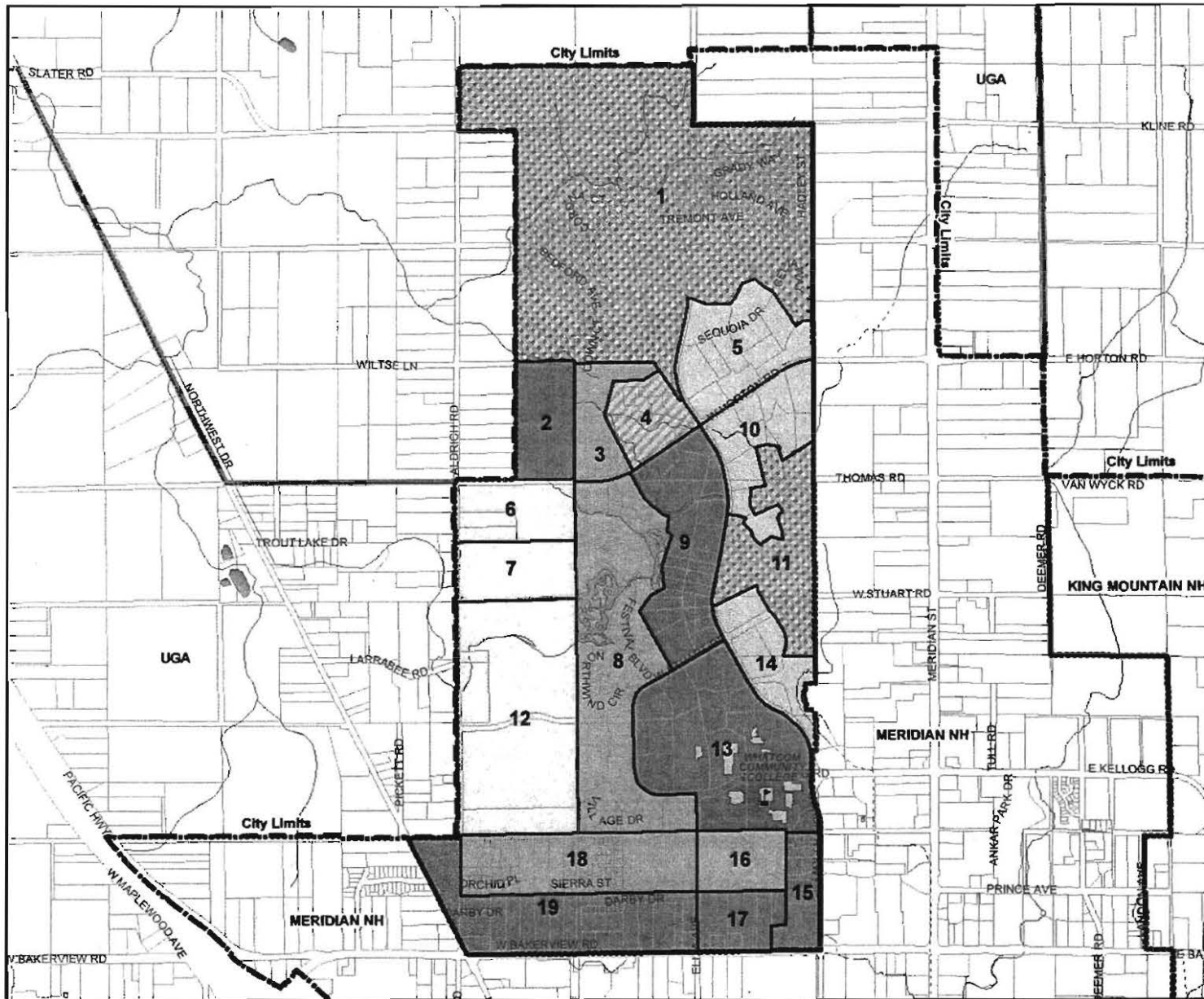


Exhibit J – Amendment to BMC 20.10.025

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20.10.025 - Retail Establishments - Maximum Size

A. An individual retail establishment, including but not limited to membership warehouse clubs, discount stores, specialized product stores and department stores, shall not exceed 90,000 square feet of gross floor area. This restriction shall apply in all zones, including all General Use Types and Use Qualifiers. If this Section conflicts with any other provisions of this Title, this Section shall prevail.

In Meridian Neighborhood Zoning Map Areas 3, 5, 6, 10, 11, 12, 14, 15, 17, 18, 21, 22, 25, 26, 27, 31, 32, and 33 the size limit may be exceeded if the proposal meets all of the following conditions:

- 1.** The facility is not a superstore. "Superstore" means a retail establishment that exceeds 90,000 square feet of gross floor area, sells a wide range of consumer products primarily for household or personal use and devotes more than 10% of the total sales floor area to the sale of nontaxable merchandise. "Nontaxable merchandise" means products, commodities, or items the sale of which is not subject to Washington State sales tax. "Sales floor area" means only interior building space devoted to the sale of merchandise, and does not include restrooms, office space, storage space, automobile service areas, or open-air garden sales space. This definition excludes membership warehouse clubs where shoppers pay a membership fee in order to take advantage of discounted prices on a wide variety of items such as food, clothing, tires, and appliances and many items are sold in large quantities or bulk; and
- 2.** The proposal satisfies the following environmental mitigation measures:
 - a.** Leadership in Energy and Environmental Design (LEED)™ certification at the silver level (or equivalent green building system). Projects shall apply for the LEED™ rating system the Director determines is most suitable for the project type; and
 - b.** The area of new or expanded impervious surfacing shall have a Green Factor score of at least 0.3.

B. For the purpose of Subsection 20.10.025.A., gross floor area shall consist of the sum of the gross horizontal areas of all floors within the inside perimeter of the exterior walls of the structure or tenant space and roofed or partially walled outdoor areas reserved for the display, storage, or sale of merchandise, including accessory uses inside the primary retail establishment. Structured parking is excluded. The gross floor area of adjacent stores shall be aggregated in cases where the stores (1) are engaged in

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the selling of similar or related merchandise and operate under common ownership or management; (2) share check stands, a warehouse, or a distribution facility; or (3) otherwise operate as associated, integrated or cooperative business enterprises.

C. A building space occupied by an existing single retail establishment larger than 90,000 square feet may change occupancy to a different retail establishment of the same or smaller size except the space may not be converted to a superstore as defined in BMC 20.10.025 A.1.

D. If this Section conflicts with any other provisions of this Title, this Section shall prevail except it shall not affect the minor expansion rights of nonconforming stores under BMC 20.14.010 E.

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