

OCT 14 1986

# Issues/Directions Charrette Report 1

CZIC collection

**Bellingham Central Waterfront  
Development Plan**

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I8  
1986

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# Issues/Directions Charrette Report 1

CZIC collection

**Bellingham Central Waterfront  
Development Plan**

**Management and Planning Services** a member of The NBBJ Group

March 10, 1986

CZIC collection

Job No. 70101  
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Mr. Rick Fackler  
Long Range Planner/Project Manager  
City of Bellingham  
Planning and Economic Development  
210 Lottie Street  
Bellingham, Washington 98225

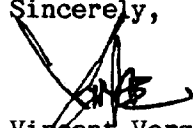
U.S. DEPARTMENT OF COMMERCE NOAA  
COASTAL SERVICES CENTER  
2234 SOUTH HOBSON AVENUE  
CHARLESTON, SC 29405-2413

Dear Rick:

We are pleased to transmit the documentation of Phase I (Technical Report #1) of the Bellingham Central Waterfront Development Study related to our recent charrette/work session. This document is intended to be a working data base to be built upon and modified by all participants. It is offered to share findings of our two week investigation and analysis effort and to assist in the formulation of alternatives.

We are working on the second step of the study process and look forward to our next "hands-on" session scheduled for March 18, 1986.

Sincerely,



Vincent Vergel de Dios, AICP  
Director of Planning

VV/gb

"The preparation of this report was financially aided through a grant from the Washington State Department of Ecology with funds obtained from the National Oceanic and Atmospheric Administration, and appropriated for Section 306b of the Coastal Zone Management Act of 1972."

HT168. B4 J8 1986  
Washington State Department of Ecology

NOV 26 1987

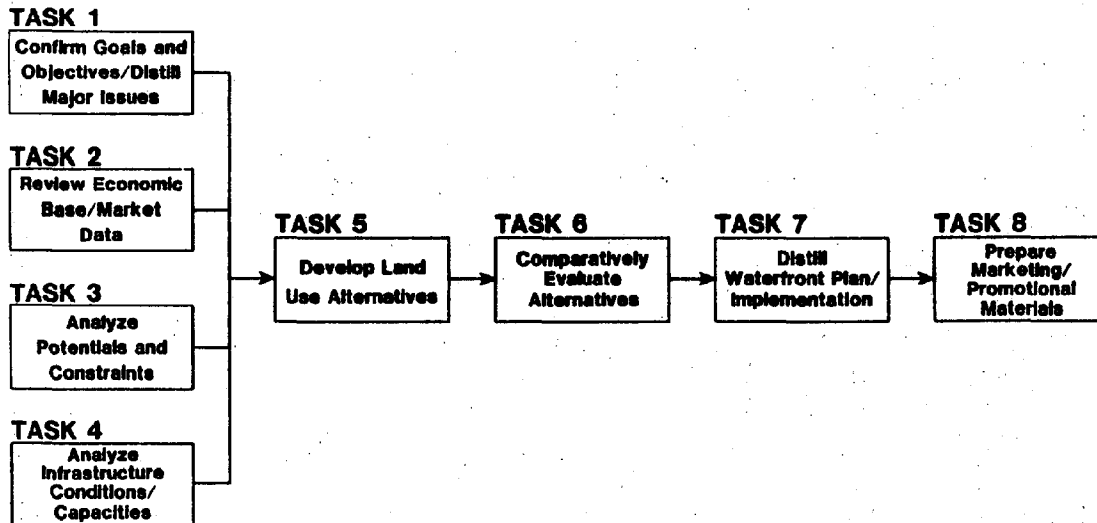
## INTRODUCTION/SUMMARY

On March 4, 1986 a full-day "charrette" or intensive work session was held in Bellingham's Roeder School District offices that brought together the principal interests concerned with the Central Waterfront. The session was sponsored by the City of Bellingham, Department of Planning and Economic Development.

The overall study purpose is to prepare a viable plan to direct Central Waterfront Development. This plan should anticipate events, create opportunities, be realistic and support all key interests. The study process, shown below, includes eight major tasks, four "charrettes" at key milestones, and refined plan and final report documentation. All work will be completed within a 16 week period.

## **STUDY PROCESS AND SCHEDULE** Bellingham Central Waterfront Development Plan

### **PROCESS**



### **MILESTONES**



### **SCHEDULE**



The purpose of the initial "Issues and Directions" charrette was to confirm findings of an intensive work effort that defined issues, aspirations and established a data base. Findings from the first four study tasks were discussed. A "big picture" approach was taken to distill the key determinants of change including:

- Population growth and change
- Direct and latent market demand
- Regulatory requirements
- Infrastructure conditions/capacities
- Environmental design potentials/constraints



The charrette approach was structured to allow effective participation. The Technical Committee comprised of representatives of the City of Bellingham, Port of Bellingham, Georgia-Pacific, and Fourth Corner Development Group met from 11:00 a.m. to 2:00 p.m. A public meeting was held from 4:00 p.m. to 6:00 p.m. which was publicized in various media. There was also direct notification of area property owners and businesses. Finally there was a 7:00 p.m. briefing of the Task Force who include community leaders.

Everyone was invited to express their insights, concerns, and needs within an open forum moderated by Management and Planning Services/The NBBJ Group's planning team. A technique using graphics and 5" x 8" note cards (reproduced in this document) allowed easy addition, subtraction or modification of facts and ideas during the session. Cards previously prepared by the consultants were used as a foundation to elicit responses from participants.

Results serve to define the problems and establish a framework for proceeding.

This document includes the "Issues and Directions" charrette products and will be used as a technical appendix. It is organized in five sections:

- Goals, including the expressed directions for the Central Waterfront by the City, Port, Georgia-Pacific, Fourth Corner Development Group and others.
- Issues, which highlights the conflicts and their relative importance as voted upon by participants (stick-on dots).
- Facts, including history, physical/enviornmental conditions, regulatory controls, economic base, and market analysis.
- Precepts, or general organizing principles/ideas.
- Concepts, including preliminary alternatives for the Central Waterfront.

The Precepts and Concepts were introduced only as a preview. Preferences were expressed by "stick-on dot votes". The next step will be to brainstorm and discuss a more complete series of preliminary alternative concepts. This second charrette is scheduled for March 18, 1986 and will continue the open interaction.

PARTICIPANTS

**TECHNICAL COMMITTEE**

Bill Geyer, City of Bellingham  
Ed Dahlgren, Georgia-Pacific  
Jeff Casper, Port of Bellingham  
Wayne Schwandt, Fourth Corner Development Group

**OTHERS**

Rick Fackler, City of Bellingham  
Vickie Matheson, City of Bellingham  
Tim Douglas, Mayor of Bellingham  
Mark Asmundson, City Council  
Foster Rose, City Council  
Richard Moreau  
David Seymour  
Verga Whittaker  
Vecilia Michel  
Catharine Stimpson  
Ralph Akers  
Carl Akers  
Anne Nelson  
Taimi D. Dunn  
Harriet A. Spanel  
Byron Elmendorf  
Jim Humphreys  
Terry Peterson  
Bill Vonk  
Louise Bjornson  
Joy Keenan  
Dennis Archer  
George Livesey, Jr.  
Emil Bayot  
Joe Orem

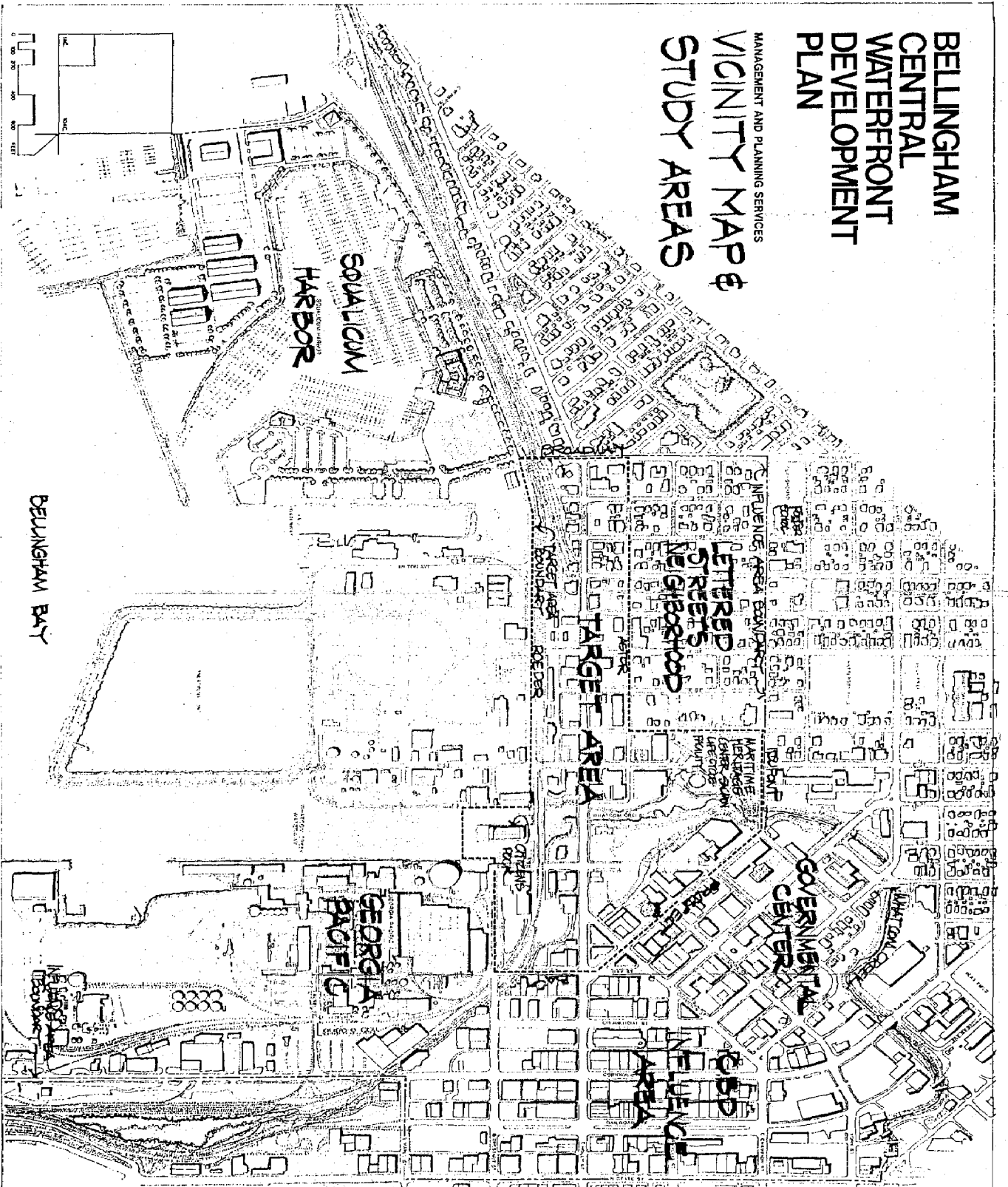
**CONSULTANT**

Management and Planning Services/The NBBJ Group

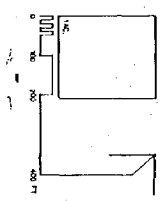
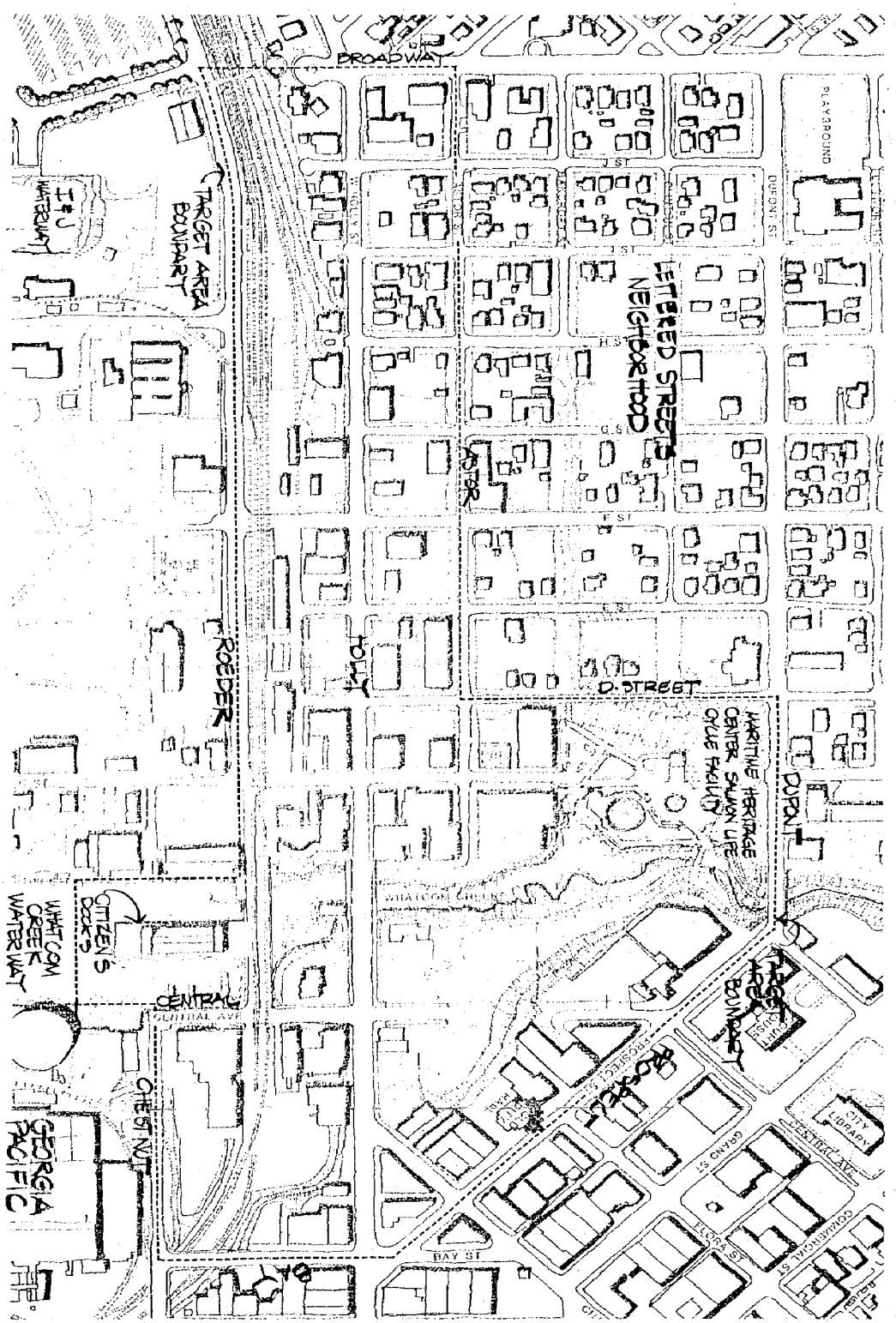
Vincent Vergel de Dios  
Dennis Tate  
Yves Mizrahi

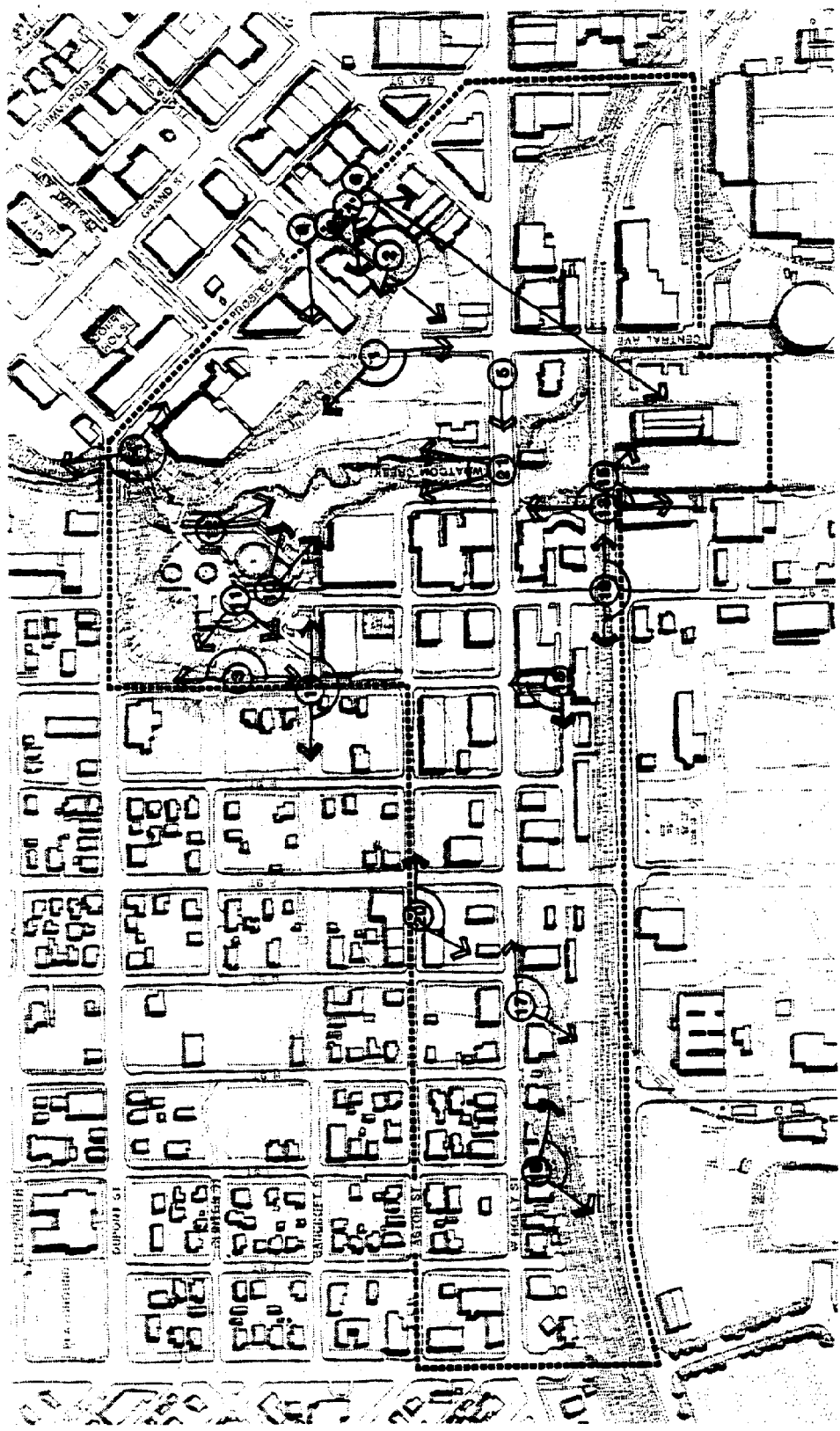
# BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES  
VICINITY MAP &  
STUDY AREAS



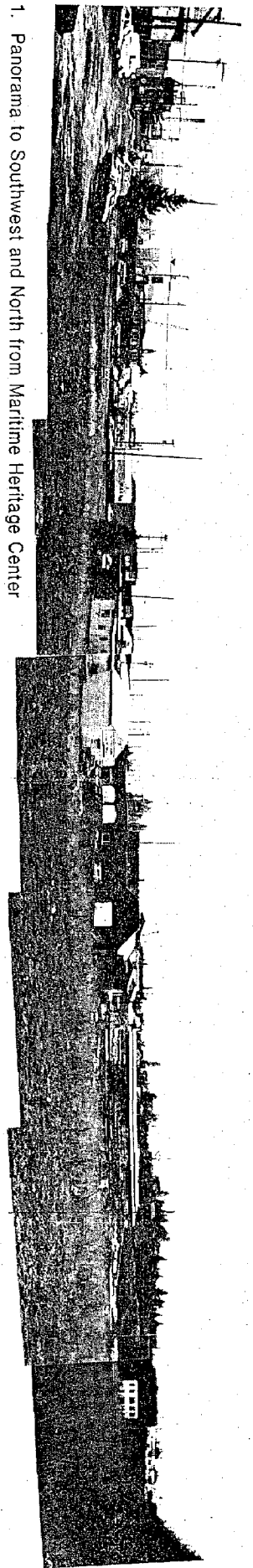
TARGET AREA  
 BELLINGHAM CENTRAL WATERFRONT  
 DEVELOPMENT PLAN  
 MANAGEMENT AND PLANNING SERVICES



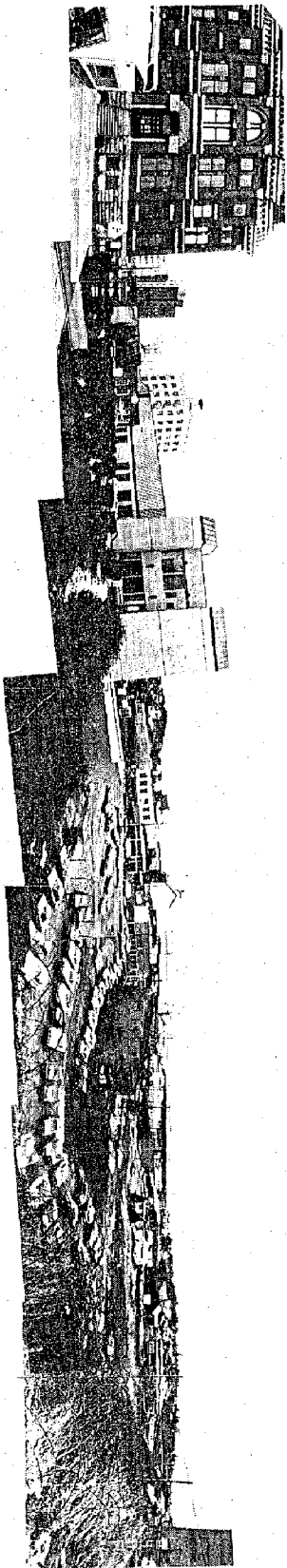


**VIEWS OF STUDY AREA (KEY TO PHOTOS)**  
**BELLINGHAM CENTRAL WATERFRONT**  
**DEVELOPMENT PLAN**

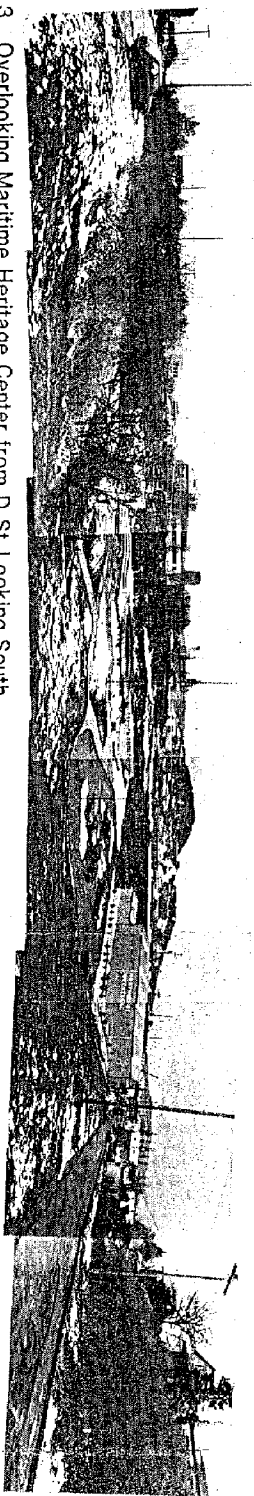
MANAGEMENT AND PLANNING SERVICES



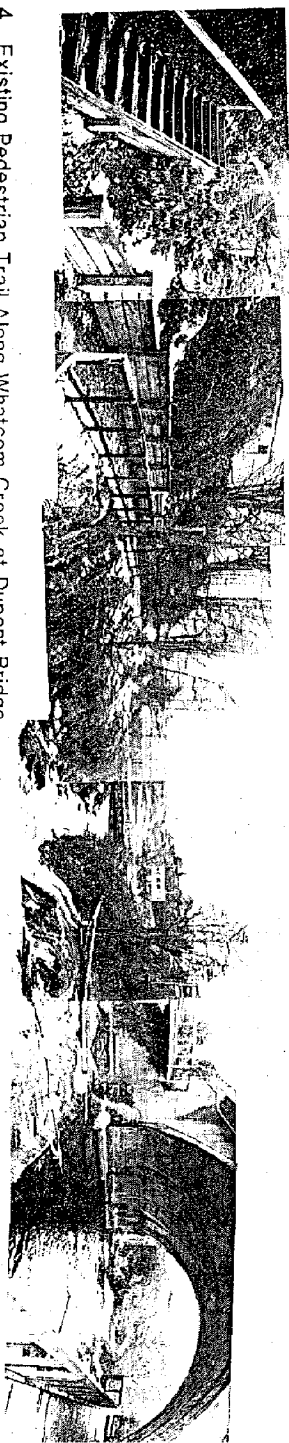
1. Panorama to Southwest and North from Maritime Heritage Center



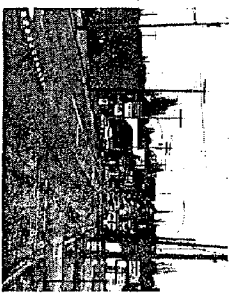
2. Panorama from Whatcom County Art Museum to Maritime Heritage Center Looking West



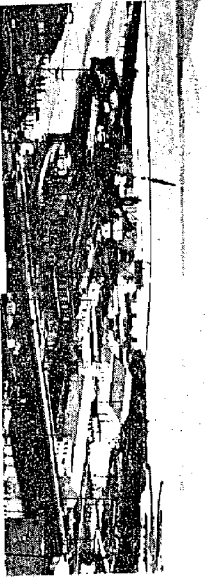
3. Overlooking Maritime Heritage Center from D St Looking South



4. Existing Pedestrian Trail Along Whatcom Creek at Dupont Bridge



5. W. Holly St Looking West



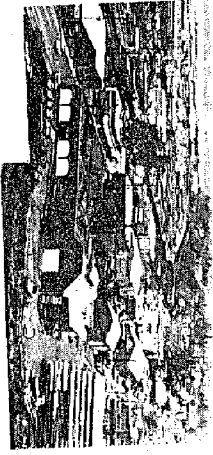
6. Citizen's Dock and Builders Concrete at Whatcom Creek Waterway



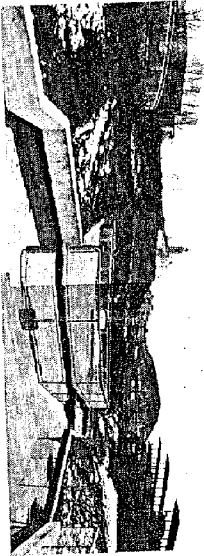
7. View West to Builders Concrete and Squaticum Harbor, W. Holly St in Foreground



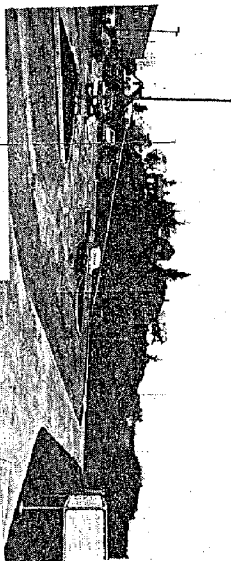
8. View to West from Whatcom County Museum



9. Astor St, Bellingham Sash & Door



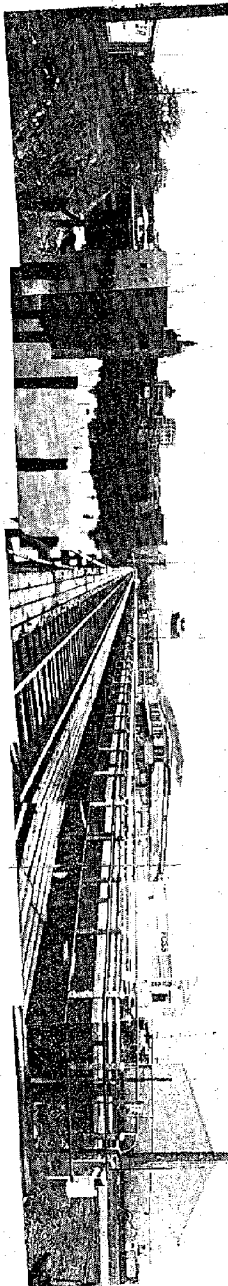
10. View South to Whatcom Creek Salmon Hatchery from Maritime Heritage Center



11. View to Northwest from Maritime Heritage Center



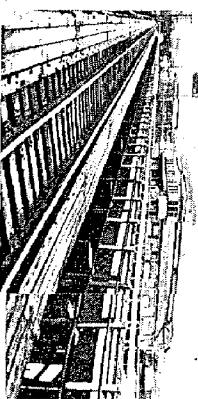
12. Whatcom Creek to South from Maritime Heritage Center



13. View to Southeast from Roeder Tressel at Whatcom Creek

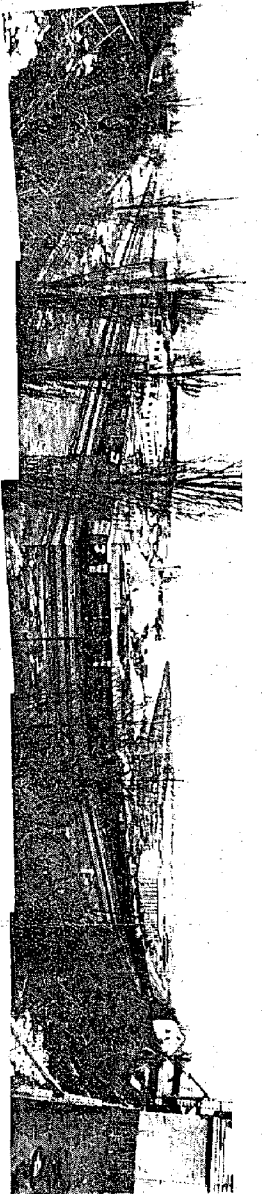


14. View to Southeast, Southwest Down D St and Northwest from Old Town Pedestrian Trail

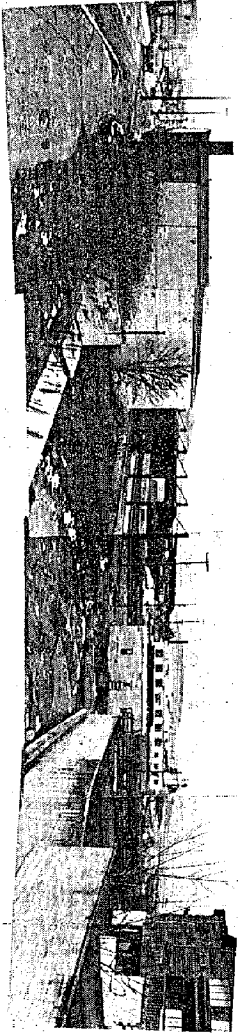


15. View to East from Roeder Tressel to Citizens Dock

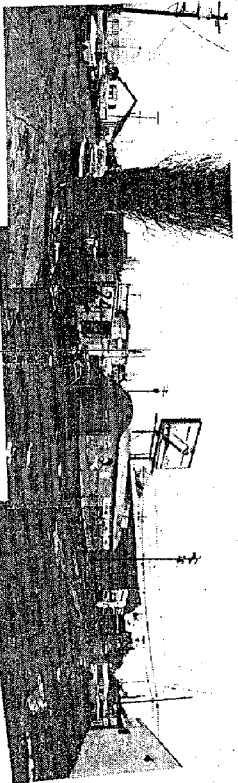




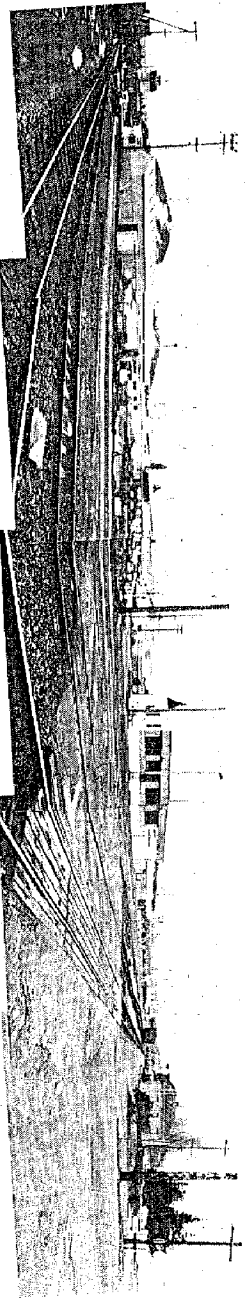
16. Railroad to East from I St, I and J Waterway, Railroad to West



17. Holly St to East, Railroad Tracks



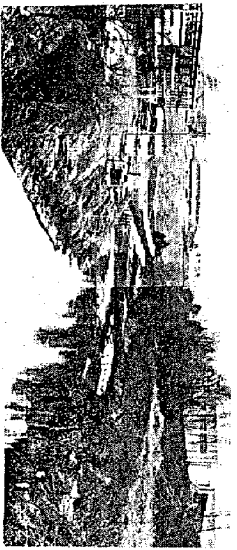
18. Holly St to West, D Street to North



19. Intersection at C St and Roeder



20. Astor St at F St Looking South Toward Light House Mission



21. Whatcom Creek to North from Holly St



# Goals

# GOALS



CITY

BELLINGHAM  
PLAN

## C.B.D. - GOAL

A MAJOR PEDESTRIAN ROUTE ( GRADE SEPERATED FROM TRAFFIC ARTERIALS & R.R.) SHOULD LINK THE C.B.D. & CENTRAL WATERFRONT .

---

## C.B.D. - GOAL

ALL NEW WATERFRONT DEVELOPMENTS SHOULD PROVIDE PUBLIC ACCESS TO THE BAY.

?

## OPEN SPACE GOALS:

DEVELOP URBAN OPEN SPACE AMENITIES TO VITALIZE THE CBI & ADJACENT AREAS; DESIGN TO COMPLEMENT COMMERCIAL DEVELOPMENT IN THE CBD.

---

## POLICIES-COMMERCIAL

THE SHORELINE MASTER PROGRAM SHOULD BE AMENDED TO PERMIT PASSIVE URBANIZATION (FOUNTAINS, BULKHEADS, ETC.) IN TRADE FOR PUBLIC ACCESSIBILITY.

# DEVELOPMENT GOALS-

COMMERCIAL: CAPITALIZE

ON THE COMMERCIAL &  
PUBLIC ACCESS POTENTIAL  
OF THE WATERFRONT  
AREA, INCLUDING WHATCOM  
CREEK.

PUBLIC FACILITIES &

UTILITIES - GOAL

MAINTAIN WHATCOM  
CREEK AS AN OPEN  
WATERCOURSE

RETAIN, PROTECT &  
PRESERVE NATURAL  
FEATURES

---

RETAIN HISTORIC &  
CULTURAL  
RESOURCES

MINIMIZE ADVERSE  
IMPACTS BETWEEN  
INCOMPATABLE USES &  
DIFFERENT USE DISTRICTS

PROMOTE C.B.D. AS  
BELLINGHAM'S  
~~COMMERCIAL~~ CULTURAL  
AND SERVICE  
CENTER. ?



GOAL: BELLINGHAM  
PROVIDE A PEDESTRIAN  
BIKE TRAIL ALONG THE  
SHORELINE

GOAL: BELLINGHAM  
PROVIDE PEDESTRIAN  
CONNECTIONS TO LINK  
THE CBD, CIVIC  
CENTER, AND  
WATERFRONT

GOAL: BELLINGHAM  
MAXIMIZE PUBLIC ACCESS  
TO WATERFRONT DUE TO  
LARGE LAND AREA  
OCCUPIED BY  
GEORGIA PACIFIC.

---

GOAL: BELLINGHAM  
REHAB. CITIZENS DOCK  
& OTHER SUITABLE OLD  
BUILDINGS FOR  
APPROPRIATE WATER-  
FRONT USES.

GOAL: BELLINGHAM  
DEVELOP CENTRAL  
WATERFRONT AS A  
COMMERCIAL, RECREATION  
AND MARINE USE  
CENTER

---

CBD  
GOAL: BELLINGHAM  
PROMOTE RETAIL USES  
AT STREET LEVEL.

GOAL: BELLINGHAM  
PRESERVE COMPACTNESS  
OF CORE AREA TO  
ENCOURAGE ONE-STOP  
SHOPPING

---

? GOAL: BELLINGHAM  
(ALL) NEW WATERFRONT  
DEVELOPMENTS SHOULD  
PROVIDE PUBLIC ACCESS  
TO THE BAY.

GOAL: BELLINGHAM  
PRESERVE NATURAL  
FEATURES OF THE  
BAYFRONT.

GOAL: BELLINGHAM  
REPLACE USES WEST  
OF WHATCOM CREEK  
WATERWAY WITH  
APPROPRIATE WATERFRONT  
USES, AND PUBLIC ACCESS.

GOAL: BELLINGHAM .

PROVIDE OPPORTUNITIES  
FOR PUBLIC VIEWING OF  
GEORGIA PACIFIC'S  
OPERATIONS, AND  
MARITIME ACTIVITIES.

---

GOAL: BELLINGHAM

HARMONIZE WATERFRONT  
BUILDING DESIGN W/THE  
SETTING, & ENHANCE  
"OLD N.W. WATERFRONT"  
ATMOSPHERE

Encourage  
consistency of  
design standards  
with Part/non-Part  
properties.

---

GOAL

IDENTIFY AREAS W/IN  
THE C.W. AREA WHERE  
PUBLIC ACCESS IS  
DESIRABLE (COORDINA-  
TED PUBLIC ACCESS PLAN)

## GOALS

"PUBLIC ACCESS" TO STORE-  
LINE QUESTIONABLE IN  
SOME AREAS SUCH AS  
TREATMENT PONDS

---

## GOAL

USE OF DESIGN STANDARDS  
FOR PUBLIC R.O.W. SUCH AS  
LIGHTING, STREET FURNITURE,  
ETC.



MAYBE A  
CONFLICT BETWEEN COMP.  
PLAN GOAL OF REPLACING  
EXISTING USES BY  
NEW COMMERCIAL

---

GOAL SMMP

AREAS ALONG NAVIGATIBLE  
WATERWAY SHOULD BE  
RETAINED FOR WATER  
DEPENDENT & WATER  
RELATED.

COORDINATED  
Shore access  
Plan needed  
- Designate YES/NO  
access for public

## GOALS

FOURTH CORNER:

WOOD FIBER PROCESSING  
IS ALSO HISTORIC USE OF  
WATERFRONT, SHOULD NOT  
IGNORE IN FAVOR OF  
COMMERCIAL USE OF C.W.

Expand & diversify  
employment base

GOAL:

BELLINGHAM COMP PLAN HAS  
BEEN AMENDED TO ALLOW  
OTHER CENTERS OF COMMERCIAL  
DEV; BUT C.B.D.  
SHOULD REMAIN A COMMERCIAL  
SERVICE, FINANCIAL & CULTURAL  
CENTER

SECTION I

GOAL: BELLINGHAM PLAN-AMENDED

PROMOTE THE CENTRAL BUSINESS DISTRICT AS A COMMERCIAL, CULTURAL AND SERVICE CENTER. HOWEVER... IT IS NOT THE INTENT OF THESE GOALS TO PROHIBIT DEV. OF SATELLITE COMMERCIAL AREAS IN THE CITY.

---

GOAL: BELLINGHAM PLAN-AMENDED

THE ECONOMIC DEV. IMPACT OF SATELLITE COMMERCIAL AREAS ON THE C.B.D. SHOULD BE A CONSIDERATION IN THE APPROVAL PROCESS & THE SATELLITE DEV. SHOULD BE CONTROLLED THROUGH THE PLANNED APPROVAL PROCESS.

SECTION 1

GOAL: BELLINGHAM PLAN - AMENDED  
THE IMPORTANCE OF THE RETAIL  
SECTOR TO THE ECONOMIC STRENGTH  
AND TO THE TAX BASE OF THE CITY  
SHOULD BE RECOGNIZED. ALL RETAIL  
DEV. PROPOSALS SHOULD BE EVALUAT-  
ED FOR TOTAL COMMUNITY-WIDE ECO. IMPACT.

---

SECTION 2

GOAL: BELLINGHAM PLAN - AMENDED  
THE CITY CENTER SHOULD BE  
A DOMINANT VISUAL AREA IN  
TERMS OF BUILDING HEIGHT &  
BULK.

### SECTION 3

GOAL: BELLINGHAM PLAN - AMENDED

A FLOOR AREA SIZE MAY BE SPECIFIED BY THE CITY ON COMMERCIAL BUILDINGS CONSTRUCTED IN NEIGHBORHOOD OR PLANNED COMMERCIAL AREAS.

---

### SECTION 4

GOAL: BELLINGHAM PLAN - AMENDED

THE CENTRAL COMMERCIAL DESIGNATION SHOULD PROVIDE A CONCENTRATION OF A BROAD RANGE OF SERVICE AND COMMERCIAL USES WITHIN THE CITY'S CENTRAL BUSINESS DISTRICT.

### SECTION 3

GOAL: BELLINGHAM PLAN - AMENDED

A FLOOR AREA SIZE MAY BE SPECIFIED BY THE CITY ON COMMERCIAL BUILDINGS CONSTRUCTED IN NEIGHBORHOOD OR PLANNED COMMERCIAL AREAS.

---

### SECTION 4

GOAL: BELLINGHAM PLAN - AMENDED

THE CENTRAL COMMERCIAL DESIGNATION SHOULD PROVIDE A CONCENTRATION OF A BROAD RANGE OF SERVICE AND COMMERCIAL USES WITHIN THE CITY'S CENTRAL BUSINESS DISTRICT.

SECTION 6 CBD/WATERFRONT PLAN GOALS & POLICIES  
GOAL: BELLINGHAM PLAN - AMENDED

• THE PRINCIPAL GOALS OF THE CENTRAL BUS. DISTRICT - WATERFRONT PLAN ARE TO STRENGTHEN THE PRESENTLY THRIVING C.B.D. AND TO CAPITALIZE ON THE PROXIMITY OF THE C.B.D. TO THE CENTRAL WATERFRONT IN ORDER TO REVITALIZE THIS IMPORTANT AREA.

---

PLANNING FOR THE C.B.D. & WATERFRONT SHOULD BE ONGOING TO PROVIDE FOR TRANSITION TO APPROPRIATE RETAIL, COMMERCIAL, ENTERTAINMENT CENTER, RECREATIONAL, GOVERNMENTAL, CULTURAL, SERVICE, MARINE, INDUSTRIAL & TOURISM RELATED USES.



SECTION 7 : CBD/WATERFRONT DEV. PLAN GOALS & POLICIES  
GOAL : BELLINGHAM PLAN - AMENDED

THE C.B.D. SHOULD BE IMPROVED SO  
THAT IT IS SUFFICIENTLY CONVENI-  
ENT AND ATTRACTIVE TO SHOPPERS  
TO INSURE ITS CONTINUED SUCCESS.

Existing Comp  
Plan lacks

Economic Goals  
'specific objectives

---

GOALS

SHORELINE MASTER PROG  
WAS ADOPTED PRIOR  
TO COMP. PLAN. GOAL  
FOR PASSIVE URBANIZATION  
IS NOT YET A GOAL OF  
THE SMMIP

GOAL \*

INSURE ECONOMIC  
VIABILITY OF CENTRAL  
WATERFRONT AREA  
TO CITY'S & COUNTY'S  
ECONOMY  
(NOT ADOPTED)

---

City  
Retain and  
expand existing  
Bellingham business

Most of

CBD does not  
require uses to provide  
on-site parking.

## GOAL

DESIGN REVIEW  
MIGHT BE A GOAL  
IN THE PLAN FOR  
DESIGNS TO REFLECT  
OLD ARCHITECTURE

# SHORELINE MASTER PROGRAM

---

GOAL: SHORELINE  
PROVIDE VIEWPOINTS  
FOR THE PUBLIC TO  
ENJOY VIEWS OF  
MARINA ACTIVITY

GOAL: SHORELINE

WHERE NAVIGABILITY  
IS A VIABLE ASSET,  
COMMERCIAL USES,  
SHOULD BE WATER -  
DEPENDENT, OR PUBLIC

---

GOAL: SHORELINE

ENCOURAGE MULTI-  
USE DEVELOPMENT  
PROVIDING PUBLIC  
ACCESS.

DEFINE

?

GOAL: SHORELINE  
ACCOMMODATE  
WATER DEPENDENT  
USES. REPLACE  
INHARMONIOUS  
USES.

---

GOAL: SHORELINE  
LOCATE PARKING  
FACILITIES AWAY  
FROM IMMEDIATE  
WATERS EDGE

(LOCAL)

CONFLICT w/  
PARKING REQ

GOAL S.M.M.P.

CONFLICT BETWEEN  
PARKING ALONG SHORELINE  
& NEW DEV. THAT REQUIRES  
PARKING. LOCATE  
PARKING ALONG STREETS

---

Conflict of  
parking to "rear"  
which fronts on  
street - conflicts  
with Northwest theme.



PORT

GOAL- PORT

WORK WITH NEW  
AND EXISTING  
BUSINESSES

GOAL S.M.M.P.

CONFLICT BETWEEN  
PARKING ALONG SHORELINE  
& NEW DEV. THAT REQUIRES  
PARKING. LOCATE  
PARKING ALONG STREETS

---

Conflict of  
parking to "rear"  
which fronts on  
street - conflicts  
with Northwest theme.

PORT

GOAL- PORT

WORK WITH NEW  
AND EXISTING  
BUSINESSES

GOAL- PORT

MANAGE COMMERCE  
(INCL TRANSPORTATION  
TERMINALS)

---

GOAL- PORT

PROMOTE THE LOCAL  
ECONOMY, TOURISM,  
RECREATION

GOAL - PORT

COOPERATE WITH  
GOVERNMENTAL  
AGENCIES AND OTHER  
ORGANIZATIONS  
(INCL RAILROADS)

PORT HAS  
DESIGN STANDARDS

GOAL : PORT

TOURISM & RECREATION

SUPPORT THESE ACTIVITIES

FOR LOCAL ECONOMY

# GEORGIA PACIFIC

GOAL - ~~GEORGIA PACIFIC~~  
BELLINGHAM DIVISION  
CONTINUE AS MAJOR  
OPERATING ARM OF  
GEORGIA PACIFIC CORP.

~~GOAL - GEORGIA PACIFIC~~

~~MEET DOMESTIC NEEDS  
FOR PAPER AND  
TISSUE~~

GOAL - GEORGIA PACIFIC

PRODUCE PULP, PAPER,  
AND CHEMICAL  
PRODUCTS FOR DOMESTIC,  
WORLDWIDE MARKETS



GOAL - GEORGIA PACIFIC

ASSURE  
ENVIRONMENTAL  
PROTECTION

---

GOAL G.P.

BE A GOOD NEIGHBOR

◦ WORKING MANS  
TOWN' WOULD  
HAVE ACCEPTABLE  
USES

◦ WANT CITIZENS  
DOCK MOVED

# FOURTH CORNER

FOURTH CORNER  
DEVELOPMENT GROUP

ORGANIZED TO PROVIDE  
LEADERSHIP & SERVICES  
FOR ECONOMIC  
DEVELOPMENT OF  
WHATCOM COUNTY

# F.C.D.G BOARD

CONSISTS OF REPRESENTATIVES OF EDUCATION, MUNICIPAL CORPORATIONS, & PRIVATE BUSINESSES

---

GOAL - FOURTH CORNER

PROVIDE LEADERSHIP AND SERVICES FOR ECONOMIC AND INDUSTRIAL DEVELOPMENT

GOAL- FOURTH CORNER

MARKET WHATCOM  
COUNTY

GOAL-FOURTH CORNER

ASSIST BUSINESSES  
IN LOCATING AND  
PROSPERING IN THE  
COMMUNITY

GOAL - FOURTH CORNER

INSURE SMOOTH  
OPERATION OF  
ZONING ALL  
REGULATORY  
CONTROLS

---

GOAL - FOURTH CORNER

RESEARCH ECONOMIC  
DATA AND  
INFORMATION

GOAL: 4TH CORNER  
IMPROVE  
PROCESS OF SITING  
& REGULATORY ASPECTS

---

# OTHERS:

- ▣ PROPERTY OWNERS
- ▣ PRIVATE INTERESTS
- ▣ GENERAL PUBLIC

## WHATCOM COUNTY INSTITUTIONS OF HIGHER EDUCATION: <sup>ALL</sup> (IN BELLINGHAM)

- WESTERN WA. UNIV.
- WHATCOM COMMUNITY COLLEGE
- BELLINGHAM VOC. TECH. INST.



B&N to  
maintain existing  
lines as major  
routes serving  
Bellingham +

---

GOAL : ORGANIZATIONS

MARITIME HERITAGE FOUNDATIO.  
& GROUPS HAVE MAJOR  
INTEREST IN O.W. AREA AS  
WELL AS LETTERED STREETS  
NEIGHBORHOOD

GOAL

AVOID DISPLACEMENT  
OF EXISTING BUSINESSES  
IN THE C.W. AREA,

(MARINE HARDWARE)

---

ALLOW

RETAIL USES

(PROBLEM OF W.F.  
ORIENTED REQ.)

~~ISSUE~~ : PARBERRY INC.

DEVELOPMENT PROBLEMS  
WITH CURRENT ZONING  
DUE TO EXISTING USES.

---

GEORGE LIVELY

- PARBERRY LAND

- WANTED DEVELOP~~MENT~~  
OFFICE/RETAIL IN BASE  
(TURNED DOWN BY  
CITY) @ HOLLY
- WANTED TO DEVELOP  
PROP. BETWEEN D & E  
OFFICE/LIGHT INDUSTRIAL  
(TURNED DOWN)

~~ISSUE:~~

WHAT CONSTITUTES A  
WATER-RELATED  
RETAIL USE?

~~ISSUE~~ GOAL:

TRUCK ROUTE:  
FACILITATE THE REALIGN-  
MENT OF ROEDER &  
CHESTNUT.

GOAL:

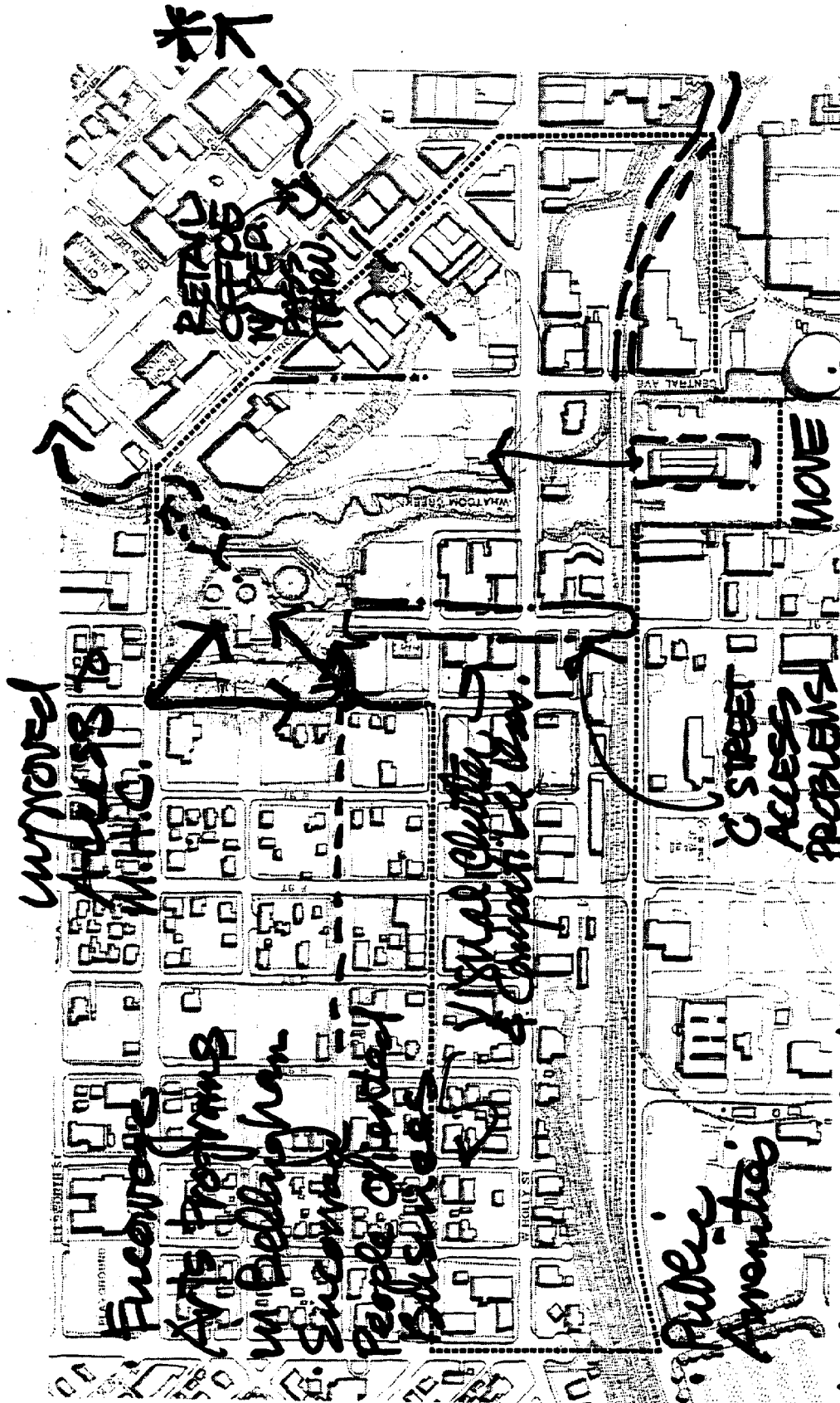
RE STRUCTURE  
WATER FRONT COMMERCIAL  
ZONING TO ALLOW FOR A  
WIDER RANGE OF RETAIL  
USES.

---

WANT PASSENGER  
FERRY TO SAN  
JUAN

# LAND POOLS / SWAPS

- G.P & CITY  
HAVE BEST PARCELS
  - EXPLORE POTENTIALS  
FOR ACTION WITH  
OTHERS
-



improved

address to

Encourage

Arts Programs

in Bellingham

People oriented

Subsidies

Visual Clutter & Overcrowding

Public Amenities

C STREET ACCESS PROBLEMS

MOVE CITIZENS DECK

# MUSEUM CONCERNS

BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES

USE AS PART OF SOME OTHER DEV.



◦ CREATE IDENTITY  
OF BELLINGHAM AS  
AN ARTS TOWN  
- VISUAL  
- PERFORMANCE

---

◦ ENCOURAGE MORE  
PEOPLE-ORIENTED  
ACTIVITIES IN STUDY  
AREA.



◦ REINFORCE THE  
MUSEUM AS AN ANCHOR  
IN AN ARTS CENTER

- CONNECTIONS TO  
MARITIME CENTER  
AND MT. BAKER THEATRE

---

◦ ENCOURAGE  
COMPLEMENTARY  
COMMERCIAL/RETAIL

◦ EXPAND THE MARITIME  
HERITAGE CENTER  
TO CREATE MUSEUM  
& INTERPRETIVE  
CENTER.

---

◦ CITIZENS DOCK  
IS WORTH SAVING

° CREATE A  
TOURIST  
DRAW

---

° LIGHT INDUSTRIAL  
USES ARE  
'OK'

◦ BELLINGHAM  
NEEDS TO BE  
UNIQUE

---

◦ CAPITALIZE ON  
FISHING INDUSTRY  
TRADITION.

° EDUCATIONAL USES  
IN THE MARITIME  
HERITAGE CENTER  
ARE COMPATIBLE

° "BOWL CONCEPT"  
AROUND CREEK  
FOCUS INWARD.

° SOUTH PORT IS  
BETTER FOR  
HOTEL

---

SIMILARITIES &  
DIFFERENCES  
IN GOALS

---

AGREE

# COMPATIBILITY OF LAND USES

---


# ECONOMIC DEVELOPMENT





ENHANCE  
LINKAGE BETW  
SQUALICUM &  
C.B.D.

---

GROUP   
CONSENSUS  
FOR ACTION

# IMPLEMENTABLE PLAN



---

# DESIRABILITY OF WATER FRONT DEVELOPMENT

# HIGH ENVIRONMENTAL QUALITY

---

**DISAGREE**

---

**TYPE, AMOUNT,  
& LOCATION OF USES**

# LOCATION OF DEVELOPMENT

---

DEGREE/TYPE  
OF ENHANCE-  
MENT (STREETSCAPE  
VS. REDEVELOPMENT

TYPE OF USE,  
WATER  
DEPENDENCY &  
PUBLIC ACCESS

---

WHAT IS "HIGH  
QUALITY" &  
ACCEPTABLE  
TRADE-OFFS

**NONE - ENVIRONMENTAL  
QUALITY**

---

**NONE - <sup>ENTABLE</sup>~~IMPLEMENTABLE~~  
PLAN**

**NONE**

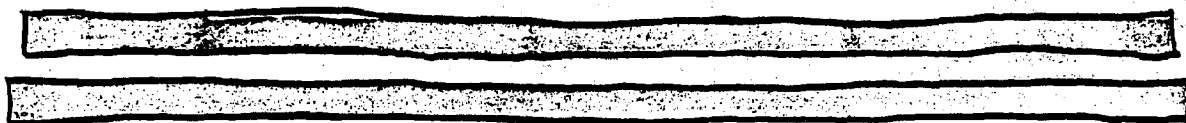
**- DESIRABILITY OF  
WATERFRONT LOCATION**

---



# Issues

# ISSUES



# MAJOR ISSUES

VIABILITY /  
IMPROVEMENT  
OF THE AREA

◦ CONSENSUS  
AMONG PUBLIC/  
PRIVATE  
INTERESTS.

◦ SQUALICUM/  
C.B.D. LINKAGE

○ CONFLICTS  
BETW. PUBLIC  
POLICIES / REGS  
& PRIVATE  
NEEDS

ISSUE: PUBLIC

ALLOW COMPETITION  
BETWEEN PRIVATE DEV.  
& PORT DEVELOPMENT

PUBLIC:

ISSUE: MERCHANTS

DEV. IN C.W. AREA VS.  
FAIR HEAVEN OR OTHER  
AREAS OF TOWN.

---

PUBLIC.

INDUSTRIAL VS

RECREATIONAL USES

- CAN BE COMPATIBLE

CONCERN W.F.  
PLAN DOES NOT  
TIE IN TO OTHER  
EXISTING WATER-  
FRONTS, *eg* SOUTH FOR

o COMPATABILITY  
-w- BLEND OF  
LAND USES

---

o 'SOFT'  
MARKET  
DEMAND



# MARKET ISSUES

~~DWINDLING~~  
DOWNTOWN

CHANGING  
DOWNTOWN USES  
RETAIL → FINANCIAL  
ENTERTAINMENT

ISSUE

UPSWING IN LIGHT  
INDUSTRIAL USES  
IN THE C.W. AREA  
INTEREST IN AREA.  
(FRINGE)

APPARENT  
INITIAL  
SUCCESS OF  
SQUALICUM

---

"C.B.D. USE  
"LEAKAGE"  
TO OUTLYING  
AREAS

# SHIFT OF COMMERCIAL USES/MIX IN DOWNTOWN & SURROUNDING AREAS

ISSUES: MARKET ISSUES  
SPIN-OFF OF  
NEIGHBORING USES  
FOR NEW USES IN G.W.  
AREA.

# LAND USE

HOW MUCH LAND  
SHOULD BE ALLOCATED  
FOR WATERFRONT  
INDUSTRIAL USE

WHAT LEVEL OF WATER/LAND  
USE RELATIONSHIP SHOULD  
BE ESTABLISHED?

- WATER - DEPENDANT
- WATER - RELATED
- NOT WATER DEPENDANT OR RELATED.

---

WHAT IS BALANCE BETWEEN  
USES WITH TECHNICAL  
FUNCTIONAL WATERFRONT  
NEEDS VS. USES WITH  
DESIREABLE WATERFRONT  
PROXIMITY

ARE SMALLER BUSINESSES  
POTENTIALLY THREATENED  
BY REVITALIZATION?

- DIRECT
- INDIRECT

## WATERFRONT TRENDS:

- DECLINE IN HEAVY  
INDUSTRIAL / MFG.
- INCREASE IN  
COMMERCIAL

RELATIONSHIP  
BETWEEN # OF EMPLOYEES.

IN RELATION TO LAND

AREA. - ENCOURAGE LABOR  
INTENSIVE USES  
GIVEN LIMITED WATERFRONT  
SITES

INTENSIFY LAND  
USES IN THE C.W.  
AREA. MORE EMPLOYEES  
/S.F.



“ DRESS UP ”

AREA

IMPROVE APPEARANCE

---

SHIPPING REQUIRE  
LARGE LAND AREA.  
W/ LARGE ECONOMIC  
SPIN-OFF # FOR SMALL  
EMPLOYEES

~~ISUE~~

NEED FLEXIBILITY  
IN LAND USES

---

GEORGIA

PACIFIC

CONTINUE PLANT  
OPERATIONS  
WITHOUT PUBLIC  
OBJECTIONS

MINIMIZE CHANCES  
FOR PUBLIC  
EXPOSURE/CONFLICT

SUPPORT HEAVY  
& LIGHT INDUSTRIAL  
USES (SOME  
OFFICE/COMMERCIAL  
IS ACCEPTABLE

OPPOSE RESIDENTIAL  
HOTEL CONVENTION  
FACILITIES (PEOPLE  
INTENSIVE 24 HR  
PRESENCE)

---

POSITION  
IS  
FIRM

MAY CONSIDER  
CONVENTION  
COMPLEX AT  
SQUALICUM HARBOR  
↓

---

BUT ONLY AWAY  
FROM GP DRIFT  
ZONE (COMMERCIAL  
FISHING AREA)

CITY

WANT  
REVITALIZATION  
OF  
AREA.

MUST STIMULATE  
AND ATTRACT  
PRIVATE  
DEVELOPMENT  
PROTECTS

---

MARINE HERITAGE  
CENTER IS MAJOR  
PUBLIC INVESTMENT  
AND EDUCATIONAL  
RECREATIONAL FOCUS



AREA CLEAN-UP/  
BEATIFICATION  
IS DESIRABLE

---

CITIZENS DOCK  
SHOULD BE  
SAVED AND  
RELOCATED

~~RELOCATED TO A NEW LOCATION~~

WILLING TO  
RE-ASSESS CITY  
POLICIES, ZONING  
ENVIRONMENTAL/  
SHORELINE CONTROLS

---

NEED PUBLIC/PRIVATE  
CONSENSUS AND  
SUPPORT FOR  
COORDINATED  
ACTION

PUBLIC / PRIVATE  
FUNDING NEEDED  
TO SAVE CITIZEN  
DOCK

# FOURTH CORNER

WANT ECONOMIC  
IMPROVEMENT  
OF AREA

4TH CORNER  
ENCOURAGE  
USES THAT TEND TOWARD  
LIGHT INDUSTRIAL/COM.  
IN USE SUCH AS SASH &  
DOOR ST. JOHN'S GLASS  
TRANSITION AREA.

---

SPECIALTY RETAIL  
OFFICE/COMMERCIAL  
USES ARE SUPPORTIVE  
ACCEPTABLE OF  
CBD

STRONG LINKAGE  
ALONG HOLLY ST  
BETWEEN CBD  
AND SQUALICUM  
HARBOR.

---

ENCOURAGE BUT  
SEPARATE HEAVY  
INDUSTRIAL USES  
ALONG ROEDER  
AVE.

WILLING TO  
NEGOTIATE.  
ATTEMPTED TO  
MEDIATE AND  
RESOLVE CONFLICT

WHAT CAN WATERWAY  
POTENTIAL AS DESTINATION  
(TOURIST & COMMUNITY)

4TH CORNER

FOCUS RETAIL IN C.B.D.  
OFFICE IN TARGET  
AREA SHOULD SUPPORT  
C.B.D.

---

CONCENTRATE RETAIL  
SPACE IN CBD



Support Waterfront  
Use (Activity) for other  
Areas - CBD, WKVU,  
Other Industrial Areas

PORT

SUPPORT HEAVY  
INDUSTRIAL USES  
ALONG THE  
WATERFRONT

SUPPORT LIGHT  
INDUSTRIAL, OFFICE  
COMMERCIAL,  
SPECIALTY RETAIL  
USES.

VEHICULAR/PEDESTRIAN  
LINKAGE BETWEEN  
SQUALICUM HARBOR  
AND CBD IS  
IMPORTANT

HOTEL CONVENTION  
FACILITIES AT  
SQUALICUM HARBOR  
(ON THE POINT) IS  
VERY DESIRABLE

---

WILLING TO  
NEGOTIATE ↓  
MITIGATE USE  
COMPATIBILITY  
CONFLICTS

PORT

LINKAGE BETWEEN  
SQUALICUM HARBOR &  
C.B.D. RELATED TO USES  
IN THE AREA.  
(IMP. FOR CON. FACIL.)

---

PORT

MAINTAIN PEOPLE'S INTEREST  
AS THEY MOVE THROUGH  
THE CENTRAL WATERFRONT  
BETWEEN C.B.D. & SQUALICUM  
HARBOR. (HOW THE DEV. IS DONE  
NOT JUST RESIDENCE)

# OTHERS

---

- ▣ PROPERTY OWNERS
- ▣ PRIVATE INTERESTS
- ▣ GENERAL PUBLIC

NEED REASON TO  
LOCATE NEW  
DEVELOPMENT  
IMPROVE EXISTING  
(MARKET INCENTIVE)

FLEXIBILITY IN  
REGULATIONS  
MAY ENCOURAGE  
CHANCES

ECONOMIC COMMITMENT  
AND PREDICTABILITY  
NECESSARY ASSURANCE  
FOR PRIVATE  
INVESTMENT

ENVIRONMENTAL  
QUALITY/ASTHETICS  
MUST BE IMPROVED

RECOGNIZE  
RESIDENTIAL USES  
BORDERING HILLSIDE  
AND DESIRED  
COMPATIBILITY



COMPLETE MISSING  
LINKAGE OF  
THE CITY

---

PROPERTY ASSEMBLAGE  
DIFFICULTIES  
FROM MULTIPLE  
OWNERSHIP

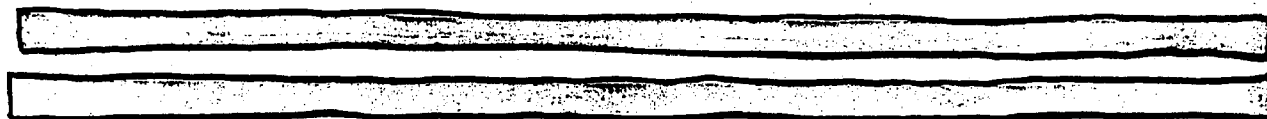
HISTORIC OLD TOWN  
PRIDE OF PROPERTY  
OWNERS CREATES  
STRONG PERSONAL  
TIES.

---

PROTECT AND  
ENHANCE LAND  
VALUES.

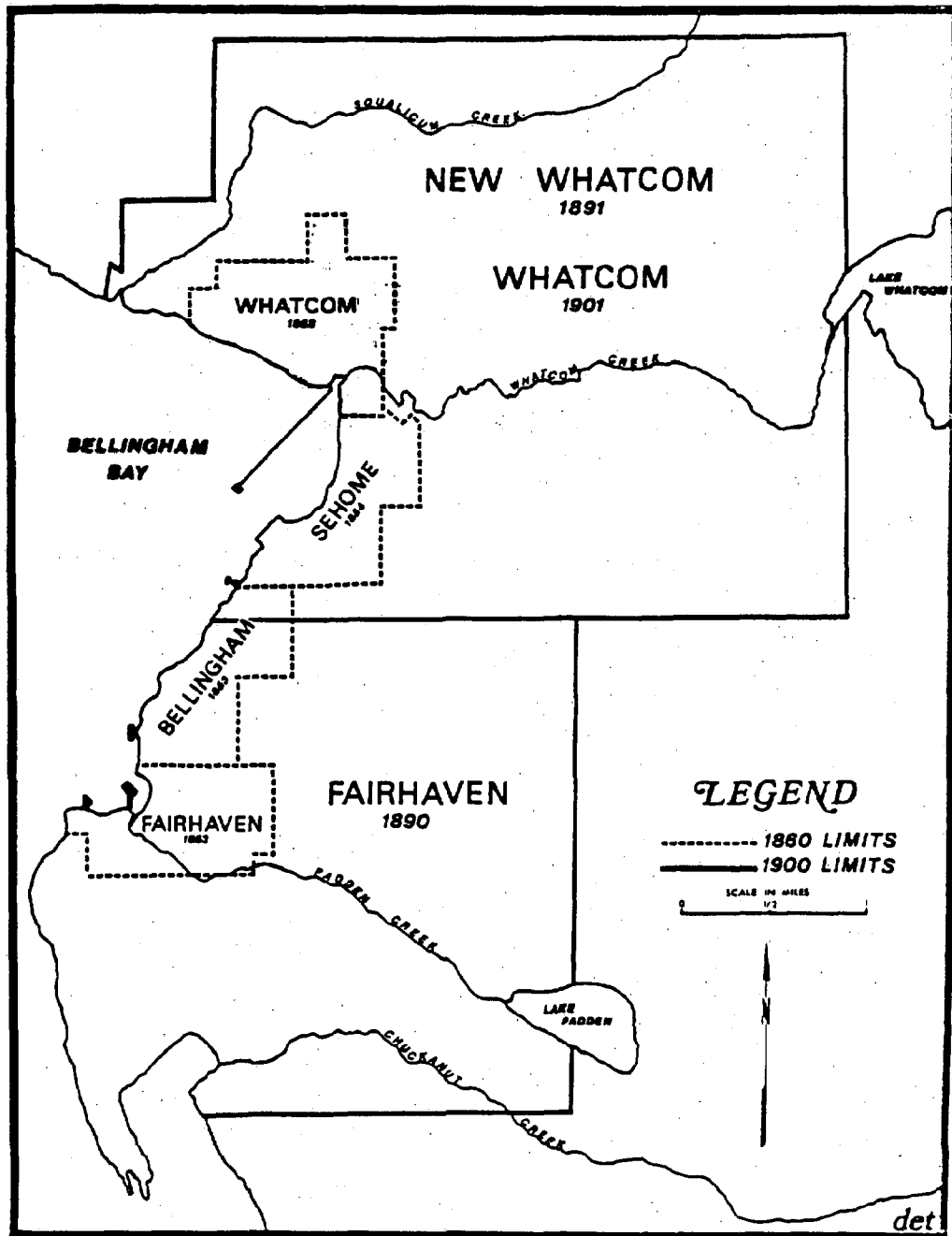
**Facts**

FACTS



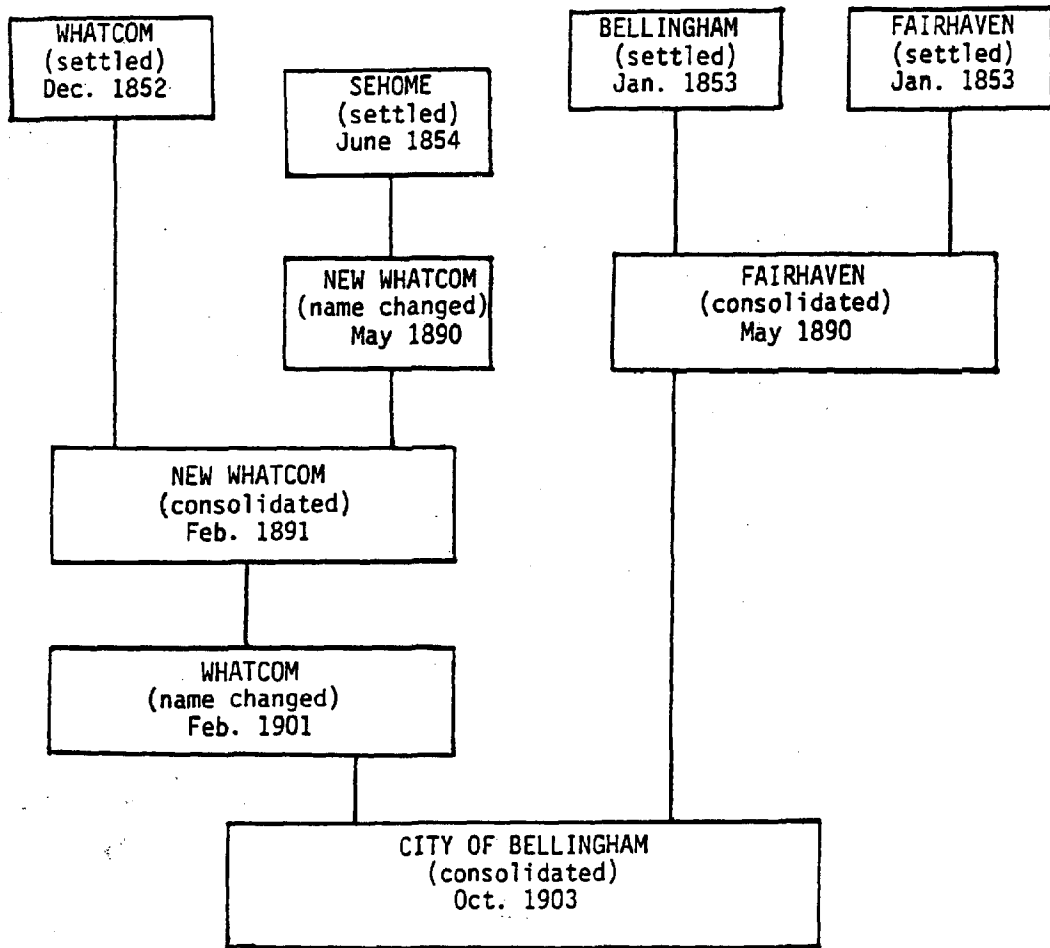
# HISTORY

---



MAP OF THE ORIGINAL BELLINGHAM BAY TOWNS

MUNICIPAL EVOLUTION OF THE BELLINGHAM BAY SETTLEMENTS



# WHATCOM COUNTY:

- ORGANIZED 1854
- NAMED AFTER A LOCAL INDIAN CHIEF
- 2,126.2 SQ. MILES

---

BY 1900, BELLINGHAM  
WAS AN IMPORTANT  
SALMON PROCESSING,  
LUMBER MANUFAC-  
TURING, & EXPORT  
CENTER.



MARITIME HERITAGE  
CENTER FEATURES  
EDUCATIONAL PROGRAMS &  
DISPLAYS ABOUT THE LOCAL  
MARINE ENVIRONMENT.

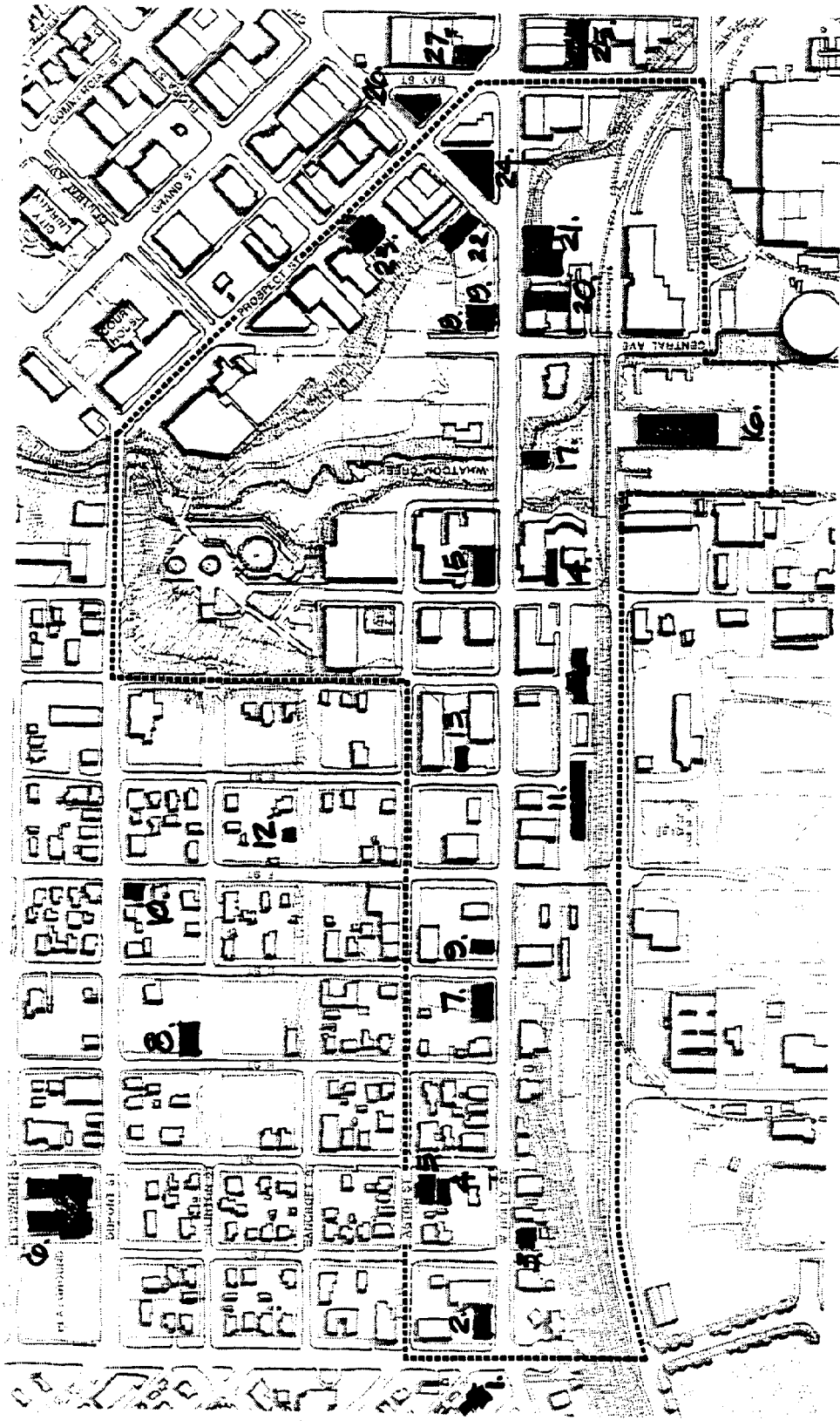
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WHATCOM MUSEUM  
OF HISTORY & ART  
FEATURES CONTEMPORARY  
ART, COMBINED WITH  
INNOVATIVE EXHIBITIONS,  
ILLUSTRATING NORTH-WEST  
HISTORY.

# CITIZENS DOCK

COMPLETED IN 1913, WAS  
"ONE OF THE FINEST STEAM-  
SHIP TERMINALS ON PUGET  
SOUND". DAILY PASSENGER &  
FREIGHT SERVICE TO & FROM  
SEATTLE LASTED UNTIL 1936.

---



**BUILDINGS OF ARCHITECTURAL OR HISTORICAL SIGNIFICANCE  
BELLINGHAM CENTRAL WATERFRONT  
DEVELOPMENT PLAN**

MANAGEMENT AND PLANNING SERVICES

# HISTORIC STRUCTURES

- # 1. ST. PAUL'S EPISCOPAL CHURCH  
(PARISH HALL) - 1885
  - # 2. AFTERMATH CLUB - 1904
  - # 3. HUBBARD BLOCK - 1890
  - # 4. FIRST BAPTIST CHURCH (UNITY  
CHURCH OF TRUTH) - 1884
- 
- # 5. BAPTIST SCHOOL OF INDUSTRIES  
(AKERS TAXIDERMIST) - 1895
  - # 6. ROEDER ELEMENTARY SCHOOL -  
1908
  - # 7. LOTTIE ROTH BLOCK (ROTH  
APARTMENTS) - 1890
  - # 8. FIRST CONGREGATIONAL CHURCH  
(BELLINGHAM THEATRE GUILD) 1902-03

- # 9. SMITH DAIRY (ACE RADIO & TELEVISION) - 1895
  - # 10. AHLFORD'S GROCERY (BONNIE REST MATTRESS CO.) - 1890
  - # 11. GREAT NORTHERN FREIGHT DEPOT (BURLINGTON NORTHERN FREIGHT DEPOT) - 1900
  - # 12. GEORGE E. PICKETT HOUSE - 1855
  - # 13. RICHARDS BUILDING (BASE CAMP) - 1858
- 

- # 14. ANDALL BUILDING - 1913
- # 15. UNION HOTEL (FAT CATT TAVERN / SALTY PELICAN TAVERN) - 1886.
- # 16. INLAND NAVIGATION CO. DOCK (CITIZENS DOCK) - 1913
- # 17. (WATERFRONT TAVERN) - 1910
- # 18. MISSION BUILDING - 1904
- # 19. YALE BUILDING

- # 20. SUPRISE STORE (PACE'S NEW & USED STORE) - 1907
  - # 21. WILSON BUSINESS COLLEGE (THE MARTIN'S CENTER) - 1905
  - # 22. (ST. JOHN SECOND HAND STORE) - 1907
  - # 23. NEW WHATCOM CITY HALL (WHATCOM MUSEUM OF HIST. & ART) - 1892-93
  - # 24. OAKLAND BLOCK - 1890
- 

- # 25. NORTHWEST HARDWARE CO. (CONTINENTAL FURNITURE ANNEX) - 1907
- # 26. FLATIRON BUILDING (VAN'S BB FURNITURE)
- # 27. HOLLY - BAY - PROSPECT BLDG. - 1912

THE RICHARDS BUILDING  
(1858) AT 1308 E ST.,  
IS THE OLDEST BRICK  
BUILDING IN THE  
STATE

---

BELLINGHAMS HISTORIC  
BUILDINGS DIFFER  
FROM MOST OF THE  
WEST COAST DUE TO  
THEIR VICTORIAN  
DESIGN.

G.P.

G.P. ESTABLISHED  
AT ITS SITE AND  
IT'S NOT FEASIBLE  
TO MOVE



G.P. IS GIVEN  
AT ITS EXISTING  
LOCATION

SOME OPERATIONS  
ACTIVITY MAY  
EXPAND (PAPER FOR  
DOMESTIC SALES)

G.P. IS IN A POOR  
LOCATION

- INCUMBERED AREAS
  - MIDDLE OF THE CITY
  - EFFLUENTS & DISCHARGE
- 

G.P. IS A  
"SMOKE STACK"  
INDUSTRY

GREAT QUANTITY  
OF MATERIALS  
ARE HANDLED

BARGE  
TRUCK (50 TO 200 TRIPS/DAY)  
RAIL

---

MOST TRUCKS  
USE ROEDER  
TRUCK ROUTE  
TO SQUALICUM  
PARKWAY/I-5

**SOME NOISE  
IMPACTS FROM  
OPERATIONS -**

---

GP MADE SIGNIFIGANT  
INVESTMENT TO CLEAN-  
UP BELLINGHAM BAY  
... AND IT WORKS

---

24 HOUR  
OPERATIONS

AIR POLLUTION

PROBLEMS

MOSTLY CONTROLLED

- ODOR

- FOAM

---

NO COMPLAINTS

RECEIVED FROM

CENTRAL WATERFRONT

- UPLAND RESIDENTIAL

OFFICE AREAS SOURCE

THE GP SETTLING  
POND IS 38 ACRES  
IN AREA WITH 29  
ACRES OF WATER

WHATCOM-SKAGIT-ISLAND  
COUNTY AIR POLLUTION  
CONTROL AGENCY (IN  
MOUNT VERNON) IS  
RESPONSIBLE FOR AIR

141

GP WASTES ARE  
CONCENTRATED  
HIGH B.O.D. BUT  
LESS VOLUME  
(FLOW)

---

CITY WASTES ARE  
DILLUTED (LOW  
B.O.D.) AND HIGH  
VOLUME (FLOW)



NOT PRACTICAL TO  
COMBINE TREATMENT  
IN ONE PLANT

---

TWO POSSIBLE TREATMENT  
TECHNIQUES

- ~~CLARIFIER~~ SETTLING PONDS
  - SLOW, INEXPENSIVE, EXPOSED,
- ACTIVATED SLUDGE <sup>DEPENDABLE</sup>
  - FAST EXPENSIVE, ENCLOSED

° G.P HAS COMPLETED  
MAJOR ENVIRONMENTAL  
CLEAN-UP PROJECTS

° G.P OPERATES  
WITHIN STANDARDS  
FOR SUSPENDED  
PARTICLES AND  
SO<sub>2</sub>

WHATCOM WATERWAY  
IS INTENSELY USED  
FOR INDUSTRIAL  
PURPOSES.

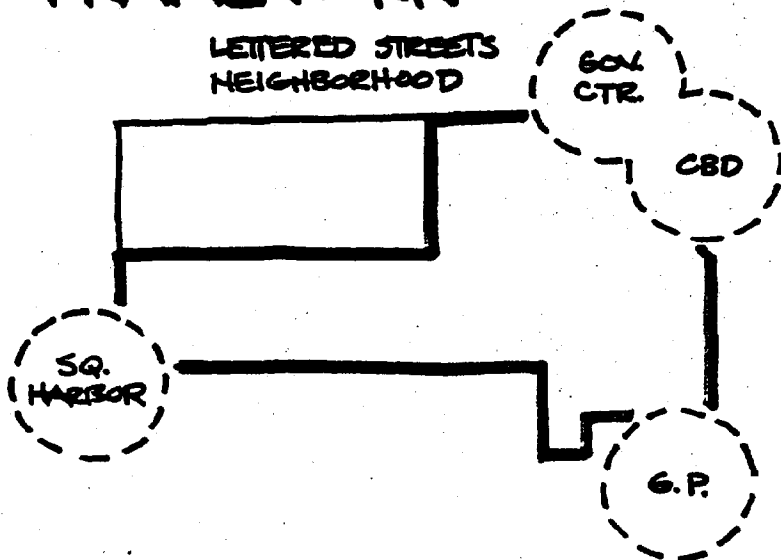
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# PHYSICAL / ENVIRONMENTAL CONDITIONS

FACTS

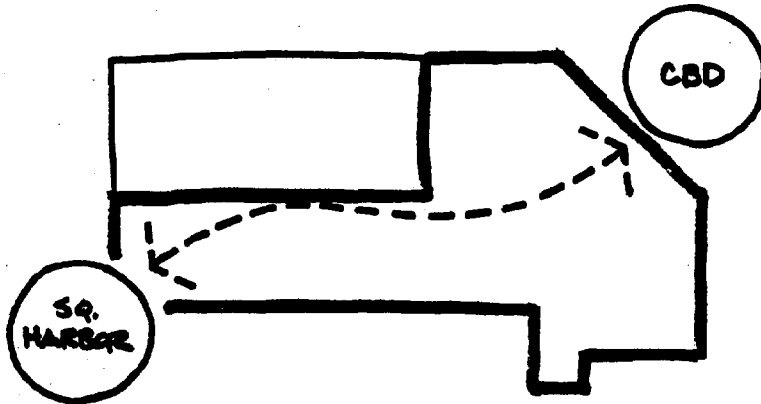
INFLUENCE AREA CREATES

FRAMEWORK



FACTS

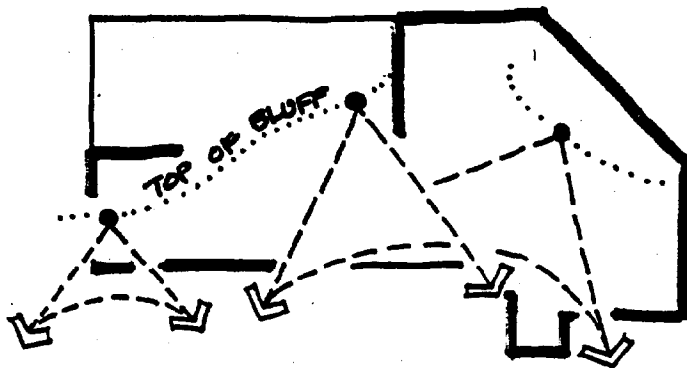
# MISSING DOWNTOWN/SQUALICUM LINKAGE



- FUNCTIONAL
- VISUAL

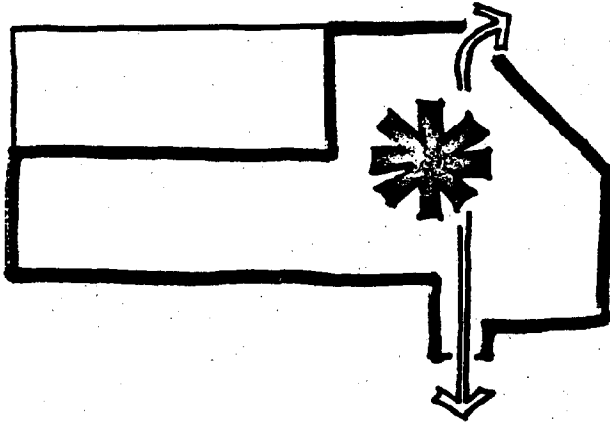
FACTS

# SOUTH-WEST VIEWS FROM UPLAND AREA



FACTS

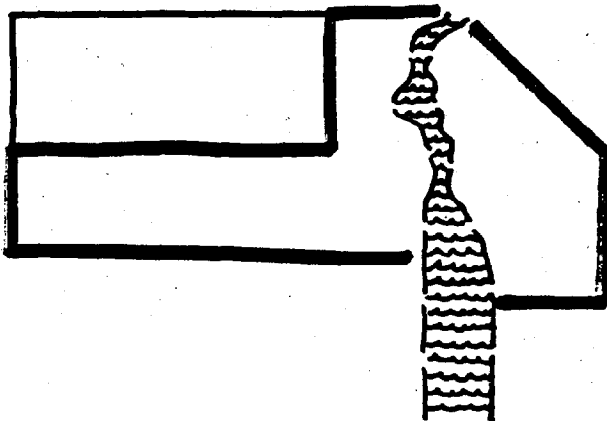
MARITIME HERITAGE CENTER  
IS PUBLIC FOCUS



- RECREATIONAL
- EDUCATIONAL

FACTS

WHATCOM CREEK IS SIGNIF.  
WATER FEATURE

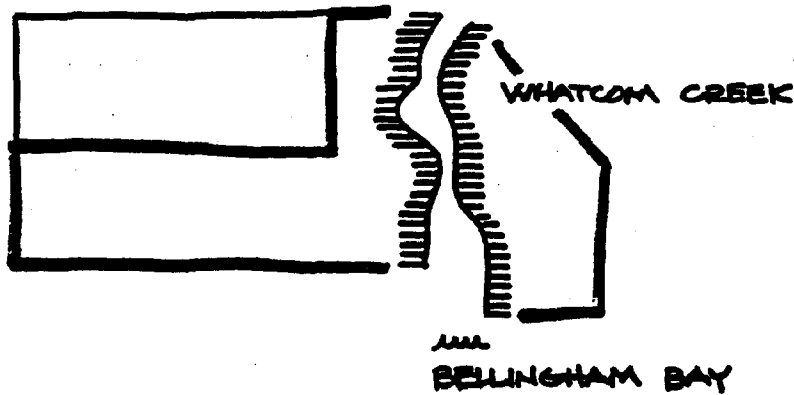


- DIVIDES AREA
- OPEN SPACE
- FLOODING CONTROLLED

FACTS

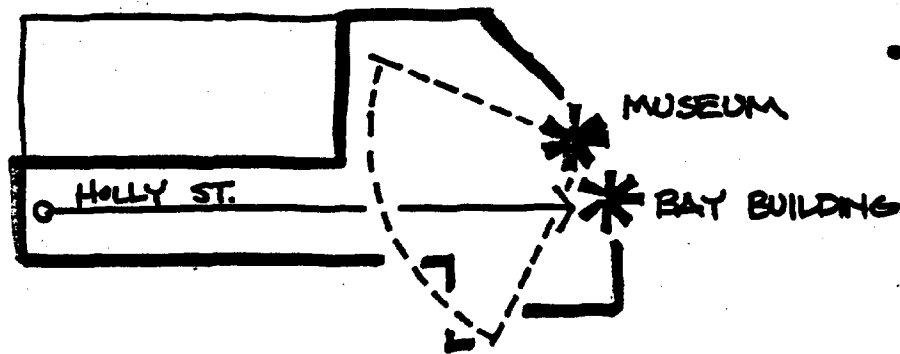
WATER FRONTAGE IS MOSTLY  
ALONG WHATCOM CREEK

(NOT BELLINGHAM BAY)



FACTS

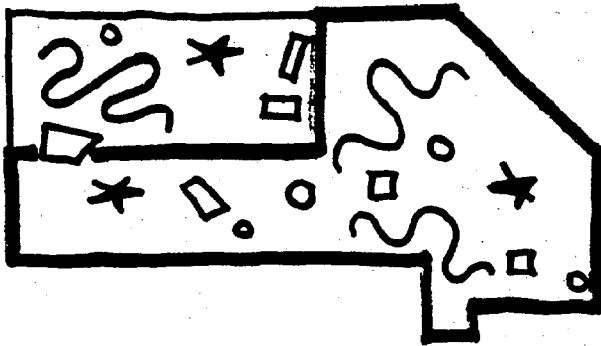
PROMINENCE OF MUSEUM  
AND BAY BLDG.



- LANDMARKS
- VISUAL ORGANIZING ELEMENTS

FACTS

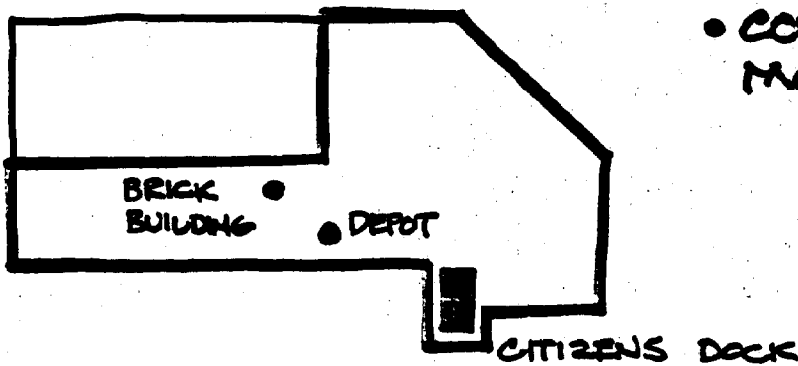
EXISTING IMAGE OF MARGINAL  
USES, VISUAL CLUTTER



- OUTDOOR STORAGE
- SIGNAGE
- UTILITIES

FACTS

HISTORIC CITIZENS DOCK IS  
LANDMARK

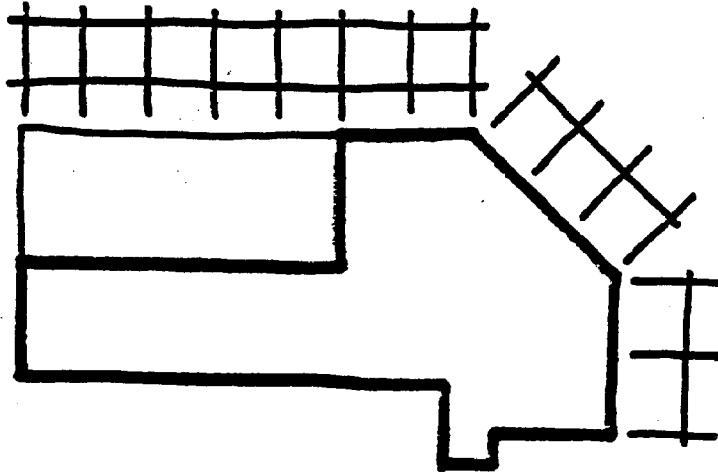


- POOR CONDITION
- COULD BE MOVED



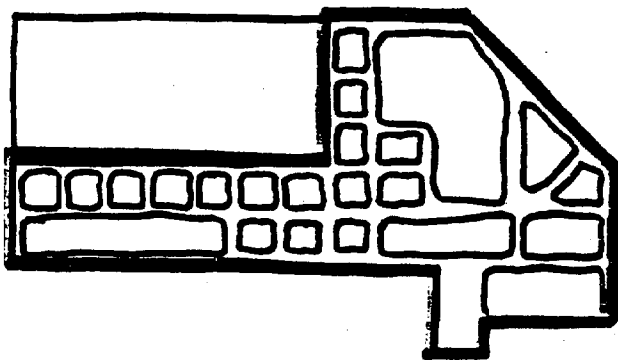
FACTS

# JUNCTION OF DIFFERENT PLATTING PATTERNS



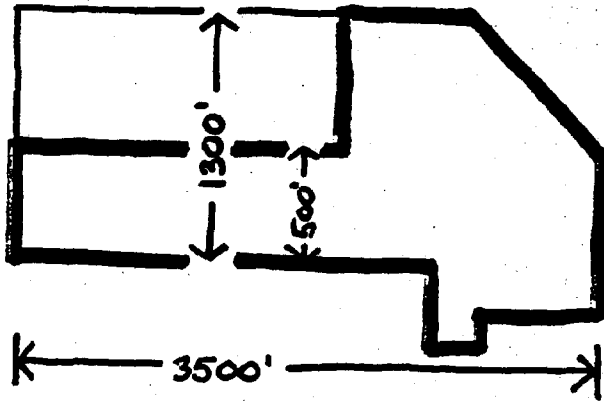
FACTS

# VARIED BLOCK PLATTING GRID NETWORK



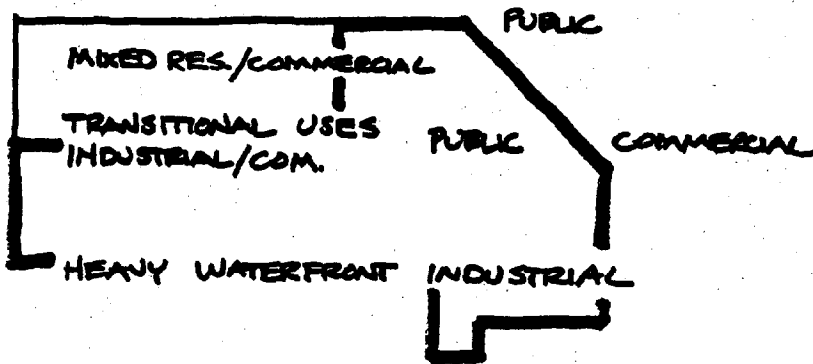
FACTS

# COMPACT TARGET AREA



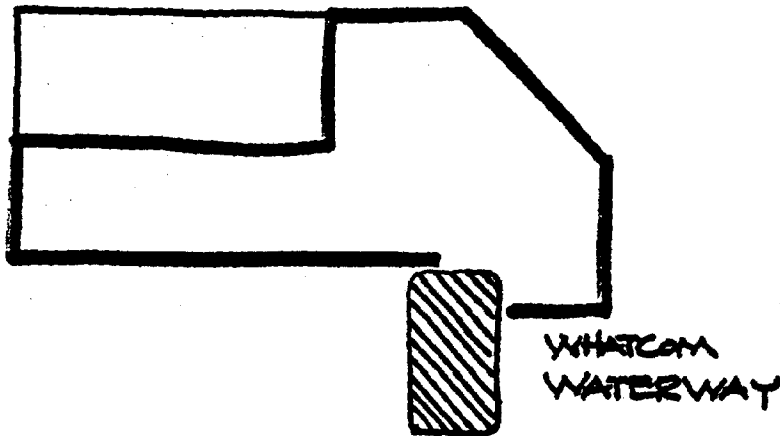
FACTS

# USE MIX DIVERSITY WITH COMPATIBILITY CONFLICTS



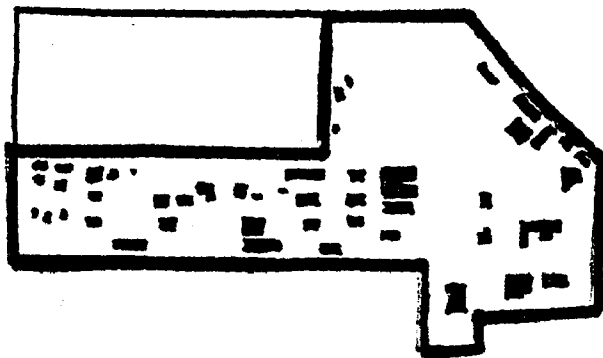
FACTS

HIGH LEVEL OF WATER DEPENDENT INDUSTRIAL ACTIVITY



FACTS

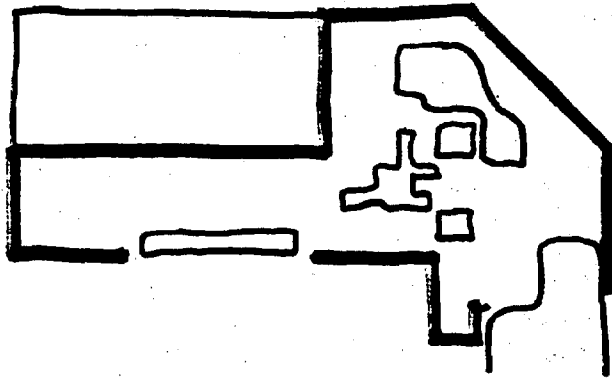
'COARSE' DEVELOPMENT PATTERN



- INDUSTRIAL LOW-RISE STRUCTURES
- LACK OF STREET EDGE DEFINITION

FACTS

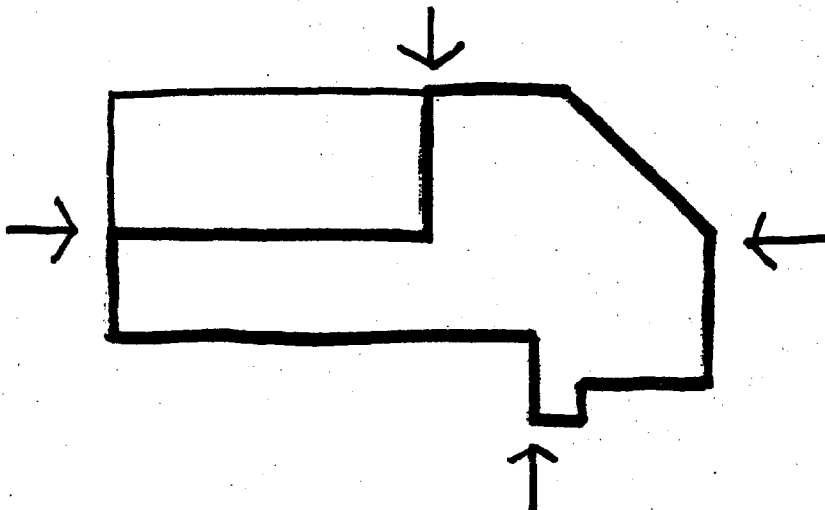
# MULTIPLE OWNERSHIPS WITH SEVERAL LARGE HOLDINGS



- LARGE UNDEVELOPED PARCELS
- UNDERDEVELOPED PARCELS

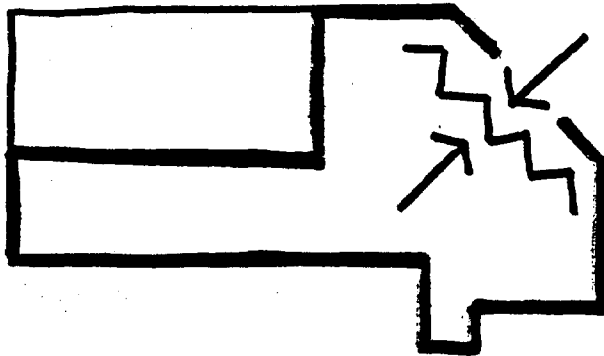
FACTS

# UTILITY SYSTEMS CAPABLE OF SUPPORTING DEVELOPMENT



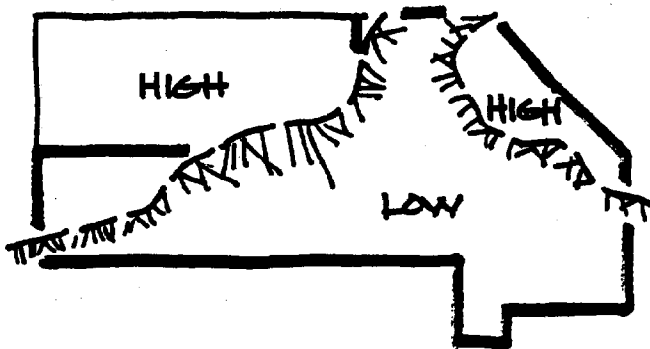
FACTS

RESTRICTED UPLAND ACCESS  
DUE TO TOPOGRAPHY



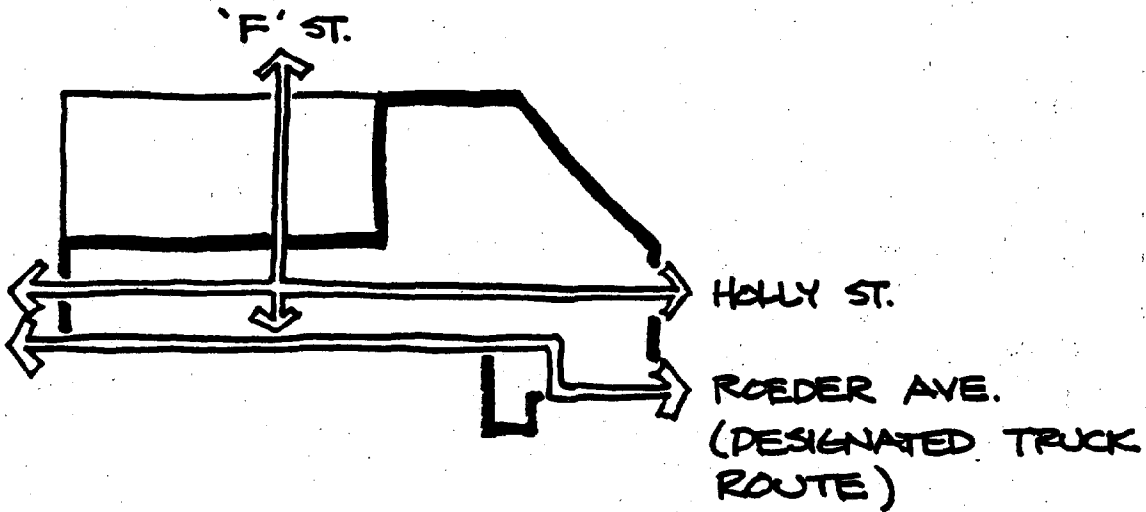
FACTS

TOPOGRAPHY SUBDIVIDES  
AREAS



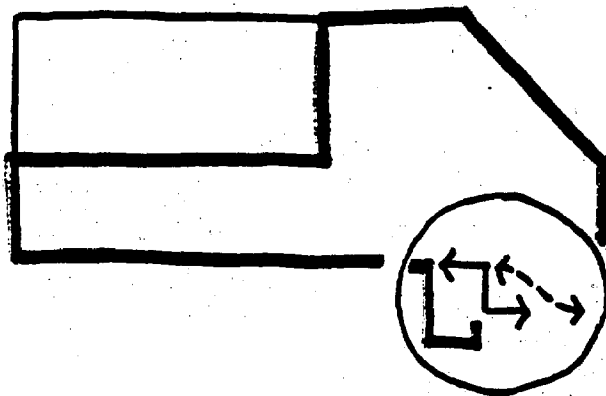
FACTS

# PRIMARY ARTERIALS ESTABLISH CIRCULATION STRUCTURE



FACTS

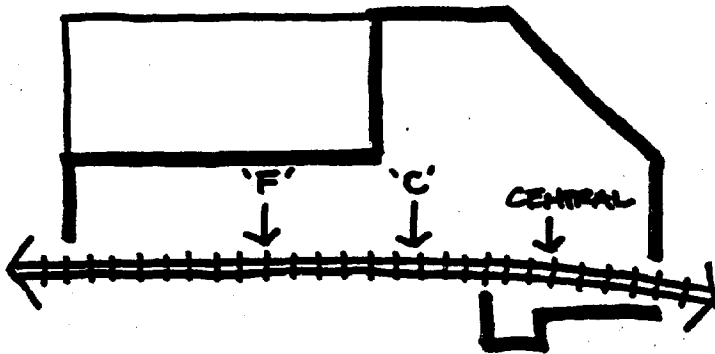
# CHESTNUT ST. RE-ALIGNMENT WILL IMPROVE CIRCULATION



• NOT FUNDED

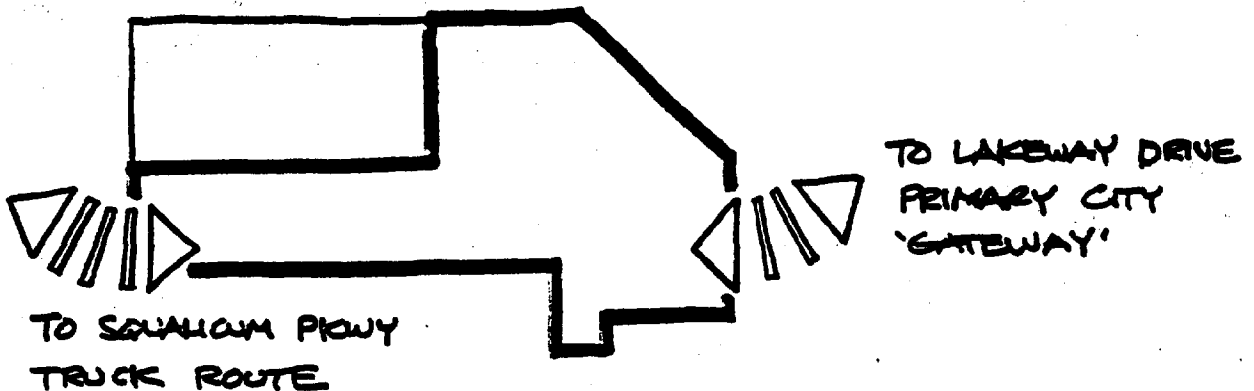
FACTS

# RAILROAD CREATES BARRIER



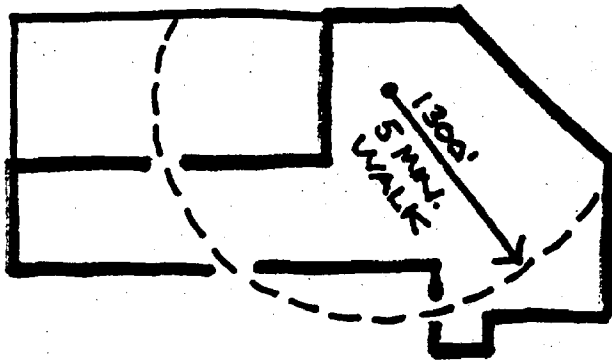
FACTS

# GOOD AREA-WIDE ACCESS TO I-5 VIA LAKEWAY DR. ‡ SQUALICUM PKWY (EAST) (WEST)



FACTS

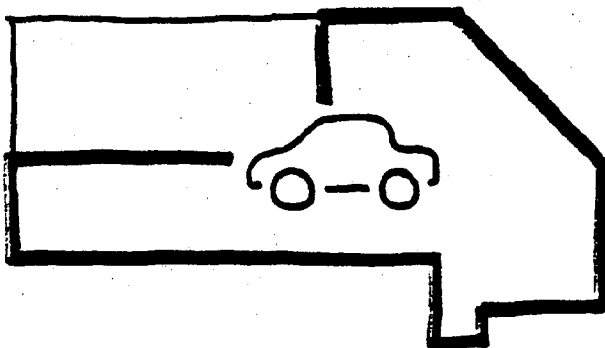
WALKING DISTANCE/TIME  
CONVENIENT WITHIN AREA



- EXCESSIVE WALKING DISTANCE FROM CBD TO SQUALICUM HARBOR

FACTS

UNRESTRICTED ON-STREET  
PARKING IN AREA

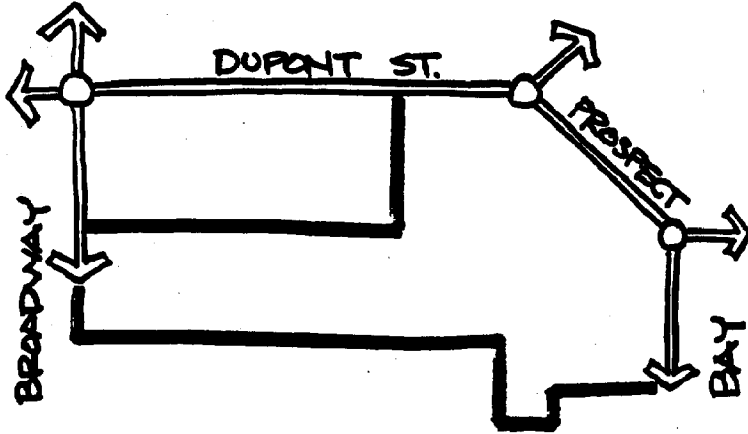


- INDUSTRIAL USE 'SPILL-OVER' TO PUBLIC R.O.W'S



FACTS

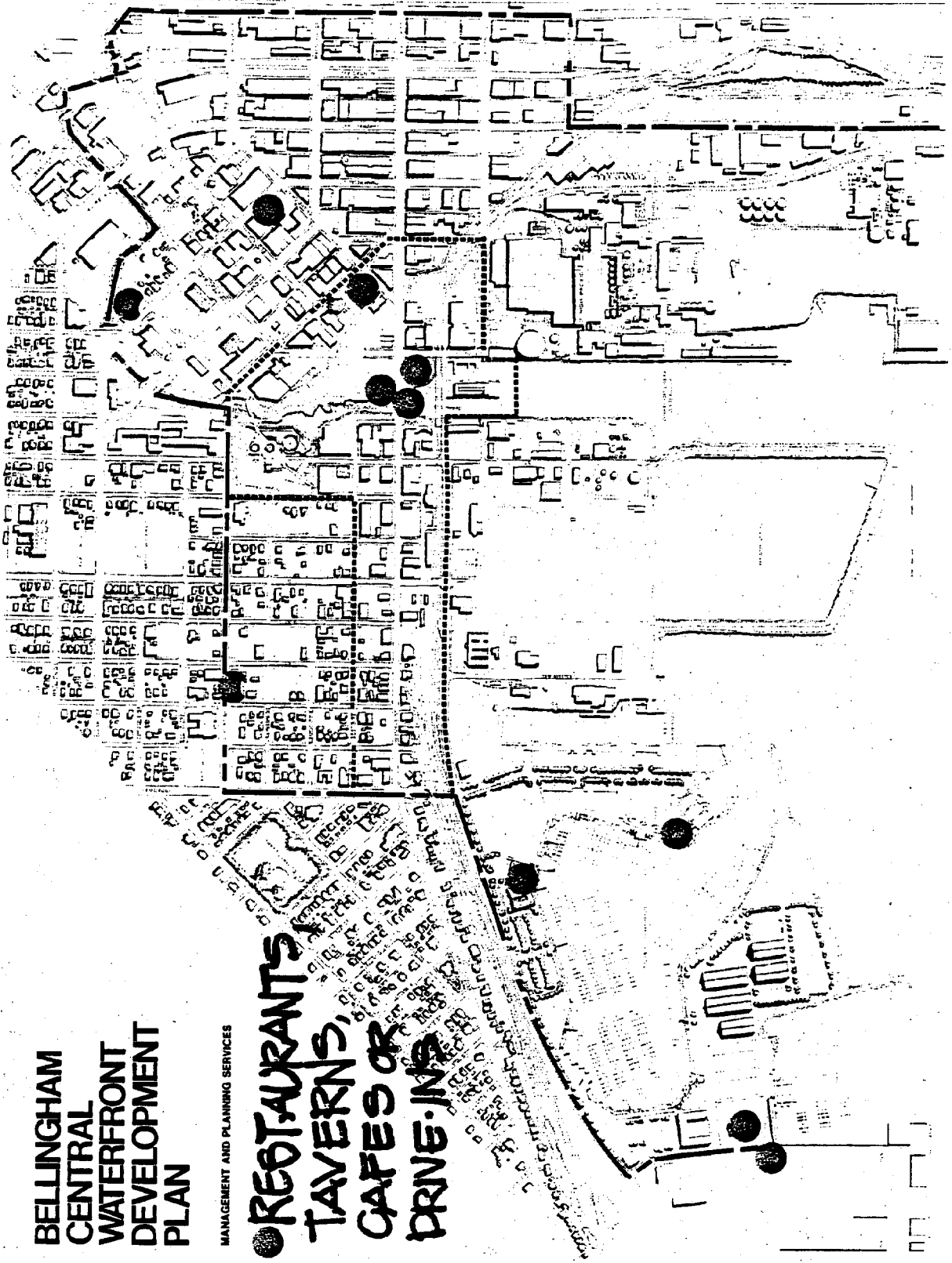
PRIMARY ARTERIALS DEFINE  
EDGES OF STUDY AREA

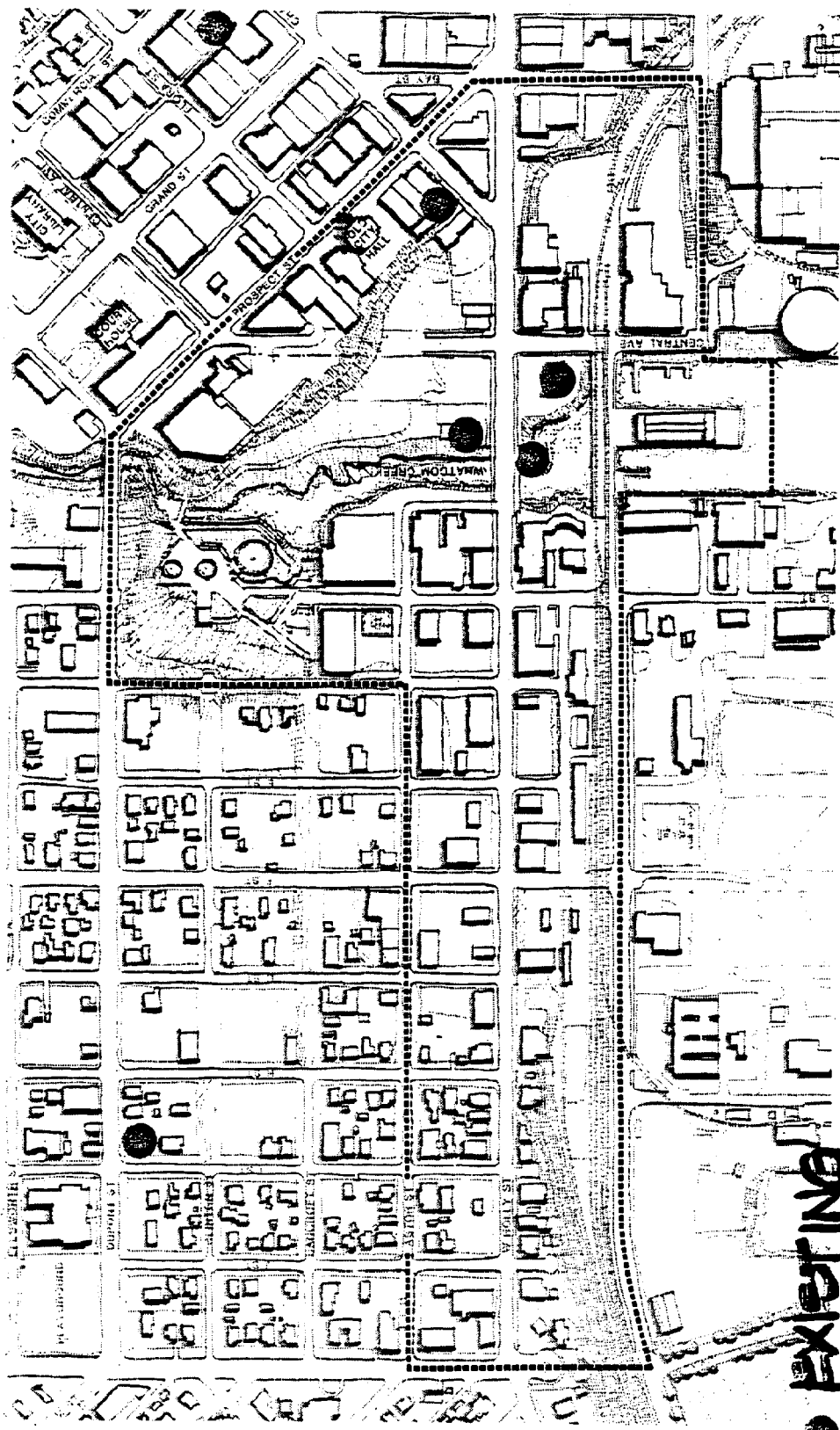


**BELLINGHAM  
CENTRAL  
WATERFRONT  
DEVELOPMENT  
PLAN**

MANAGEMENT AND PLANNING SERVICES

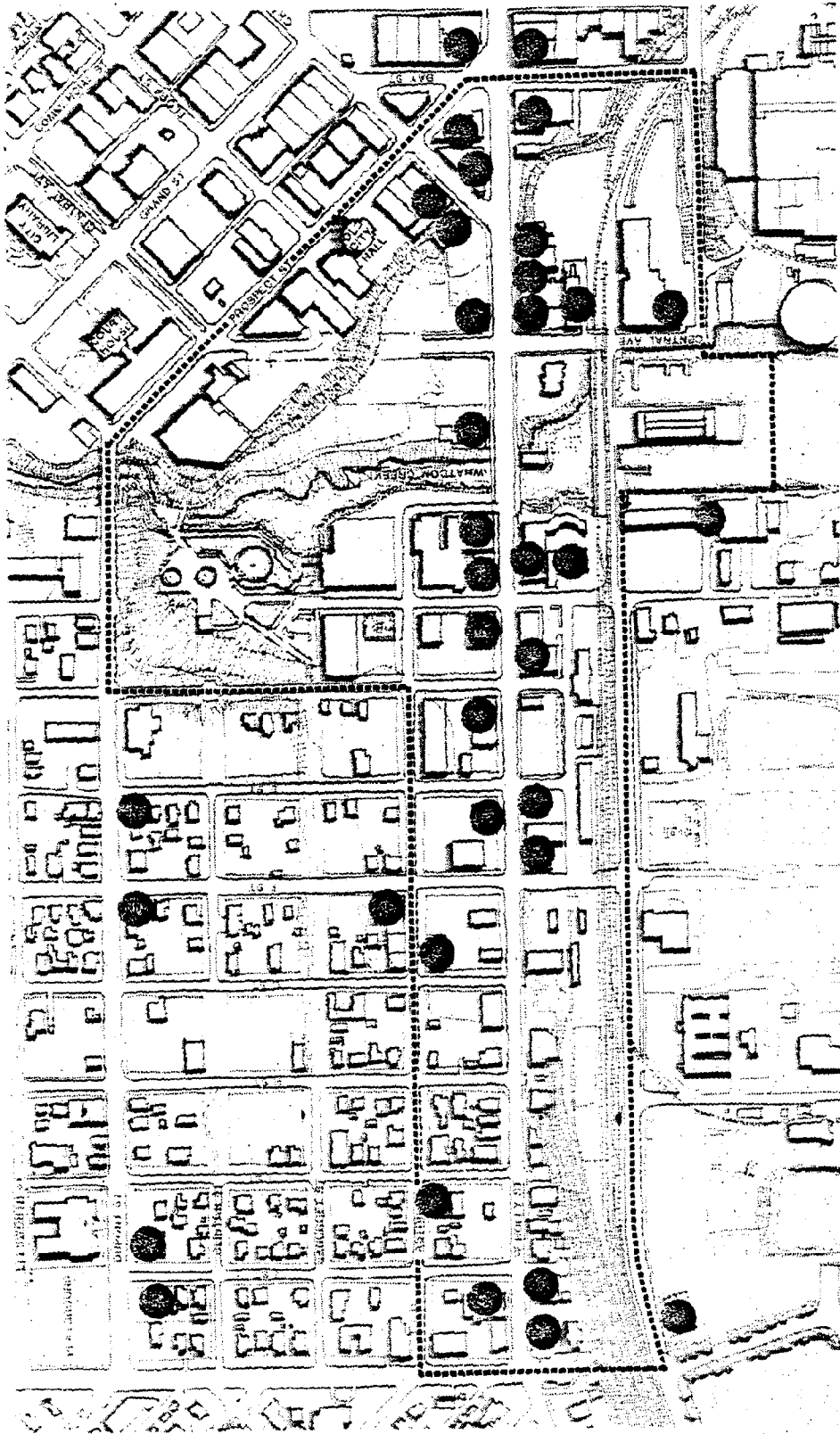
**● RESTAURANTS  
Taverns,  
Cafes or  
Drive-ins**



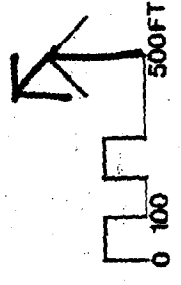


● Existing  
 ● RESTAURANTS, TAVERNS, CAFES, DRIVE-INS ECT.  
**BELLINGHAM CENTRAL WATERFRONT  
 DEVELOPMENT PLAN**

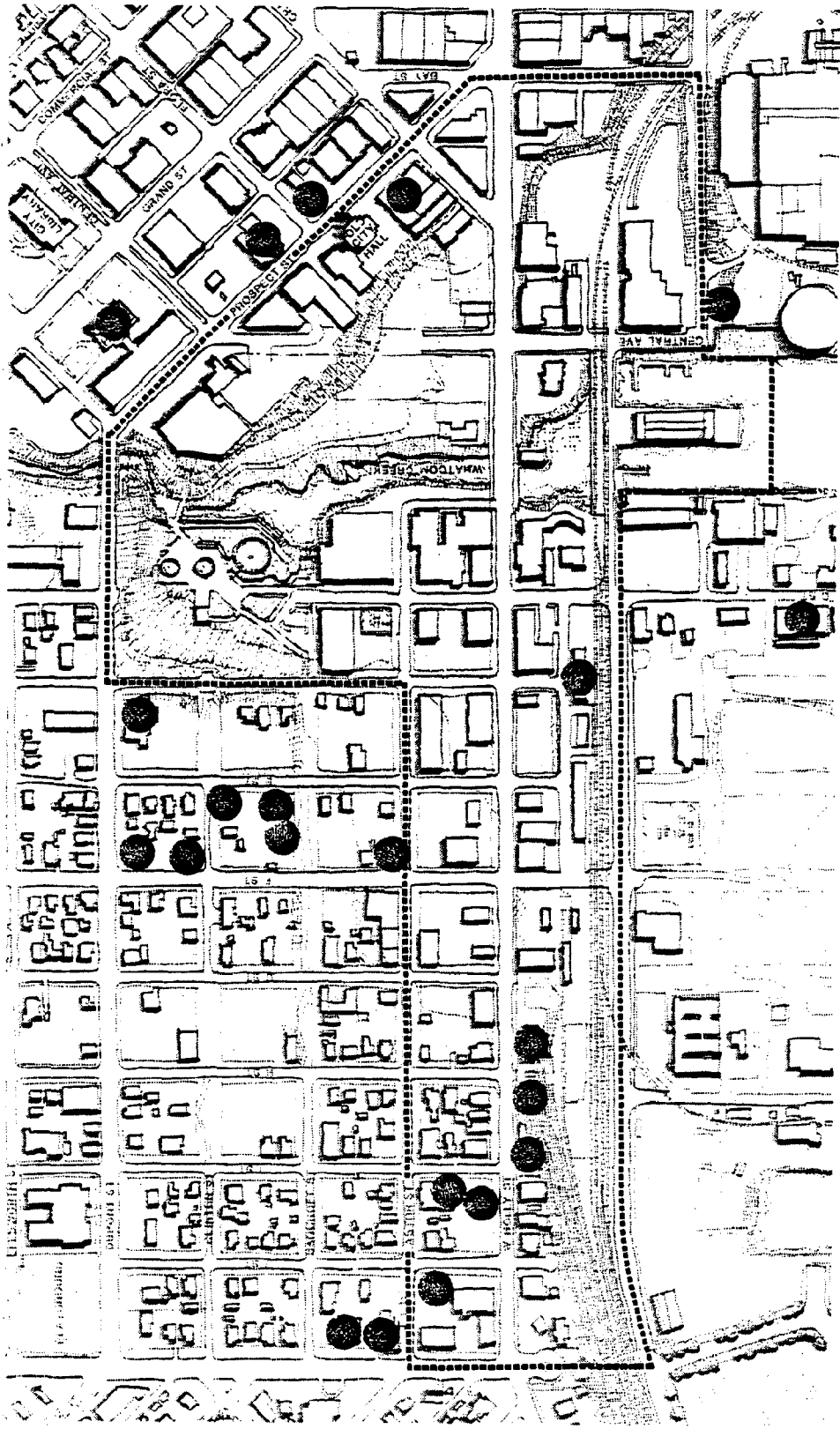
MANAGEMENT AND PLANNING SERVICES



**EXISTING RETAIL / COMMERCIAL**  
**BELLINGHAM CENTRAL WATERFRONT**  
**DEVELOPMENT PLAN**

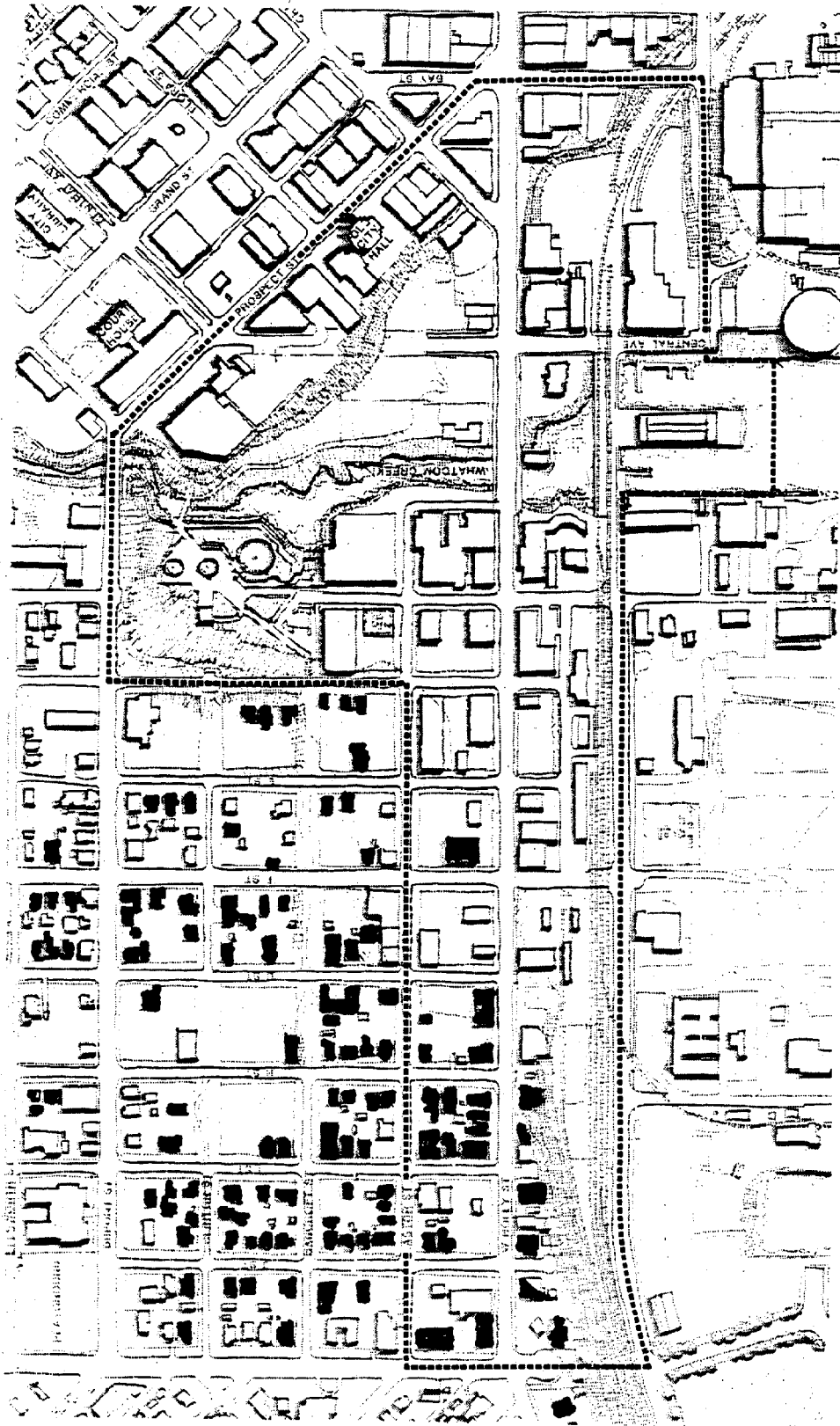


MANAGEMENT AND PLANNING SERVICES



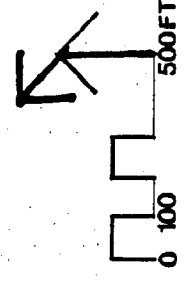
**EXISTING OFFICE SPACE**  
**BELLINGHAM CENTRAL WATERFRONT**  
**DEVELOPMENT PLAN**

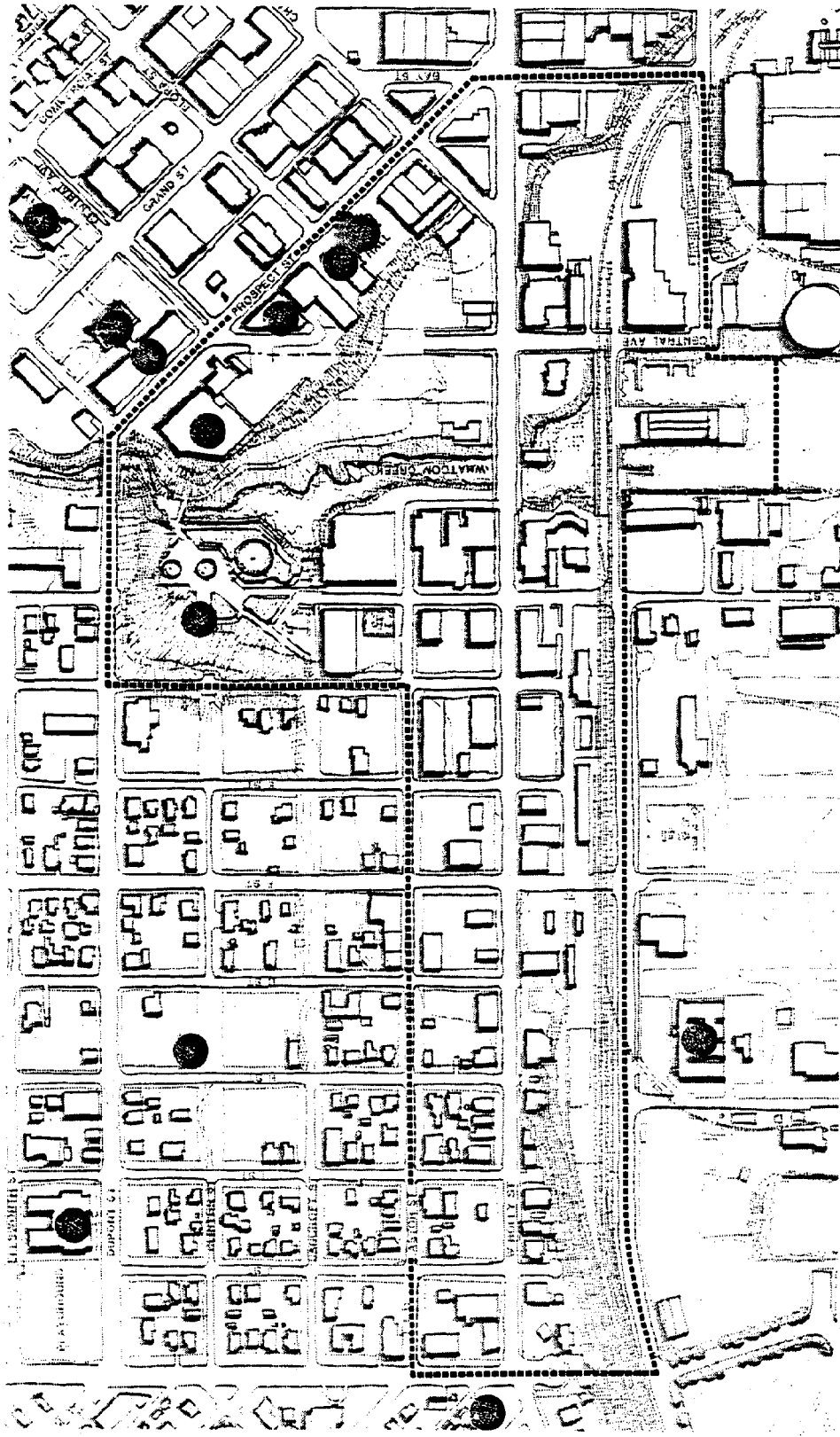
MANAGEMENT AND PLANNING SERVICES



# EXISTING RESIDENTIAL BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

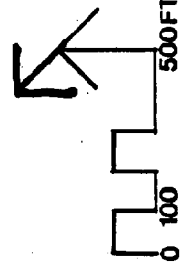
MANAGEMENT AND PLANNING SERVICES

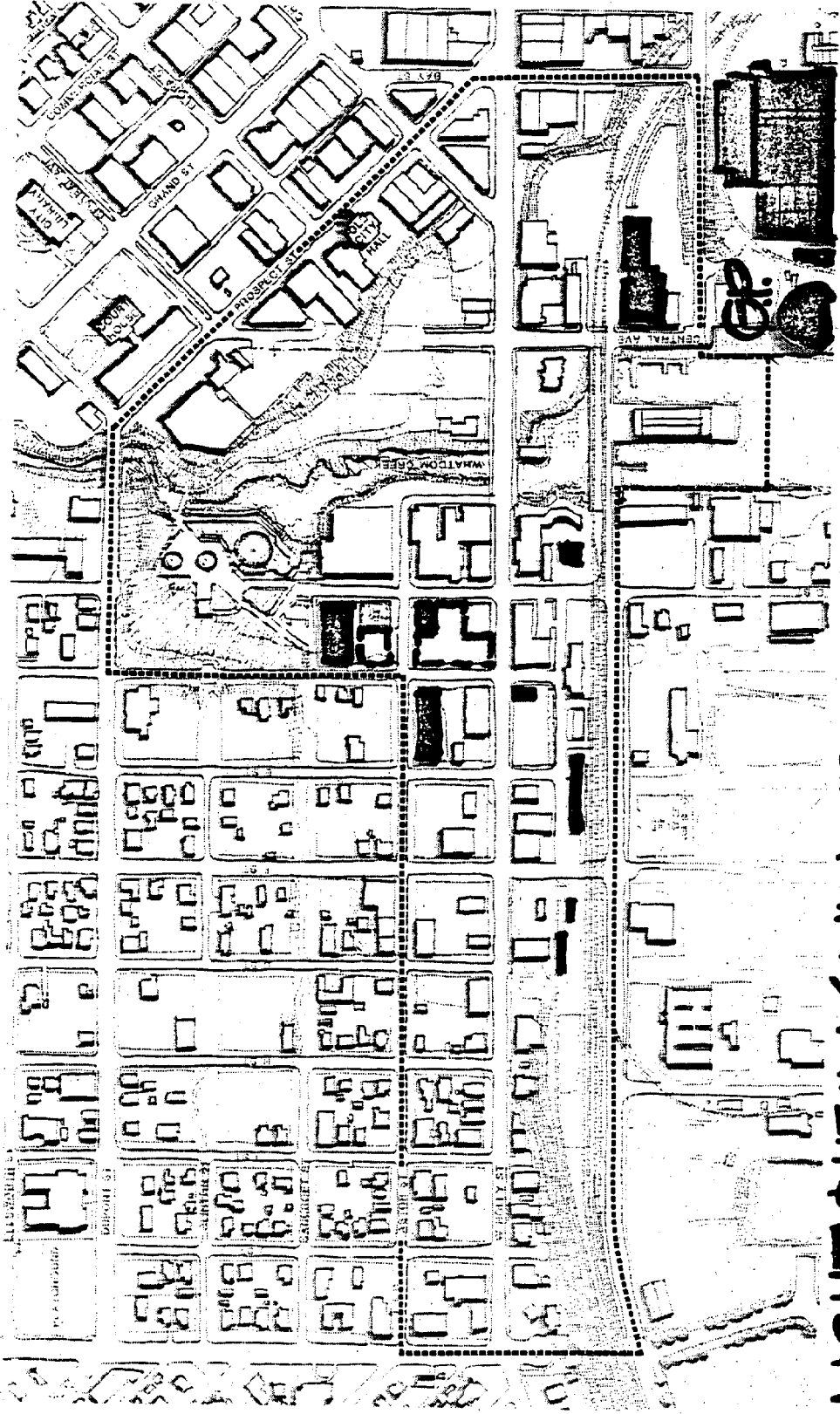




● **INSTITUTIONAL USES**  
**BELLINGHAM CENTRAL WATERFRONT**  
**DEVELOPMENT PLAN**

MANAGEMENT AND PLANNING SERVICES

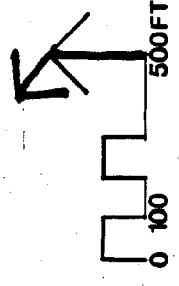




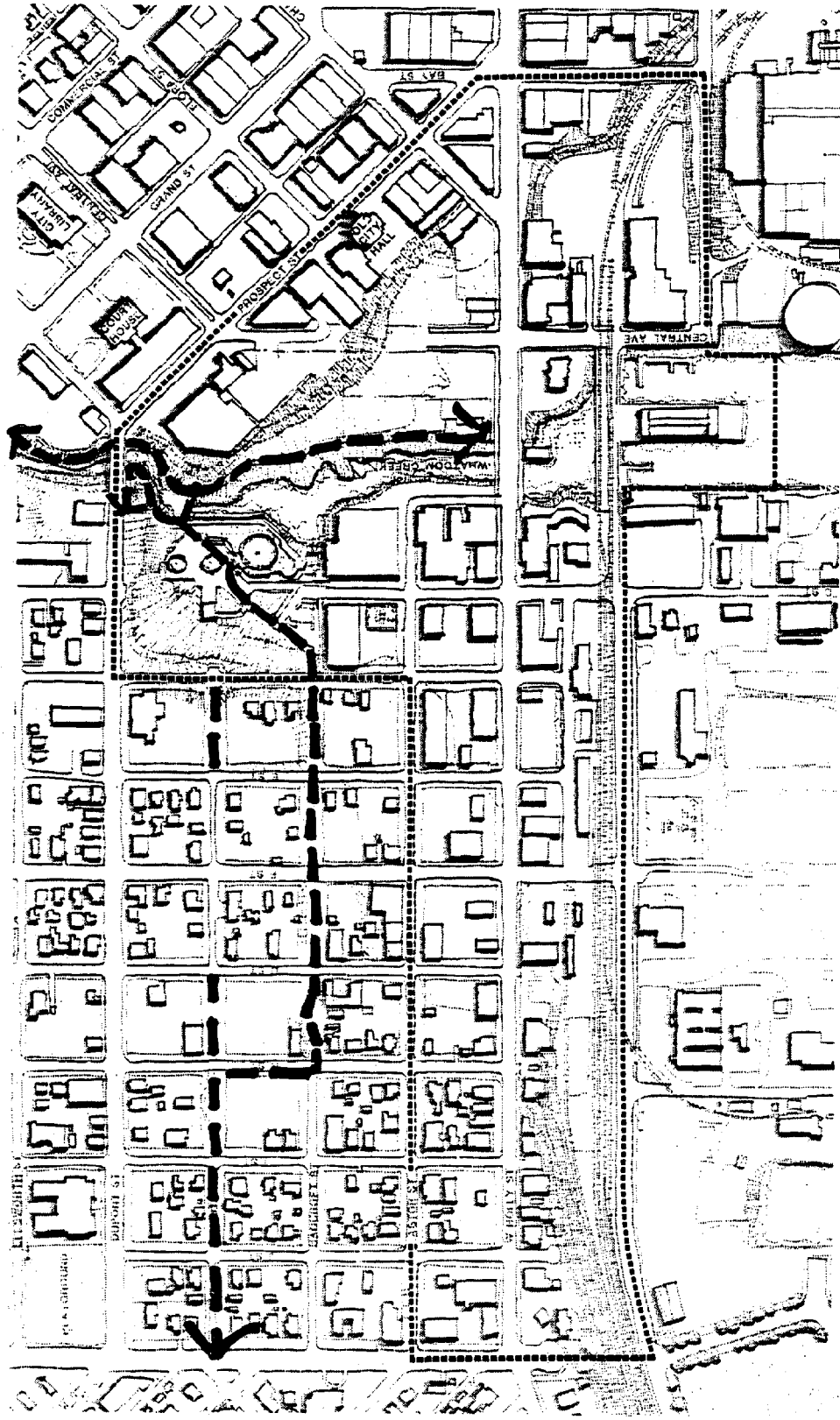
# LIGHT & HEAVY INDUSTRIAL USES

## BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES

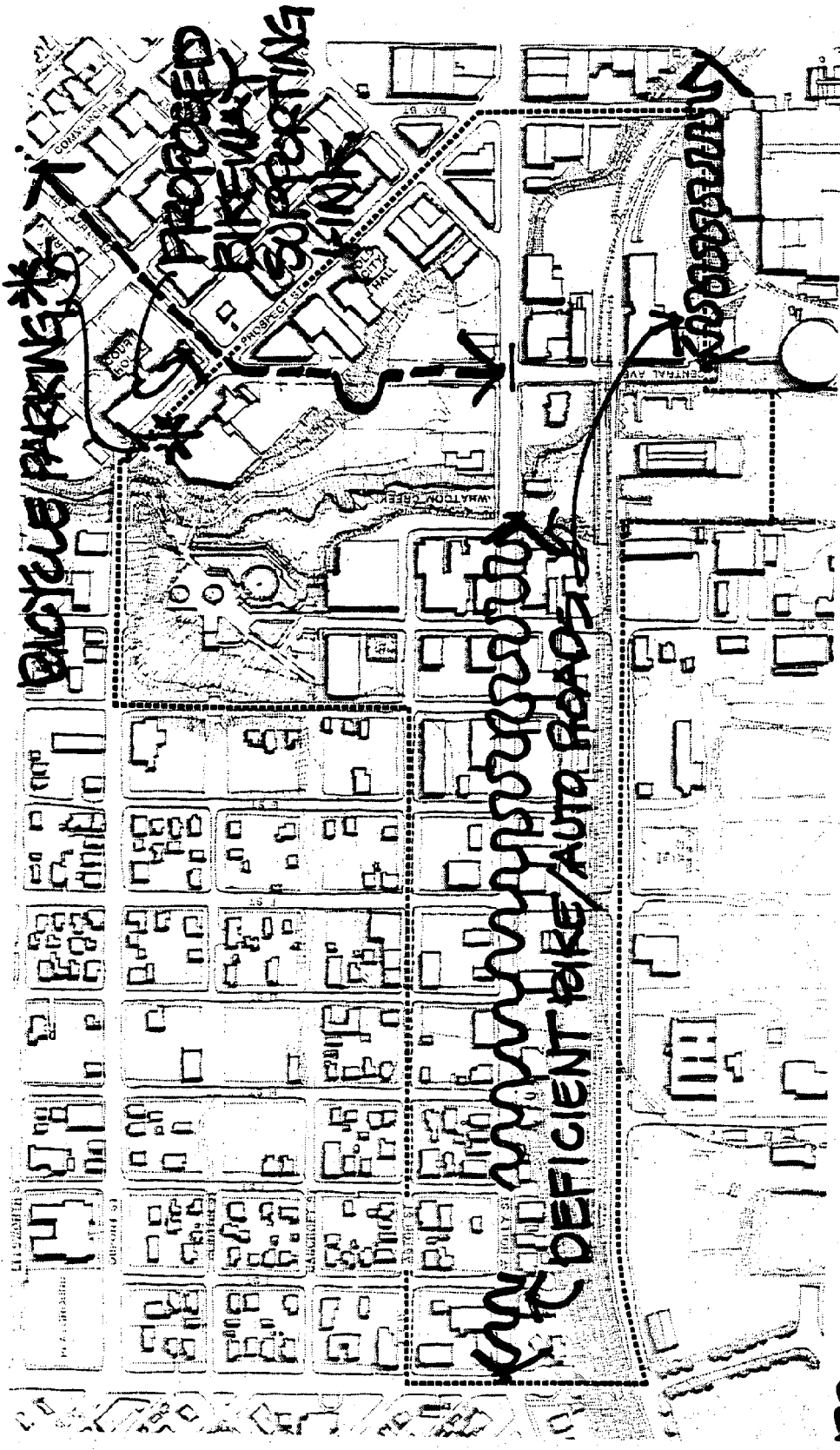






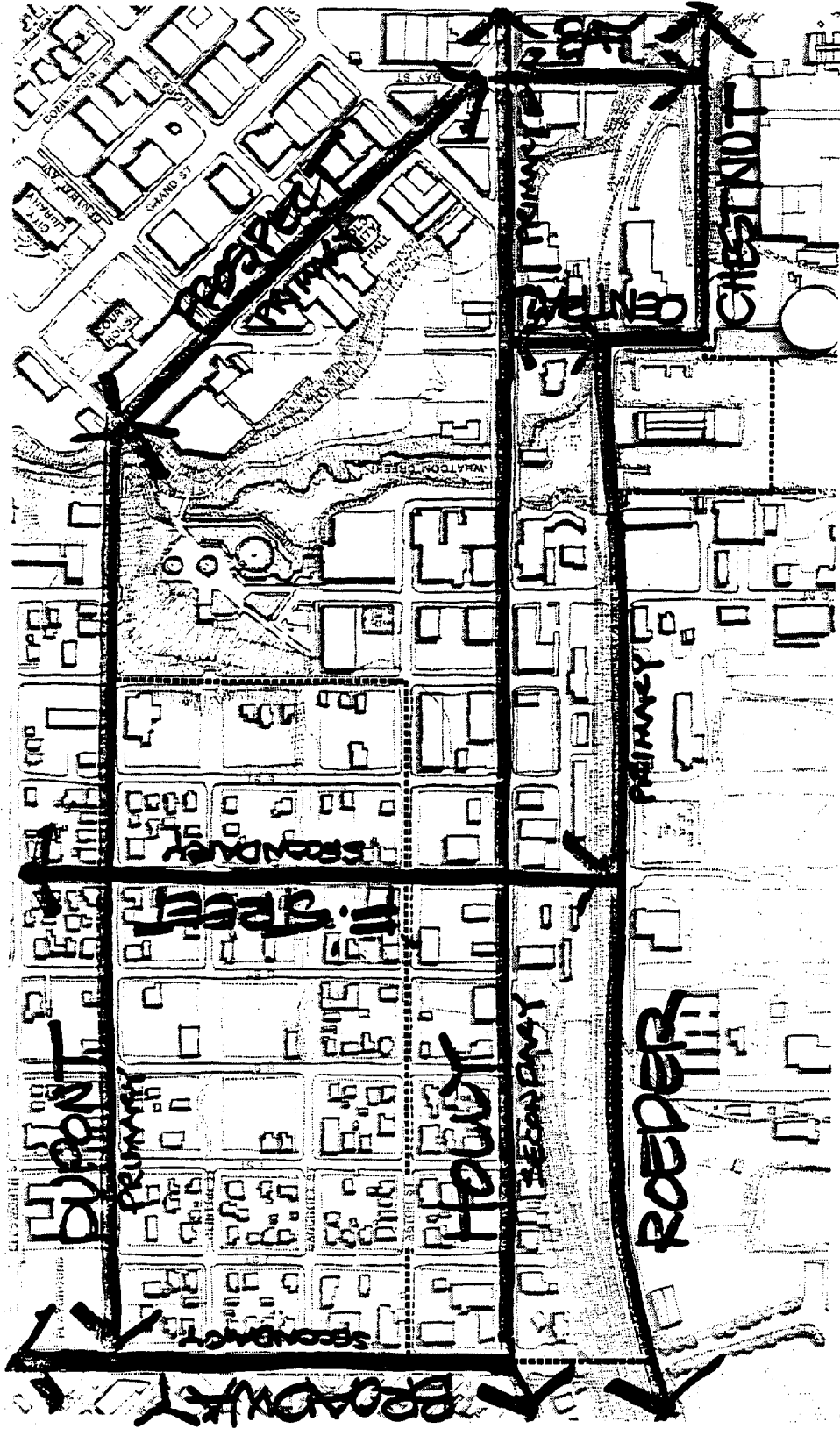
**PEDESTRIAN & BIKE PATHS: EXISTING**  
**BELLINGHAM CENTRAL WATERFRONT**  
**DEVELOPMENT PLAN**

MANAGEMENT AND PLANNING SERVICES



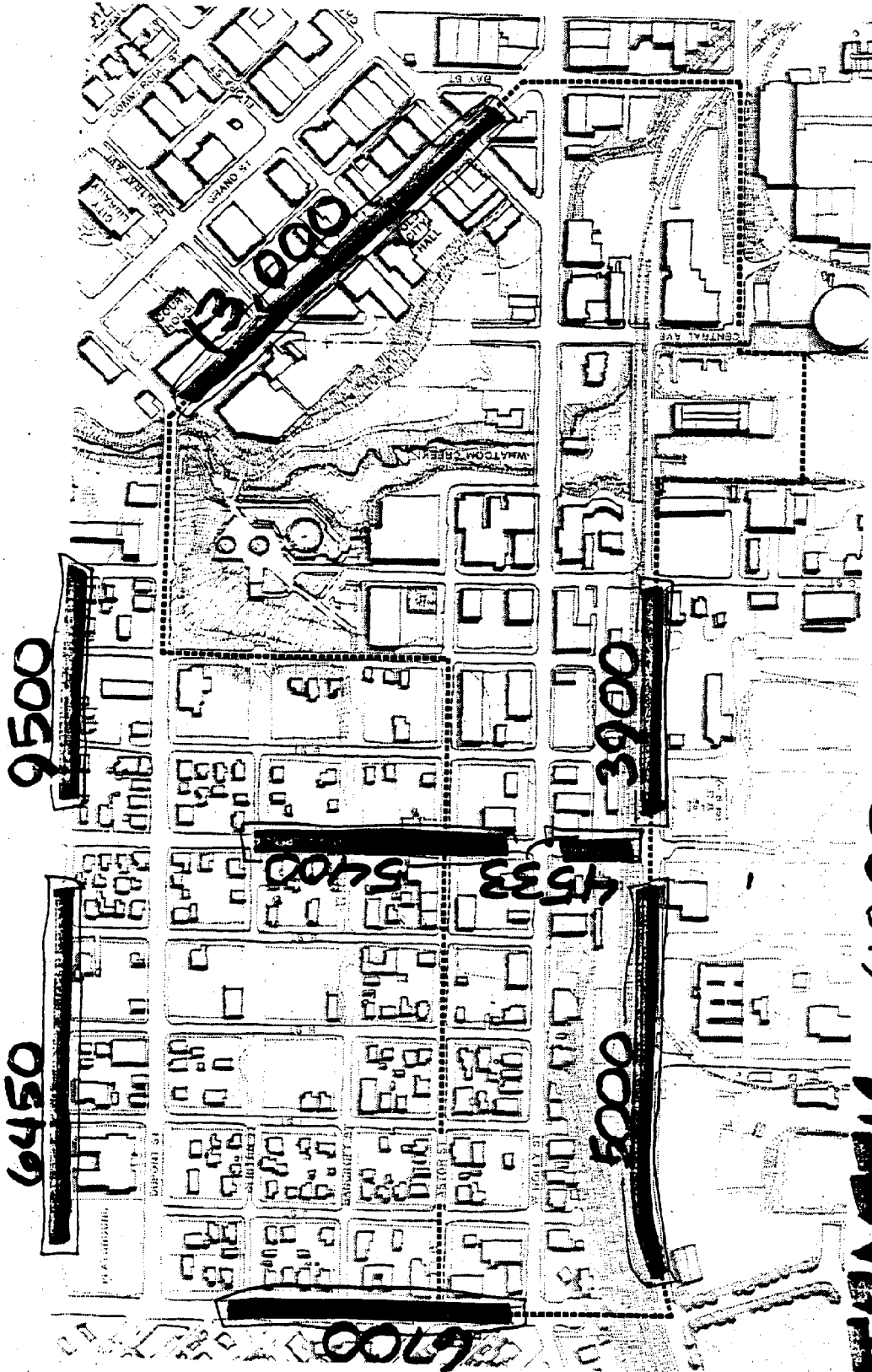
**PROPOSED BIKE PATHS**  
**BELLINGHAM CENTRAL WATERFRONT**  
**DEVELOPMENT PLAN**

MANAGEMENT AND PLANNING SERVICES



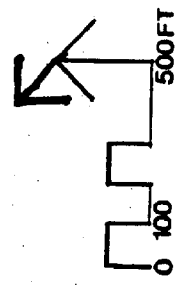
**PRINCIPAL ARTERIALS**  
**BELLINGHAM CENTRAL WATERFRONT**  
**DEVELOPMENT PLAN**

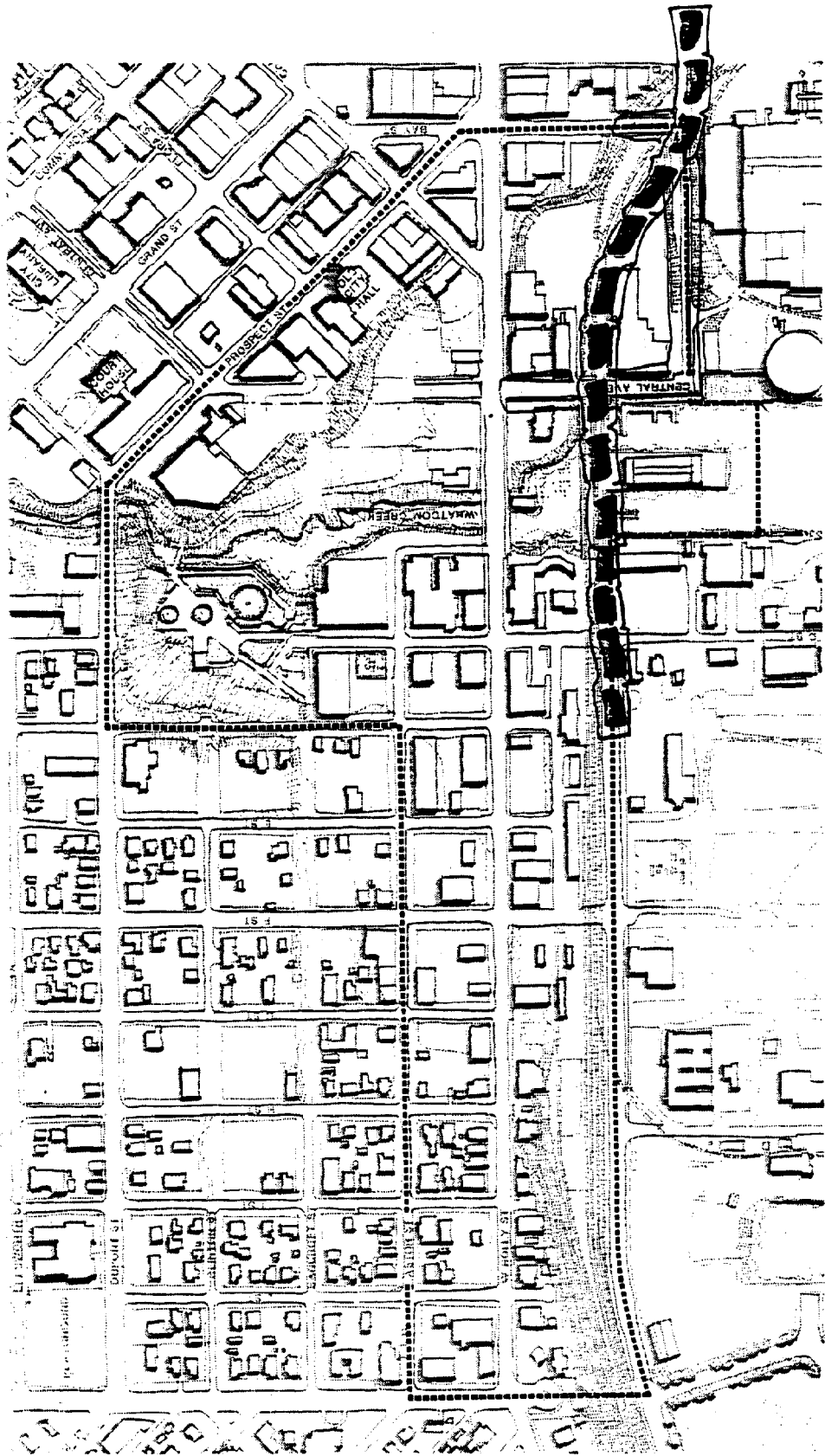
MANAGEMENT AND PLANNING SERVICES



**TRAFFIC (1983 ADVT)**  
**BELLINGHAM CENTRAL WATERFRONT**  
**DEVELOPMENT PLAN**

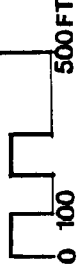
MANAGEMENT AND PLANNING SERVICES



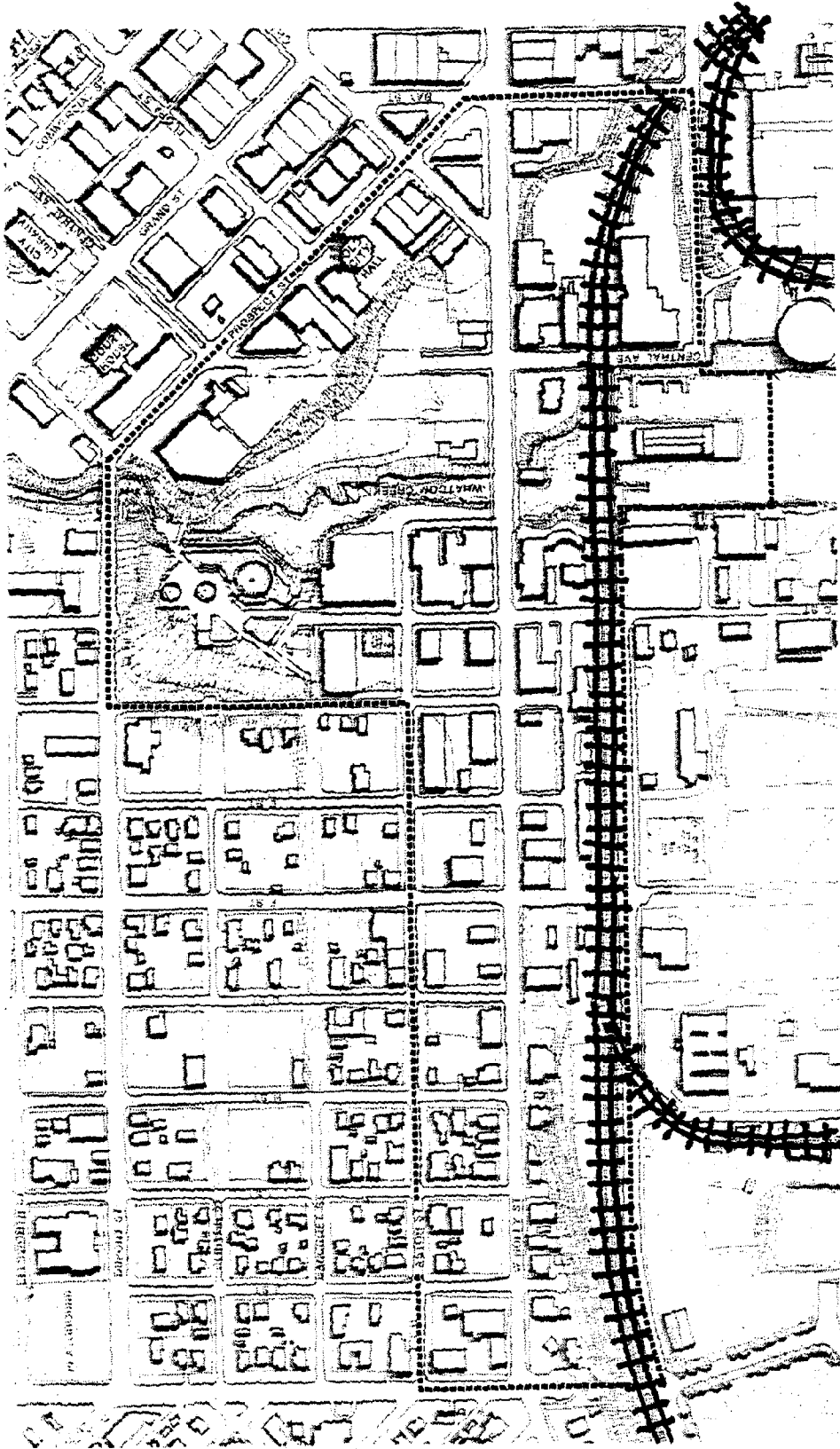


# CHESTNUT/RODER CONNECTION

## BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN



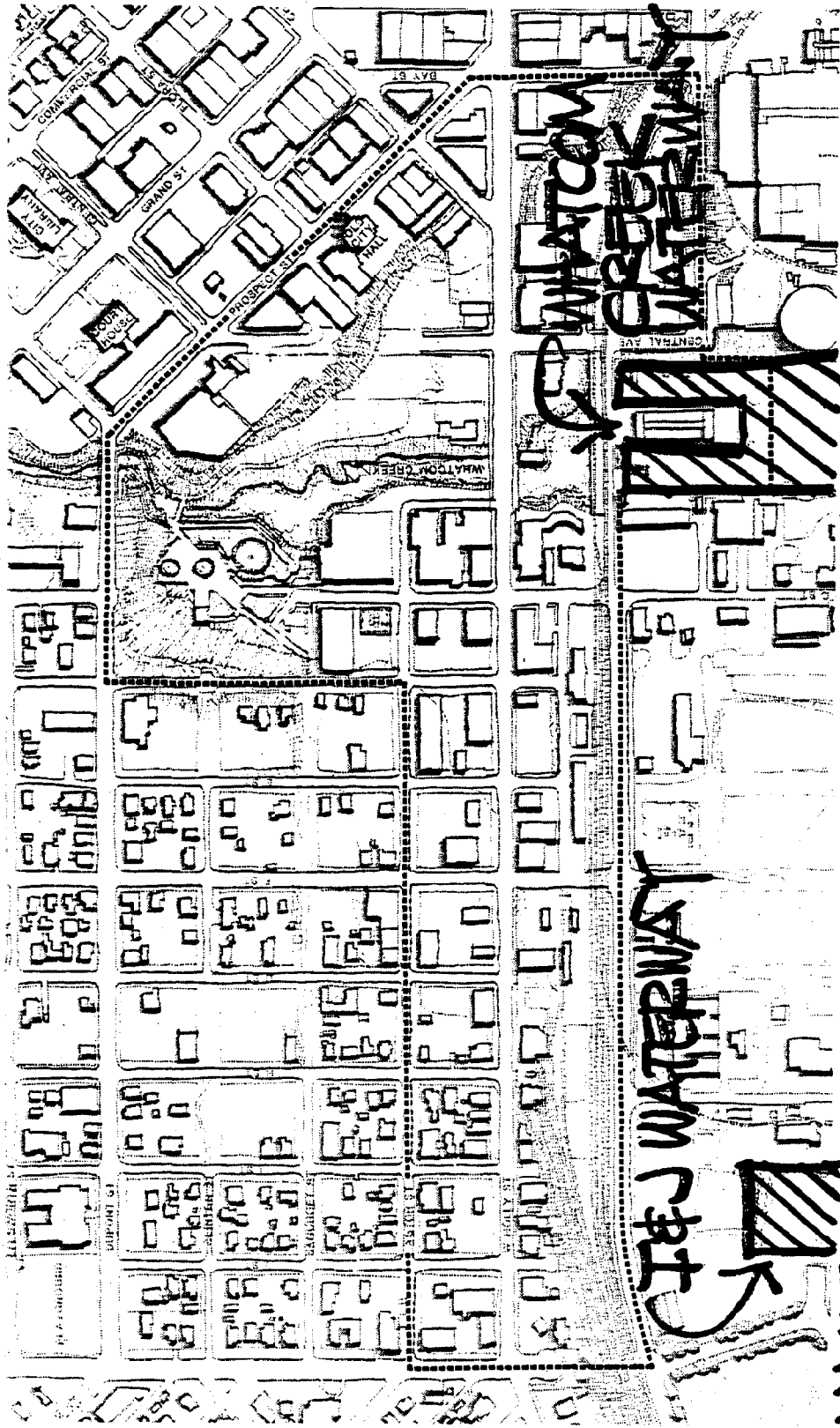
MANAGEMENT AND PLANNING SERVICES



# RAIL ROAD TRACKS

## BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

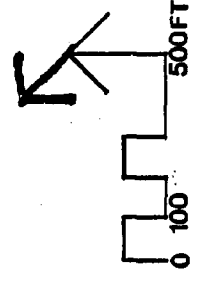
MANAGEMENT AND PLANNING SERVICES

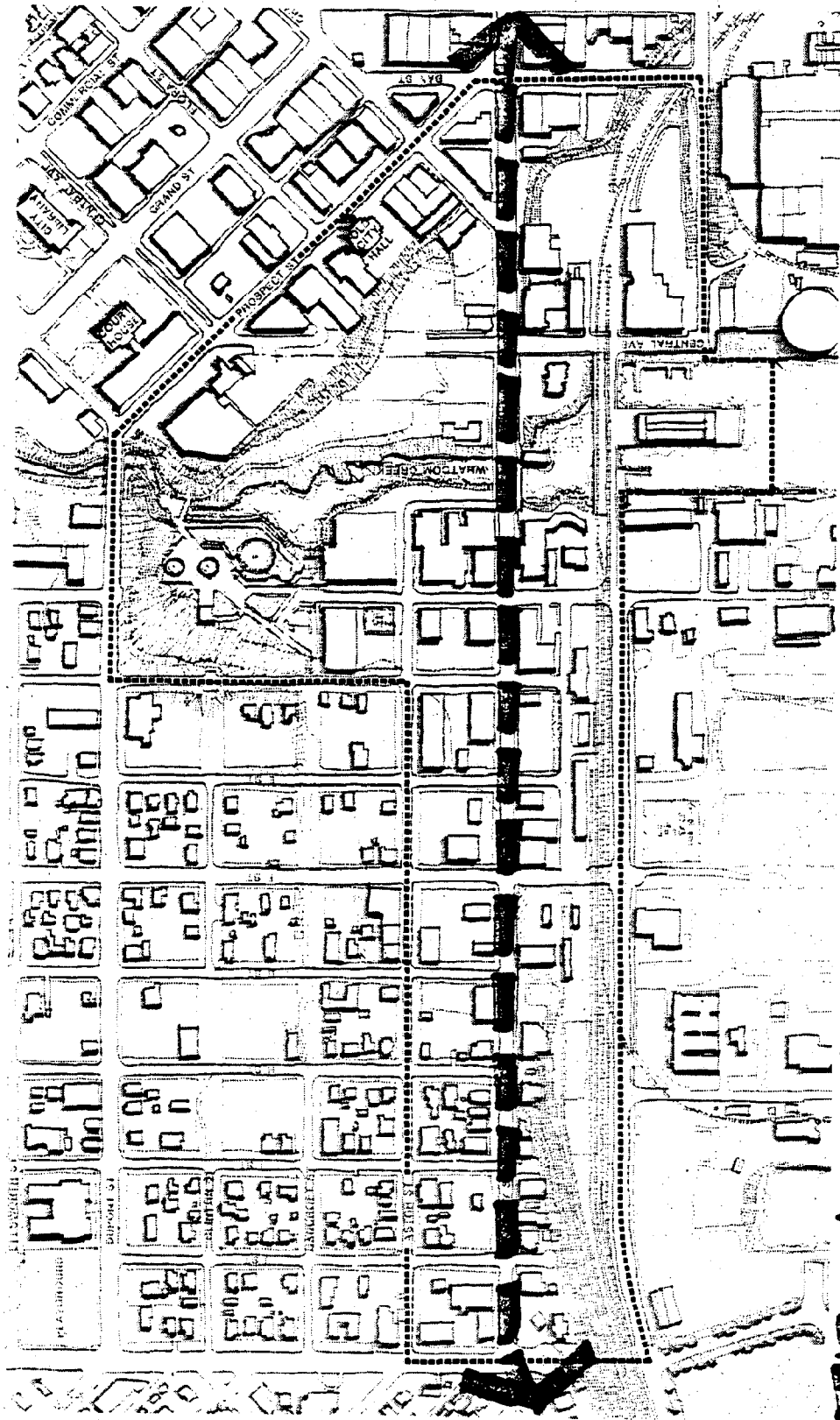


# WATERWAYS

## BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES

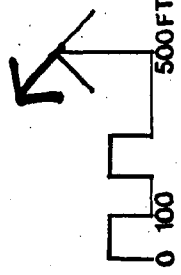




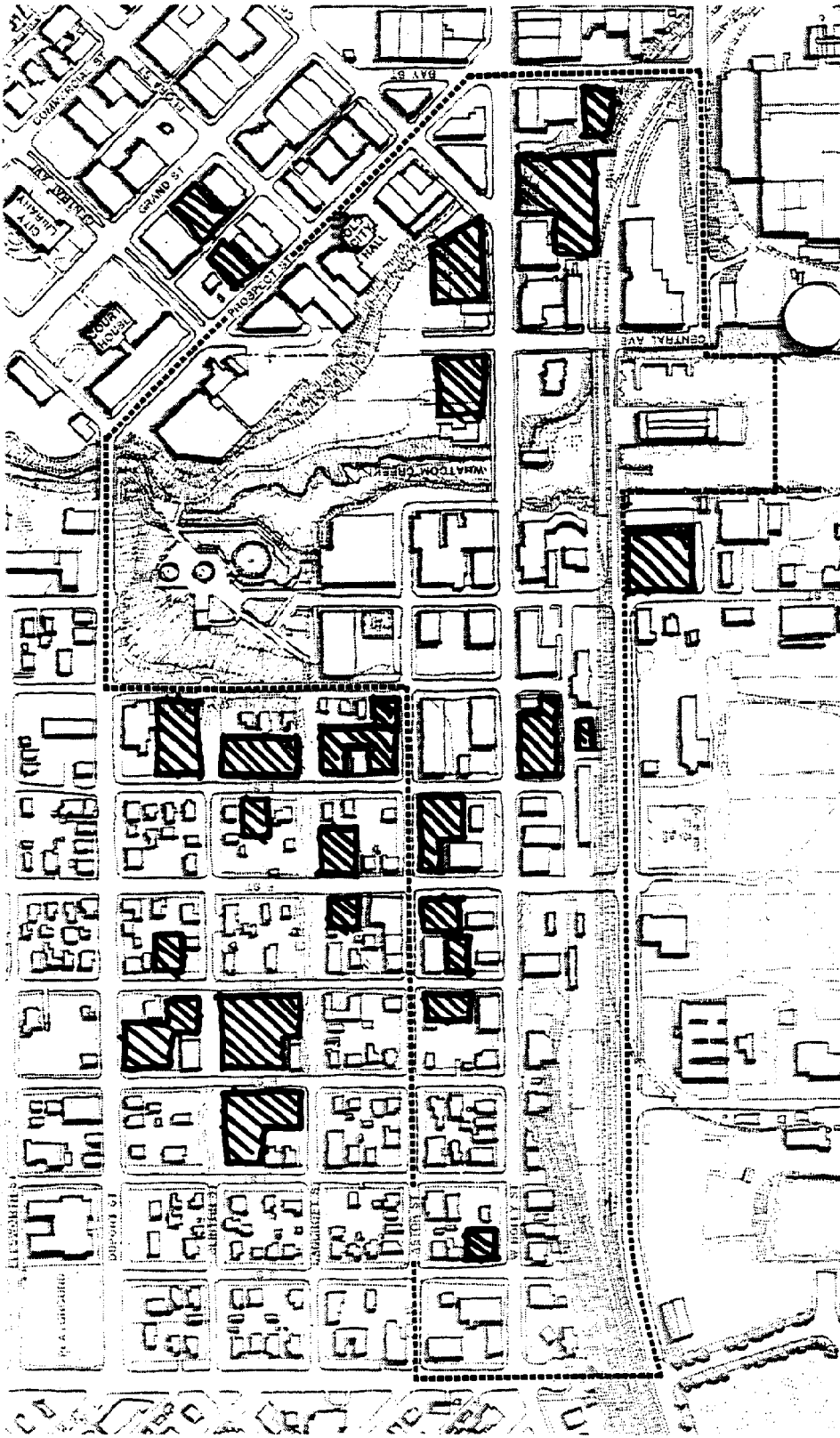
# TRANSIT

## BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES



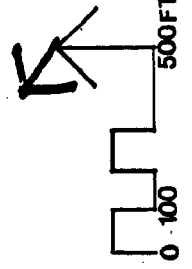


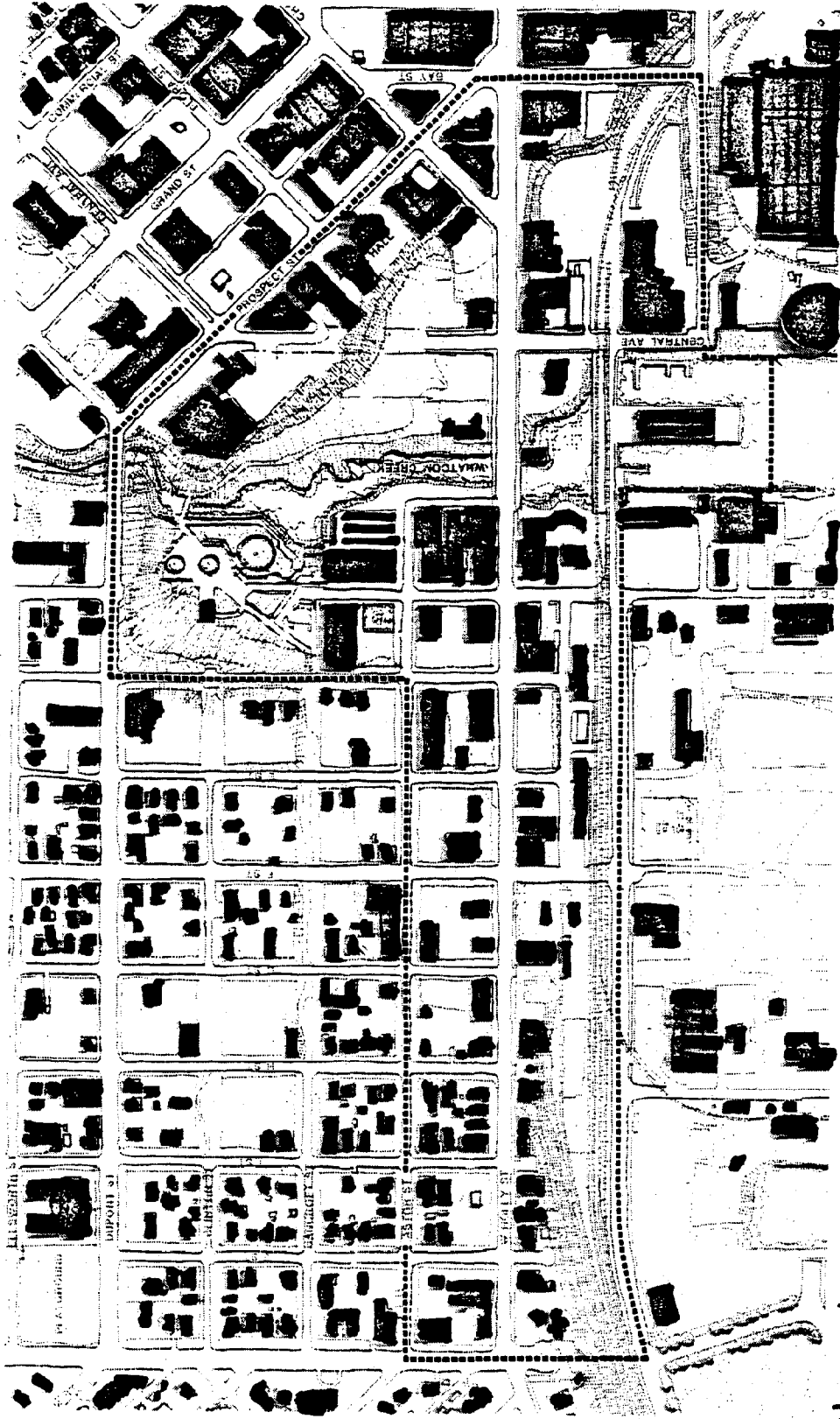


# VACANT PARCELS

## BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES

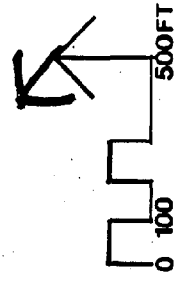


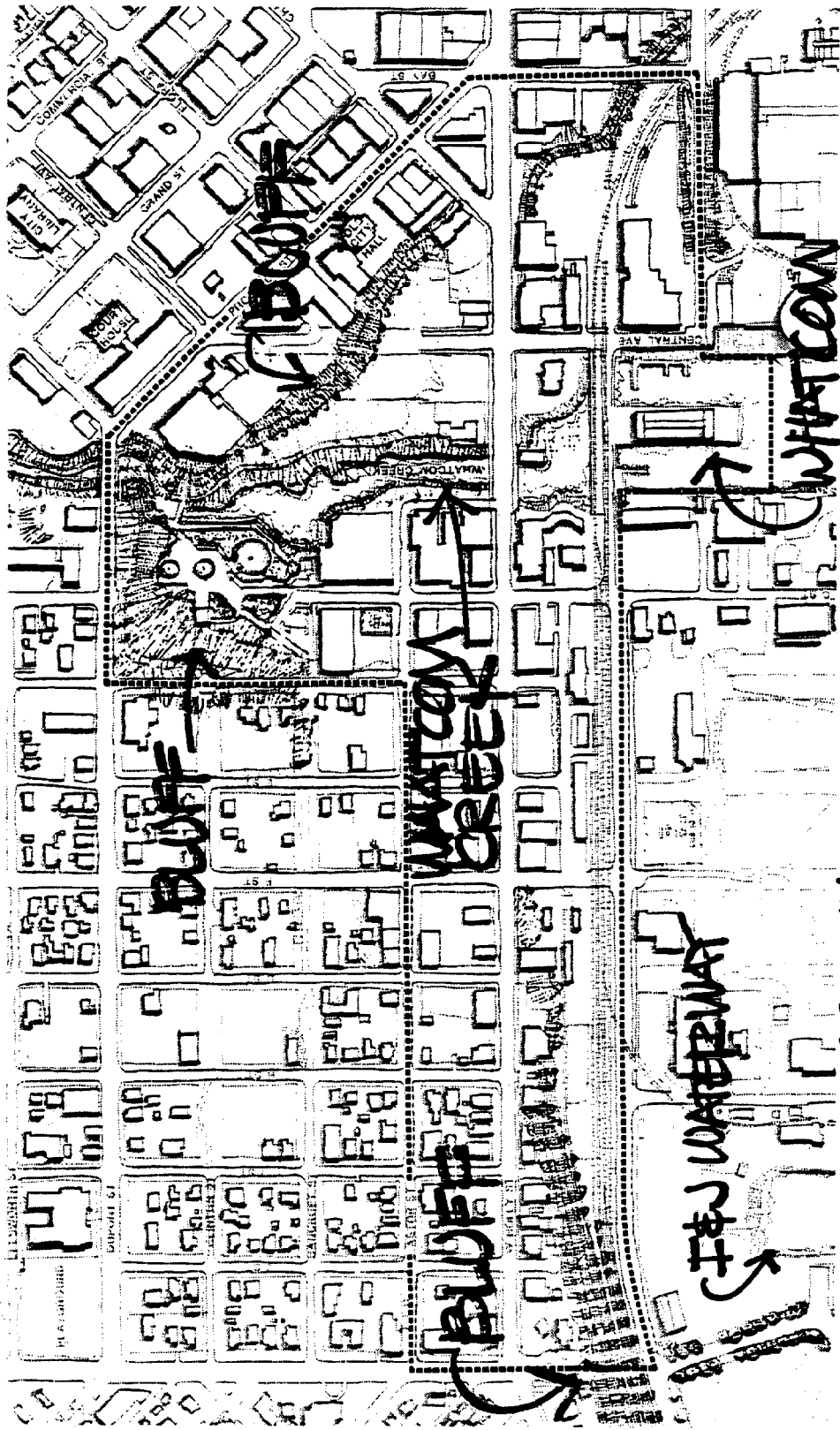


# DEVELOPMENT GRAIN

## BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES

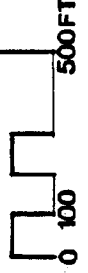




# NATURAL FEATURES

## BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES

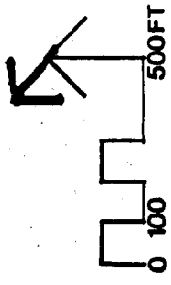




# VIEWS

BELLINGHAM CENTRAL WATERFRONT  
DEVELOPMENT PLAN

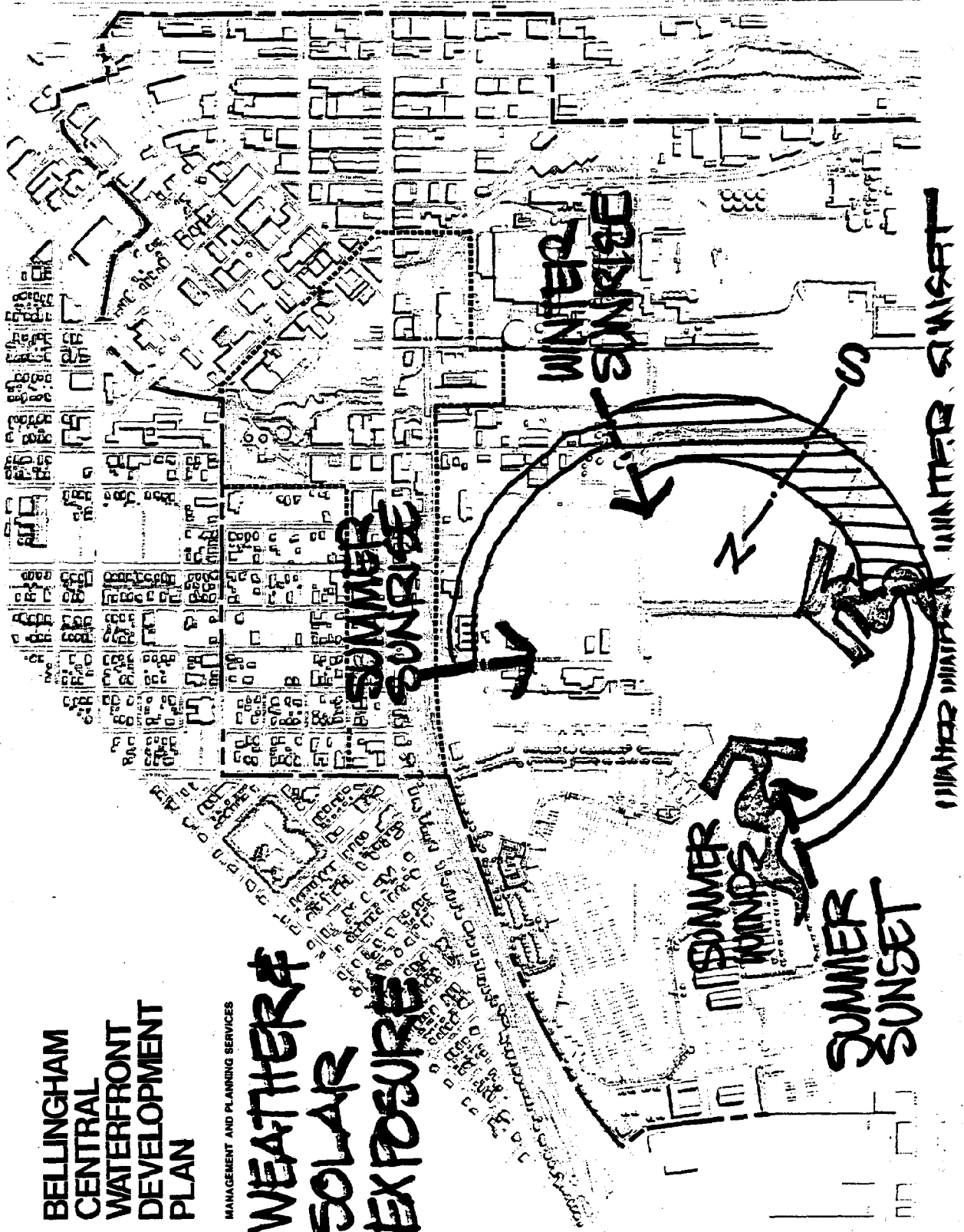
MANAGEMENT AND PLANNING SERVICES



**BELLINGHAM  
CENTRAL  
WATERFRONT  
DEVELOPMENT  
PLAN**

MANAGEMENT AND PLANNING SERVICES

**WEATHER &  
SOLAR  
EXPOSURE**



# FACTS: N.W. AIR POLLUTION AUTHORITY REGULATIONS: GENERAL NUISANCE

SECTION 530  
535

## SECTION 530 - GENERAL NUISANCE

- 530.1 A person shall not discharge from any source whatsoever quantities of air contaminants in sufficient quantities and of such characteristics and duration as is likely to be injurious or cause damage to human health, plant or animal life, or property; or which unreasonably interfere with enjoyment of life and property of a substantial number of persons.

PASSED: December 4, 1970

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# ODOR CONTROL MEASURES

## SECTION 535 - ODOR CONTROL MEASURES

- 535.1 Effective control facilities and measures shall be installed and operated to reduce odor-bearing gases or particulate matter emitted into the atmosphere to a reasonable minimum.
- 535.2 The Board or Control Officer may establish reasonable requirements that the building or equipment be closed and ventilated in such a way that all the air, gases and particulate matter are effectively treated for removal or destruction of odorous matter or other air contaminants before emission to the atmosphere.
- 535.3 The ambient air shall not contain odorous substances, such as (but not limited to) hydrogen sulfide, mercaptans, organic sulfides and other aromatic and aliphatic compounds in such concentration or of such duration as will threaten health or safety or prevent the enjoyment and use of property.

PASSED: January 8, 1969

# FACTS: N.W. AIR POLLUTION AUTHORITY REGULATIONS

SECTION 540  
550

## SECTION 540 - EMISSION OF AIR CONTAMINANT: CONCEALMENT AND MASKING

- 540.1 It shall be unlawful for any person to willfully cause or permit the installation or use of any device or use of any means which, without resulting in a reduction in the total amount of air contaminant emitted, conceals an emission of air contaminant which would otherwise violate the emission standards of this Regulation.
- 540.2 It shall be unlawful for any person to cause or permit the installation or use of any device or use of any means designed to mask the emission of an air contaminant which causes detriment to health, safety, or welfare of any person.

PASSED: January 8, 1969

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## SECTION 550 - PREVENTING PARTICULATE MATTER FROM BECOMING AIRBORNE

- 550.1 It shall be unlawful for any person to cause or permit materials to be handled, transported or stored without taking reasonable precaution to prevent the release of particulate matter to the ambient air.
- 550.2 It shall be unlawful for any person to cause or permit a building or its appurtenances or a road to be constructed, altered, repaired or demolished, or conduct sandblasting, without taking reasonable precautions to prevent the release of particulate matter to the ambient air.
- 550.3 It shall be unlawful for any person to cause or permit untreated open areas located within a private lot or roadway to be maintained without taking reasonable precautions to prevent the release of particulate matter to the ambient air.
- 550.4 It shall be unlawful for any person to cause or permit the emission of particulate matter from any source which becomes deposited beyond the property under the direct control of the owner or operator of the source in sufficient quantity to interfere unreasonably with the use and enjoyment of the property upon which the material was deposited.

# FACTS: N.W. AIR POLLUTION AUTHORITY REGULATIONS

SECTION 600  
601

## SECTION 600 - FOREWORD

600.1 Ambient air quality objectives are not to be confused with air quality standards, but are goals to be strived for. They are intended to describe a level of air quality which will:

600.11 Not degrade human health and safety.

600.12 Avoid injury to plant and animal life and property.

600.13 Be consistent with the economic and social well being of the area.

600.2 Objectives are designed to serve as a guide:

600.21 For the development of ambient and emission standards.

600.22 In the preparation of long and short range objectives for ambient and emission standards, and

600.23 For the election of air pollution control measures for existing and planned facilities which could create air pollution.

600.3 The adopted objectives are not intended to represent the ultimate in air quality achievement. As evidence accumulates on the effects of contaminants and as new and/or revised sampling and analytical procedures become available, present objectives and procedures may be revised and/or additional objectives and procedures may be established.

PASSED: January 8, 1969

## SECTION 601 - APPLICATION OF OBJECTIVES

601.1 The Authority may employ any reasonable method or combination of methods such as area sampling, source sampling, emission evaluation and assessment of source contribution and effect.

601.2 Consistent with Section 600.1 of this Regulation, it is the intent of the Authority to establish emission standards such that emissions in one area will not contravene the objectives in another area.

PASSED: January 8, 1969



# FACTS : N.W. AIR POLLUTION AUTHORITY REGULATIONS

## SECTION 602

### SECTION 602 - AMBIENT AIR QUALITY AREAS

- 602.1 Air pollution potentials vary within the jurisdiction of the Authority with varying degrees of social and economic development. These factors in combination with topographic and meteorological elements tend to accentuate or reduce emission effects.
- 602.2 The ambient air quality goals are defined for three areas within the jurisdiction of the Authority.
- 602.21 Area #1 - predominantly used for timber and agricultural crops, farming and recreation. Habitation and industry sparse.
- 602.22 Area #2 - dwelling units, small farms, commercial and office buildings and stores.
- 602.23 Area #3 - primarily light and heavy industry.
- 602.3 The Authority shall receive within 360 days of the adoption of these objectives the delineation of the areas within the jurisdiction of the Authority.
- 602.4 County and city planning agencies shall make available to the Authority the delineation of the zoning status within their area of jurisdiction.

PASSED: January 8, 1969

# FACTS: N.W. AIR POLLUTION AUTHORITY REGULATIONS

## SECTION 603

### SECTION 603 - AMBIENT AIR QUALITY OBJECTIVES

603.1 Particulates		#1	AREA #2	#3
603.11	Suspended Particulates $\mu\text{g}/\text{m}^3$ Sampling period - 24 hours	(DOE)	(30)	
	50% of annual values less than	0040.	0050.	0065.
	84% of annual values less than	0060.	0075.	0100.
603.12	Settleable Particulates $\text{gm}/\text{m}^2/\text{mo}$ Sampling Period - 30 days	(DOE)	(25)	
	50% of annual values less than	030.	045.	060.
	84% of annual values less than	035.	055.	120.
603.2	Sulfur Dioxide (ppm by volume) Sampling period - 24 hours	(DOE - five min. ave. 0.3ppm)		
	50% of annual values less than	0.1	0.1	0.15
	Sampling period - one hour			
	95% of annual values less than	0.25	0.30	0.40
603.3	Sulfuric Acid Mist ( $\text{mg}/\text{m}^3$ ) Sampling period - 24 hours			
	50% of annual values less than	0.1	0.1	0.15
603.4	Hydrogen Sulfide (ppm by volume) Sampling period - two hours			
	50% of annual values less than	0.04	0.06	0.10
603.5	Total Oxidants (ppm by volume) Sampling period - one hour			
	50% of annual values less than	0.1	0.15	0.15
603.6	Fluorides (ppm by volume as HF) Sampling period - 24 hours			
	50% of annual values less than	0.001	0.001	0.002
603.7	Carbon Monoxide (24 hour average) 5 ppm			
603.3	<p><u>Smoke</u> - The ambient air shall not contain visible smoke which is inconsistent with the economic or social well-being of the community or which will prevent enjoyment and use of property. The ambient air shall not contain materials in an amount such that the Coefficient of Haze will exceed 0.5 COH's per one thousand (1000) linear feet of air. The degree of haze present in the ambient air shall be referred to as the Soling Index.</p>			

# FACTS: N.W. AIR POLLUTION AUTHORITY REGULATIONS

SECTION 603

- 603.9 Odorous Substances - The ambient air shall not contain odorous substances in such concentrations or of such duration as will threaten health or safety or prevent the enjoyment and use of property.
- 603.10 Radioactive Substances - The ambient air shall not contain any radioactive substances in concentrations which are deleterious, either directly or indirectly, to human health or which affect the economic or social well-being of the community.
- 603.11 Other Toxic or Deleterious Substances - The ambient air shall not contain toxic or deleterious substances, in addition to those specifically listed in these objectives, in concentrations and durations which have been demonstrated to adversely affect human health or well-being, or unreasonably and adversely affect plant or animal life.

PASSED: January 8, 1969

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## FACTS: N.W. AIR POLLUTION AUTHORITY

G.P. IS CURRENTLY AT THE  
MINIMUM STANDARDS FOR  
SO<sub>2</sub> & TOTAL SUSPENDED  
PARTICULATE DISCHARGES SET  
BY THE FEDERAL GOV. MARGINALLY  
UNDER NAT. STANDARD FOR T.S.P.

FACTS: N.W. AIR POLLUTION AUTHORITY  
LOWER SO<sub>2</sub> VIOLATIONS AS OF 1982  
WHEN SMOKE STACKS WERE RAISED  
& SINCE NATURAL GAS IS BURNED  
INSTEAD OF FUEL OIL.

FACTS: N.W. AIR POLLUTION AUTHORITY  
FOAM FROM G.P. HAS BEEN A  
PROBLEM IN PAST, BUT G.P. NOW  
USES A DE-FOAMING AGENT IN  
THE TREATMENT POND TO REDUCE  
FOAM BUILD UP. DE-FOAMING AGENT  
CAN BE INCREASED DURING COOL WEATHER.

FACTS: N.W. AIR POLLUTION AUTHORITY

THE N.W.A.P. AUTHORITY TAKES ALL COMPLAINTS SERIOUSLY AND WILL SEND A DISTRICT FIELD ~~TO~~ INVESTIGATE TO CHECK OUT COMPLAINTS AS WELL AS ALERT G.P. OF A COMPLAINT. MORE THAN 3 COMPLAINTS RESULT IN VERIFICATION BY AUTHORITY.

FACTS: N.W. AIR POLLUTION AUTHORITY

VIOLATIONS OF FEDERAL STANDARDS RESULT IN A WRITTEN VIOLATION W/ 10 DAYS FOR G.P. TO RESPOND & CORRECT. UP TO \$1000/DAY PENALTY CAN BE ~~ASSESSED~~ <sup>ASSESSED</sup> AGAINST A VIOLATOR BASED ON A COMPLAINT & REASON.

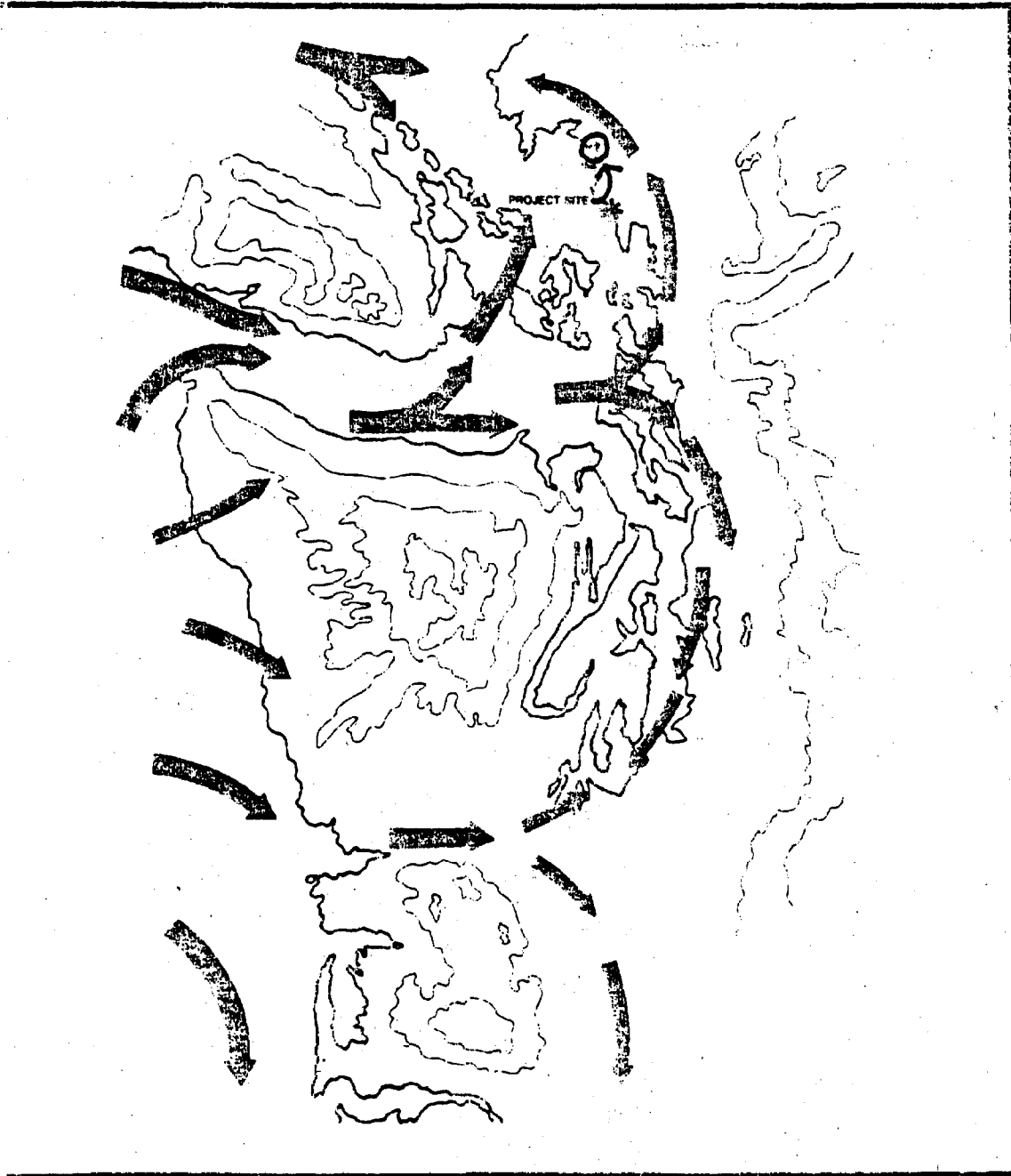

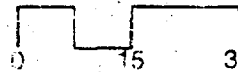


Figure 13 Prevailing Surface Winds.  
June — September


 Width of arrow indicates average speed.  
 0-20 >20 Length of arrow indicates frequency in percentage of total hourly observations.



SCALE  
IN MILES



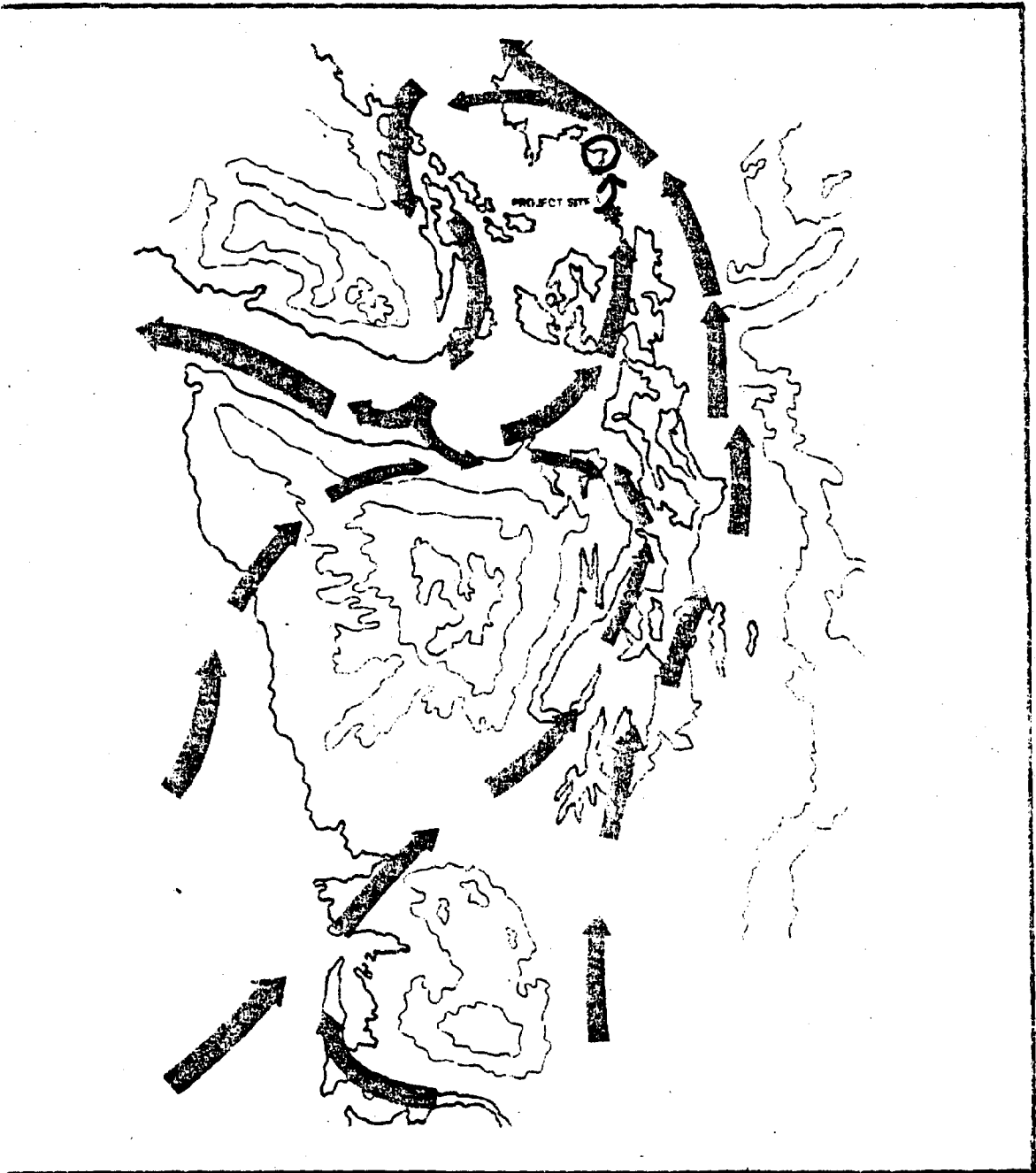

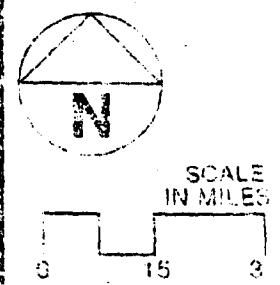


Figure 12 Prevailing Surface Winds.  
October — March

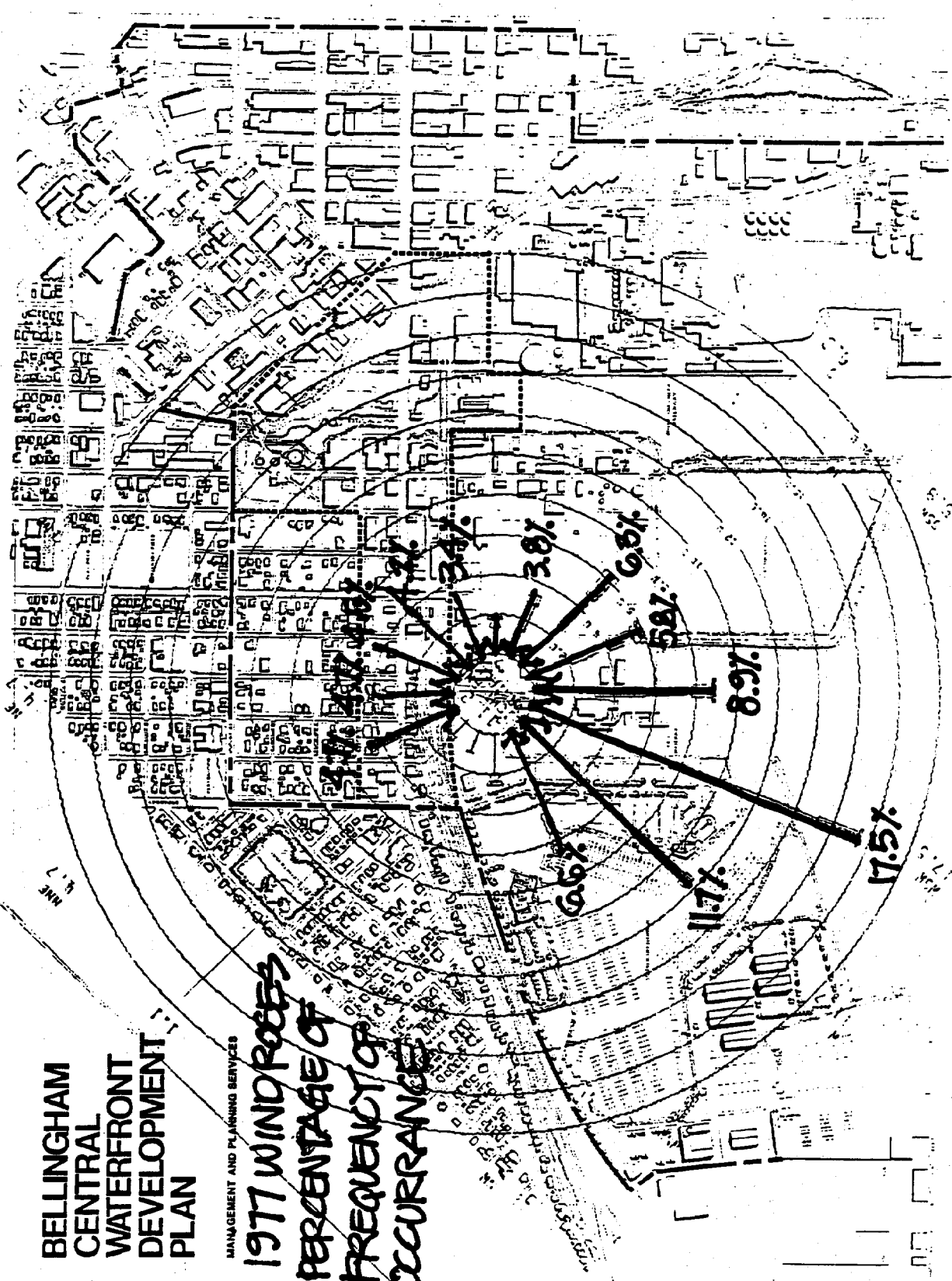

 Width of arrow indicates average speed.  
 Length of arrow indicates frequency in percentage of total hourly observations.



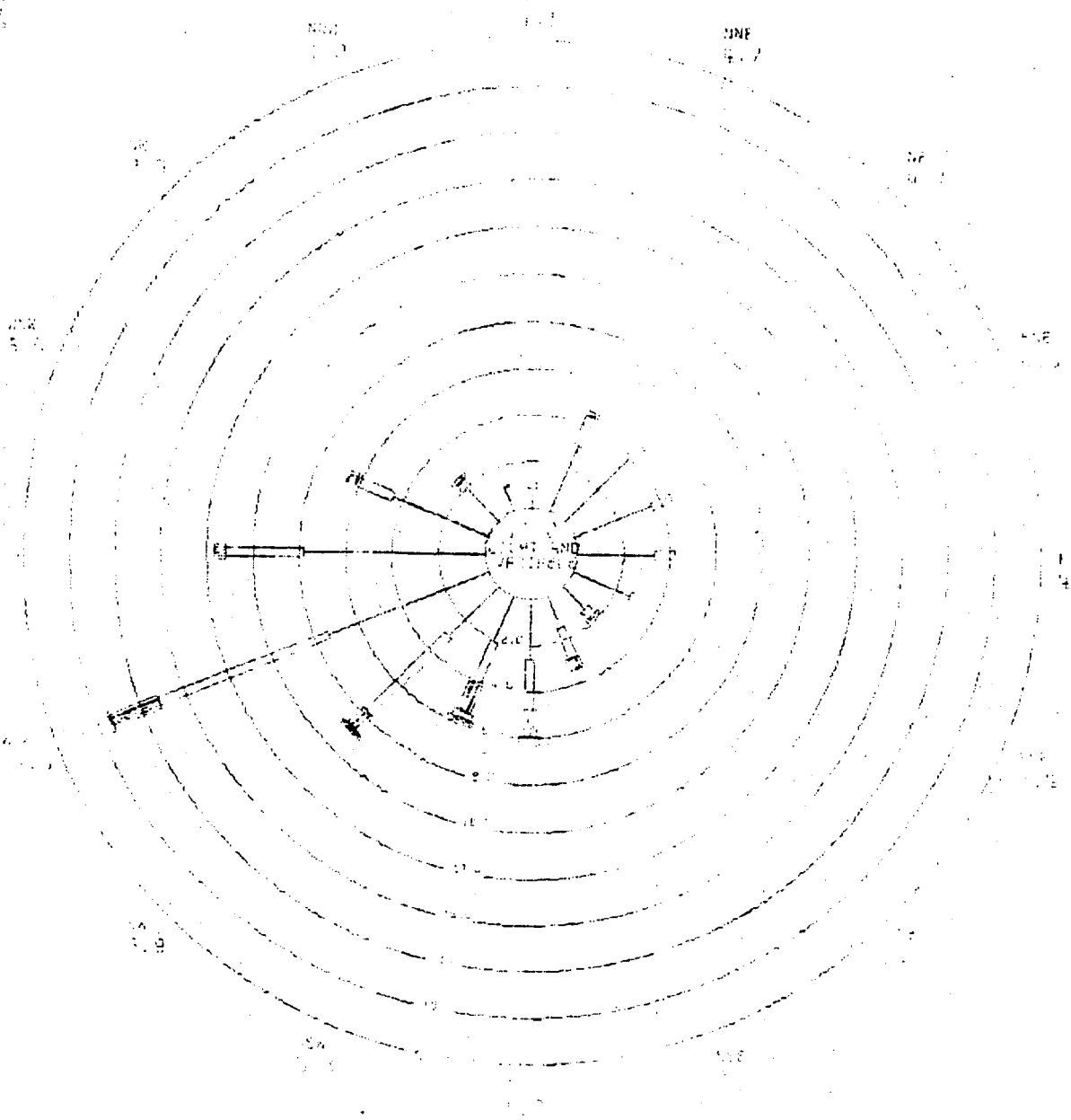
**BELLINGHAM  
CENTRAL  
WATERFRONT  
DEVELOPMENT  
PLAN**

MANAGEMENT AND PLANNING SERVICES

**1977 WIND ROSES  
PERCENTAGE OF  
FREQUENCY OF  
OCCURRENCE**



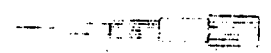




HOUS AVERAGE WIND WIND

PERCENTAGE FREQUENCY OF OCCURRENCE

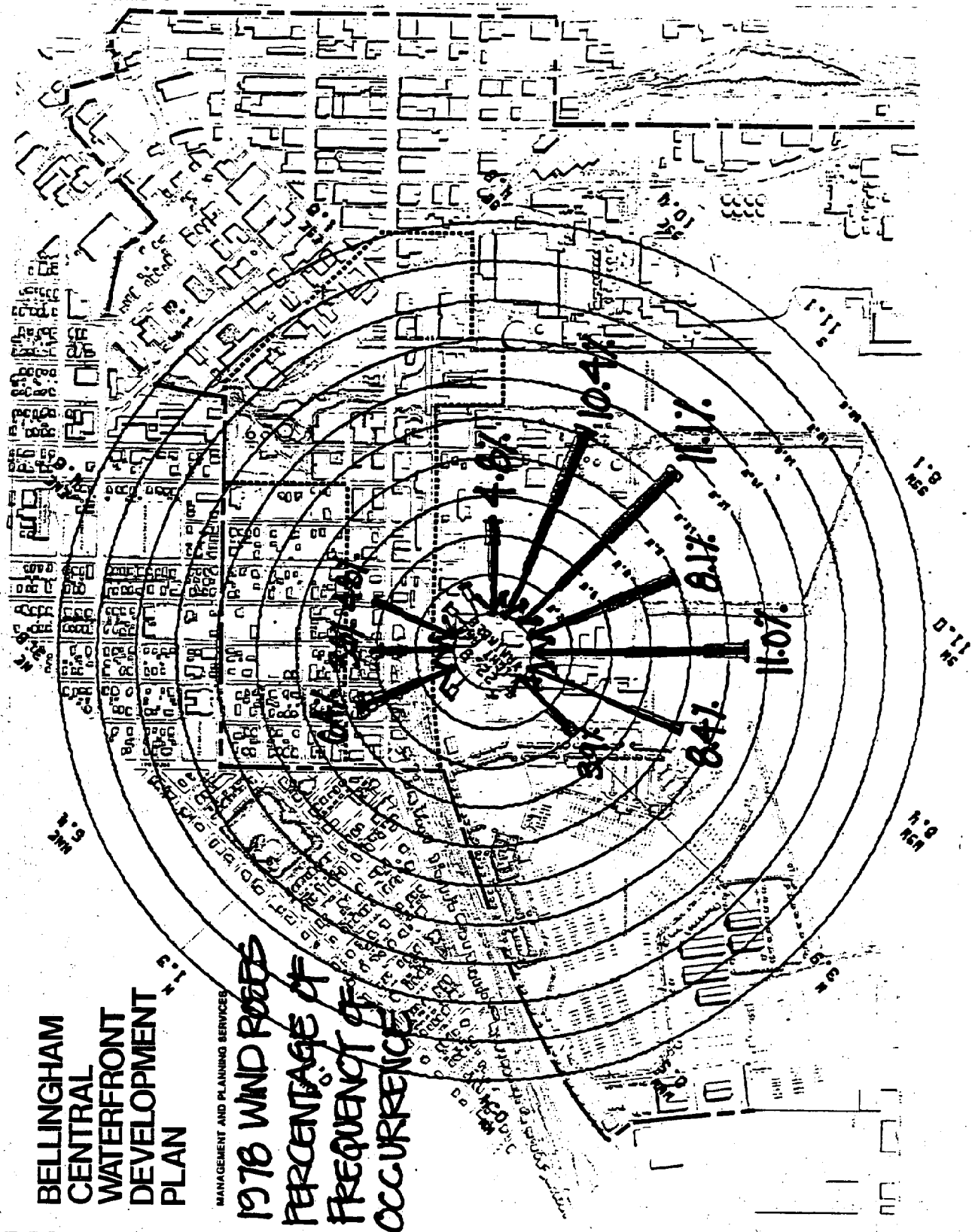
STATION NO. 101 - BUREAU PLANT  
 100 - 101 - 102 - 103 - 104 - 105 - 106 - 107 - 108 - 109 - 110 - 111 - 112 - 113 - 114 - 115 - 116 - 117 - 118 - 119 - 120 - 121 - 122 - 123 - 124 - 125 - 126 - 127 - 128 - 129 - 130 - 131 - 132 - 133 - 134 - 135 - 136 - 137 - 138 - 139 - 140 - 141 - 142 - 143 - 144 - 145 - 146 - 147 - 148 - 149 - 150 - 151 - 152 - 153 - 154 - 155 - 156 - 157 - 158 - 159 - 160 - 161 - 162 - 163 - 164 - 165 - 166 - 167 - 168 - 169 - 170 - 171 - 172 - 173 - 174 - 175 - 176 - 177 - 178 - 179 - 180 - 181 - 182 - 183 - 184 - 185 - 186 - 187 - 188 - 189 - 190 - 191 - 192 - 193 - 194 - 195 - 196 - 197 - 198 - 199 - 200



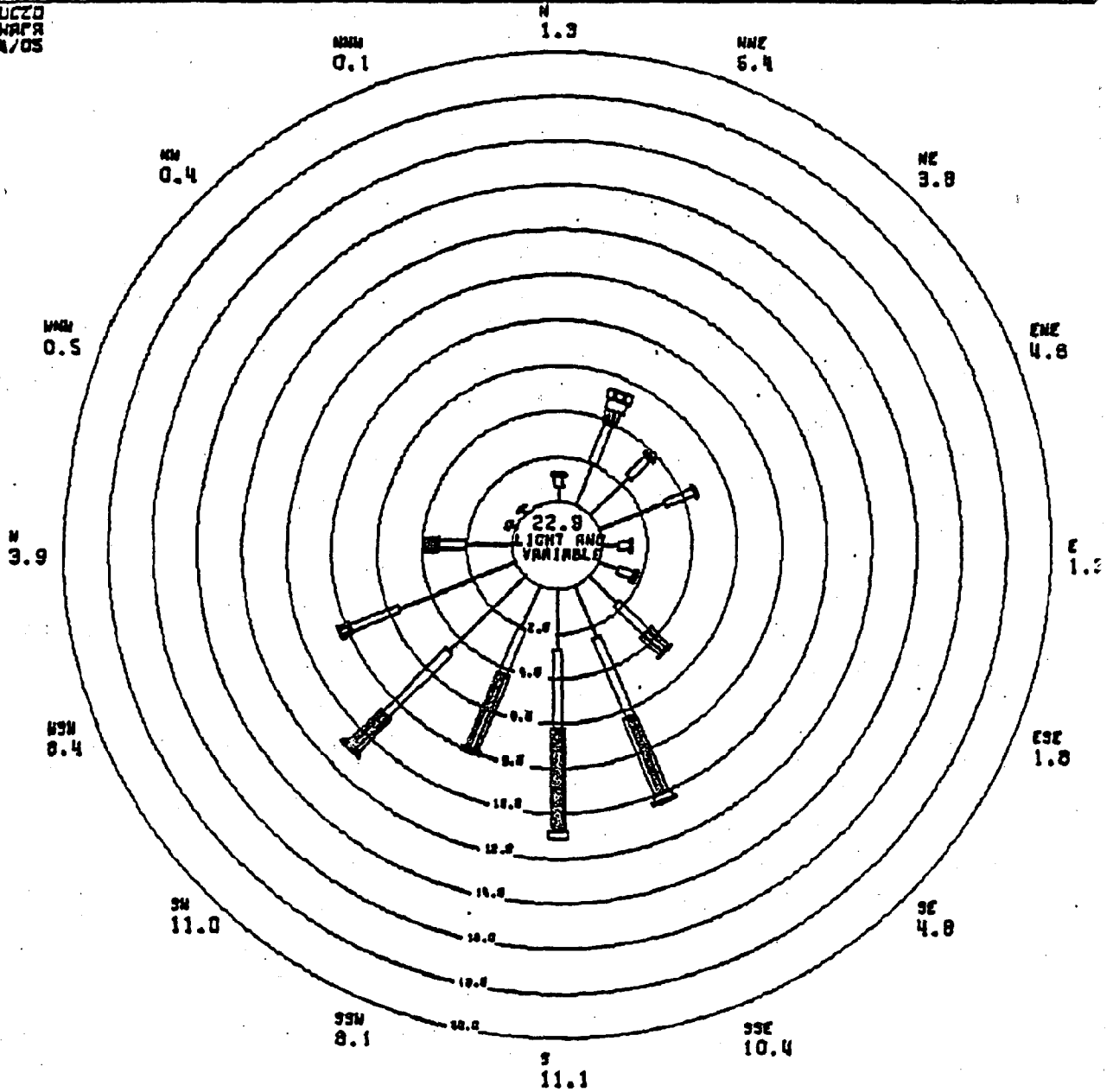
# BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES

## 1976 WIND ROSES PERCENTAGE OF FREQUENT OF OCCURRENCE



ACCUZD  
T NNAFR  
3/08/05



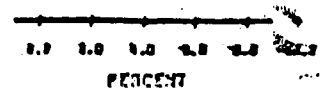
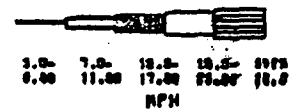
HOUR AVERAGE SURFACE WINDS

PERCENTAGE FREQUENCY OF OCCURRENCE

STATION LOCATION- 091 G-P BLEACH PLANT  
300 WEST LAUREL ST

INCLUSIVE DATES- 78.001-78.365

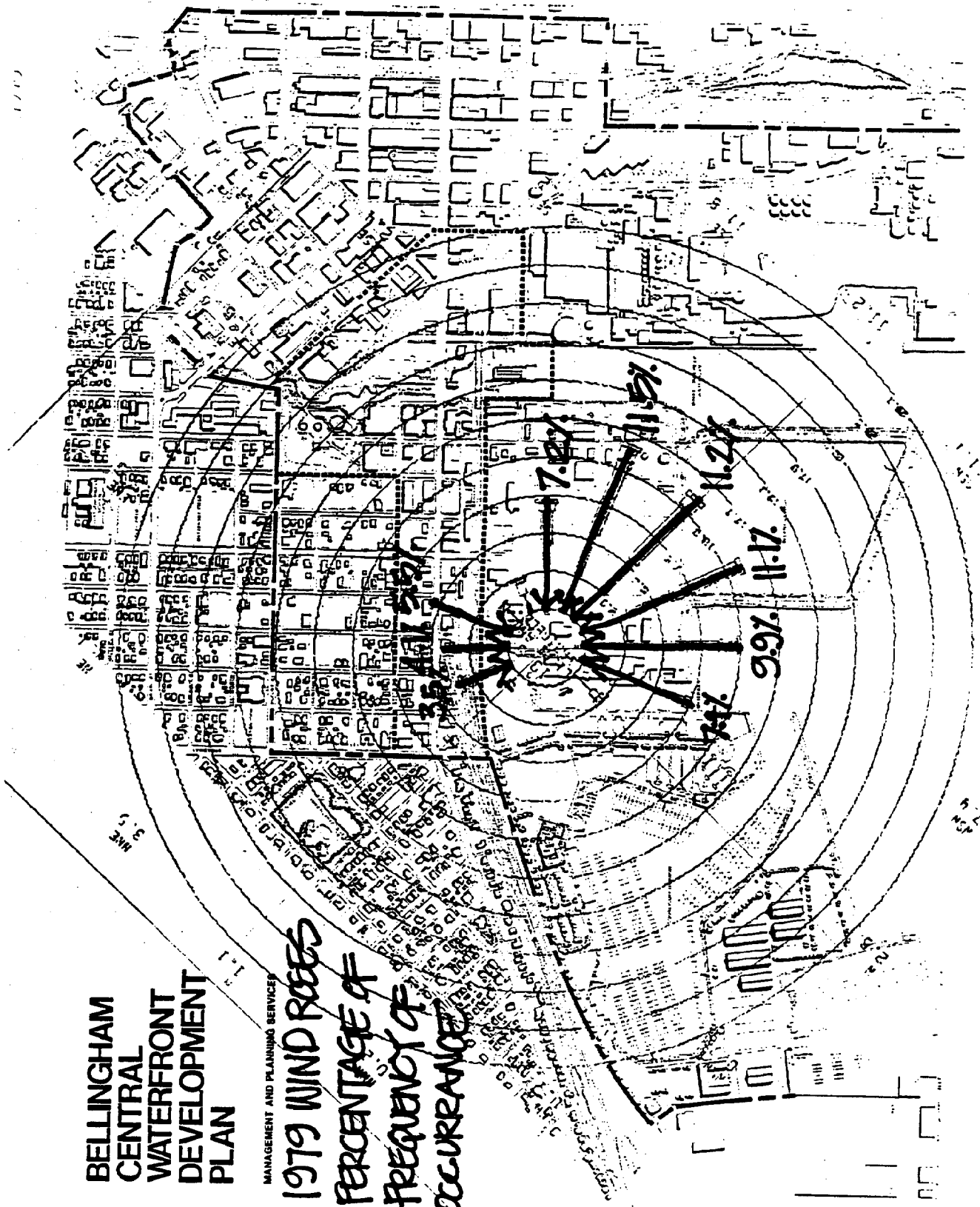
TOTAL OBSERVATIONS- 7878

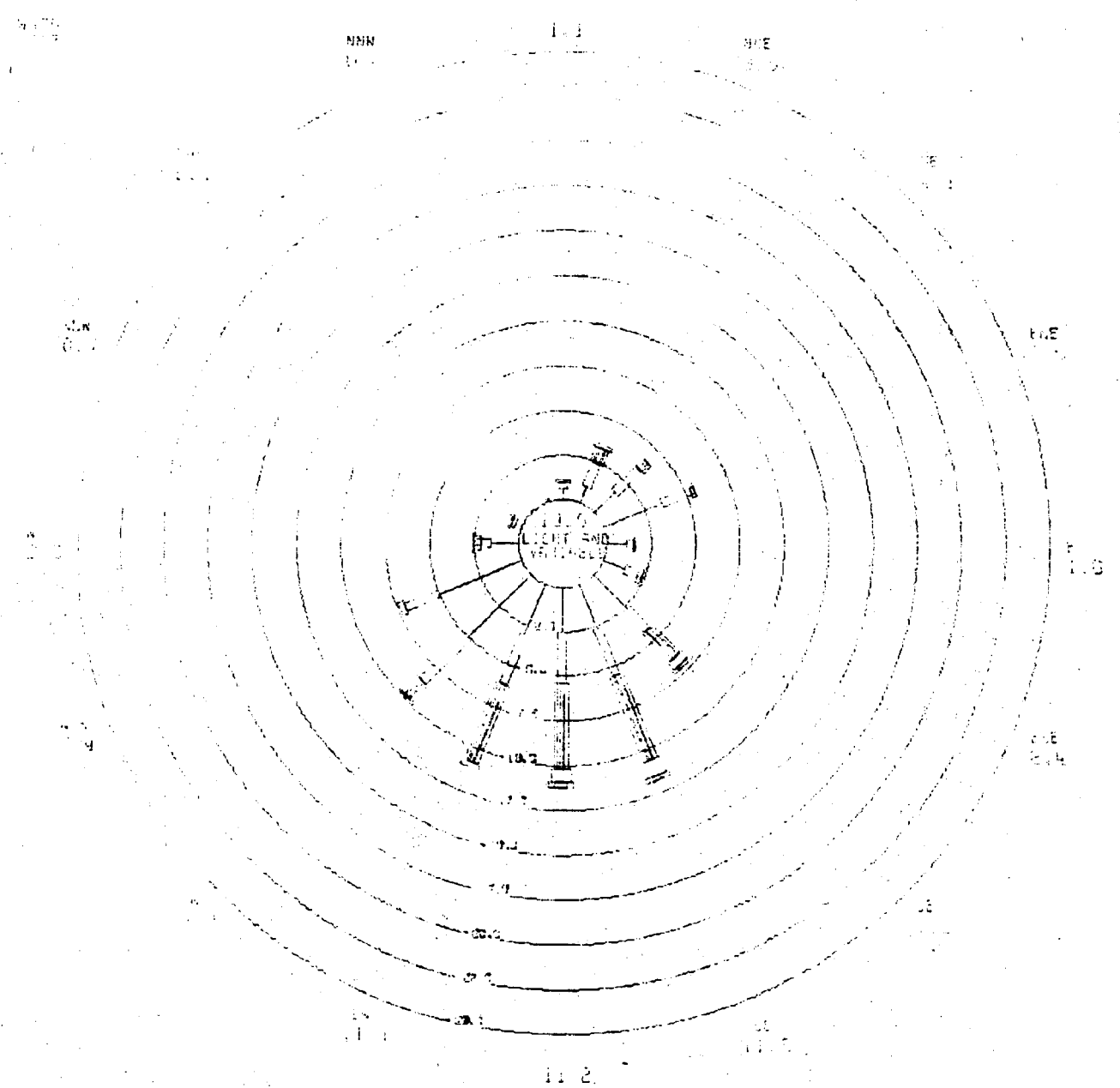


**BELLINGHAM  
CENTRAL  
WATERFRONT  
DEVELOPMENT  
PLAN**

MANAGEMENT AND PLANNING SERVICES

**1979 WIND ROSES  
PERCENTAGE OF  
FREQUENCY OF  
OCCURRENCE**





HOURLY AVERAGE SURFACE WIND  
 PERCENTAGE FREQUENCY OF OCCURRENCE

STATION: GEORGIA PACIFIC



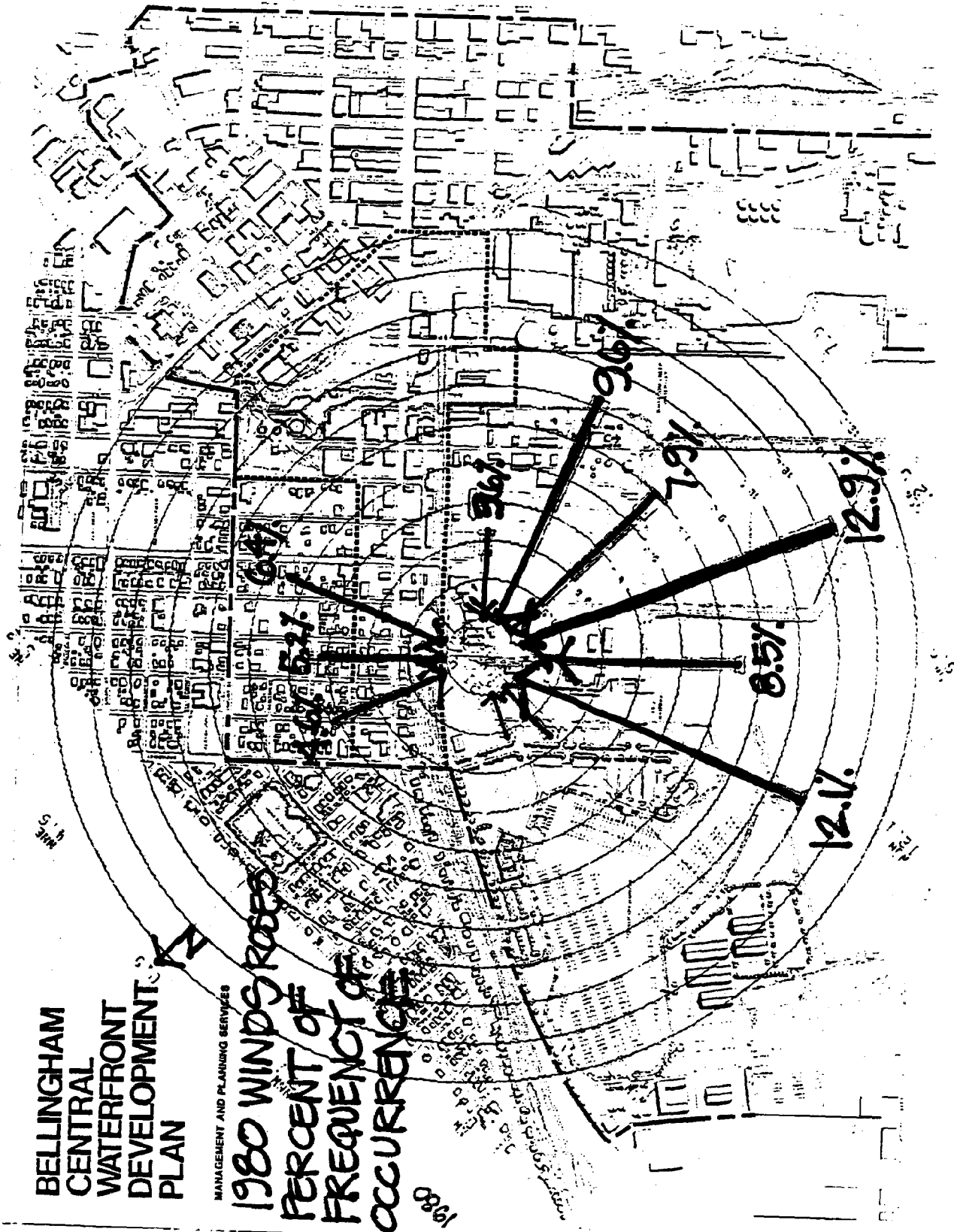
DATE: 1/14/70

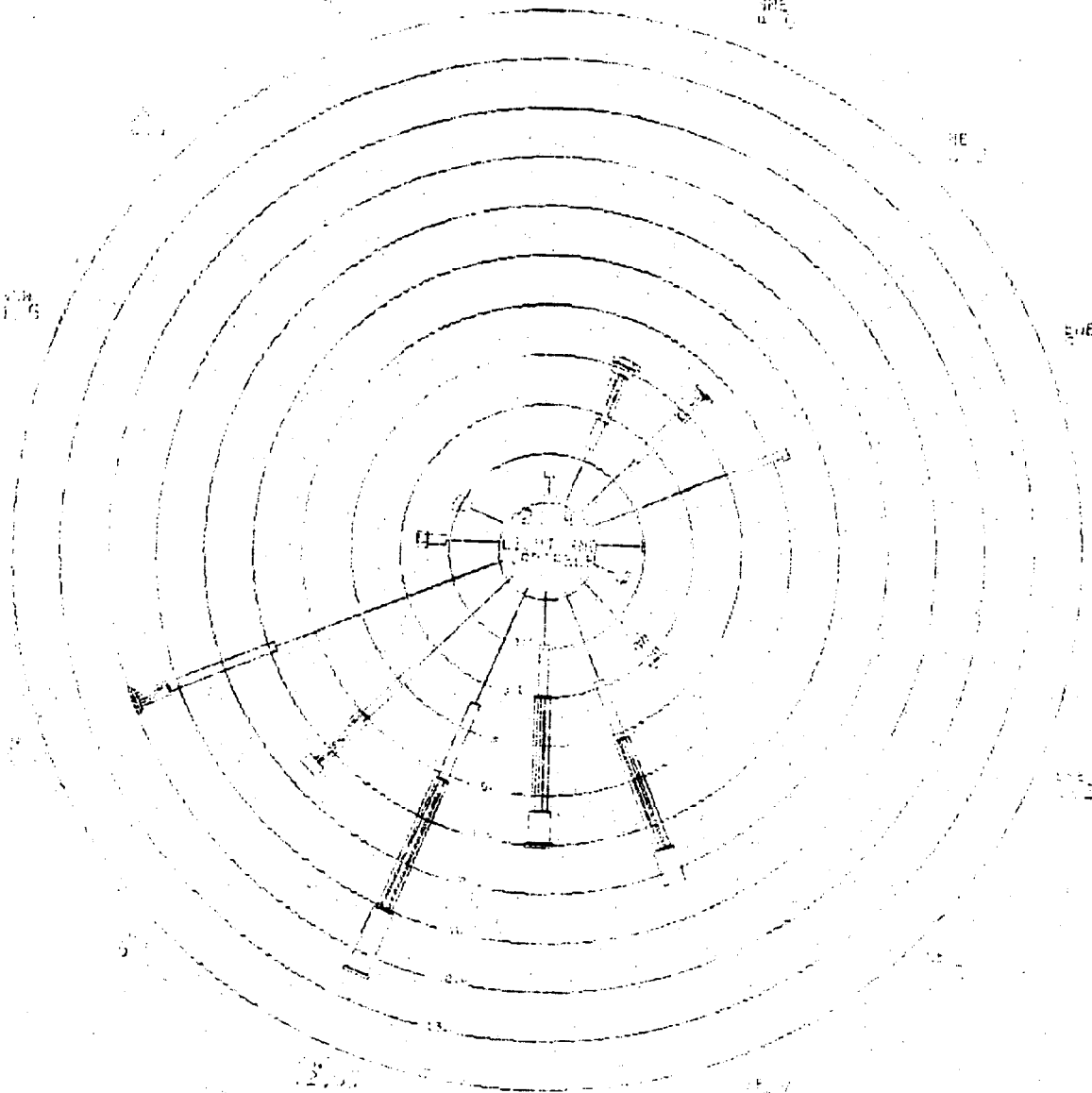
**BELLINGHAM  
CENTRAL  
WATERFRONT  
DEVELOPMENT  
PLAN**

MANAGEMENT AND PLANNING SERVICES

**1980 WINDS ROSES  
PERCENT OF  
FREQUENT OF  
OCCURRENCE**

1980





4005, GYPSUM SURFACE WIND

PERCENTAGE FREQUENCY OF OCCURRENCE

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12.

13. 14. 15. 16. 17. 18. 19. 20.

21. 22. 23. 24. 25. 26. 27. 28.

29. 30. 31. 32. 33. 34. 35. 36.

37. 38. 39. 40. 41. 42. 43. 44.

45. 46. 47. 48. 49. 50. 51. 52.

53. 54. 55. 56. 57. 58. 59. 60.

◦ SW PREVAILING  
WIND WITH WIND  
CORRIDOR UP THE  
CREEK

◦ MUSEUM IS MOST  
PROMINANT CITY  
LANDMARK



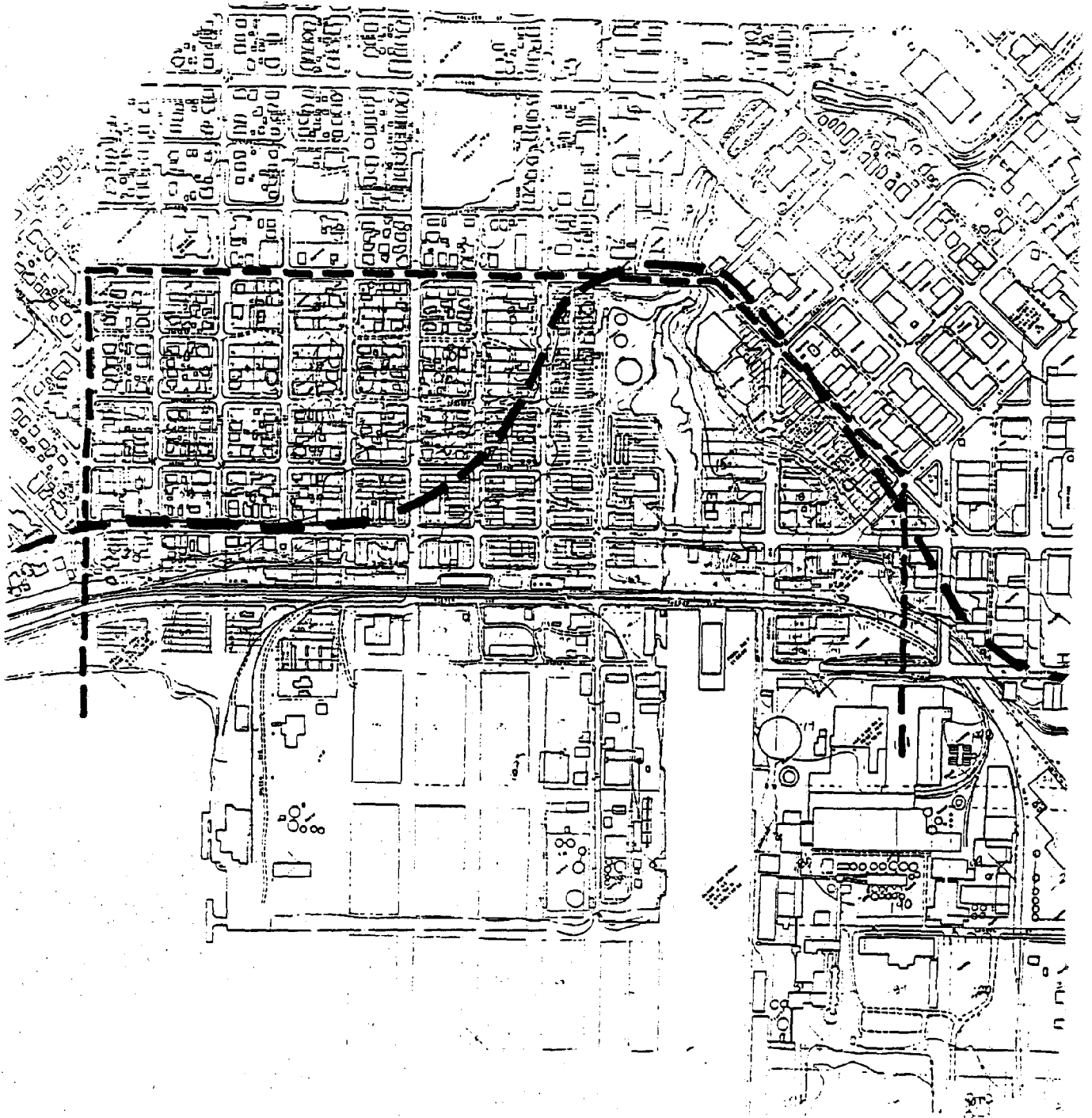
° STATE (DNR) OWNS  
TIDELANDS

---

° CITY HAS DEED TO  
CITIZENS DOCK  
FROM PUGET SOUND  
FREIGHT LINES

◦ GP OUTFALL WAS  
AT WHATCOM  
CREEK.

◦ MERCURY/HEAVY  
METAL CONCENTRATED  
IN SEDIMENTS -  
PROBLEM IF  
DREDGED.



■ ■ ■ APPROX AREA COVERED  
BY  
COASTAL ZONE MANAGEMENT STUDY  
‡  
(BELLINGHAM MASTER PROGRAM)

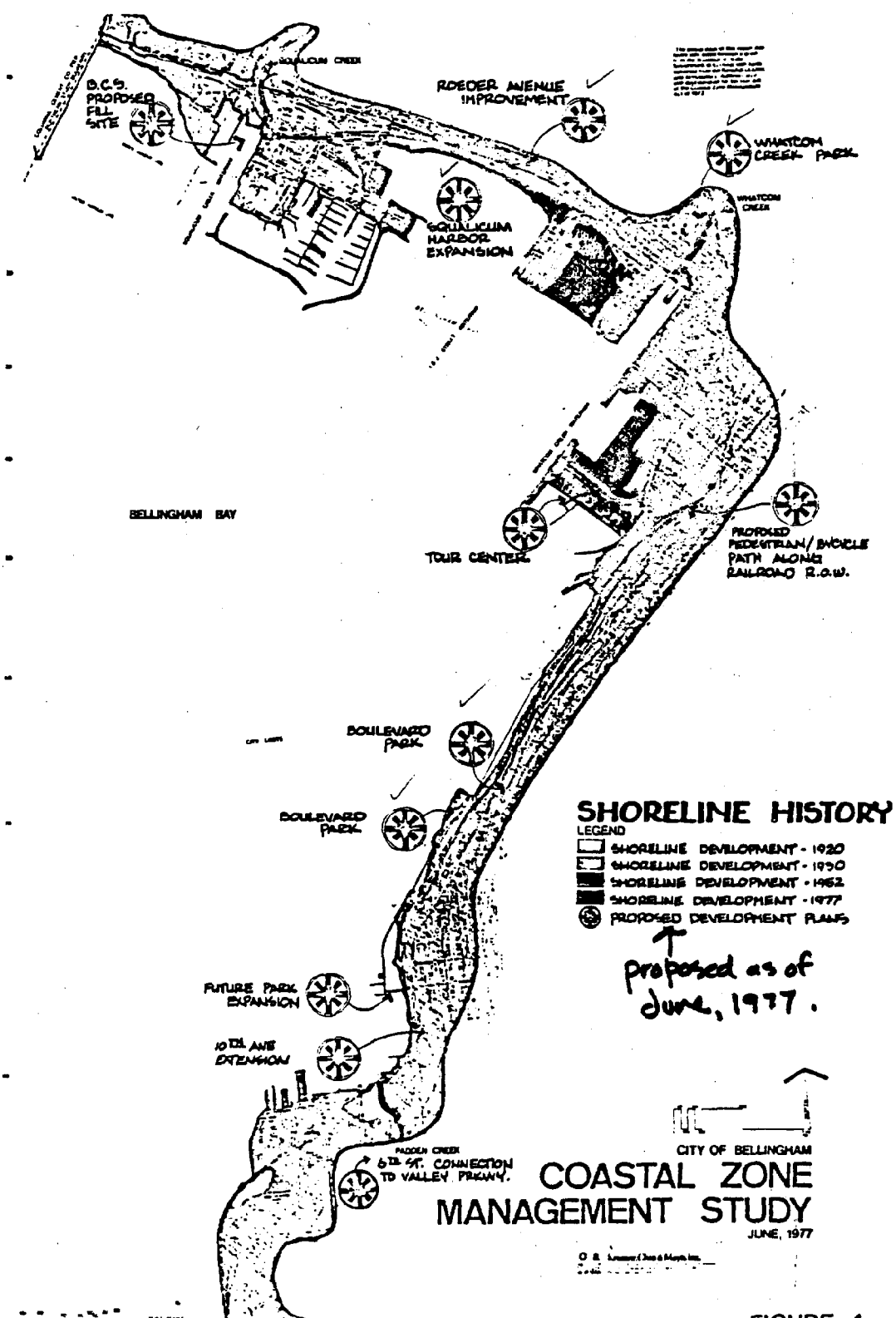
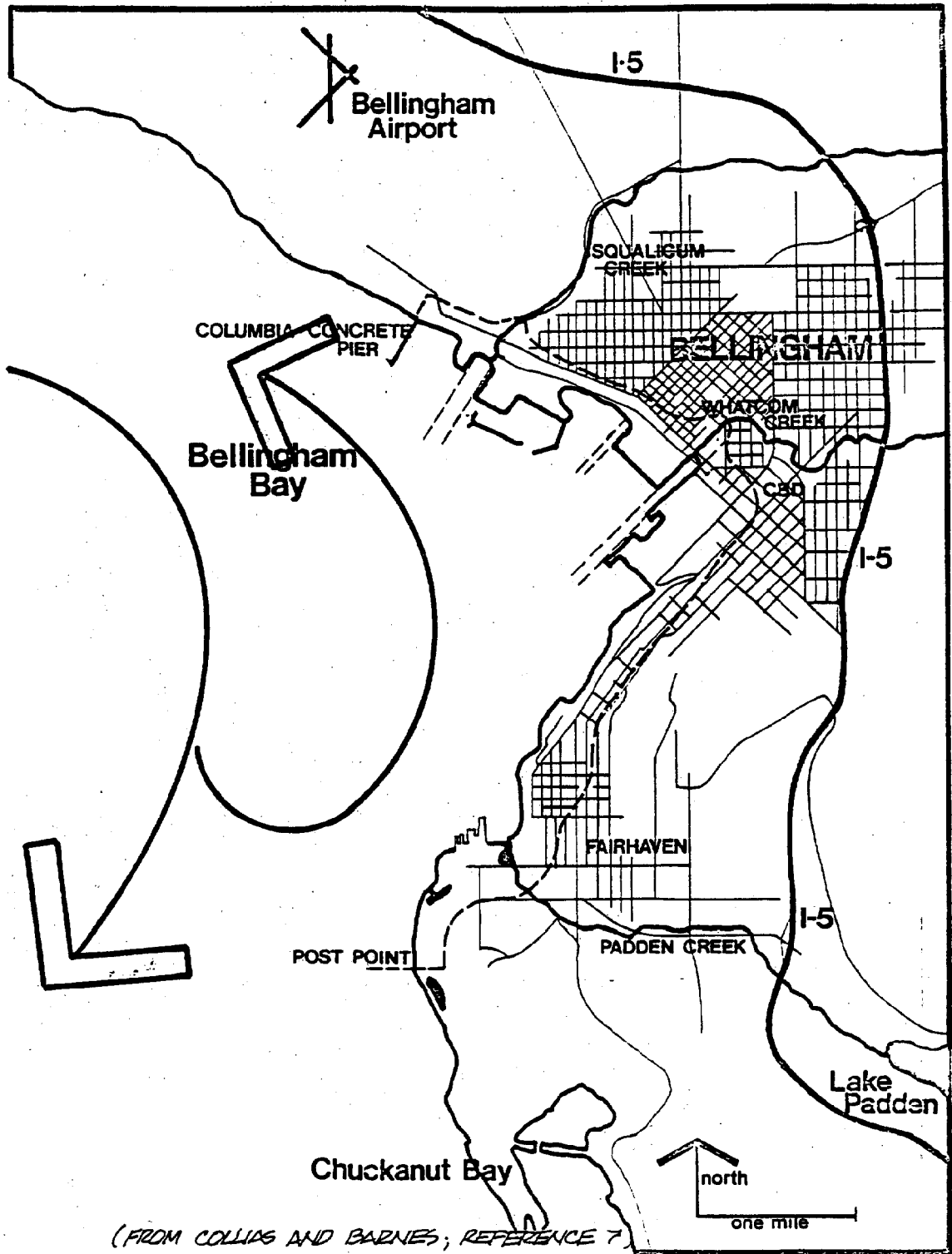


FIGURE 4



# Inferred Flood - Current Pattern

CIRCULATION IN UPPER BELLINGHAM BAY REVERSES DURING EBB-TIDE.

FIGURE 6

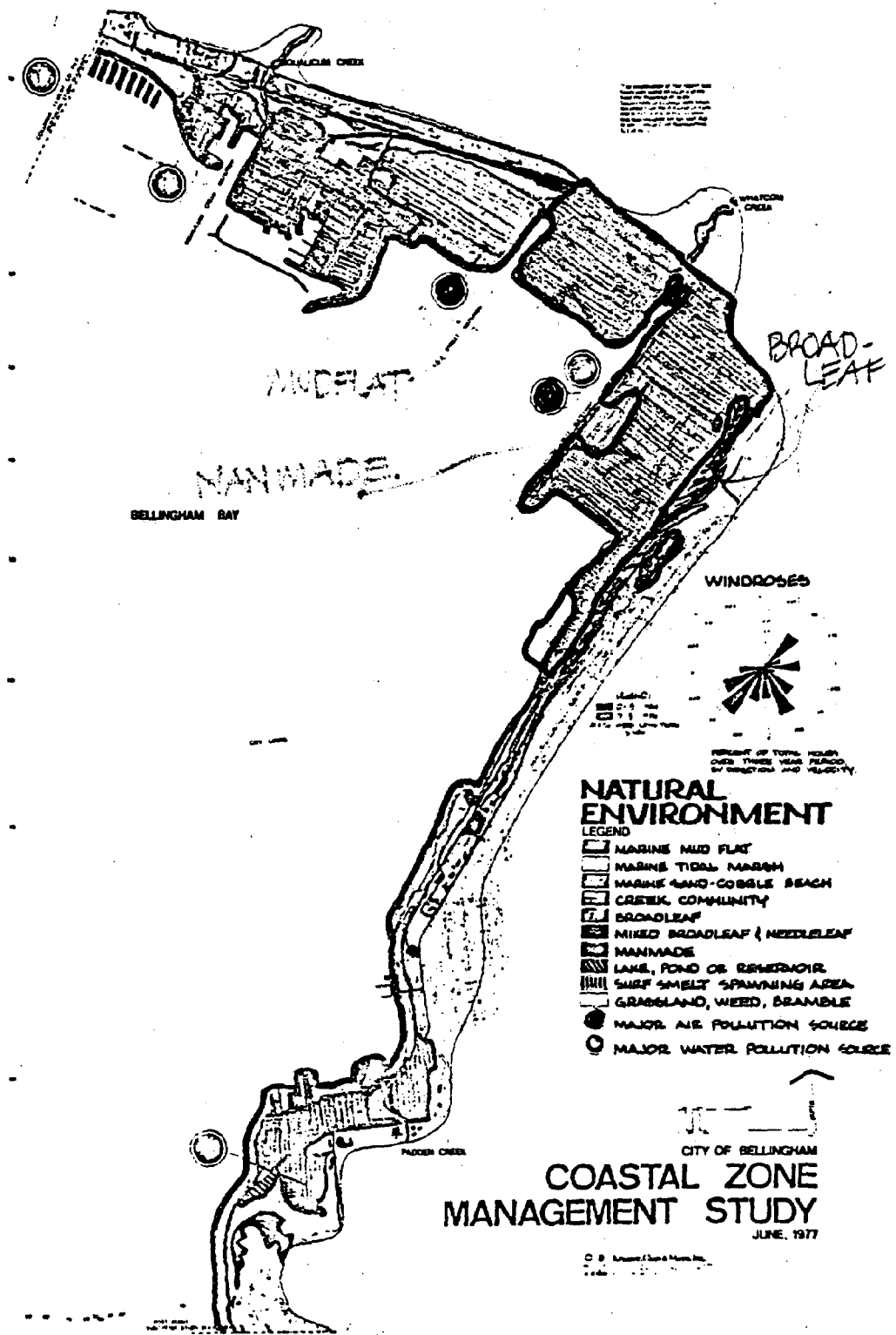


FIGURE 13

# INFRASTRUCTURE

- ▣ ROADS
- ▣ UTILITIES

ALL UTILITIES AND  
PUBLIC SERVICES  
AVAILABLE TO  
STUDY AREA.

SANITARY SEWER,  
DOMESTIC WATER  
AND FIRE FLOWS  
CREATE NO BARRIER  
TO DEVELOPMENT

---

UTILITIES ARE  
LOCATED WITHIN  
STREET RIGHT OF  
WAYS (COULD BE  
RELOCATED)



SEWAGE SYSTEM  
IS MOST SENSITIVE  
TO RELOCATION

---

STATE MAY REQUIRE  
SECONDARY SEWAGE  
TREATMENT (ONLY  
PRIMARY NOW  
PROVIDED)

PUGET POWER  
PROVIDES ELECTRICAL  
SERVICE

---

CASCADE NATURAL  
GAS PROVIDES  
- AMPLE CAPACITY  
FOR FUTURE  
SERVICE

HOLLY ST, ROEDER  
AVE AND F. ST  
ARE PRIMARY  
ARTERIALS THROUGH  
STUDY AREA.

---

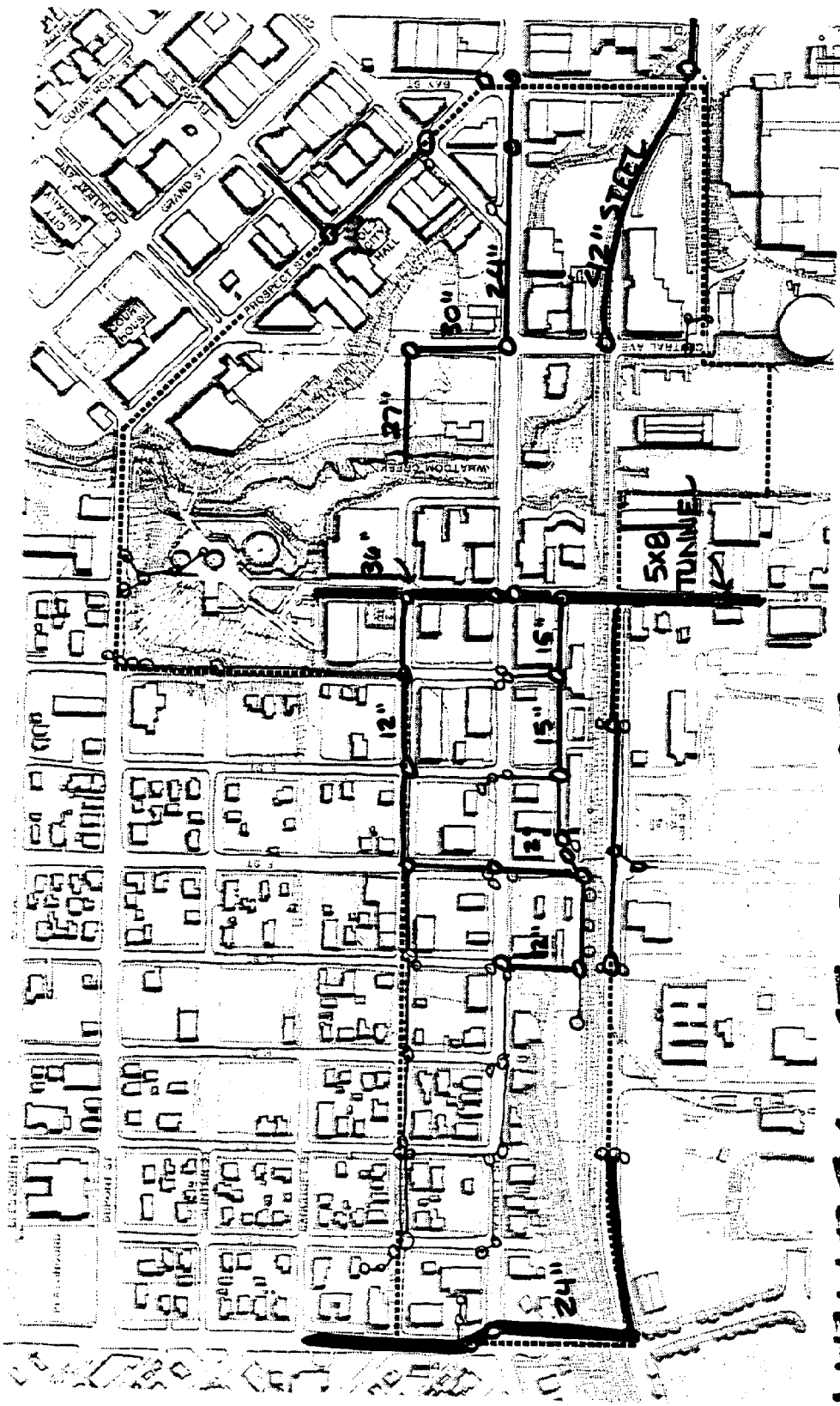
BROADWAY, DUFONT ST  
PROSPECT AND BAY  
ARE ARTERIALS  
BORDERING THE STUDY  
AREA.

ROEDER IS A  
DESIGNATED TRUCK  
ROUTE - 44' WIDE  
DESIGN SPEED  
30-40 MP

---

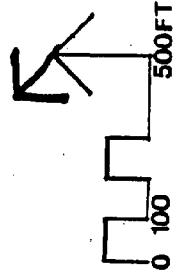
I-5 ACCESS EAST  
LAKEWAY DRIVE:  
TO WEST: ELDRIDGE  
MARINE DRIVE  
SQUALICUM PRKWAY

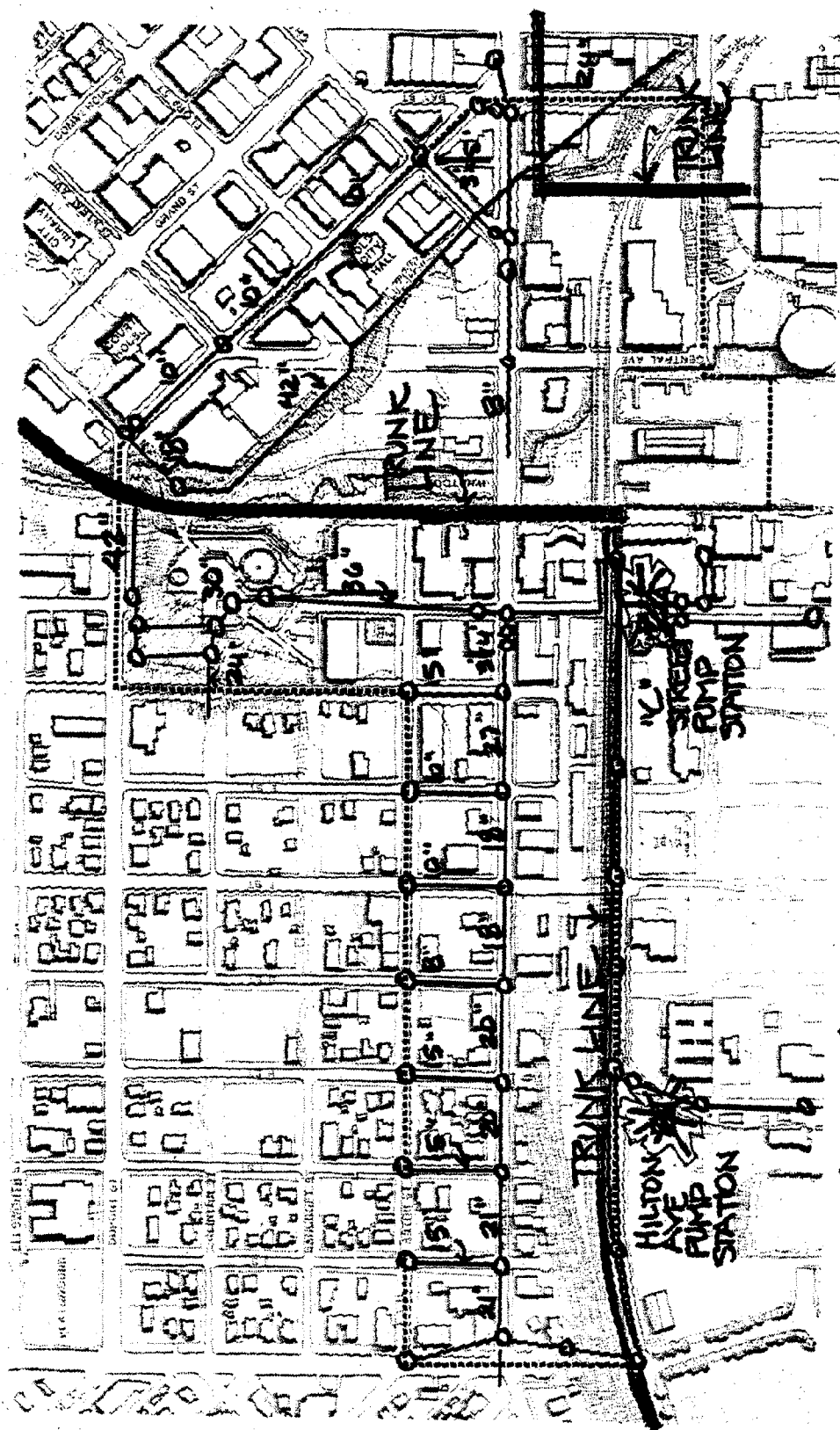
NO SIGNIFICANT  
TRAFFIC CONGESTION  
'HOT SPOTS' (LEVELS  
OF SERVICE AT  
B)



**UTILITIES - STORM SEWER**  
**BELLINGHAM CENTRAL WATERFRONT**  
**DEVELOPMENT PLAN**

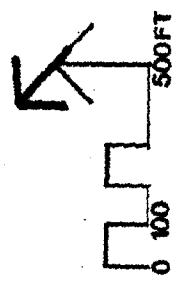
MANAGEMENT AND PLANNING SERVICES

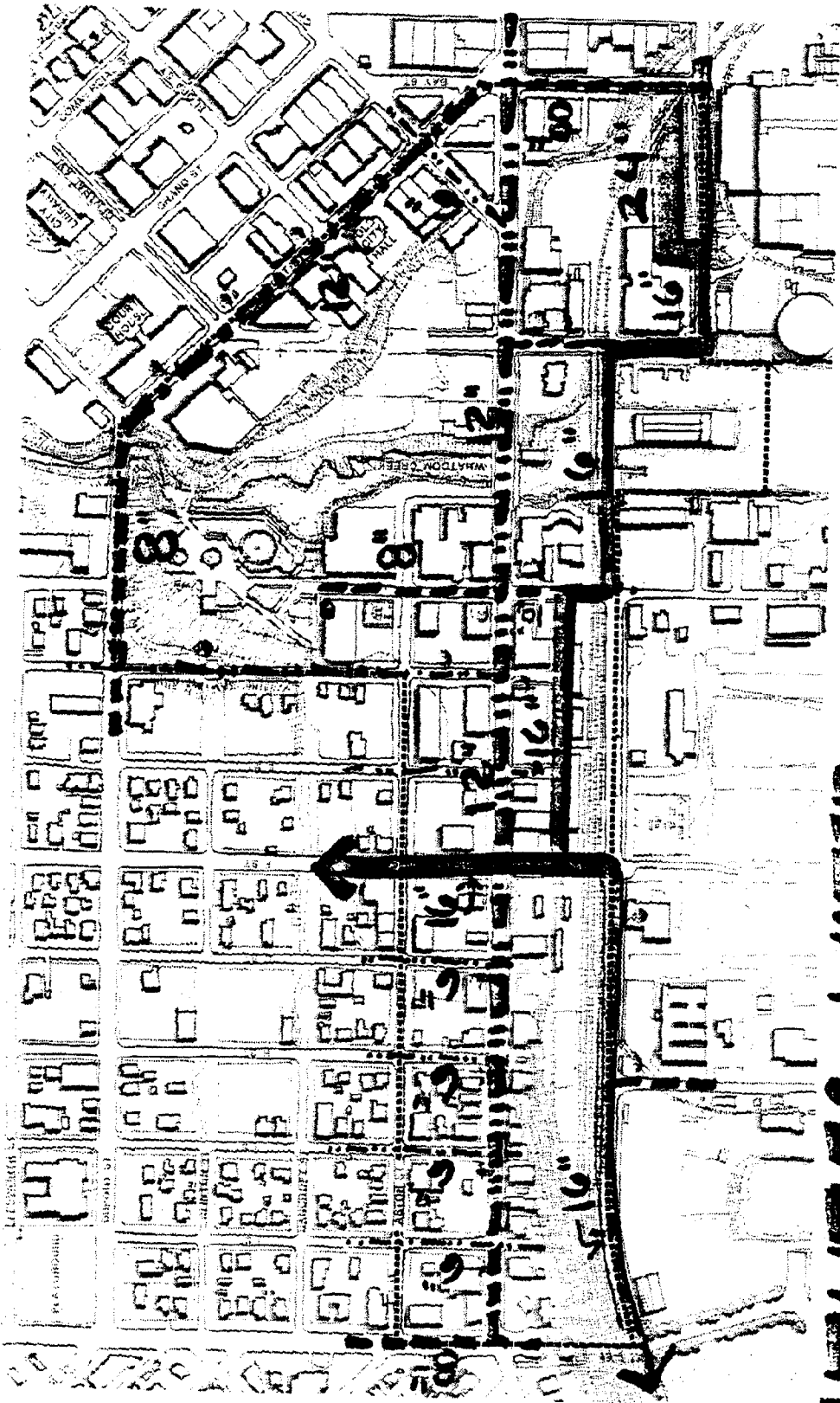




**UTILITIES - SANITARY SEWER**  
**BELLINGHAM CENTRAL WATERFRONT**  
**DEVELOPMENT PLAN**

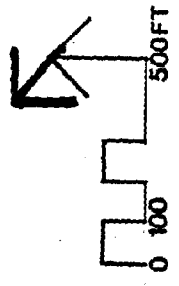
MANAGEMENT AND PLANNING SERVICES



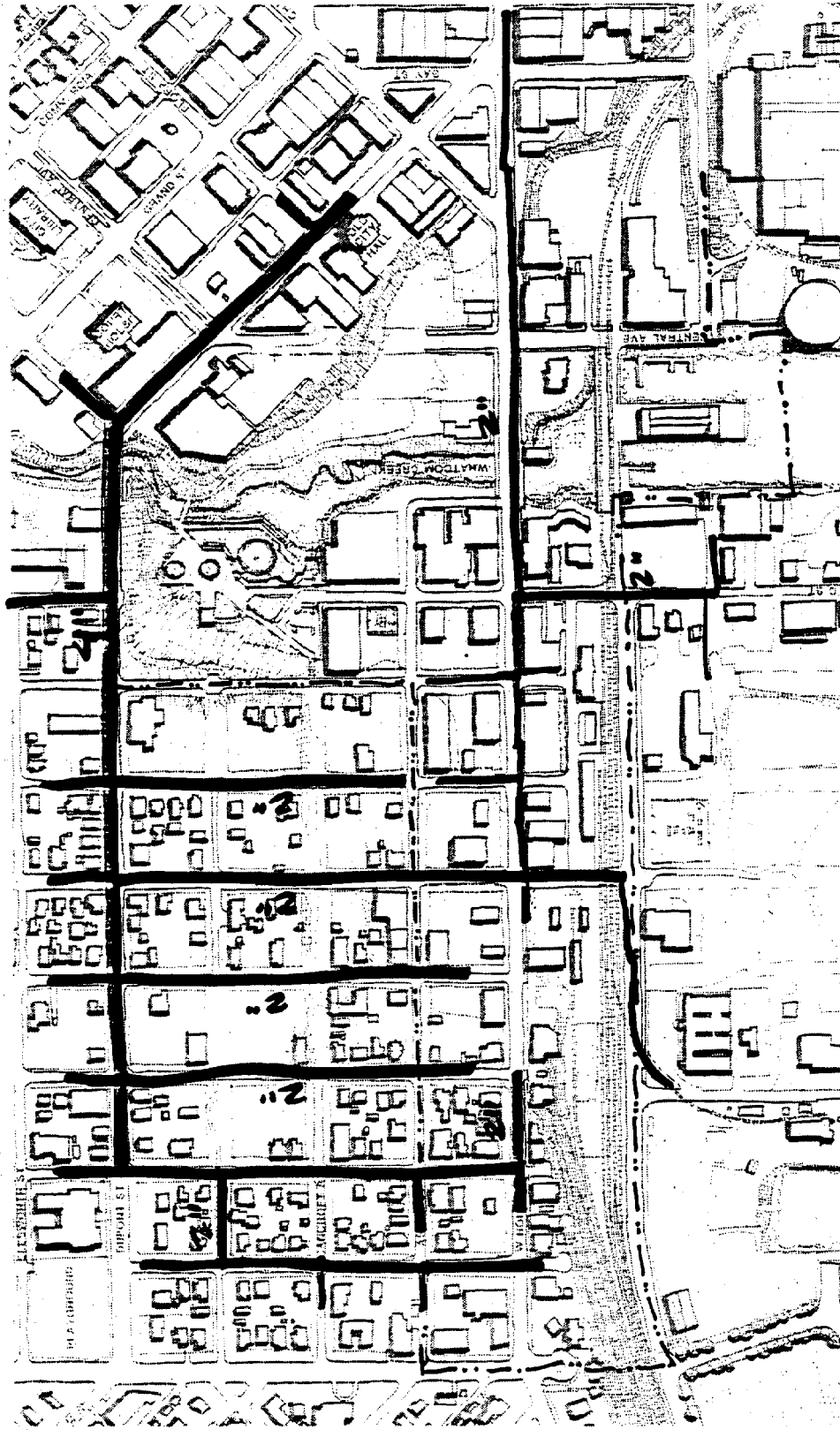


**UTILITIES - WATER**  
**BELLINGHAM CENTRAL WATERFRONT**  
**DEVELOPMENT PLAN**

MANAGEMENT AND PLANNING SERVICES







# UTILITIES - GAS

## BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES



ON STREET PARKING  
ON ARTERIALS  
AND LOCAL  
STREETS

SOME TRAFFIC  
BACKUPS ALONG  
F ST AT RAILROAD  
CROSSING

HOLLY ROEDER  
AND CHESTNUT  
BRIDGES IN POOR  
CONDITION

---

GP MAY PAY 40%  
OF BRIDGE COST  
(TOTAL 1.2 MILLION)  
WITH R.O.W. SWAP

DONE

ROEDER AVE  
UPGRADING (STREET  
TREES, UTILITIES,  
ETC. FROM C ST TO  
SQUALICUM PKWY)

FLOOD CONTROLLED  
ALONG WHATCOM  
CREEK DAM AT LAKE  
WATCOM DESIGNED  
FOR 100 YEAR EVENT

BLUFF SOIL STABILITY  
PROBLEMS ABOVE  
SQUALICUM HARBOR  
NO EVIDENCE OF  
SLIP IN STUDY AREA

---

UNSTABLE SOILS  
THROUGHOUT STUDY  
AREA - UNCONSOLIDATED  
FILL (NEED PILES  
FOR CONSTRUCTION)

REGULATORY

CONDITIONS

BELLINGHAM

PLAN

# BELLINGHAM PLAN

NEIGHBORHOOD



AREA #



GENERAL USE



USE QUALIFIER



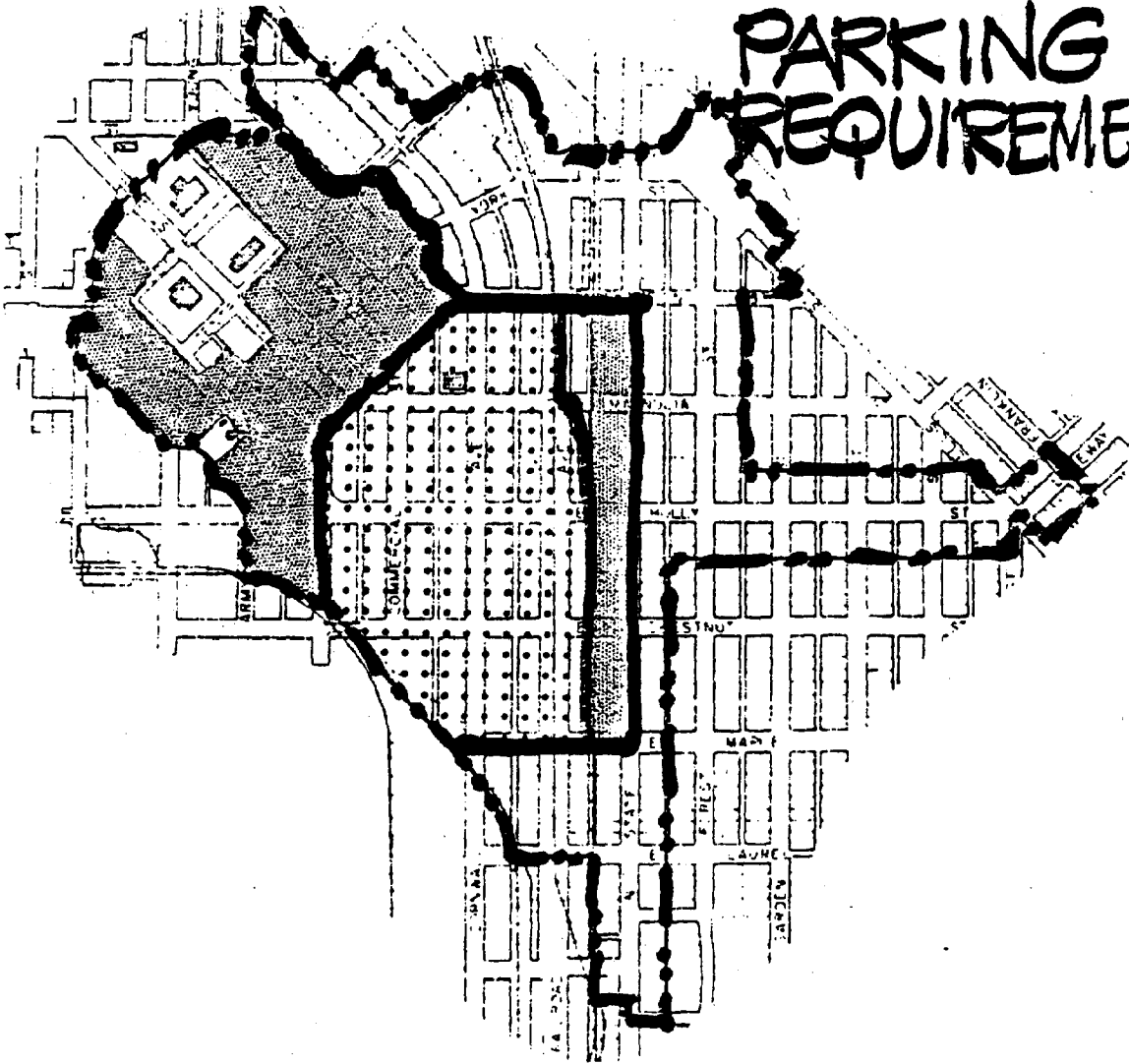
DEVELOPMENT  
ORDINANCE

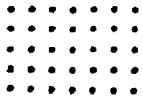


◦ USES

◦ STANDARDS.

# FACT: BELLINGHAM PLAN

## PARKING REQUIREMENTS



|                 |   |   |
|-----------------|---|---|
| <b>CORE</b>     |  | <ul style="list-style-type: none"> <li>*No parking required</li> <li>*Drive-up conditional use</li> </ul>   |
| <b>FRINGE</b>   |  | <ul style="list-style-type: none"> <li>*No parking required</li> <li>*Drive-up banks permitted</li> </ul>   |
| <b>APPROACH</b> |  | <ul style="list-style-type: none"> <li>*Full parking required</li> <li>*Drive-up banks permitted</li> </ul> |



FACT: BELLINGHAM  
SIGNIFICANT AMOUNT  
OF LAND ON WATER IS  
USED BY FIRMS NOT  
REQUIRING WATER-  
FRONT.

NEEDS REVISION?

FACT: BELLINGHAM  
~~LAND AVAILABILITY IS~~  
~~A SEVERE CONSTRAINT~~  
<sup>BUT</sup>... GREAT DEMAND  
AMONG EXISTING  
WATERFRONT USERS.

FACT: BELLINGHAM  
TRANSPORTATION  
CONGESTION PROBLEMS  
DUE TO FREIGHT  
HANDLING & EMPLOYEE  
TRAFFIC

---

FACT: BELLINGHAM  
RECREATIONAL  
POTENTIAL IS NOT  
BEING REALIZED

# FACT: BELLINGHAM PLAN COMMERCIAL BUILDING REGULATIONS

|                                      | NC                     | AC  | WC  | CC |
|--------------------------------------|------------------------|-----|-----|----|
| MINIMUM SITE AREA                    | ← TURN LOT OF RECORD → |     |     |    |
| MAXIMUM BLDG. SIZE                   | YES                    | YES | NO  | NO |
| MAXIMUM HEIGHT = 35'                 | YES                    | YES | YES | NO |
| MINIMUM YARDS (ABUTTING RESIDENTIAL) | 20                     | 25  | —   | —  |

NEIGH.

C. B. D.

AREA #

15

14

10

6

GENERAL  
USE

IND.

COM.

COM.

PUB.

USE  
QUALIF.

HEAV.

W.F.

CENT.

GOV'T  
SERV.

**NEIGH.**

**C.B.D. WEST**

**AREA #**

**2**

**GENERAL  
USE**

**INDUSTRIAL**

**USE**

**QUALIF.**

**HEAVY**

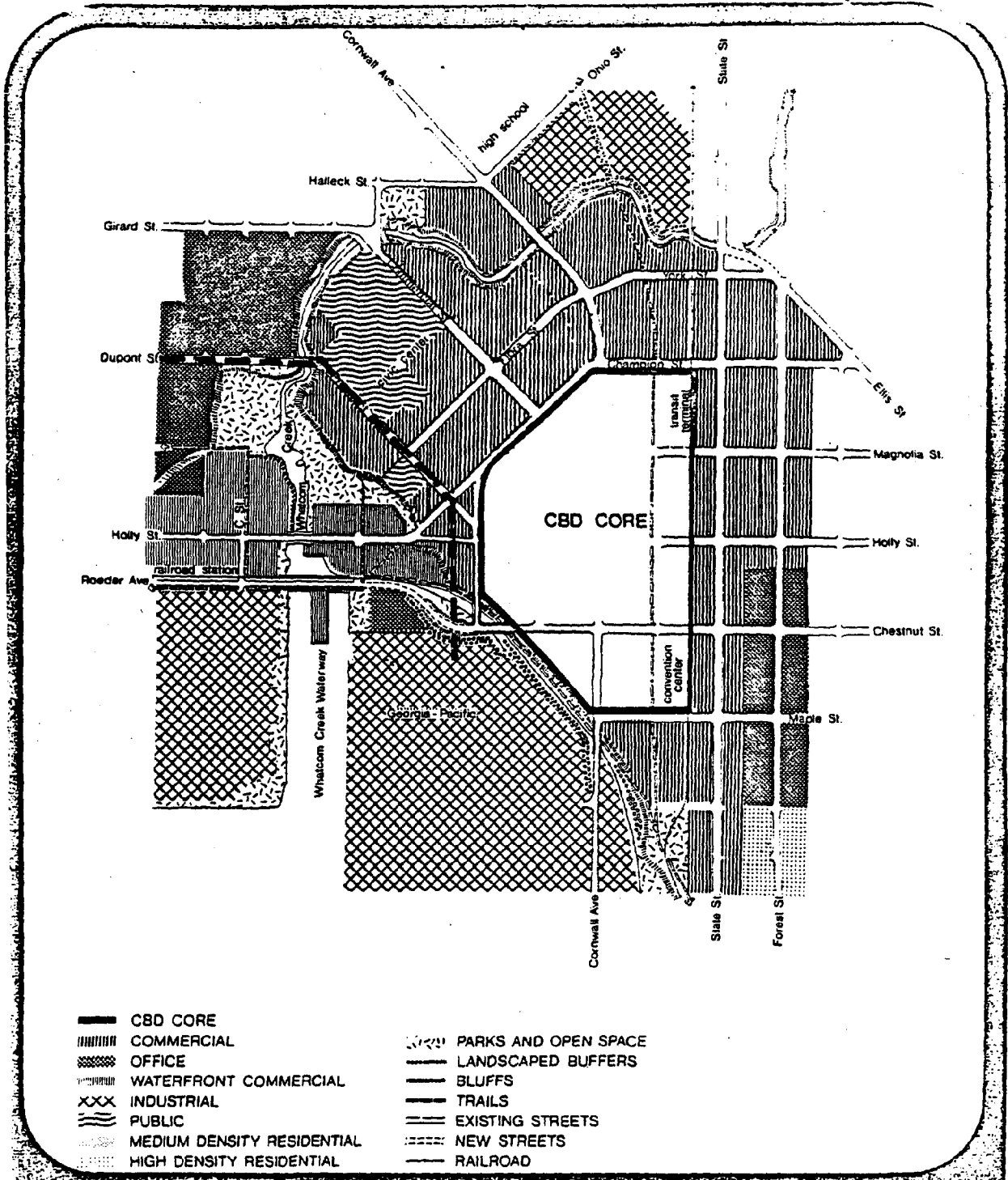
# NEIGH. LETTERED STS.

| <u>AREA#</u>       | <u>8</u>   | <u>9</u>         | <u>10</u> | <u>11</u>                  |
|--------------------|------------|------------------|-----------|----------------------------|
| <u>GENERAL USE</u> | RES. MULTI | RES. MULTI PLAN. | COM.      | PUB.                       |
| <u>USE QUALIF.</u> | MULTI MIX. | MULTI OR PLAN.   | W.F.      | PARK, SCHOOL & GOV'T SERV. |

# CONFLICTS BETWEEN CITY & SHORELINE MANAGEMENT PLANS

SHORELINE: RESERVE WATER-FRONT AREAS FOR WATER DEPENDENT USES, OR PUBLIC ACCESS FOR ENJOYMENT.

CITY: WATERFRONT LAND-USE EMPHASIS ON INDUSTRIAL AND NON-WATER DEPENDENT USES. ALLOWS PUBLIC ACCESS, BUT DOES NOT REQUIRE IT.



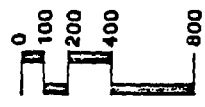
- |                            |                      |
|----------------------------|----------------------|
| CBD CORE                   | PARKS AND OPEN SPACE |
| COMMERCIAL                 | LANDSCAPED BUFFERS   |
| OFFICE                     | BLUFFS               |
| WATERFRONT COMMERCIAL      | TRAILS               |
| INDUSTRIAL                 | EXISTING STREETS     |
| PUBLIC                     | NEW STREETS          |
| MEDIUM DENSITY RESIDENTIAL | RAILROAD             |
| HIGH DENSITY RESIDENTIAL   |                      |

**CBD-WATERFRONT INTERFACE LAND USE PLAN**

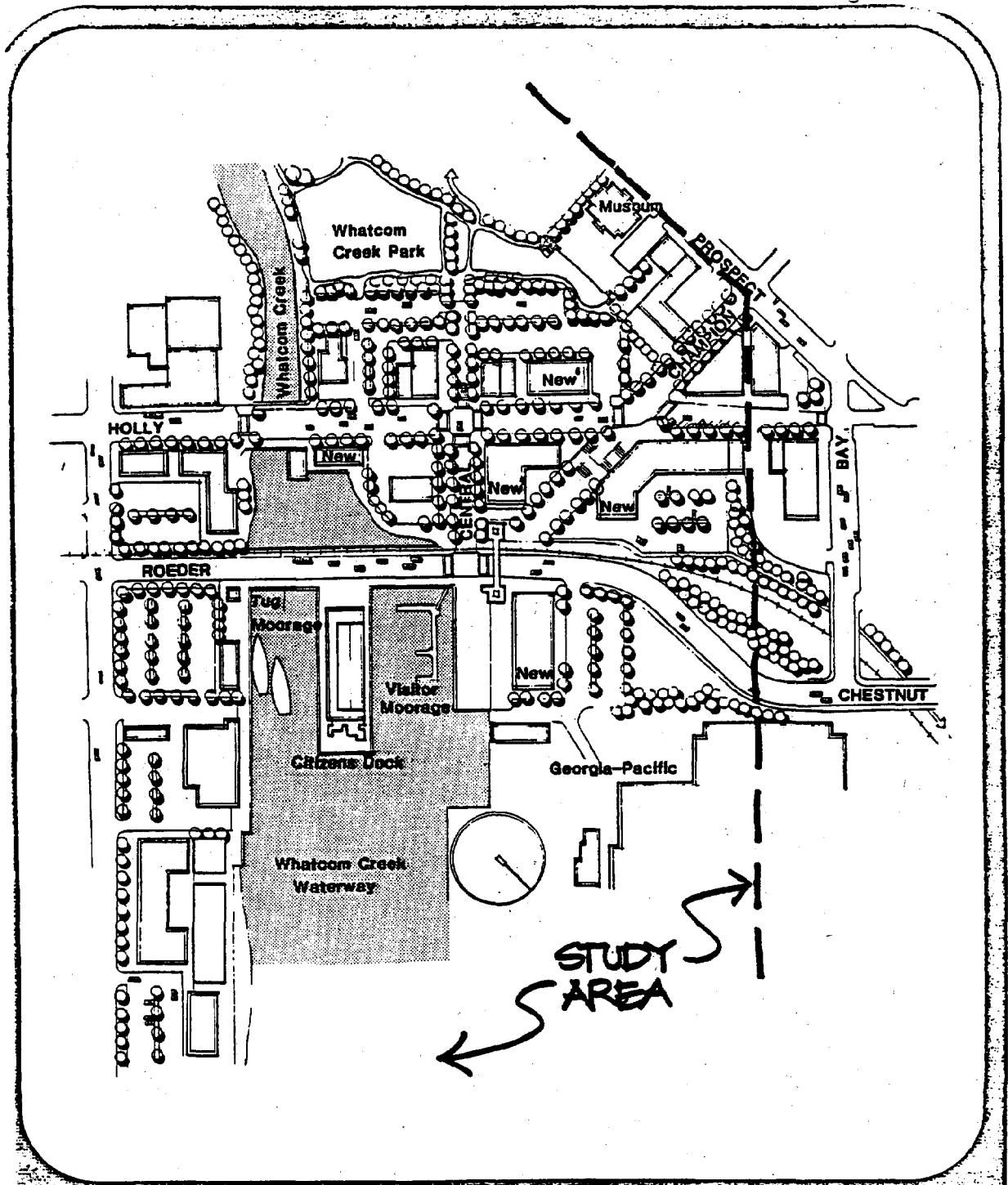
FIGURE 6



**The Bellingham Plan  
1980**



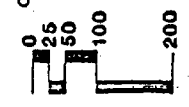




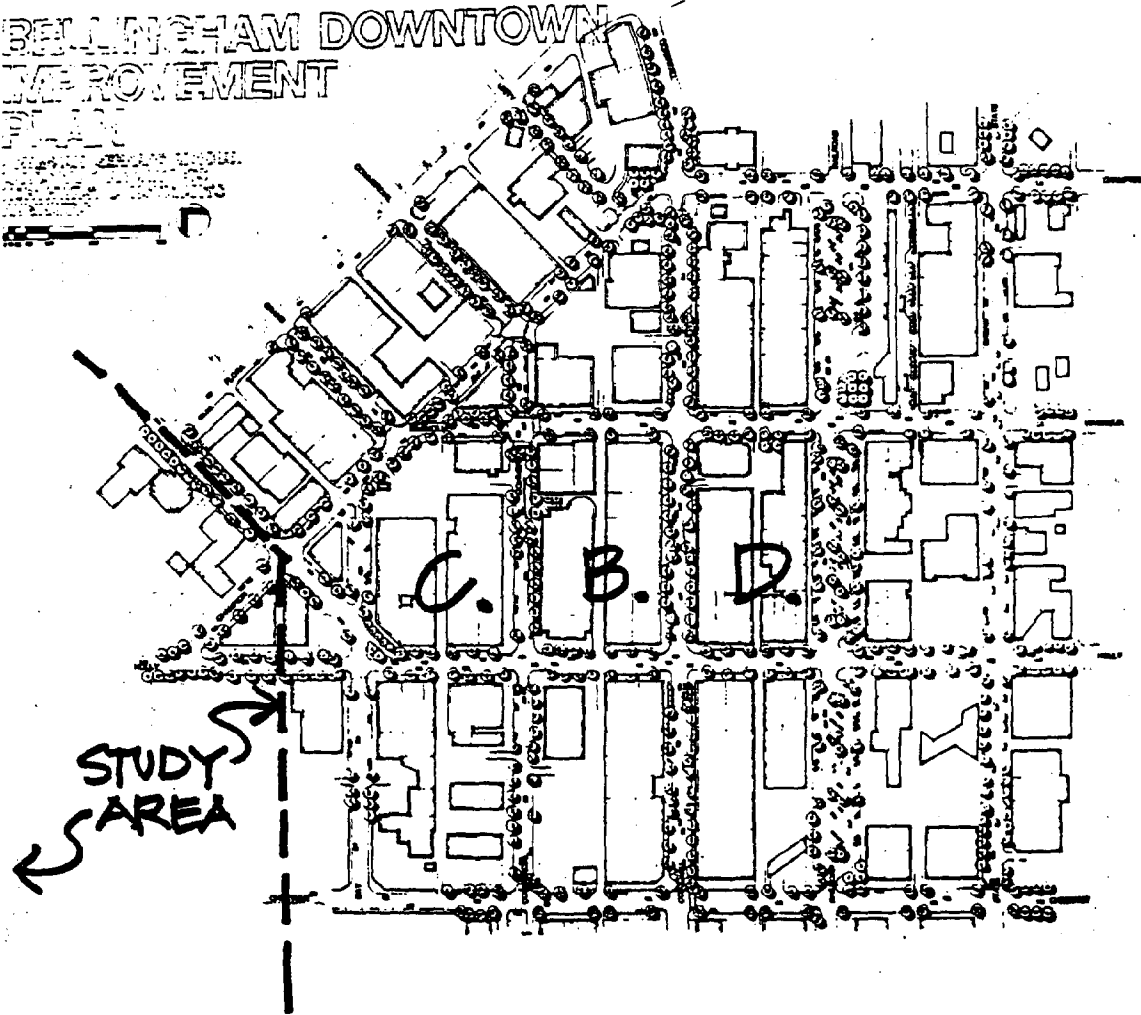
**CENTRAL WATERFRONT IMPROVEMENT PLAN**

FIGURE 8

The Bellingham Plan  
1980



BELLINGHAM DOWNTOWN  
IMPROVEMENT

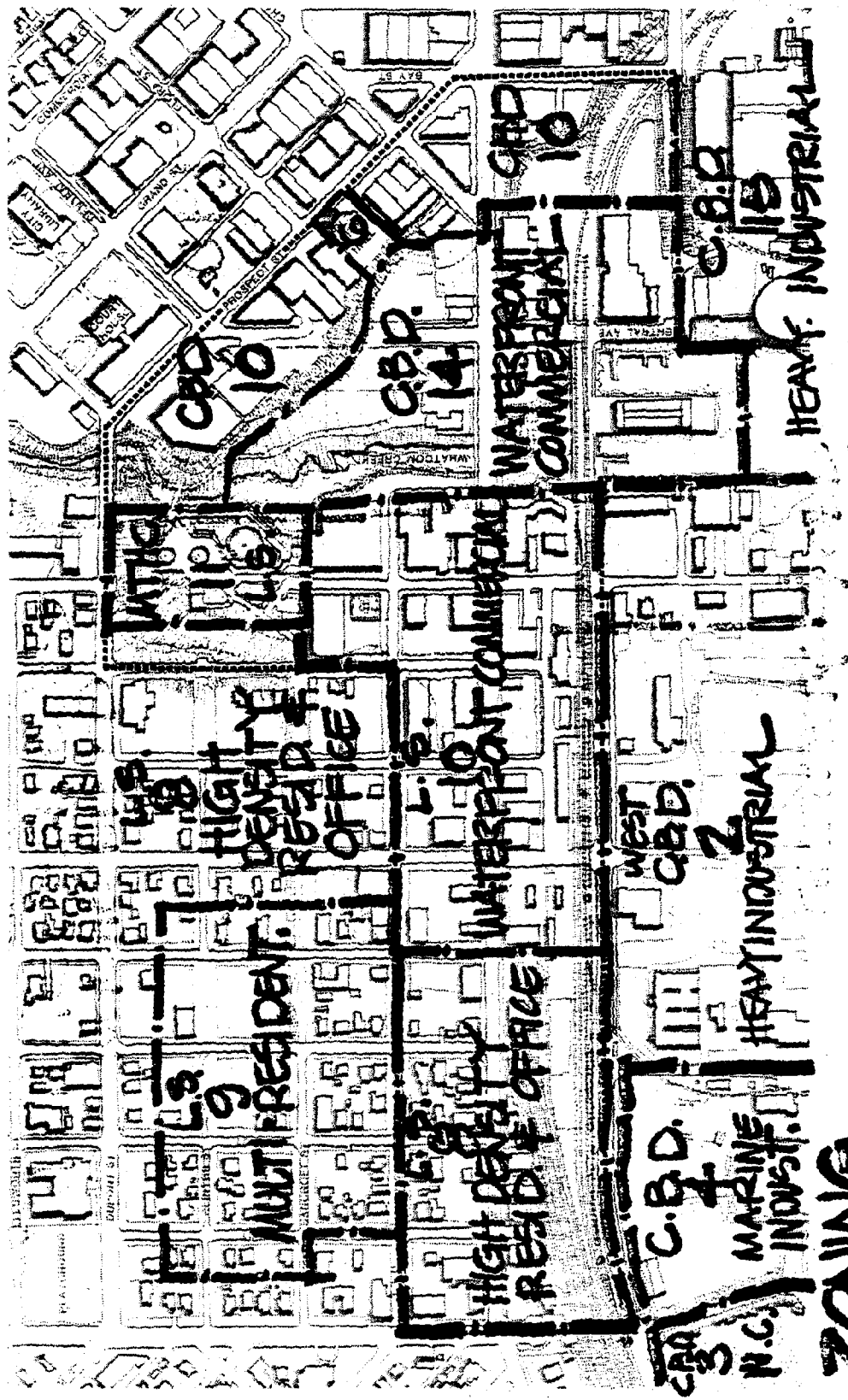


BELLINGHAM DOWNTOWN IMPROVEMENT PLAN

FIGURE 7

The Bellingham Plan  
1980





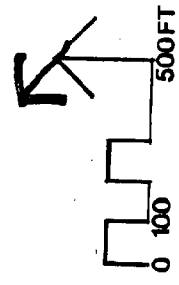
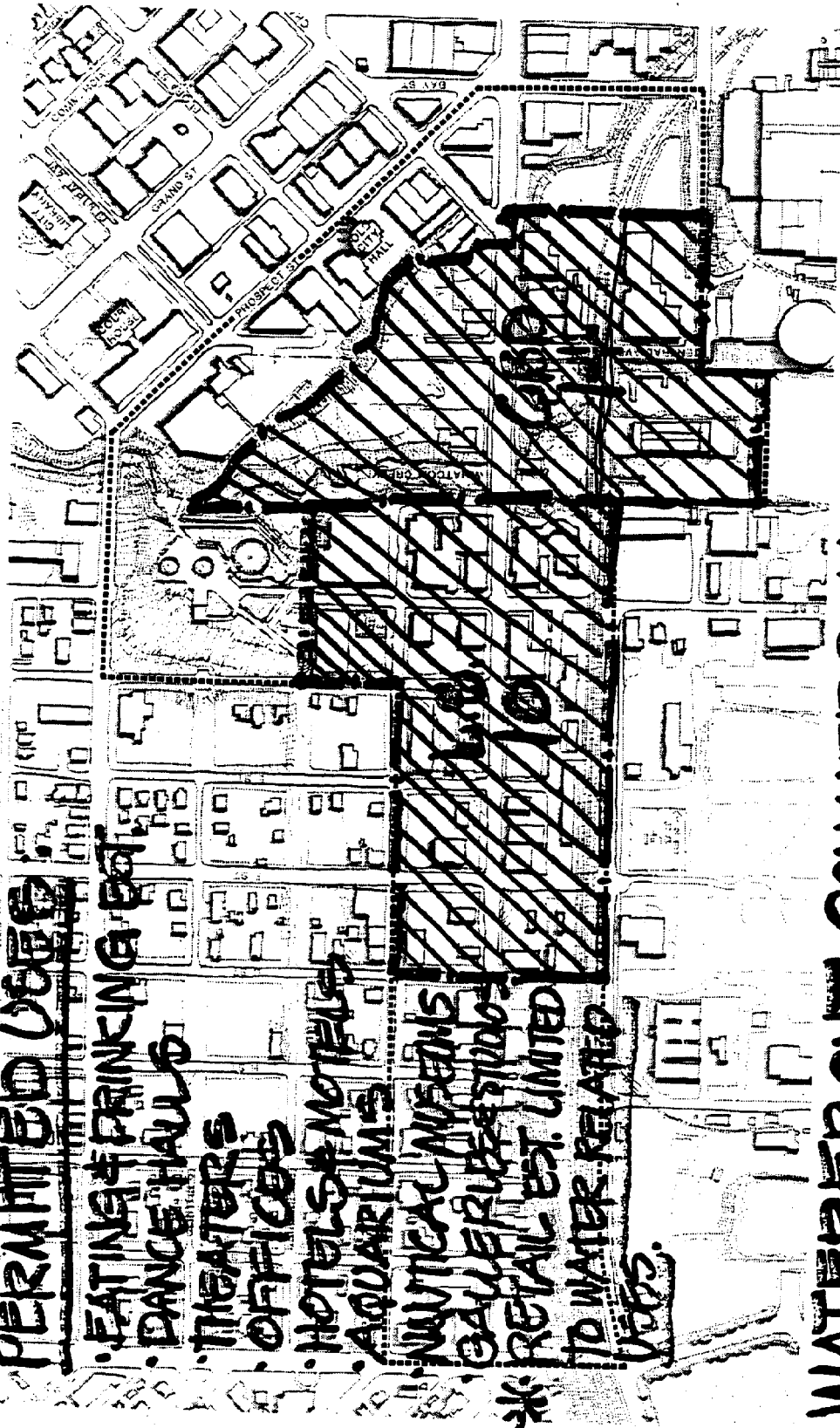
# ZONING

## BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES

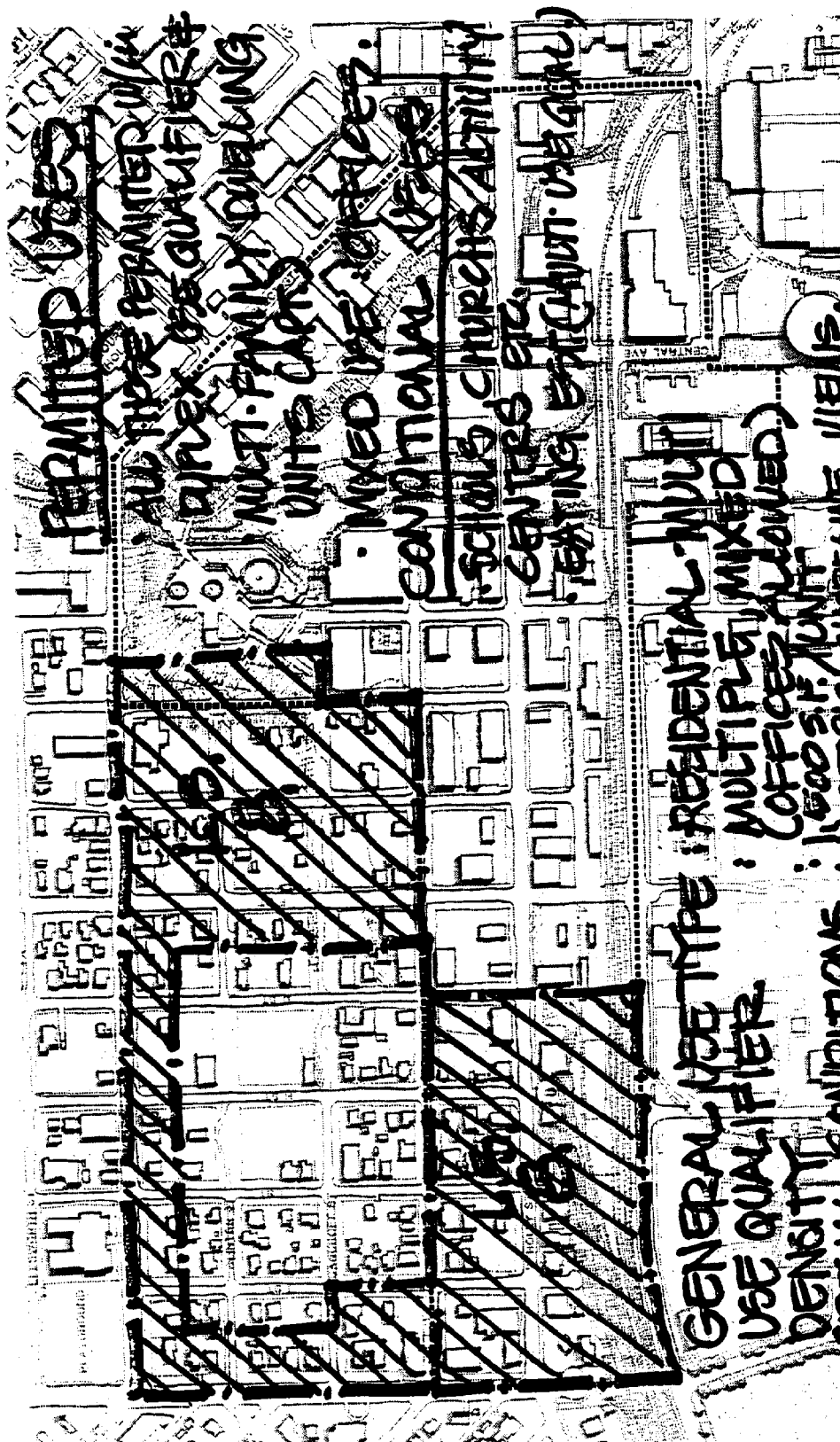
**PERMITTED USES**

- EATING & DRINKING EST.
- DANCE HALLS
- THEATERS
- OFFICES
- HOTELS & MOTELS
- AQUARIUMS
- NAUTICAL MUSEUMS
- GALLERY RESTAURANTS
- RETAIL EST. LIMITED TO WATER-RELATED USES.



**WATERFRONT COMMERCIAL**  
**BELLINGHAM CENTRAL WATERFRONT**  
**DEVELOPMENT PLAN**

MANAGEMENT AND PLANNING SERVICES



PERMITTED USES

AU THOSE PERMITTED WITH  
 DUPLEX OR QUALIFIER #  
 MULTI-FAMILY DWELLING  
 UNITS CARDS

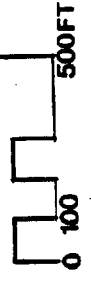
MIXED USE OFFICES  
 CONVENTIONAL OFFICE  
 SCHOOLS, CHURCHES, ACTIVITY  
 CENTERS, etc.  
 FEATURING ARCHIT. VARIATION

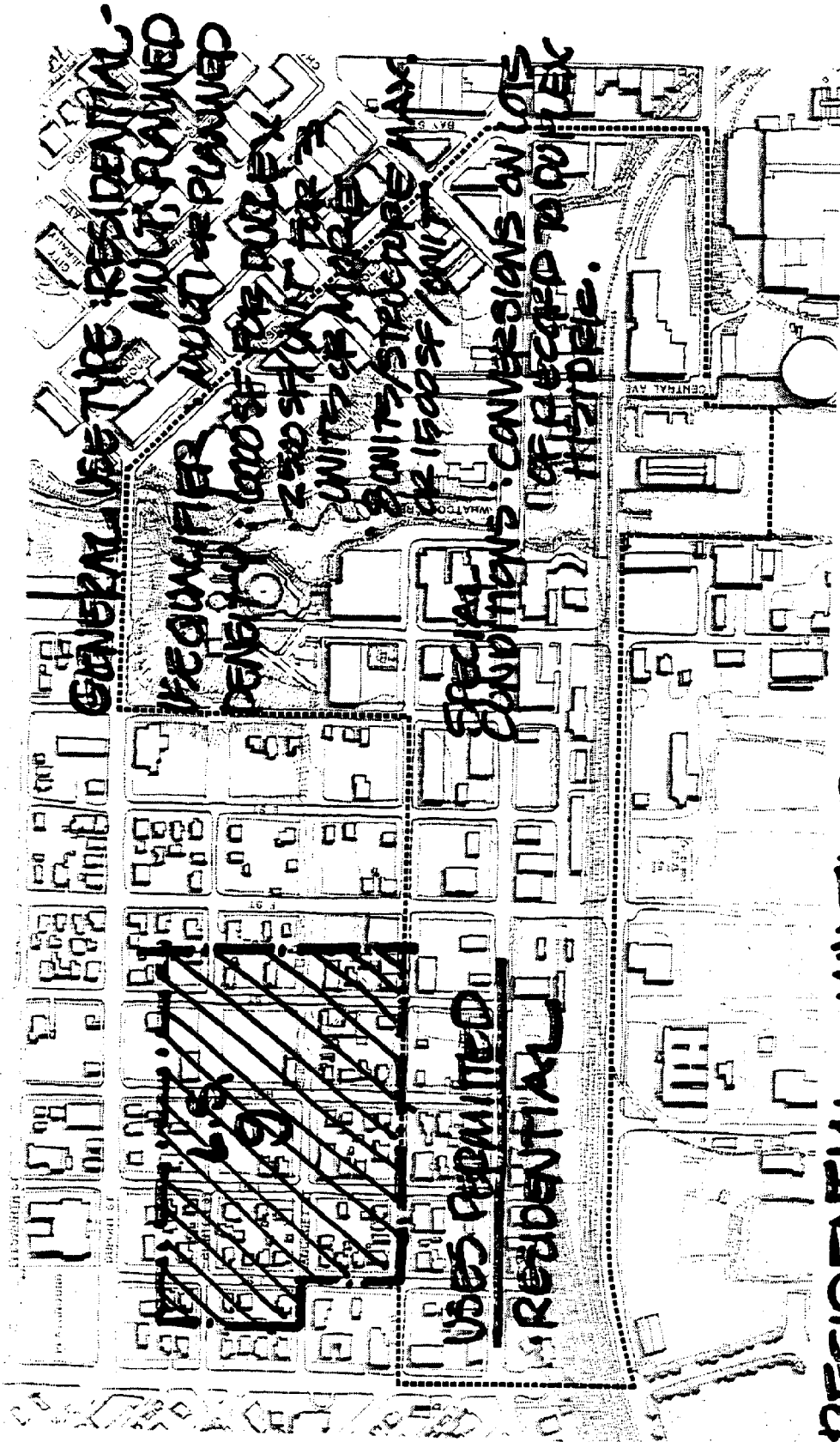
GENERAL USE TYPE: RESIDENTIAL, MULTIPLE, MIXED  
 USE QUALIFIER: OFFICES (UNIONED)  
 DENSITY CONDITIONS: HISTORIC, SHOPPING, VIEWS  
 SPECIAL CONDITIONS

HIGH DENSITY RESIDENTIAL & OFFICE USES

BELLINGHAM CENTRAL WATERFRONT  
 DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES





GENERAL USE TYPE: RESIDENTIAL - MULTIFAMILY

REQUIREMENTS: MULTIFAMILY PLANNED DENSITY: 100 SF PER DUPLICATE UNIT OR MORE

2500 SF PER DUPLICATE UNIT OR MORE

UNIT STRUCTURE: MAX OF 1500 SF / UNIT

SPECIAL CONDITIONS: CONVERSIONS ON LOTS (OF 1500 SF OR GREATER)



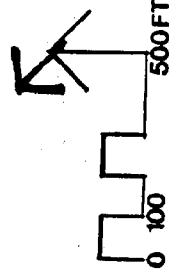
USES PERMITTED

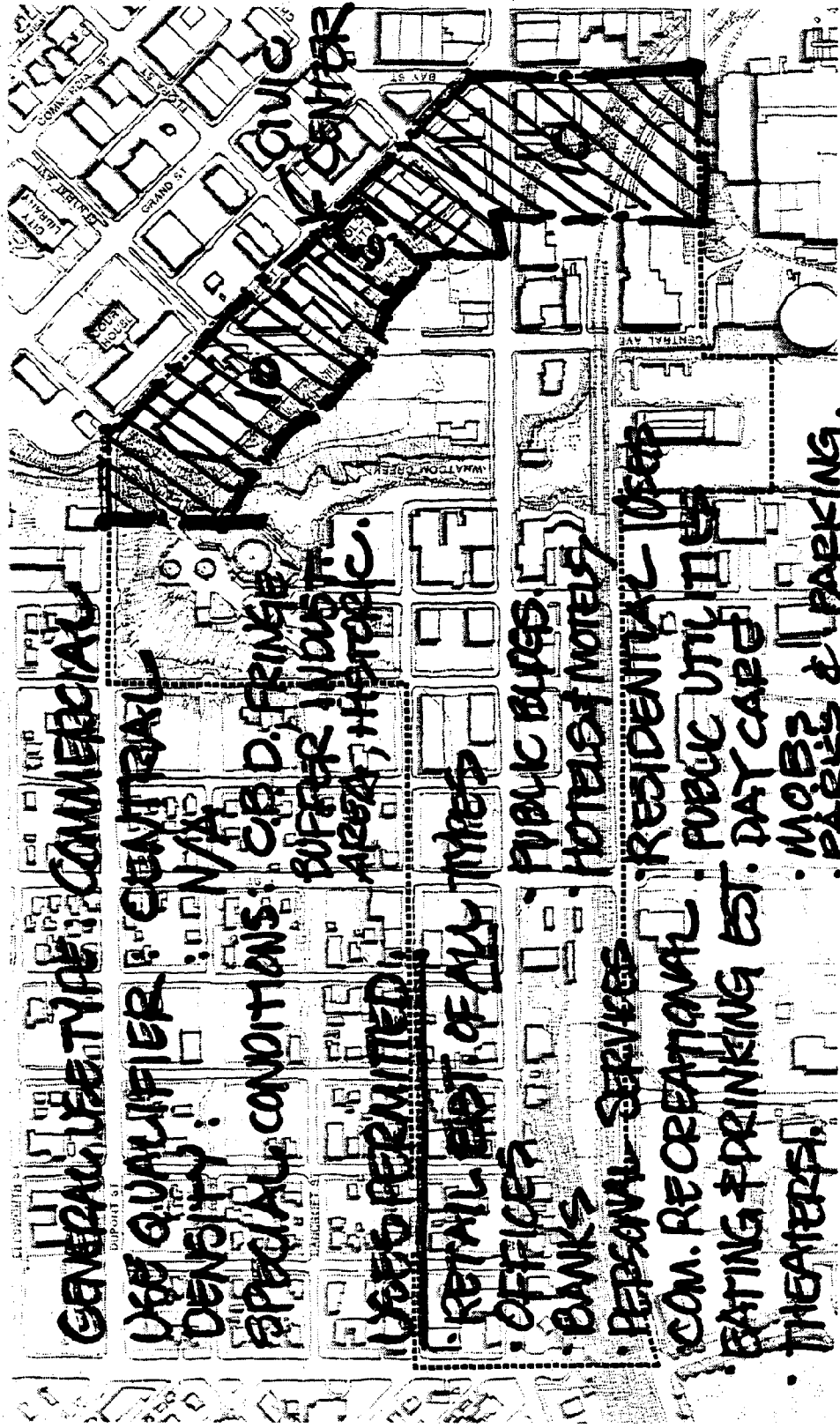
RESIDENTIAL

# RESIDENTIAL - MULTI, PLANNED

## BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES

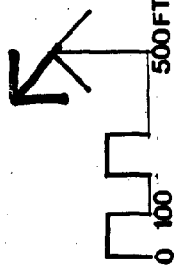


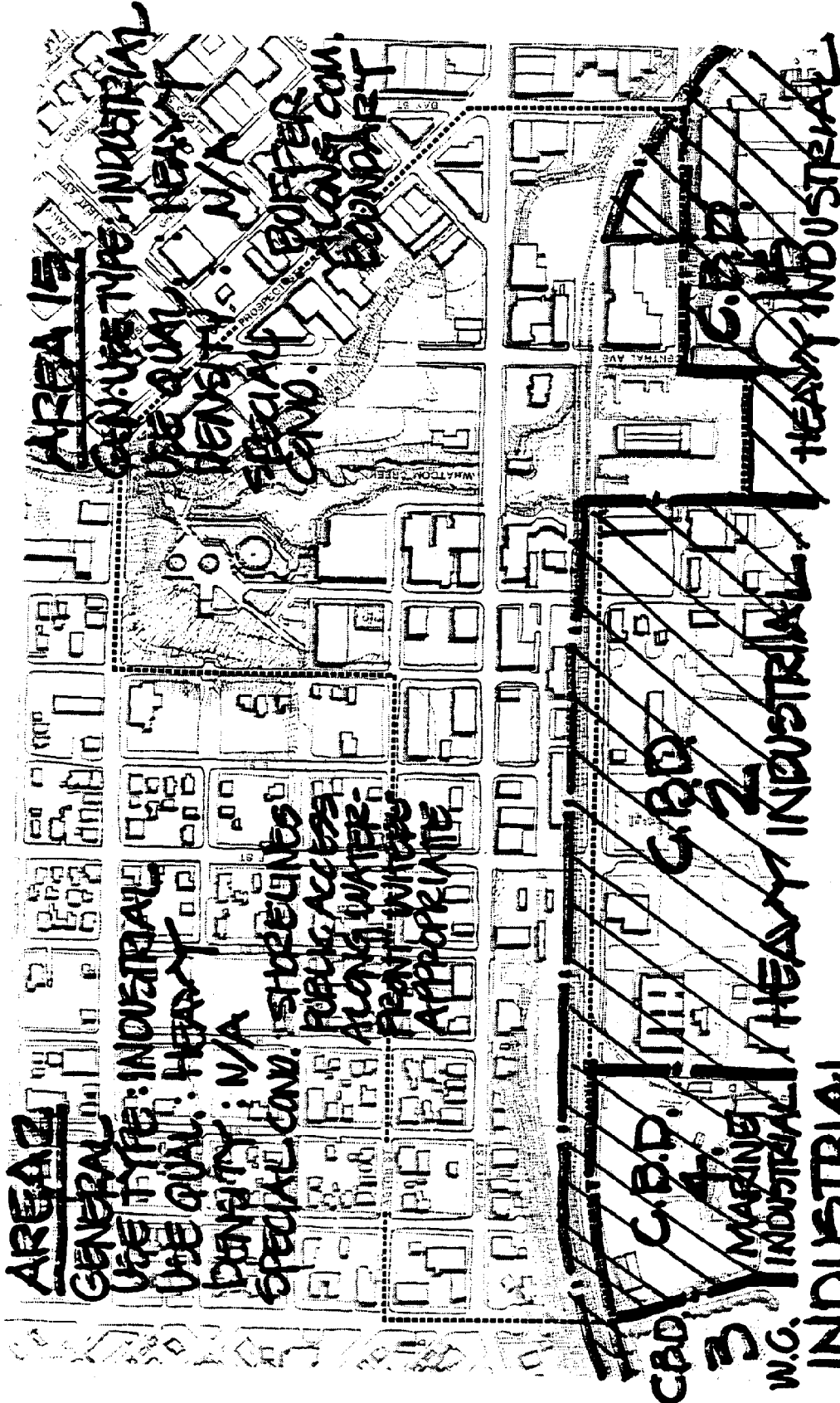


**COMMERCIAL - CENTRAL**

**BELLINGHAM CENTRAL WATERFRONT  
DEVELOPMENT PLAN**

MANAGEMENT AND PLANNING SERVICES





**AREA 15**

**GENERAL**

**USE TYPE: INDUSTRIAL**

**USE QUAL: HEAVY**

**DENSITY: N/A**

**SPECIAL COND: STOREFRONTS**

**PUBLIC ACCESS**

**ALONG WATERFRONT**

**FRONT YARDS**

**APPROPRIATE**

**AREA 16**

**INDUSTRIAL**

**HEAVY INDUSTRIAL**

**INDUSTRIAL**

**HEAVY INDUSTRIAL**

**INDUSTRIAL**

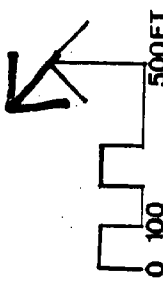
**HEAVY INDUSTRIAL**

**INDUSTRIAL**

**HEAVY INDUSTRIAL**

**INDUSTRIAL**

**HEAVY INDUSTRIAL**



**BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN**

MANAGEMENT AND PLANNING SERVICES



C.B.D.



---

**FACT: BELLINGHAM PLAN  
AREA 2: "CBD" & "CBD WE"  
HEAVY INDUSTRIAL DUE TO  
PROXIMITY TO R.R. & HIGH  
QUANTITY OF PRIVATE, NON-  
WATER DEPENDENT USES.**

## AREA 2:

- GENERAL USE TYPE: INDUSTRIAL
- USE QUALIFIER: HEAVY
- DENSITY: N/A
- SPECIAL COND.: SHORELINE, PUBLIC ACCESS TO WATER WHERE APPROPRIATE
- CONSIDERATIONS: NONE

FACT: BELLINGHAM PLAN  
AREA 6: IN "CBD"  
"CIVIC CENTER" † WHATCOM  
MUSEUM OF HISTORY † ART

# AREA 6:

- GENERAL USE TYPE: PUBLIC
- USE QUALIFIER: GOVERNMENT SER
- DENSITY: N/A
- SPECIAL COND.: SHORELINE,  
HISTORIC
- PREREQUISITE CONSIDERATIONS:  
NONE

FACT: BELLINGHAM PLAI  
AREA 10: IN "CBD"

INTENDED FOR FUTURE CORE  
EXPANSION W/ VISUAL BUFFER  
OF INDUSTRIAL AREAS,  
USES SIMILAR TO THE CORE

## AREA 10:

- GENERAL USE TYPE: COMMERCIAL
- USE QUALIFIER: CENTRAL
- DENSITY: N/A
- SPECIAL COND.: CBD FRINGE,  
BUFFER INDUSTRIAL AREA, HISTORIC
- PREREQUISITE CONSIDERATIONS:  
NONE

## FACT: BELLINGHAM PLAN AREA 14: IN "CBD"

DEVELOPMENT POTENTIAL FOR  
WATERFRONT COMMERCIAL DUE TO  
HISTORIC WHATCOM CREEK WATER-  
WAY, CBD, WHATCOM CR. PARK, &  
ACCESS TO BAY

## AREA 14:

- GENERAL USE TYPE: COMMERCIAL
- USE QUALIFIER: WATERFRONT
- DENSITY: N/A
- SPECIAL COND.: SHORELINE,  
PUBLIC ACCESS, VIEWPTS., HISTORIC
- PREREQUISITE CONSIDERATIONS:  
NONE

FACT: BELLINGHAM PLAN  
AREA 15: IN "CBD"

LONG ESTABLISHED HEAVY  
INDUSTRIAL  
(GEORGIA-PACIFIC)

# AREA 15:

- GENERAL USE TYPE: INDUSTRIAL
- USE QUALIFIER: HEAVY
- DENSITY: N/A
- SPECIAL COND.: BUFFER ALONG  
COMMERCIAL BOUNDARY
- PREREQUISITE CONSIDERATIONS:  
NONE

# LETTERED STREETS

FACT: BELLINGHAM PLAN  
"LETTERED STREETS"

AREA: HISTORIC PRESERVATION  
= PRIMARY CONCERN, W/SPECIAL  
ATTENTION TO AREA 9 - CONCENTRATED  
PRESERVATION OF HOMES  
TO MAINTAIN AREA CHARACTER

**FACT: BELLINGHAM PLAN  
AREA 8: IN "LETTERED STS."  
HIGH DENSITY RESIDENTIAL  $\frac{3}{4}$   
OFFICE USES FOR PORTION  
ALONG DUPONT.**

- 
- GENERAL USE TYPE: RESIDENTIAL  
-MULTI
  - USE QUALIFIER: MULTIPLE - MIXED  
(OFFICES ALLOWED).
  - DENSITY: 1500 SQ. FT./UNIT -  
RESIDENTIAL
  - SPECIAL COND.: HISTORIC,  
SHORELINE, VIEW.
  - CONSIDERATIONS: NONE



**FACT: BELLINGHAM PLAN  
AREA 9: IN LETTERED STS  
MEDIUM DENSITY W/ HISTORIC.**

- GENERAL USE TYPE: RESIDENTIAL  
MULTI PLANNED.
- USE QUALIFIER: MULTIPLE OR  
PLANNED (CONVERSION OF EX.  
HOUSING TO DUPLEXES).
- DENSITY: 6,000 SQ.FT. FOR DUPLEX  
2,500 SQ.FT./UNIT FOR 3 OR MORE  
8 UNITS/STRUCTURE MAX. OR  
1500 SQ.FT./UNIT PLANNED.
- SPECIAL COND.: CONVERSION  
OF "LOTS OF RECORD" TO DUPLEX,  
HISTORIC.
- PREREQUISITE CONSIDERATIONS  
NONE

**FACT: BELLINGHAM PLAN,  
AREA 10: IN "LETTERED SITE  
WATERFRONT COMMERCIAL, VARIETY  
OF USES, TOURIST TO WATER  
ORIENTED COMMERCIAL, CONNECTION  
TO CBD EMPHASIZED.**

- GENERAL USE TYPE: COMMERCIAL
- 
- USE QUALIFIER: WATERFRONT
  - DENSITY: N/A (HEIGHT 3 STORES)
  - SPECIAL COND.: SHORELINE,  
FLOOD, HISTORIC PRESERVATION,  
VIEW.
  - PREREQUISITE CONSIDERATIONS:  
NONE

FACT: BELLINGHAM PLAN  
AREA 11: IN "LETTERED STS."

MARITIME HERITAGE CENTER  
(FORMERLY SEWAGE TREATMENT  
PLANT SITE)

- GENERAL USE TYPE: PUBLIC
  - USE QUALIFIER: PARK / SCHOOL /  
GOVT. SERVICES
- 

- DENSITY: N/A
- SPECIAL COND.: SHORELINE
- PREREQUISITE CONSIDERATIONS:  
NONE

LAND USE  
DEVELOPMENT  
ORDINANCE

INDUSTRIAL

# QUALIFIERS:

- LIGHT: NOT COMPATABLE IN CENTRAL COMMERCIAL, BUT DO NOT CREATE NOISE, SMOKE, ODORS, ETC.
  - HEAVY: HIGHER DEGREE OF HAZARD, RESIDENTIAL ‡
- 

RETAIL NOT PERMITTED

- MARINE: WATER DEPENDENT/  
WATER RELATED WHICH  
REQUIRE WATERFRONT  
LOCATION

EXISTING  
DESIGNATIONS  
ARE HEAVY  
INDUSTRIAL

---

HEAVY INDUSTRIAL  
PERMITTED USES:

- WAREHOUSE, WHOLESALE
- MANUFACTURE & ASSEMBLY  
(EXCEPT EXPLOSIVES, GLUE, ETC.)
- RETAIL TRADE LIMITED TO:  
LUMBER, PAINT, HARDWARE,  
MOTOR VEHICLES, BOATS, FOOD,

- FUEL, FARM, & INDUSTRIAL.
- ADVERTISING
  - PUBLIC UTILITIES &
  - TRANSPORTATION
  - CONSTRUCTION BUSINESSES.

## HEAVY INDUSTRIAL DEVELOPMENT STD'S:

- MIN. LOT SIZE : ANY "LOT OF RECORD".
- LOT COVERAGE : NONE
- OPEN SPACE : NONE
- HEIGHT : NO RESTRICTIONS, EXCEPT SIGNS.

- YARDS: NO RESTRICTIONS, EXCEPT AT RESIDENTIAL, COMMERCIAL, PUBLIC, OR INSTITUTIONAL USE.

## HEAVY INDUSTRIAL PARKING:

- VARIABLES BY USE: E.G. -
  - MANUFACTURING = GREATER OF  $1/5000$  G.S.F. OR  $1/$ EMPLOYEE
  - WAREHOUSING/WHOLESALE = GREATER OF  $1/20,000$  G.S.F. OR  $1/$ EMPLOYEE.



- STANDARDS FOR DESIGN .
- LOADING DOCKS REQUIRED :
  - 1/ 10-25,000 SQ.FT.
  - 2/+25,000 SQ.FT.
- LANDSCAPING REQUIRED

## HEAVY INDUSTRIAL SPECIAL CONDITIONS

'SHORELINE' : COMPLIANCE  
W/ SHORELINE  
MANAGEMENT MASTER  
PROGRAM .

COMMERCIAL

DEVELOPMENT  
REGULATIONS  
IN COMMERCIAL  
AREAS.

COMMERCIAL  
MINIMUM SITE AREA:

ANY "LOT OF RECORD".

COMMERCIAL  
MAXIMUM BLDG. SIZE  
DENSITY:

NEIGHBORHOOD PLAN  
DENSITY APPLIES.

# COMMERCIAL SPECIAL CONDITIONS:

SHORELINE MANAGEMENT  
MASTER PROGRAM.

---

## COMMERCIAL PARKING:

- # OF SPACES VARY BY  
USE TYPE, ie.:  
OFFICE: 1 / 350 G.S.F.  
RESTAURANTS: 1 / 75 SQ.FT.  
FLOOR AREA PUBLICALLY  
ACCESSIBLE.
- SPECIFIC DESIGN REQMTS.

COMMERCIAL  
MINIMUM YARDS:

NONE , EXCEPT IN  
NEIGHBORHOOD COMMERCIAL  
AREAS.

COMMERCIAL  
LANDSCAPING

REQUIRED

# CENTRAL COMMERCIAL

## "CENTRAL" COMMERCIAL PERMITTED USES INCLUDE:

- GENERAL COMMERCIAL
- RETAIL
- OFFICES
- BANKS
- THEATERS
- DAY CARE

- PUBLIC
  - COMMERCIAL RECREATION
  - REPAIR SHOPS.
  - EATING & DRINKING FACILITIES
  - PRIVATE CLUBS
  - PASSENGER TERMINALS
  - VOCATIONAL SCHOOLS
  - HOTELS + MOTELS
  - RESIDENTIAL
- 

- MEDICAL CARE CENTERS
- NEIGHBORHOOD CENTERS
- ANIMAL HOSPITALS
- PUBLIC PARKS
- PARKING
- CHURCHES
- MIXED-USE

# WATERFRONT COMMERCIAL

USES PERMITTED VARY  
BY QUALIFIER

STUDY AREA CONTAINS  
"WATERFRONT" AND  
"CENTRAL" QUALIFIERS  
IN COMMERCIAL AREA



# "WATERFRONT" USE QUALIFIER

INTENDED TO REVITALIZE  
HISTORIC WATERFRONT  
AREAS WITH PEOPLE-  
ORIENTED MARINE USE  
ATMOSPHERE .

# "WATERFRONT" COMMERCIAL PERMITTED USES:

- EATING & DRINKING ESTABLISHMENT
- DANCE HALLS & THEATRES
- OFFICES
- HOTELS & MOTELS
- AQUARIUMS

- NAUTICAL MUSEUMS
  - ART GALLERIES + STUDIOS.
  - RETAIL ("WATER RELATED" USES SUCH AS: BOAT; IMPORT + SPECIALTY; SCUBA GEAR RENTAL; GROCERIES; FISH; 2<sup>ND</sup> HAND, SURPLUS OR ANTIQUE)
  - PUBLIC UTILITIES
  - MARINAS
  - WATER-RELATED COMMERCIAL RECREAT.
- 
- PUBLIC PARKS
  - PARKING FACILITIES
  - PRIVATE CLUBS † LODGES
  - BOAT BUILDING † REPAIR
  - WEB HOUSES † NET REPAIR
  - FISH PROCESSING
  - HANDICRAFT MANUFACTURE
  - USES SIMILAR TO THE ABOVE .

COMMERCIAL  
HEIGHT:

WATERFRONT = 3 STORIES

# RESIDENTIAL MULTI

LOT COVERAGE:  
NO MORE THAN 35%

## OPEN SPACE :

25% OPEN SPACE EXCEPT  
10% OPEN SPACE FOR OFFICE  
USE IN AREAS WITH  
RESIDENTIAL DENSITY OF  
1,500 SQ. FT./ UNIT OR  
GREATER .

## USEABLE SPACE :

250 SQ. FT./ EA. UNIT ; COMMON  
SPACE UNLESS PRIVATE OPEN  
SPACE ; PRIVATE USE : 4' x 10'  
COMMON USE : 20' x 20' ;  
SPECIAL REDUCTIONS FOR  
RECREATIONAL EQUIP.  $\frac{1}{3}$  VIEWS

# HEIGHT:

- 35' @ LESS THAN 1 UNIT / 1500 # UNDER DEFINITION 1, OR 20' UNDER DEFINITION 2.
- 45' @ MORE THAN 1 UNIT / 1500 # UNDER DEFINITION 1, OR 25' UNDER DEFINITION 2.

# MINIMUM YARD SETBACKS:

- FRONT  $\frac{1}{3}$  SIDE YD. ON A STREET:
  - 40' OR
  - 50' IF ON ARTERIAL ST.
- SIDE YARD: \*

  - 10' 1<sup>ST</sup> STORY
  - 12½' 2<sup>ND</sup> STORY
  - 15' 3<sup>RD</sup> STORY

- 17½' 4<sup>TH</sup> STORY
- REAR YARD: \*
  - 20' 1<sup>ST</sup> STORY
  - 25' 2<sup>ND</sup> STORY
  - 30' 3<sup>RD</sup> STORY
  - 35' 4<sup>TH</sup> STORY

\* SETBACK DETERMINED BY  
# OF STORIES FACING R.

**OPTIONAL DEVELOPMENT  
REG'S. ALLOW DEVIATION  
FROM BASE DEVELOP-  
MENT STD'S.  
LOT COVERAGE.  
SETBACKS**

# PARKING:

- MULTIFAMILY:
    - 1 SPACE / STUDIO UNIT
    - 1.5 SP'S / 2 BR UNIT
    - 2 SP'S / 3+ BR UNIT
  - COMPACT CARS: NO MORE THAN 40% (7½' x 15')
- 

- RESIDENTIAL UNITS W/ +5 UNITS - +1 SPACE / 30 REQUIRED FOR HANDICAPPED (12½' x 20').
- SPECIFIC LOCATION & DESIGN OF PARKING LOTS
- SPECIFIC LANDSCAPING REQUIREMENTS.



"PLANNED"  
DEVELOPMENT

PLANNED  
DEVELOPMENT =

A USE QUALIFIER TO  
PERMIT MORE FLEXIBLE  
DEVELOPMENT

USE QUALIFIER MAY BE  
CHANGED TO PLANNED  
DEVELOPMENT THROUGH  
PLANNING COMMISSION  
REVIEW PROCESS

(POTENTIAL FOR  
DESIGN GUIDELINES)

PUBLIC

PUBLIC  
DEVELOPMENT

LIMITED TO DEVELOPMENT  
OF PUBLIC-GOVERNMENTAL  
FACILITIES.

SHORELINE  
MANAGEMENT  
MASTER  
PROGRAM

POLICY STATEMENTS

FACT: SHORELINE

PURPOSE: TO RESERVE  
WATERFRONT AREAS FOR  
RECREATIONAL, INDUSTRIAL  
OR COMMERCIAL WATER  
DEPENDENT USES.

FACT: SHORELINE  
PROCUREMENT OF  
SHORELINES FOR  
PUBLIC RECREATION  
ENCOURAGED.

FACT: SHORELINE  
PUBLIC ACCESS DEVELOPMENT  
SHALL  
CONSIDER & PROTECT  
ADJACENT PRIVATE  
PROPERTIES.

**FACT: SHORELINE  
UTILITY CORRIDORS  
SHOULD BE  
PEDESTRIAN ACCESS  
WAYS WHERE  
PRACTICAL**

**FACT: SHORELINE  
FUTURE APPROPRIATE  
COMMERCIAL DEVELOP-  
MENT ON SHORE MUST  
BE COMPATABLE WITH  
EXISTING APPROPRIATE  
USES.**

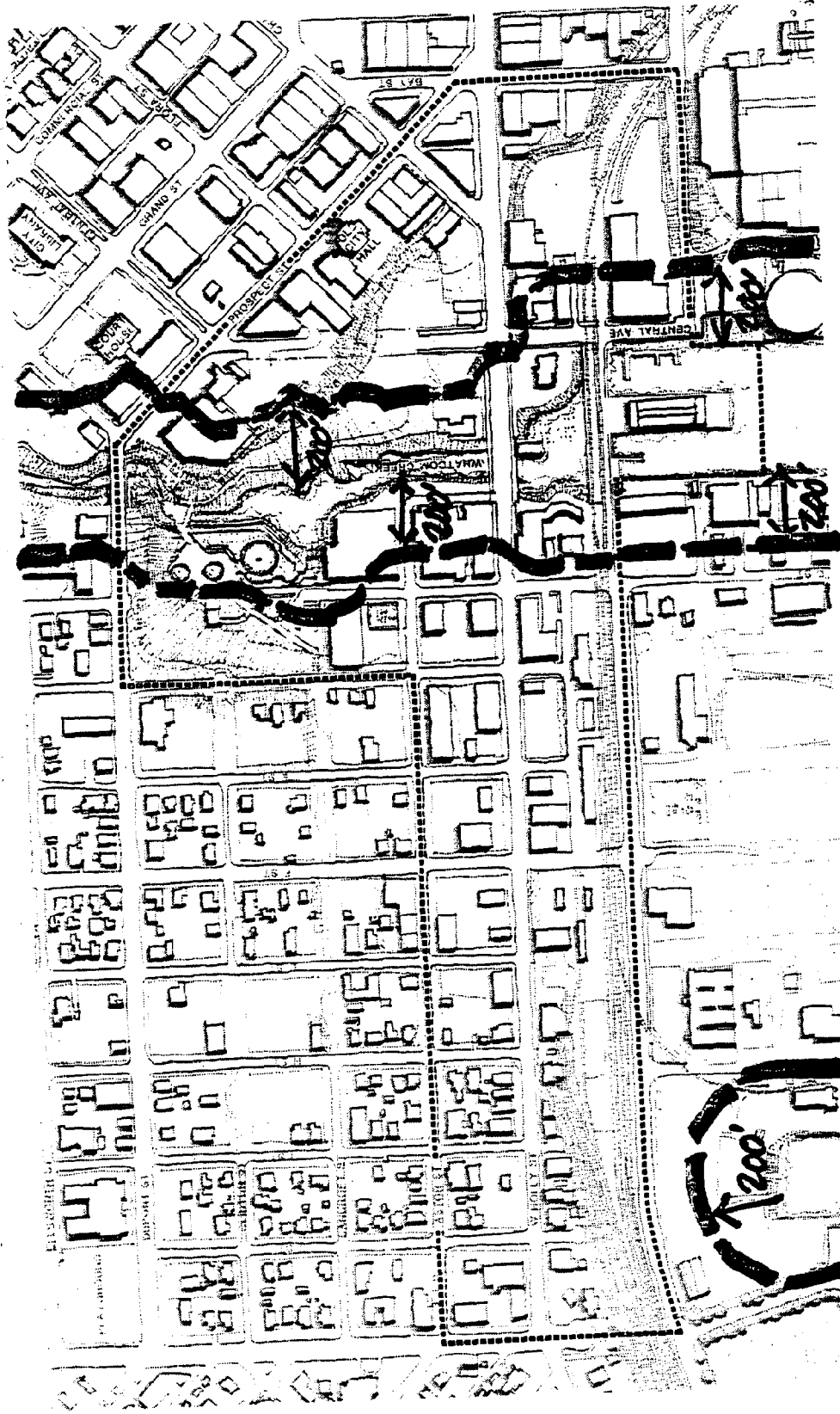
FACT: SHORELINE  
STRUCTURES SHALL  
BE DESIGNED SO AS  
NOT TO IMPAIR THE  
FUNCTION OF THE  
WATER BODY

FACT: SHORELINE  
COMMERCIAL USE MAY  
INTERFERE WITH THE  
NATURAL SHORELINE  
WHERE NAVIGABILITY  
IS A VIABLE ASSET

FACT: SHORELINE  
COOPERATIVE USE OF  
PIERS, DOCKS & FLOATS  
ENCOURAGED

URBAN I  
DID NOT REGULATE  
USES ALONG  
WHATCOM CREEK

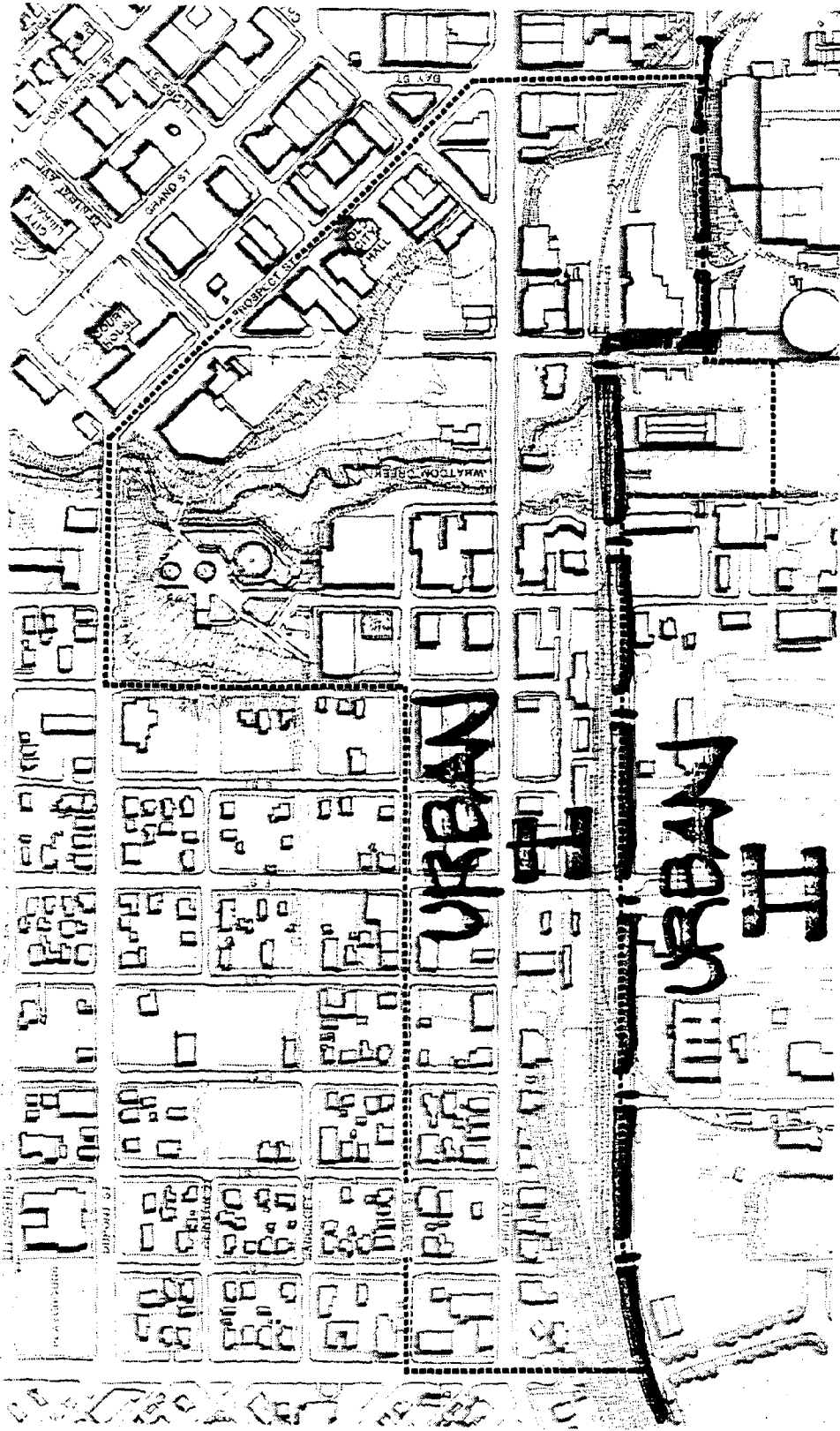




# 200 FT. SHORELINE MASTER PROGRAM LIMITS

BELLINGHAM CENTRAL WATERFRONT  
DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES



**SHORELINE MANAGEMENT MASTER PROG. BOUNDARIES**  
**BELLINGHAM CENTRAL WATERFRONT**  
**DEVELOPMENT PLAN**

MANAGEMENT AND PLANNING SERVICES



FACT: SHORELINE  
LOCATE ROADS & R.R.'S  
AS FAR AWAY FROM  
SHORELINE AS  
POSSIBLE .

FACT: SHORELINE  
DESIGN ROADS TO  
ACCOMMODATE VARIOUS  
MODES OF TRANSPORT  
& TO INCREASE PUBLIC  
ENJOYMENT OF SHORE

FACT: SHORELINE  
PARKING NOT  
PERMITTED ON SHORE  
LINE EXCEPT WITH  
UNDUE HARDSHIP  
VARIANCE

---

FACT: SHORELINE  
UTILITIES SHALL BE  
INSTALLED  
UNDERGROUND  
WHERE FEASIBLE

FACT: SHORELINE  
DISPOSAL OF SOLID  
WASTES SHALL NOT  
OCCUR ADJACENT  
TO ANY WATER BODY

---

FACT: SHORELINE  
SOLID WASTE DISPOSAL  
SHALL CONFORM TO  
WA. STATE DEPT. OF  
ECOLOGY  
REGULATIONS

# S.M.M.P. LAND USE

---

FACT: SHORELINE

SHORELINE  
DESIGNATED URBAN  
ENVIRONMENT II

(AREAS WHERE SHORELINE  
IS VALUABLE FOR W-DEP. USES)

FACT: SHORELINE  
STUDY AREA BAY  
SHORELINE IS  
WITHIN URBAN  
ENVIRONMENT II  
DESIGNATION

---

- FACT: SHORELINE  
PERMITTED USES : (URBAN II)
- TERMINAL OR TRANSFER FACILITIES
  - FERRY & PASSENGER TERMINALS
  - SHIP CONSTRUCTION OR REPAIR
  - MARINAS & MOORING AREAS

- TUG & BARGE COMPANIES .
  - PULP & PAPER MILLS REQUIRING WATER TRANSPORT
  - LUMBER & PLYWOOD MILLS REQUIRING WATER TRANSPORT
  - FISH PROCESSING PLANTS
  - SAND & GRAVEL CO.S. REQUIRING WATER TRANSPORT.
- 

- PETROLEUM HANDLING & PROCESSING REQUIRING H<sub>2</sub>O TRANSP.

**PERMITTED PUBLIC (URBAN II)**

**ACCESS USES :**

- PUBLIC ECOLOGICAL & SCIENTIFIC RESERVES .
- PUBLIC WATERFRONT PARKS .



- PUBLIC USE BEACHES
- AQUARIUMS
- RESTAURANTS
- RESORTS & CONVENTION CTRS.
- USES SIMILAR TO THE ABOVE PROVIDING PUBLIC ENJOYMENT OF THE SHORELINE.
- UTILITIES & CIRCULATION FOR THE ABOVE USES.

FACT: SHORELINE  
STUDY AREA EAST  
OF ROEDER AVENUE  
IS WITHIN URBAN  
ENVIRONMENT I  
DESIGNATION

# FACT: SHORELINE PERMITTED USES: (URBAN I)

- INTENSE SHORELINE DEVELOPMENT WHICH ENHANCES THE SHORELINE & ITS AESTHETIC ATTRIBUTES.

---

# FACT: SHORELINE REGULATIONS, URBAN I:

- FILL, HARD SURFACES, PERMANENT STRUCTURES OR STORAGE NOT ALLOWED WITHIN 25 FEET OF HIGH WATER MARK.
- BUILDING SETBACK FROM HIGH

WATER MARK = 25 FEET OR  
1 FOOT FOR EACH FOOT BLDG.

- HEIGHT, WHICHEVER IS GREATER
- SETBACK NOT TO EXCEED 50 FT.

# FACT: SHORELINE PERMIT PROCEDURE:

- APPLICATION
- ↓
- PUBLISH NOTICES IN PAPER (2 WKS)
- ↓
- SHORELINE COMMITTEE REVIEW
- ↓

---

- PUBLIC HEARING (OPTIONAL - UP TO SHORELINE COMM.)
- ↓
- RECOMMENDATION TO CITY PLANNING DIRECTOR .
- ↓
- APPLICATION FORWARDED TO STATE D.O.T. & ATTNY GENERAL - 45 DAY REVIEW  
30
- ↓
- APPLICATION APPROVED OR DISAPPROVED

~~SUBSTANTIAL~~  
FACT: SHORELINE  
NO DEVELOPMENT W/OUT  
A SHORELINE MANAGE-  
MENT SUBSTANTIAL  
DEVELOPMENT PERMIT  
FROM THE CITY

FACT: SHORELINE  
BILLBOARDS ON  
SHORELINE & ON  
UPLAND ROUTES  
BLOCKING VIEWS  
ARE PROHIBITED

LIMITED  
TO 32  
5'

~~FACT:~~ SHORELINE  
PIERS... SHALL CAUSE  
MINIMUM INTERFERENCE  
WITH PUBLIC USE OF  
WATER SURFACE OR  
SHORELINE

~~FACT:~~ SHORELINE  
DREDGING IS  
PERMITTED IN  
CONFORMANCE WITH  
MASTER PROGRAM  
GOALS.

**FACT: SHORELINE  
IDENTIFYING SIGNS  
SHALL BE  
CONSTRUCTED  
AGAINST BUILDINGS**

**FACT: SHORELINE  
FREE STANDING  
INFORMATIONAL &  
DIRECTIONAL SIGNS  
ARE ALLOWED  
(32 sq.ft. max...)**

FACT: SHORELINE  
RESIDENTIAL USE  
OVER WATER IS  
PROHIBITED.

---

FACT: SHORELINE  
RESIDENTIAL USE  
PROHIBITED IN  
URBAN ENVIRONMENT  
II.



# FACT: SHORELINE PERMITTED USES IN BOTH URBAN 1 & URBAN 2:

- ROADS, R.Rs & UTILITIES NECESSARY TO SPAN SHORELINE.
  - DEVELOPMENT FOR PUBLIC ACCESS
  - BULKHEADS TO PROTECT PROPERTY FROM EROSION
- 
- LANDSCAPING
  - MINOR CHANNEL IMPROVEMENTS
  - CONSTRUCTION ENHANCING FISH PRODUCTION OR MIGRATION
  - PIERS, DOCKS, FLOATS, BREAKWATERS, JETTIES, & GROINS - SUBJECT TO REGULATIONS.

# **FACT: SHORELINE PROHIBITED USES IN URBAN 1 & URBAN 2:**

- PARKING (EXCEPT W/VARIANCE)
  - OUTSIDE DUMPING OR STORAGE OF REFUSE, GARBAGE, SCRAP MATERIALS AUTO BODIES, OR SIMILAR MATERIALS
  - DAMS OR WATER RETENTION STRUCTURES
- 

# **FACT: SHORELINE NONCONFORMING DEVELOPMENTS:**

- MAY BE ENLARGED, REMODELED OR RENOVATED IF NO ADDITIONAL INFRINGEMENT OF MASTER PROGRAM.
- SHALL NOT BE RESTORED IF

- DESTROYED BEYOND 50% OF VALUE,  
EXCEPT IN CONFORMANCE W/ REGS.
- SHALL MEET ALL APPLICABLE  
REGULATIONS OF MASTER PROGRAM  
EXCEPT THAT WHICH MAKES IT  
NON-CONFORMING .

---

FACT: SHORELINE  
CONDITIONAL USES  
REQUIRE A CONDITIONAL  
USE PERMIT & A  
PUBLIC HEARING

FACT: SHORELINE  
DEVELOPMENTS EXEMPT  
FROM PERMIT REQMT.  
SHALL OBTAIN A  
STATEMENT OF EXEMPTION  
FROM THE CITY

---

FACT: SHORELINE  
WATER DEPENDENT USES:  
- WATER TERMINALS/TRANSFER FACILITIES  
- SHIP CONSTRUCTION & REPAIR  
- MARINAS - MOORING AREAS  
- TUG & BARGE COMPANIES  
- FISH PROCESSING  
- OTHER USES REQUIRING WATER TRANSPORT

S.M.M.P.  
DESIGN  
CRITERIA

FACT: SHORELINE  
MAINTENANCE  
DREDGING IS/WILL BE  
NECESSARY IN  
WHATCOM WATERWAY  
1 1/2 ST. WATERWAY.

**FACT: SHORELINE  
LANDFILL MUST  
CONTRIBUTE TO THE  
ATTAINMENT OF  
MASTER PROGRAM  
GOALS**

---

**FACT: SHORELINE  
NO VACATION OF STREET  
R.O.W.s OR UTILITY  
EASEMENTS WHICH  
PROVIDE PUBLIC ACCESS  
TO THE SHORELINE**

**FACT: SHORELINE  
PUBLIC ACCESS WITHIN  
REQUIRED SETBACK  
LIMITED TO  
PEDESTRIAN §  
BICYCLE .**

**FACT: SHORELINE  
CONSTRUCTION OF  
BULKHEADS TO  
CREATE LAND BY  
FILLING IS PROHIBITED**

**FACT: SHORELINE  
BULKHEADS SHALL  
NOT DETRACT FROM  
THE AESTHETIC  
QUALITIES OF THE  
SHORELINE**

---

**FACT: SHORELINE  
BULKHEADS SHALL  
NOT ADVERSELY  
AFFECT PUBLIC  
ACCESS TO THE  
SHORELINE**



FACT: SHORLINE  
~~COMMERCIAL~~ ALL FEY.  
MAX. HEIGHT =  
35 FT. in URBAN I  
50  
JATSNIP Limits Residential  
to 35 FT.

WA. STATE COASTAL  
ZONE MANAGEMENT  
AREA EXTENDS TO THE  
LIMIT OF SALT WATER  
INTRUSION INTO RIVERS &  
STREAMS

---

WHATCOM CREEK  
COASTAL ZONE  
UPPER LIMIT =  
WHATCOM FALLS

SMMP

NO SET BACK REQ

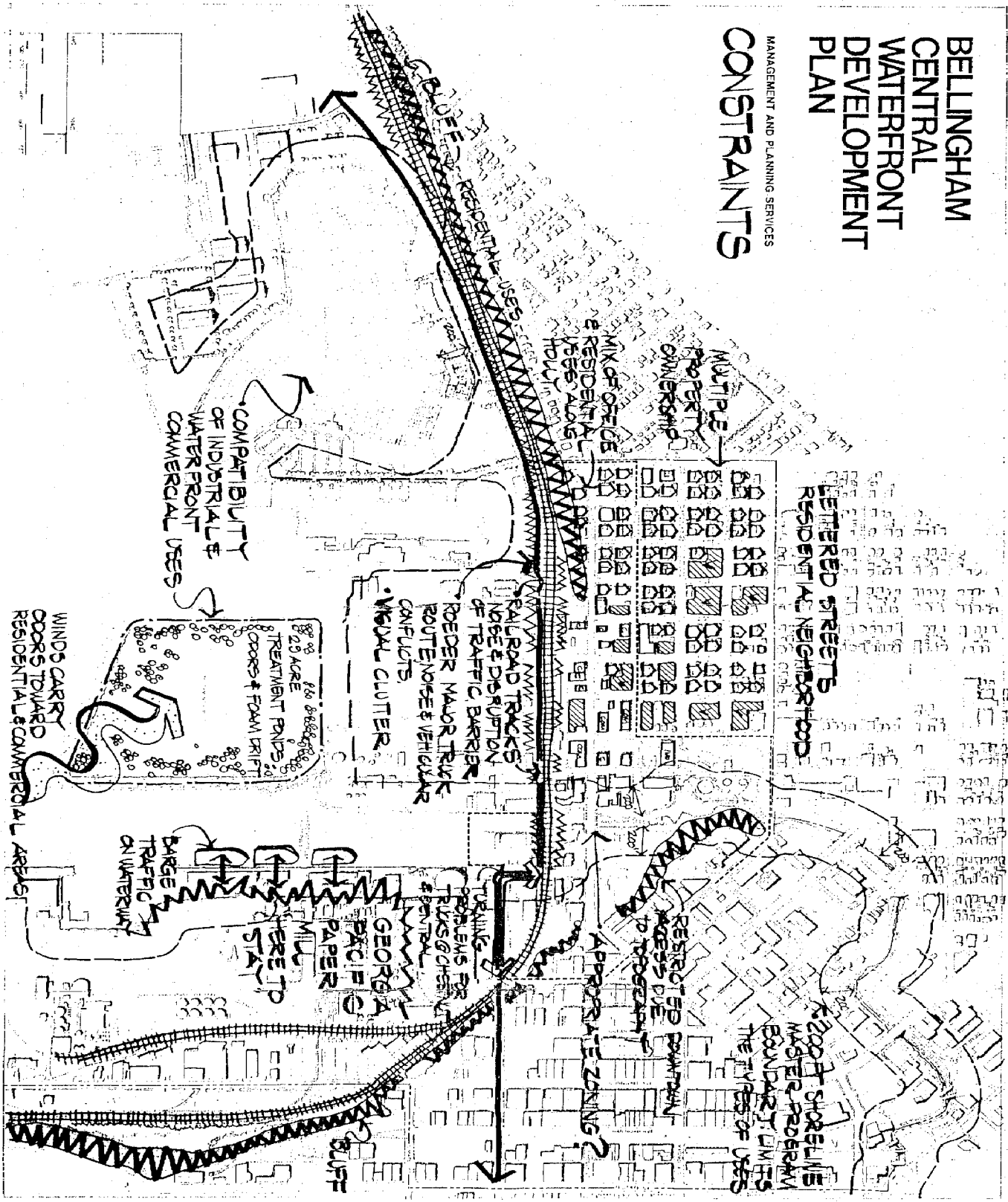
IN URBAN II S.M.M.P

FROM HIGH WATER MARK.

PARKING ALLOWED IN  
SHORELINE DISTRICT  
ONLY WHEN UPLAND  
OF BUILDING

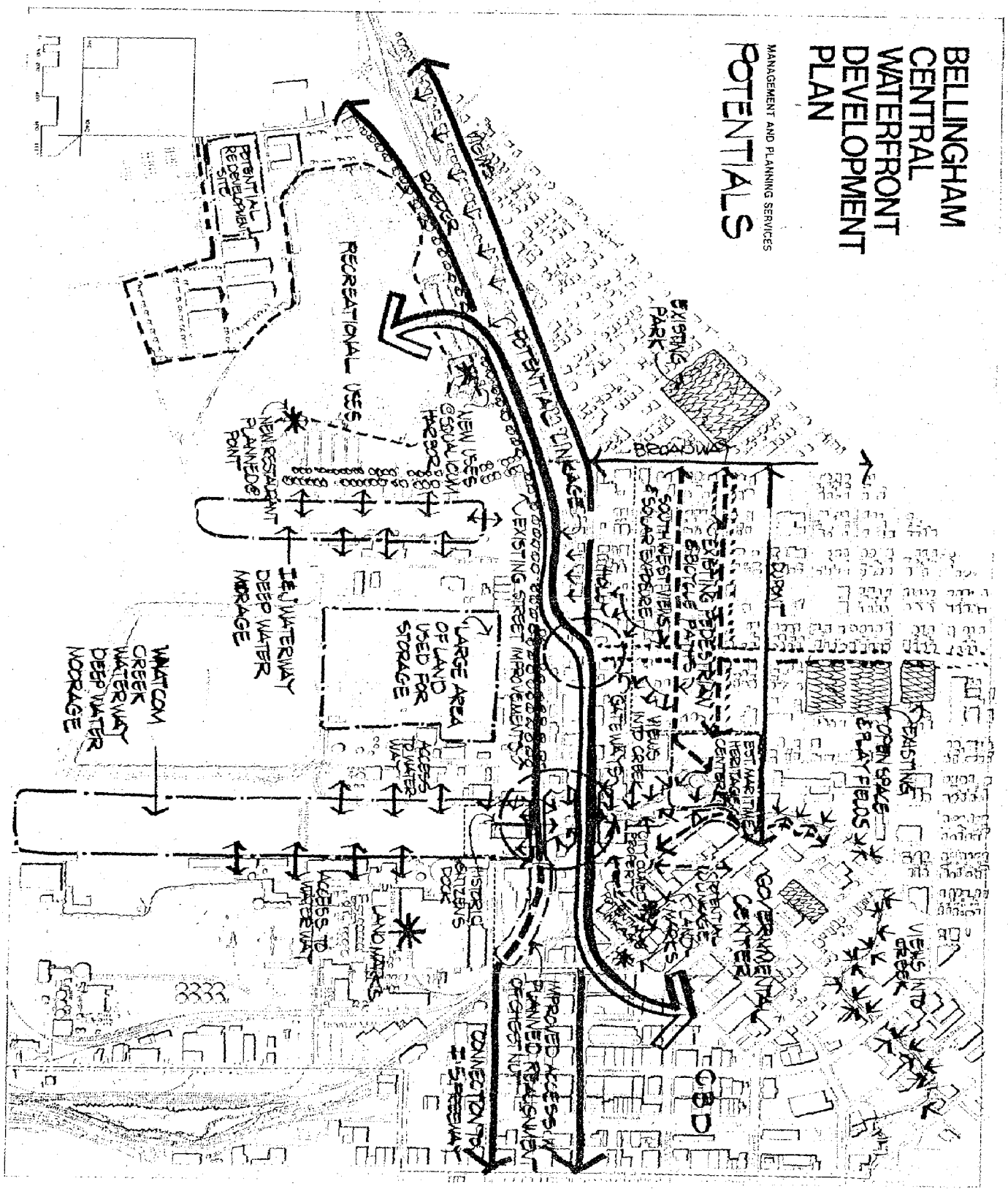
# BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

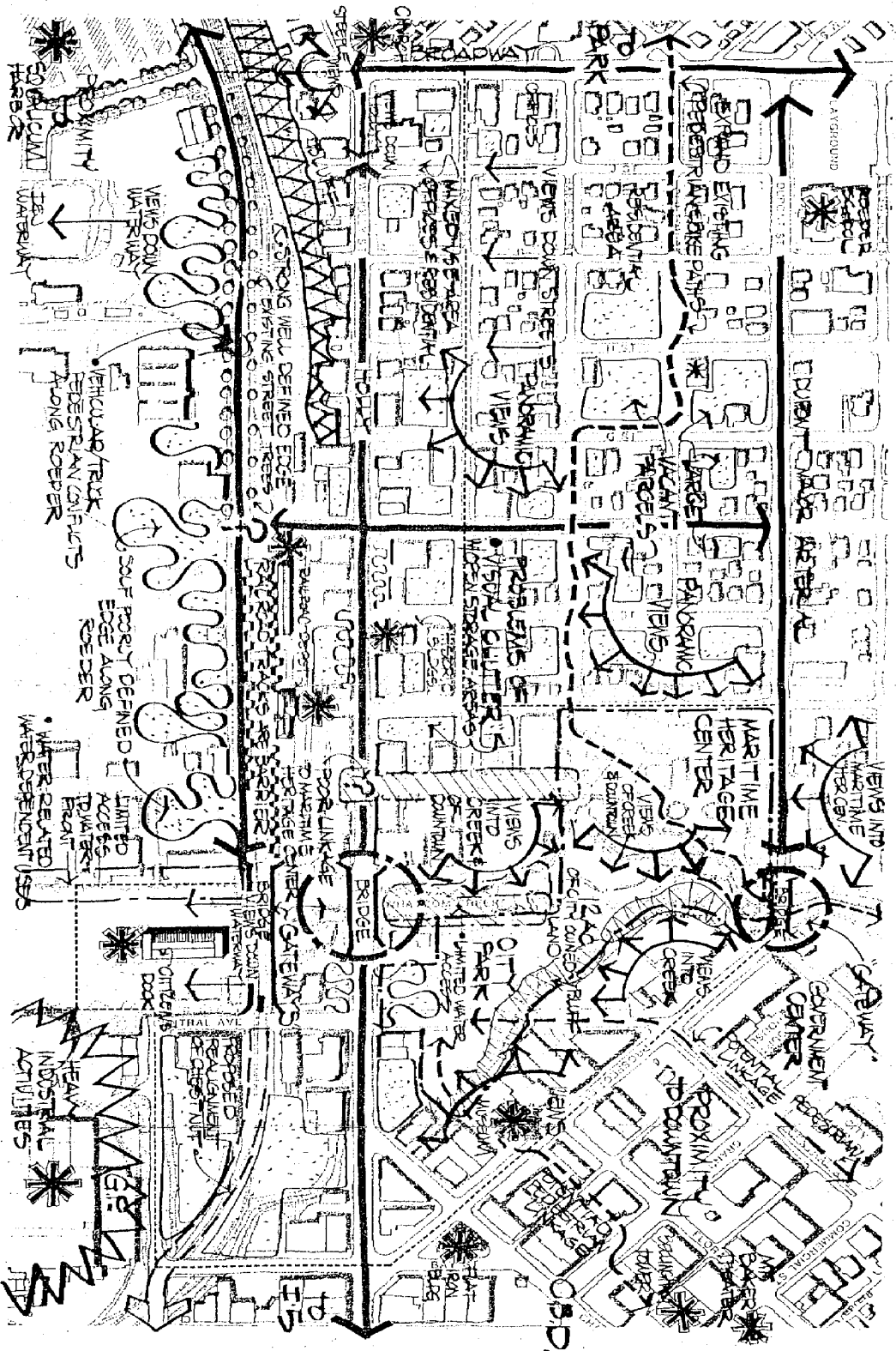
MANAGEMENT AND PLANNING SERVICES  
CONSTRAINTS



# BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES  
**POTENTIALS**

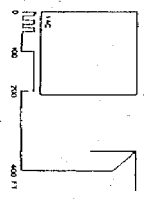




**URBAN DESIGN ELEMENTS  
BELLINGHAM CENTRAL WATERFRONT  
DEVELOPMENT PLAN**

**ELEMENTS TO BUILD ON**

MANAGEMENT AND PLANNING SERVICES



PRELIMINARY  
BUSINESS  
SURVEY  
RESULTS

---

28  
BUSINESSES  
SURVEYED

# BUSINESS STRUCTURE

- 47% SOLE PROPRIETOR
- 13% PARTNERSHIPS
- 40% CORPORATIONS

# AGE OF BUSINESS

· AVG 22 YEARS

< 5 YRS. 15%

6-10 YRS. 21%

11-20 YRS. 14%

> 20 YRS. 50%

AVG AGE @ SAME LOCATION = 32 YRS



# MARKET AREA CUSTOMER

88% RETAIL SALES

6% WHOLESALE

6% RETAIL/WHOLESALE

## # OF EMPLOYEES

FULL TIME

1-5 82%

6-10 11%

11-15 7%

PART TIME

1-5 21%

6-10 7%

11-15 4%

(21% ARE SEASONAL WORKERS)

# MARKET ATTRACTION/DRAW (CUSTOMERS)

- 73% SAID CITY & COUNTY
- 20% " TOURISTS
- 7% " CITY BASED ONLY

---

# ANNUAL SALES

|                |     |
|----------------|-----|
| NO RESPONSE :  | 24% |
| < \$100K :     | 6%  |
| \$100-\$199K : | 12% |
| \$200-\$299K : | 24% |
| > \$300K :     | 34% |

# SALES TREND (LAST 3 YEARS)

- 53% SAID SALES HAVE ↑
- 7% SAID SALES HAVE ↓
- 40% " SALE REMAINED CONSTANT

# PROJECTED SALES

- 40% ESTIMATED ↑
- 7% " " ↓
- 26% " REMAIN CONSTANT
- 27% " UNKNOWN

## BUSINESS LOCATION (EG. BLDG)

- 46% OWN THEIR PROPERTY
- 54% RENT/LEASE (27%)
  - 50% OF RENTALS LEASE ON A MONTH TO MONTH BASIS
  - 50% THAT LEASE HAVE AVG. OF 7 YRS REMAINING ON LEASE

## LEASE/RENT RATES/(S.F.)

- \$ 2.50 - \$ 5.50/YR. (NNN)
- + UTILITIES = .27 - \$ 9.00/SF  
(AVG: \$ 3.00/SF)
- 63% NO RESPONSE

## FUTURE EXPANSION/ RELOCATION

- 28% CONSIDERING EXPANSION (11% WITH INCREASED EMPLOYMENT)
- ONLY 1 OF 28 CONSIDERING RELOCATION TO ANOTHER BLDG IN THE AREA

## SPECIAL FACILITIES REQ.

- 3 RESPONSES OF 28 SURVEYED
  - 2 CONCERNING POWER NEEDS
  - 1 REGARDING STORAGE NEEDS
- NO GENERAL SPACIAL FACILITY REQUIREMENT NEEDS.

# ATTITUDES TOWARD G.P. :

- 8 RESPONSES - GOOD NEIGHBORS
- 17 RESPONSES - NEUTRAL
- 3 RESPONSES - NEGATIVE,  
REGARDING SMELL

# BIGGEST BUSINESS PROBLEMS :

- PROJECTING INDUSTRY  
TRENDS
- UNDER CAPITALIZED
- SPACE DEFICIENCIES
- PARKING • BAD ECONOMY • CASH  
FLOW

## UNFAVORABLE ASPECTS OF THE AREA

---

- MISSION USER TRAFFIC
- GENERAL AREA  
DISREPAIR

## FAVORABLE ASPECTS OF AREA

---

- SIMILAR BUSINESS  
TYPES (ANTIQUÉ SHOPS)
- GOOD TRAFFIC THROUGH  
AREA (EG. CARS)

# HOW CAN CITY ASSIST BUSINESSES?

- DEVELOP WHATCOM CREEK
- REALIGN CHESTNUT ST.  
OR TRAFFIC SIGNAL @ CHESTNUT
- PROMOTE GROWTH.

- 
- REHAB EXISTING BLDGS.
  - DEVELOP CITIZENS  
DOCK
  - CHANGE USE TO ALLOW  
NON-WATER RELATED USES
  - DEV. BROCHURE ON AREA.



# FUTURE OF BELLINGHAM

- "NEED JOBS TO SURVIVE"
  - "NEED GROWTH"
  - "REVIVE DOWNTOWN"
  - 12 UNKNOWN
  - 5 NO RESPONSE
- 

## BUS. SURVEY

AGE OF BUSINESSES  
INDICATE A STABLE  
MARKET AREA.

# PROFIT LAST 3 YRS

↑ - 13%

↓ - 12%

CONSTANT - 75%

# COMMERCIAL MARKET ANALYSIS

**PURPOSE:**

**DETERMINE MARKET**

**POTENTIAL FOR**

**COMMERCIAL DEVELOP.**

**IN STUDY AREA**

# INFORMATION SOURCES

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- REPORTS / SURVEYS
  - INTERVIEWS WITH  
KEY PEOPLE
- 

## REPORTS:

- WHATCOM CO REAL ESTATE  
RESEARCH REPORTS (1979-1985)
- SRI INTERNATIONAL REPORT
- BELLIS FAIR EIS
- CANADIAN IMPACT STUDY
- TOTAL TAXABLE RETAIL SALES  
WHATCOM CO. / BELLINGHAM

- WHATCOM CO. COUNCIL OF GOVERNMENTS
  - POPULATION / EMPLOYMENT
  - ECONOMIC FUTURE OF WHATCOM CO.
- CHAMBER OF COMMERCE

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## PERSONAL INTERVIEWS

TRILLIUM CORP.

4TH CORNER

COLDWELL BANKER

KELSTRUP REALTY

VISITOR / CONVENTION

EQUITY INVESTMENT

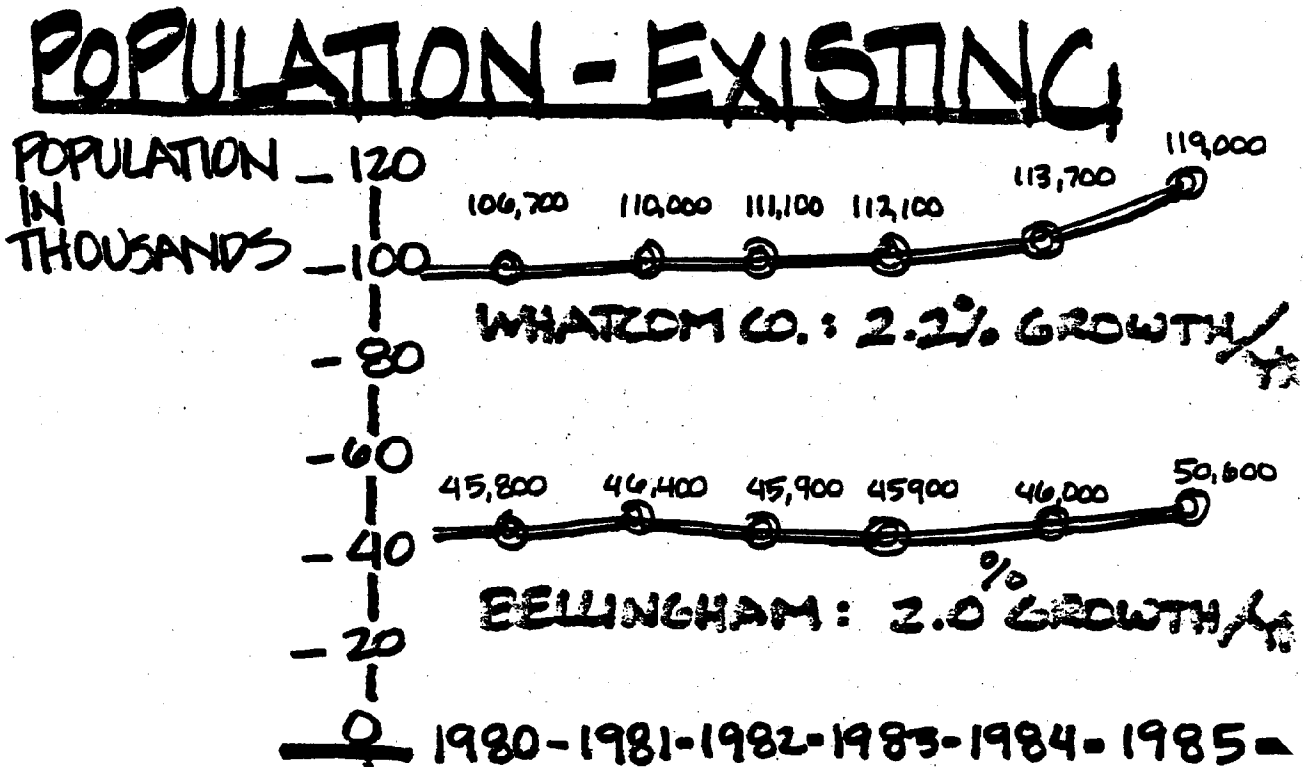
PARBERRY FAMILY REP

CITY OF BELLINGHAM

PORT OF BELLINGHAM

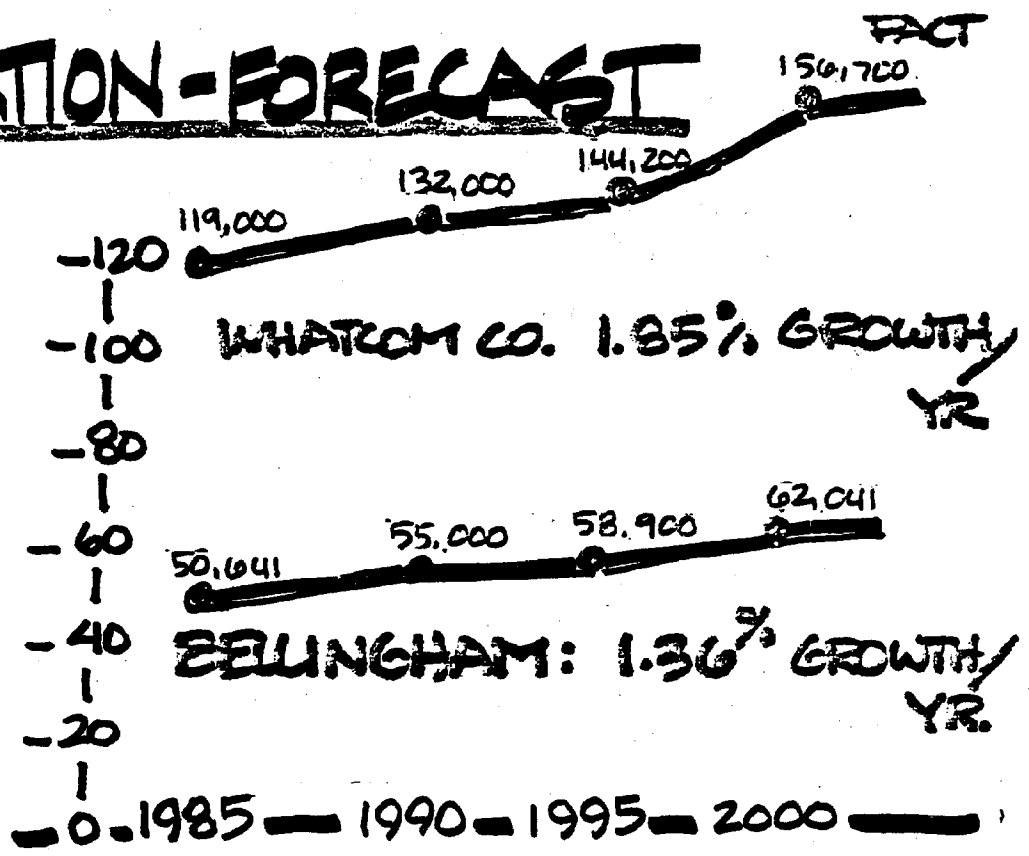
# SOCIO = ECONOMIC BASE

FACT



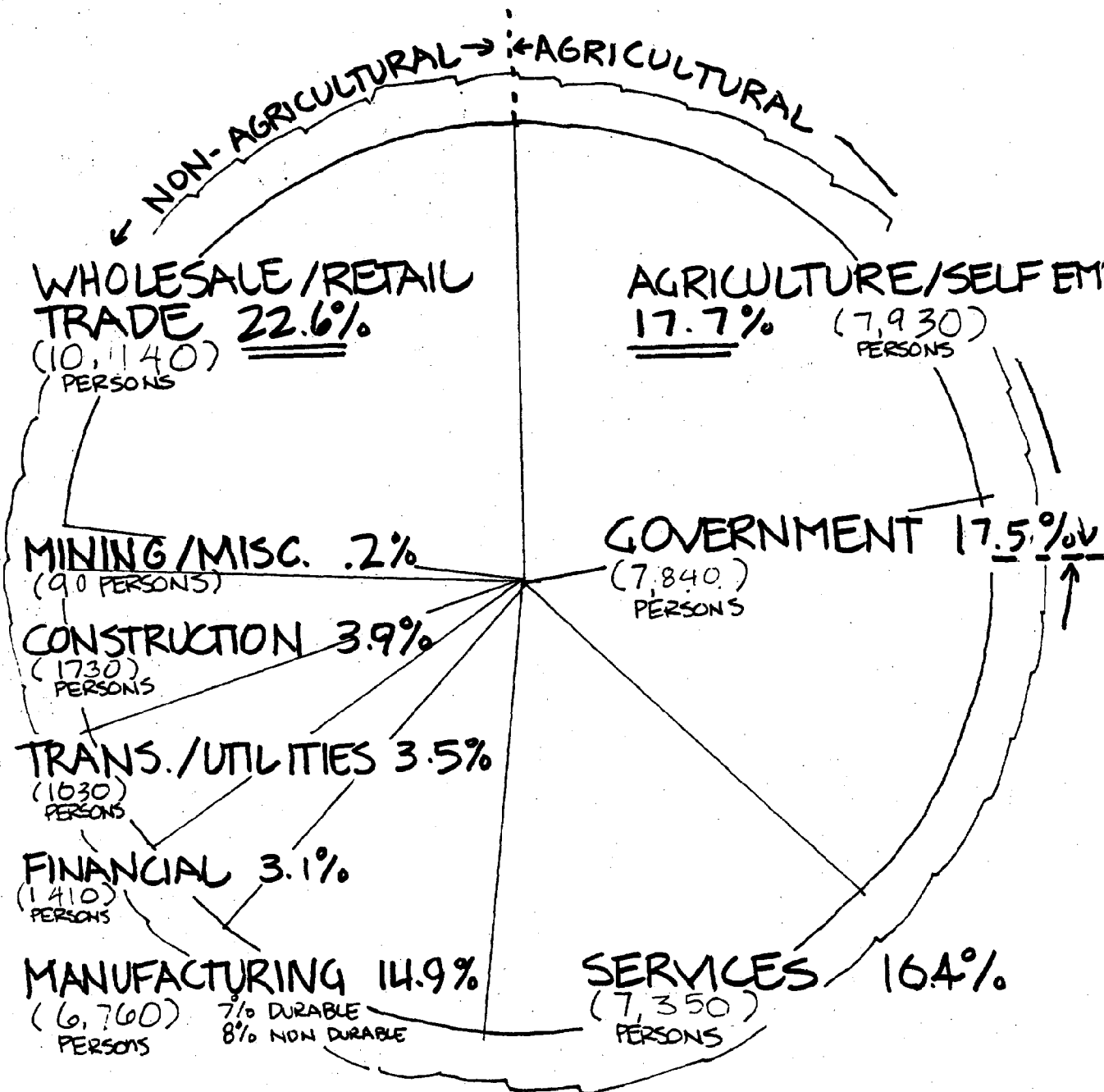
# POPULATION-FORECAST

POPULATION  
IN  
THOUSANDS



# EMPLOYMENT: WHATCOM COUNTY (1984 ANNUALIZED)

FACT





FACT  
WHATCOM CO.

# EMPLOYMENT

## MAJOR INDUSTRIES

- AGRICULTURE
- FISHING
- FORESTRY
- MANUFACTURING
- RECREATION

### EMPLOYMENT: AVE. ANN'L WHATCOM CO

AVERAGE ANNUAL GROWTH  
1.6%

| 1980   | 1981   | 1982   | 1983   | 1984   | 1985   |
|--------|--------|--------|--------|--------|--------|
| 44,100 | 42,400 | 43,200 | 45,700 | 44,900 | 48,400 |

### BELLINGHAM

AVERAGE ANNUAL GROWTH  
1.6%

| 1980   | 1981   | 1982   | 1983   | 1984   | 1985   |
|--------|--------|--------|--------|--------|--------|
| 21,740 | 20,900 | 21,300 | 22,530 | 22,140 | 23,860 |

# WHATCOM CO.

FACT

## TOP 15 EMPLOYERS - 1984

|                 |       |
|-----------------|-------|
| • INTALCO       | 1,234 |
| • WWU           | 1,131 |
| • GEO. P        | 1,069 |
| • BELL'M SCH.   | 745   |
| • CITY          | 504   |
| • WHATCOM CO    | 451   |
| • ARCO          | 404   |
| • FED. GOVT.    | 400   |
| • MOBIL         | 360   |
| • ST. JOSEPH    | 350   |
| • STATE GOVT    | 299   |
| • UNIFLUTE      | 287   |
| • MT. BAKER PWD | 240   |

# UNEMPLOYMENT: AVE. ANN'L

## WHATCOM CO (% RATES)

|      |      |      |      |      |      |
|------|------|------|------|------|------|
| 1980 | 1981 | 1982 | 1983 | 1984 | 1985 |
| 10.2 | 11.9 | 12.9 | 12.1 | 10.9 | 9.2  |

## BELLINGHAM (% RATES)

|      |      |      |      |      |      |
|------|------|------|------|------|------|
| 1980 | 1981 | 1982 | 1983 | 1984 | 1985 |
| 10.8 | 12.5 | 13.6 | 12.8 | 11.5 | 9.7  |

---

# WHATCOM CO.

## TOP 10 EMPLOYERS (BELL'HAM HERALD)

|                      | <u>1985</u> | <u>1986</u> |
|----------------------|-------------|-------------|
| 1). INTALCO          | 1238        | 1214        |
| 2). WWU              | 1070        | 1071        |
| <hr/>                |             |             |
| 3). GP               | 946         | 984         |
| 4). BELL'HAM<br>S.D. | 775         | 801         |
| 5). FED GOVT         | 400         | 418         |
| 6). CITY-BELL        | 502         | 529         |
| 7). WHAT. CO.        | 512         | 504         |

|                           | <u>1985</u> | <u>1986</u> |
|---------------------------|-------------|-------------|
| 8) • ST. JOS.<br>HOSPITAL | 322         | 340         |
| 9) • ARCO                 | 428         | 431         |
| 10) • ST LUKES<br>HOSP.   | 324         | 334         |
|                           | —           | —           |
| TOT                       | 6517        | 6626        |

# PERSONAL INCOME & WAGE RATES

| YEAR            | WHATCOM CO.     | WASH. STATE     |
|-----------------|-----------------|-----------------|
| 1969            | 3261            | 3969            |
| 1974            | 5044            | 5649            |
| 1975            | 5690            | 6300            |
| 1976            | 6364            | 6931            |
| 1977            | 6880            | 7567            |
| <del>1978</del> | <del>7681</del> | <del>8542</del> |
| 1979            | 8250            | 9428            |
| 1980            | 8802            | 10,355          |
| 1981            | 9451            | 11,274          |

AVERAGE  
ANNUAL  
GROWTH  
RATE: 1969-  
1981

9.3

8.3

# TAXES - BELLINGHAM:

FACT

| <u>SALES</u> | <u>PROPERTY PER \$1000</u> | <u>\$30 PER \$1000 GROSS INCOME</u> |               |              |                |             |
|--------------|----------------------------|-------------------------------------|---------------|--------------|----------------|-------------|
|              |                            | <u>MFG</u>                          | <u>RETAIL</u> | <u>WHLSE</u> | <u>SERVICE</u> | <u>MISC</u> |
| 7.8          | (11.52-11.75) #            | 1.70                                | 1.70          | 1.70         | 4.40           | 4.40        |
| STATE:       |                            | \$ 4.84                             | 4.71          | 4.84         | 15.00          | 15.00       |

## LAND VALUES

- o INDUSTRIAL (WATERFRONT)  
 \$3-5 ROEDER (OLD TOWN)  
 6-8 HOLLY
- o CBD \$10-18
- o GUIDE MERIDIAN \$5-8  
 50% ↑ IN LAST 6-7 YRS

# RESIDENTIAL SALES

( WHAT. CO / BELL'HAM )  
MULT. LISTING

1985 - \$ 62.3 M

1984 - \$ 60.5 M

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## RESIDENTIAL

- VALUE AVG HOME  
↓ BY MORE THAN  
\$ 1400 FROM '84-'85



# ~~WHATCOM CO. STRENGTHS~~ <sup>FACT</sup>

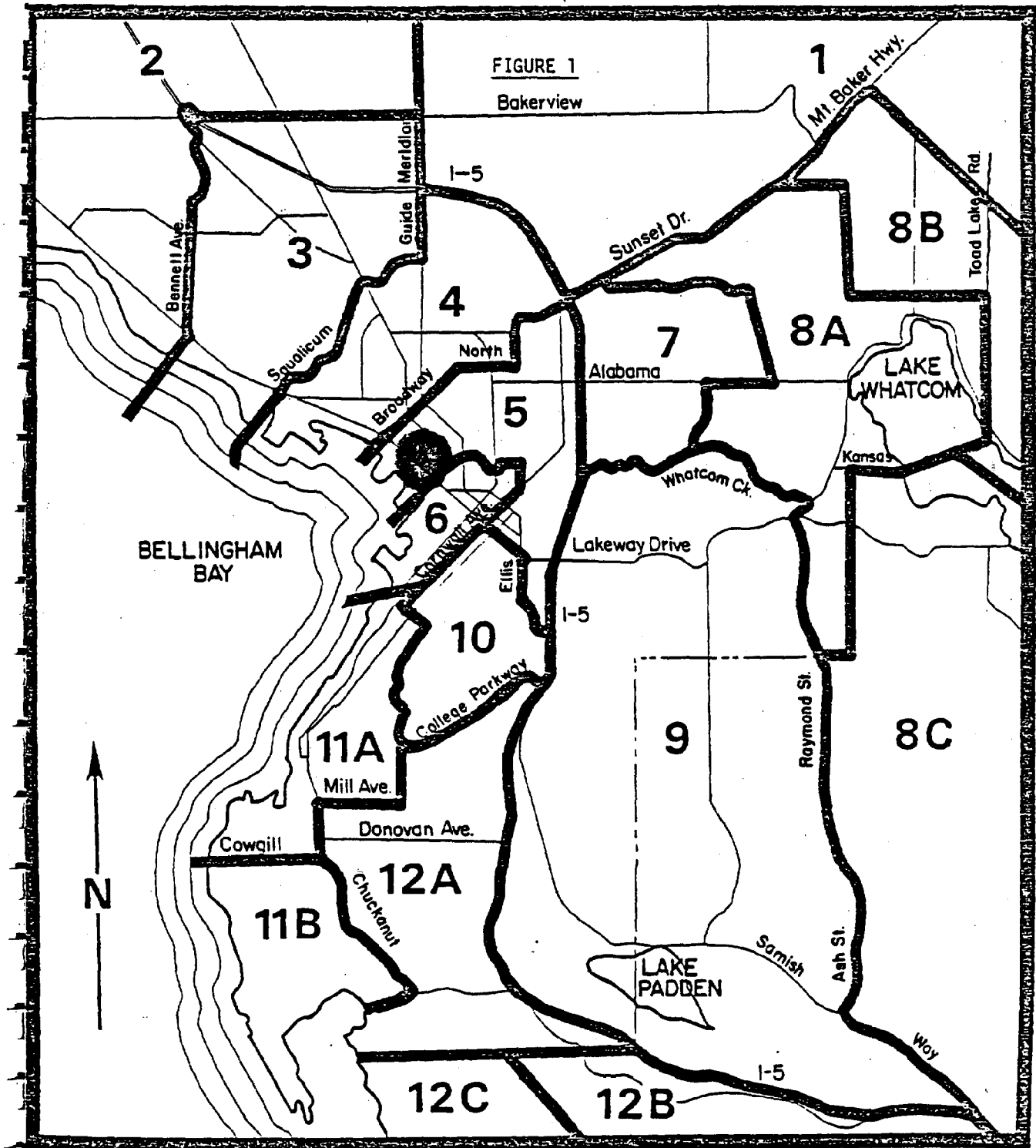
- RELATIVELY INEXPENSIVE ENERGY
- SKILLED LABOR FORCE
- EASY ACCESS TO VAN'CR AND FAR EAST
- PROXIMITY TO MAJOR ALUMINUM PRODUCER

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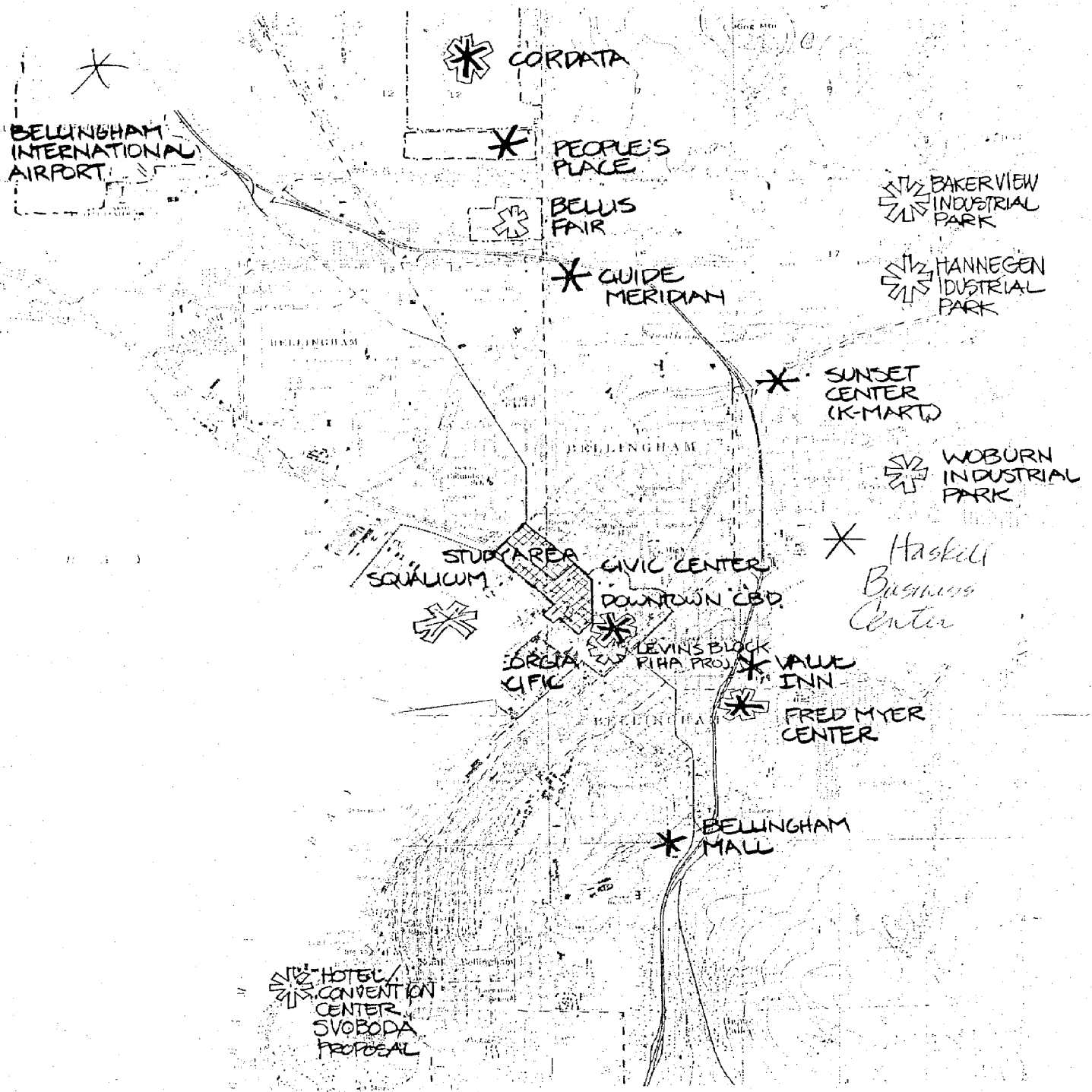
- GOOD RAIL AND TRUCK ACCESS
- HIGH QUALITY LIFE
- MILD CLIMATE
- NATURAL BEAUTY
- SITE AVAILABILITY

# MARKET AREAS

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**City of Bellingham Census Tracts**



CURRENT  
TRENDS  
ON  
WATERFRONTS

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INDUSTRIAL

# PSMI SURVEY OF BELLINGHAM

UNIVERSITY OF WASHINGTON  
-INDUSTRIAL STRUCTURE OF  
PUGET SOUND URBAN SHORELINE  
1962, 1972, 1982

---

- SURVEYED SHORELINE  
AND BLEND OF  
EACH SHORELINES  
THROUGH TIME BY  
SECTOR (SIC)

- FISHING FORESTRY AND AGRICULTURE
  - MINING
  - MANUFACTURING
  - TRANSPORTATION + COMM.
- 

- WHOLE TRADE
- RETAIL
- FINANCE, INS, R/E
- SERVICES
- GOVERNMENT

# SURVEY SUMMARY (1962-1982)

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↑ • FF & AG HAS INCREASE  
USE OF SHORELINE  
BY 1.2% FROM 1962  
(0%) TO 1982 (1.2%)



↑ • CONSTRUCTION  
SLIGHT INCREASE  
.2%

↑ • TRANSPORTATION &  
COMMUNICATION  
↓ → DECREASE 2.9%

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— • WHOLESAL TRADE  
NO CHANGE AT 25%

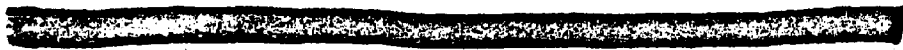
\*↓↓ • MANUFACTURING  
LARGEST DECREASE OF  
ANY AREA FROM 39% IN  
1962 TO 17% IN 1982

- ↑ • RETAIL TRADE LARGE INCREASE FROM 3.4% TO 21.4%.
  - ↑ • SERVICES INCREASE 4.3%.
- 

↑ • GOVERNMENT INCREASE 1.9%.

∴ MANUFACTURING HAS  
GREATLY DECREASED  
IT'S PRESENCE IN  
BELLINGHAM WATERFRONT  
WHILE RETAIL TRADE  
INCREASED GREATLY

OFFICE



EXISTING

# OFFICE: BELLINGHAM

## SPACE PROFILE: SPRING 1982

|                  | # BLDGS   | TOTAL<br>#     | AVG<br>#      | AVG<br>AGE  | AVG<br>OCCUPANCY |
|------------------|-----------|----------------|---------------|-------------|------------------|
| DOWNTN           | 9         | 191,197        | 21,242        | 44.1        | 84.2             |
| DOWNTN<br>FRINGE | 20        | 187,763        | 9,388         | 14.1        | 91.4             |
| OTHER<br>AREAS   | 14        | 138,308        | 9,522         | 4.1         | 78.7             |
| <b>TOTAL</b>     | <b>43</b> | <b>512,250</b> | <b>11,913</b> | <b>17.1</b> | <b>84.8</b>      |

# OFFICE-BELLINGHAM EXISTING SPACE (1985)

|                  | # BLDGS   | TOTAL<br>#     | AVG<br>#      | AVG<br>AGE<br>YRS | AVG<br>OCCUPANCY |
|------------------|-----------|----------------|---------------|-------------------|------------------|
| DOWNTN           | 14        | 255,876        | 18,277        | 38.8<br>YRS       | 68.8%            |
| DOWNTN<br>FRINGE | 22        | 192,277        | 8,740         | 227<br>YRS        | <u>94.7%</u>     |
| OTHER<br>AREAS   | 18        | 136,980        | 7,610         | 6.3<br>YRS        | 82.1             |
| <b>TOTAL</b>     | <b>54</b> | <b>585,133</b> | <b>34,627</b> | <b>21.9</b>       | <b>82.1</b>      |

OFFICE-EXISTING

% OF TOTAL SF

|   |            |
|---|------------|
| <u>DOWNTOWN</u>                               | <u>44%</u> |
| <u>DOWNTOWN FRINGE</u>                        | <u>33%</u> |
| <u>OTHER AREAS</u><br><u>(GUIDE MERIDIAN)</u> | <u>23%</u> |

FACTS

~~OFFICE-BELLINGHAM~~

ANNUAL RENTAL RATE/SF (1984)

OVERALL     \$ 3 - \$15/SF

CBD         \$ 5 - \$12/SF

FACT

# BELLINGHAM - CBD (1984)

| <u>BUSINESS TYPE</u> | <u>#</u> | <u>SQ FT</u> | <u>% OF TOTAL</u> |
|----------------------|----------|--------------|-------------------|
| FOOD                 | 14       | 42,000       | 4%                |
| HOME PROD.           | 18       | 148,000      | 13%               |
| TRANS.               | 13       | 91,000       | 8%                |
| COMM.                | 24       | 36,000       | 3%                |
| BUILD. PROD.         | 16       | 149,000      | 13%               |
| MULTI-RETAIL         | 5        | 109,000      | 10%               |
| BUS. COLLEGE         | 1        | 3,000        | -                 |
| <u>CLOTHING</u>      | 37       | 232,000      | 20%               |
| <u>MISC.</u>         | 113      | 336,000      | 29%               |
| <u>TOTAL</u>         | 241      | 1,146,000    | 100%              |

# OFFICE: BELLINGHAM

## SPACE BUILT 1977-1982

|                  | # BLDGS   | TOTAL<br>\$    | AUG<br>\$     | AUG<br>AGE |
|------------------|-----------|----------------|---------------|------------|
| DOWNTN           | 1         | 17,600         | 17,600        | 2.0        |
| DOWNTN<br>FRINGE | 9         | 123,678        | 13,742        | 2.3        |
| OTHER<br>AREAS   | 9         | 63,774         | 7,972         | 2.8        |
| <b>TOTAL</b>     | <b>19</b> | <b>205,054</b> | <b>19,792</b> | <b>2.5</b> |

# OFFICE: BELLINGHAM

## ABSORPTION RATES 77-82

|                  | AVERAGE ANNUAL SF<br>ABSORPTION RATES<br>FROM 1977-1982 | AVERAGE ANNUAL<br>ABSORPTION AS %<br>OF TOTAL |
|------------------|---|---|
| DOWNTN           | 3,500   | .7  |
| DOWNTN<br>FRINGE | 24,700  | 4.8   |
| OTHER<br>AREAS   | 12,750  | 2.5   |
| <b>TOTAL</b>     | <b>40,950</b><br>(~ 41,000/YR)                          | <b>8.0</b>                                    |



# OFFICE - BELLINGHAM (90-85)

## SPACE BUILT W/IN LAST 5 YRS

| DOWNTN <sup>①</sup>           | # BLDGS     | TOTAL $\square$ | AVG $\square$ | AVERAGE     |
|-------------------------------|-------------|-----------------|---------------|-------------|
|                               | $\emptyset$ | $\emptyset$     | $\emptyset$   | $\emptyset$ |
| DOWNTN <sup>②</sup><br>FRINGE | 2           | 39,300          | 19,650        | 5 YRS       |
| OTHER <sup>③</sup><br>AREAS   | 1           | 6,836           | 6,836         | 4 YRS       |
| <b>TOTAL</b>                  | <b>3</b>    | <b>46,136</b>   | <b>8,829</b>  | <b>4.7</b>  |

① C.T. # 6    ② C.T. # 5    ③ C.T. #'s 1, 3, 4, 9 & 10

# OFFICE: BELLINGHAM

## ABSORPTION RATES 80-85

|                  | AVERAGE ANNUAL<br>ABSORPTION RATE<br>W/IN LAST 5 YRS | AVERAGE ANNUAL<br>ABSORPTION AS %<br>OF CURRENT TOTAL |
|------------------|--|---|
|                  | $\emptyset$  | $\emptyset$   |
| DOWNTN           |  |   |
| DOWNTN<br>FRINGE | 7860   | 1.3   |
| OTHER<br>AREAS   | 1,367  | .2  |
| <b>TOTAL</b>     | <b>9227 (~10,000)</b>                                | <b>1.5</b>  |

# OFFICE-BELLINGHAM PROJECTED OFFICE ABSORPTION (SF)

1990\*                      1990\*  
 \* BASED ON 80-85      \*BASED ON 71-82  
 ABSORPTION RATES      ABSORPTION RATES

|                    |             |               |
|--------------------|-------------|---------------|
| DOWNTOWN           | Ø           | 17,500        |
| DOWNTOWN<br>FRINGE | 39,300      | 123,500       |
| OTHER AREAS        | <u>6800</u> | <u>63,750</u> |
| TOTAL              | 46,100      | 205,500       |

OFFICE USING  
EMPLOYMENT  
SECTORS  
WHATCOM COUNTY

OFF

UNDER  
CONSTRUCTION

---

PLANNED

OFFICE/INDUSTRIAL

UNDER CONSTRUCTION/PLANNED

GUIDE MERIDIAN

-SINGLE MIXED USE BLDG

WOBURN PARK - APPROVED

-LIGHT INDUSTRIAL PARK (80-200

BAKERSVIEWS INDUSTRIAL PARK ACRES

# CORDATA 8

° 600 ACRES - 65 ACRE  
FREE TRADE ZONE

- 1500 SF/MF UNITS
  - 150 ACRES OPEN SPACE
  - 300 ACRES COMMERCIAL/INDUSTRIAL
  - RESTAURANT / HOTEL
-

RETAIL



EXISTING

# TAXABLE RETAIL SALES

|      | <u>WHATCOM CO.</u> | <u>BELLINGHAM</u> |
|------|--------------------|-------------------|
| 1980 | 603,960,858        | 361,588,263       |
| 1981 | 636,721,517        | 381,277,801       |
| 1982 | 672,465,969        | 424,685,348       |
| 1983 | 747,955,651        | 460,706,086       |
| 1984 | 751,667,817        | 466,462,158       |

**AVG. ANN. GROWTH** 4.5% 5.2%

## RETAIL-BELLINGHAM

- BELLINGHAM ACCOUNTS FOR 61% OF TAXABLE RETAIL SALES
- 9% OF SHOPPER GOODS EXPENDITURES
- 26% LEAKAGE FACTOR  
(POTENTIAL SALES LOST, WHATCOM CO.)

# RETAIL - BELLINGHAM CANADIAN IMPACT

- WHATCOM/BELLINGHAM SERVE AS RETAIL MAGNET FOR CANADIAN SHOPPERS
- US CUSTOMS - 7.1 MILLION BORDER CROSSINGS INTO WHATCOM CO. 1984

# RETAIL - BELLINGHAM CANADIAN IMPACT: REASONS CITED BY CANADIANS FOR SHOPPING IN BELLINGHAM (178 CANADIAN IMPACT SURV)

- 47% LOW PRICES
- 32% GOOD SELECTION
- 8% CLOSE TO CANADA



- ESTIMATED FROM BELLIS  
FAN EIS: 61% OF  
CANADIANS VISITING U.S.  
HAD COME FOR SHOPPING

- OF 61%, 65% SHOP  
IN BELLINGHAM

BELLINGHAM

FACT

# RETAIL SPACE

| SQUARE FEET      | VACANCY RATE |
|------------------|--------------|
| 1985 - 4,362,900 | 5%           |
| 1984 - 3,931,000 | 9%           |
| 1983 - 2,500,000 | 4%           |

## RETAIL: BELLINGHAM

### TOTAL EXTG \$ BY AREA

|                    |     |
|--------------------|-----|
| DOWNTOWN           | 24% |
| DOWNTOWN<br>FRINGE | 29% |
| OTHER AREAS        | 47% |

# BELLINGHAM SHOPPING DISTRICTS:

- DOWNTOWN
- BELLINGHAM MALL & SAMISH WY.
- LAKEWAY (EAST OF I-5)
- FOUNTAIN DISTRICT
- K-MART (@ SUNSET & I-5)

- 
- MERIDIAN VILLAGE
  - MERIDIAN PLAZA
  - PEOPLES PLACE (@ MERIDIAN & BAKERVIEW)

- FAIRHAVEN

- JAMES/IOWA

Percentage Share of Square Footage of Shoppers Goods  
Major Shopping Districts and Centers  
Bellingham

|                   | <u>Square Footage<br/>Shoppers Goods</u> | <u>Share of<br/>Total Inventory</u> |
|-------------------|--|-------------------------------------|
| Bellingham CBD    | 422,500                                  | 51%                                 |
| Fred Meyer Center | 125,000                                  | 15                                  |
| Bellingham Mall   | 65,000                                   | 8.0                                 |
| Meridian Village  | 40,000                                   | 5.0                                 |
| People's Place    | 60,000                                   | 7                                   |
| Park Manor        | 25,000                                   | 3.0                                 |
| Sunset Center     | <u>84,000</u>                            | <u>10</u>                           |
| Total             | 821,500                                  | 100%                                |

DOWNTOWN SURVEY  
ACCOUNTS FOR  
DOWNTOWN<sup>^</sup> 37-39%  
OF SHOPPER GOODS  
WHATCOM CO.

|   | <u>STORE AREA</u> | <u>VOLUME FY1984</u> | <u>\$/SF</u> |
|---|-------------------|----------------------|--------------|
| <u>DEPARTMENT STORES AND OTHER MAJORS</u> | 14,800            | \$32803              | \$231.33     |
| <u>OTHER RETAILERS</u>                    | 280,700           | \$21887              | \$77.97      |

### 3 MAJORS DOWNTOWN

|         | <u>STORE AREA</u> | <u>SHARE</u> |
|---------|-------------------|--------------|
| THE BON | 53,500            | 40%          |
| PENNEYS | 45,000            | 34%          |
| SEARS   | 35,400            | 26%          |
| TOTALS  | <u>133,900</u>    | <u>100%</u>  |

# UNDER CONSTRUCTION

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## RETAIL-EXISTING

- ~~NO MAJOR ADDITIONS TO  
RETAIL MARKET SINCE 1978~~
- 1978 - MERIDIAN VILLAGE,  
PEOPLE'S PLACE
- 1976 - K-MART (SUNST CTR)
- 1974 - BELLINGHAM MALL

# PLANNED

RETAIL: BELLINGHAM  
BELLS FAIR - I-5/MENDOTA RD

- PHASE I - 372,000 GLA  
(START 1987)
  - 3 MAJORS
  - 37.1 ACRES

- PHASE II - 229 000 GLA  
(START 1992)
  - 2 MAJORS
  - 24.4 ACRES

- TOTAL © BUILDOUT - 601,000 GLA
  - 5 MAJORS
  - 61.5 AC.
  - 3000 PARKING SPACES

- •+ HOTEL - 220 RMS COMPLETE w/ MEETING ROOMS (6 AC.) TO BE BUILT IN PHASE II
- •+ 2 FREESTANDING RESTAURANT © 5000 SF/EA

- HAYS GROUP  
(ADJACENT FRED MEYER CENTER)
  - 270,000 SF
  - 3 MAJORS + 60,000 SF HEALTH CLUB



## SUNSET CENTER

- 207,000 OF NEW SF TO KMART
- MOVIE THEATRE
- 60,000 SF RETAIL

---

## PIHA PROJECT (DOWNTOWN)

- EXPAND/REMODEL EXISTING J.C. PENNEY 45K TO 100K
- EXPAND BON & ADD 3 STORY GARAGE
- 100,000 SF DEPT STORE NOW OCCUPIED BY LEVINS.

CASCADE MALL  

---

BURLINGTON  
SKAGIT COUNTY

RESTAURANT

---

EXISTING

# RESTAURANTS: BELLINGHAM

- 118 RESTAURANTS  
(INCLUDING FAST FOOD  
ESTABLISHMENTS)

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BELLINGHAM  
RESTAURANTS  
- KEY FACTS -

WHATCOM COUNTY  
SHOWS HIGHER PER  
CAPITA SPENDING FOR  
EATING/DRINKING  
ESTABLISHMENTS THAN  
STATE AS A WHOLE.

---

WATERFRONT RESTAURANTS  
VERY POPULAR AND  
SUCCESSFUL, I.E.  
CLIFF HOUSE, BAY  
CAFE.

UNDER  
CONSTRUCTION

# PLANNED

---

SQUALICUM HARBOR  
- GTM CORPORATION  
- HIGHER QUALITY  
- LOCATED ON POINT

HOTEL /  
CONVENTION  
CENTER

---

EXISTING



# HOTELS & MOTELS BELLINGHAM

- 21 - LOCATED IN BELLINGHAM
- 906 - TOTAL ROOMS
- NONE ON WATERFRONT
- RATES: \$17. - \$140. AVG. \$37
- OCCUPANCY RATES
  - WINTER/OFF SEASON ~ 60-65%
  - SPRING-FALL/ON SEASON ~ 90-95%

## BELLINGHAM HOTELS & MOTELS:

LOCATED MOSTLY SOUTH  
OF DOWNTOWN &  
WEST OF I-5.

# HOTEL OVERALL OCCUPANCY AT 65-70%.

## CONFERENCE ROOM SPACE (80-800 PEOPLE)

| FACILITY      | CAPACITY       | ESTIMATED %<br>ANNUAL USE |
|---------------|----------------|---------------------------|
| HOLIDAY INN   | 90-750         | 80%                       |
| SIDDEN VALLEY | 60-85          | 70-80% *                  |
| PARK MOTEL    | 55-70          | 50-70%                    |
| W.W.U.        | <u>20-3000</u> | **                        |
| TOT           | 225 - 3905     |                           |

\* WEEKENDS AND SOME  
WEEKDAYS FROM MAY TO  
AUGUST

\*\* W.W.U. HAS EXCESS SPACE FOR  
SMALL GROUPS. OCCASIONALLY  
TURNS AWAY LARGE GROUPS  
800-1200. CONFERENCES MUST  
BE ACADEMIC IN NATURE.

# UNDER CONSTRUCTION

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- VAL-U INN
  - I-5 PKING
  - OPENS 3/86
  - 80 ROOMS
  - 60 PERSONS
  - 32-55/NIGHT

# PLANNED

° TEMPORARY  
CONVERSION OF APTS  
TO HOTELS FOR EXPO  
WILL PROBABLY REVERT  
AFTER EXPO

- EXPO LODGE
    - INDIAN STREET
    - 15 UNITS
  - BELL MALL MOTEL
    - BELL MALL
    - 70 UNITS
- 

HOTEL / CONVENTION  
CENTER / RESTAURANT  
PROPOSED BY  
SVOBODA AT  
SOUTH PORT.

NO NEW HOTELS  
PLANNED FOR  
BELLINGHAM EXCEPT  
AT CORDATA ?

# MARKET ANALYSIS SUMMARY

---

THE MAJORITY OF  
COMMERCIAL SPACE  
IS LOCATED IN THE  
DOWNTOWN AND  
FRINGE AREAS



OVERALL OFFICE  
VACANCY RATE AT  
18%. HIGHEST IN  
DOWNTOWN 24%.  
AND FRINGE 29%.

---

THE OFFICE MARKET  
IS CURRENTLY AND  
HAS FOR THE LAST  
3-5 YEARS BEEN  
FAIRLY STABLE

NO MAJOR OFFICE  
TYPE DEVELOPMENT  
PLANNED EXCEPT  
AT CORDATA

---

MOST RETAIL  
DEVELOPMENT  
EXISTING / PLANNED  
ALONG I-5 CORRIDOR  
(BELLIS-FARE, FRED MYER)

MOST OF RETAIL  
SPACE OUTSIDE OF  
CBD 47%. WITH  
DOWNTOWN 24%. AND  
FRINGE 29%.

---

HIGH QUALITY  
RESTAURANTS  
ESPECIALLY ONES  
WITH WATER VIEWS  
IN DEMAND

CURRENT OVERALL  
VACANCY RATE FOR  
RETAIL 5%.

POTENTIAL

AREA

DEVELOPMENT

NEW SPACE

PRELIMINARY  
CONCLUSIONS

MEDIUM TO HIGH  
QUALITY  
RESTAURANT

---

SMALL SCALE  
OFFICE DEVELOPMENT  
(5-15,000 SF) OVER  
5 YEARS.

SMALL SCALE SUPPORT RETAIL  
DEVELOPMENT EG. SPECIALTY  
SHOP IN NATURE WOULD  
HAVE TO COINCIDE WITH  
RESTAURANT/OFFICE  
DEVELOPMENT (SPECULATIVE)

HOTEL ROOMS  
WOULD BE  
VERY  
SPECULATIVE

# FAIR HAVEN

- POTENTIAL SITE  
FOR SPECULATIVE  
HOTEL / RETAIL  
SUPPORT SPACE
- 

MARKET CONCLUSIONS +  
LOCAL OPINIONS OF KEY  
BUSINESS PROFESSIONALS  
IN AREA SEEM TO AGREE  
THAT DEVELOPMENT WOULD  
BE BEST SUPPORTED AT:



FIRST: SQUALICUM  
HARBOR

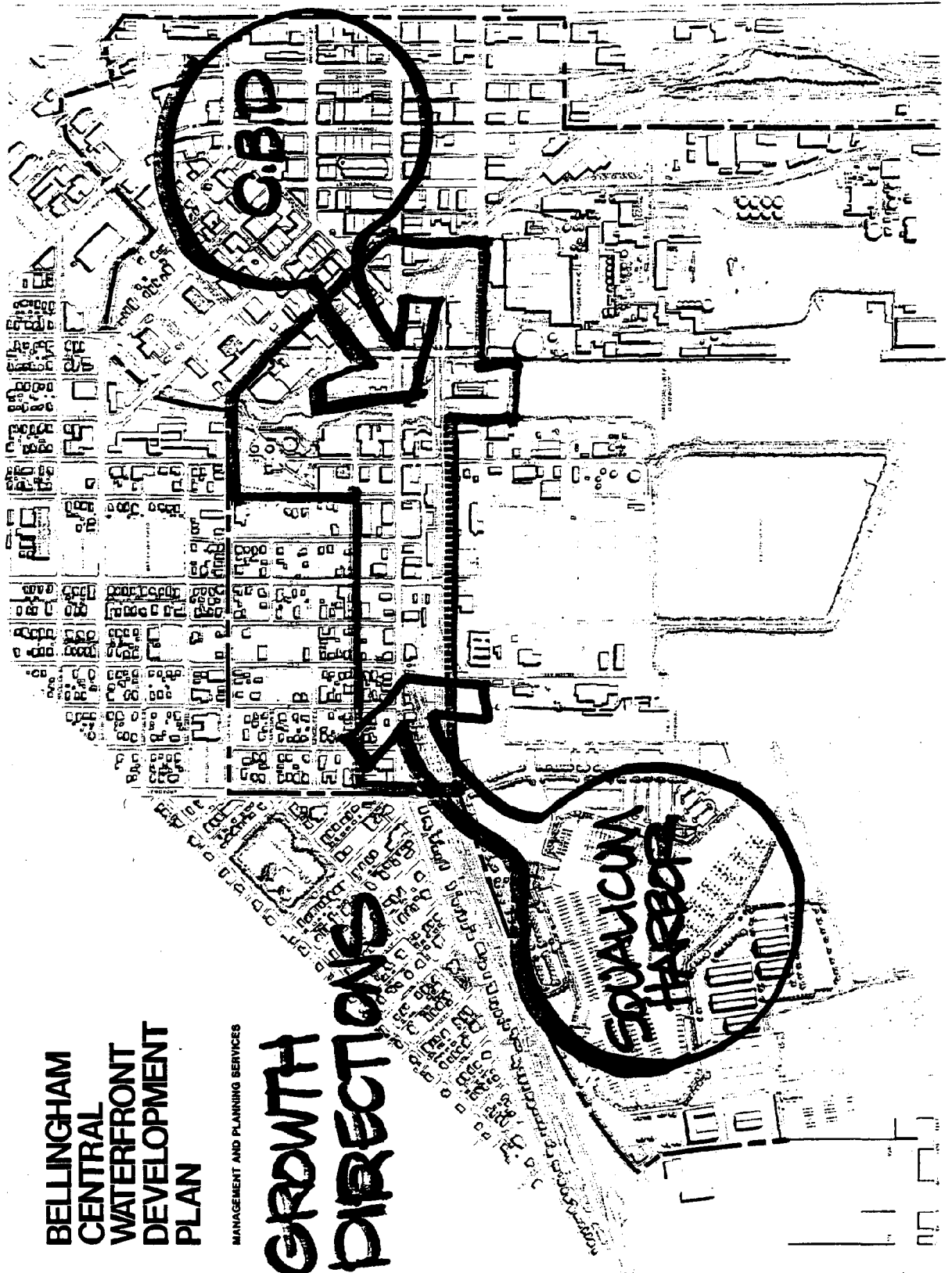
SECOND: DOWNTOWN AND  
SURROUNDING IN-  
CLUDING SOUTHPORT

THIRD: STUDY AREA AS  
FUTURE IN FILL

**BELLINGHAM  
CENTRAL  
WATERFRONT  
DEVELOPMENT  
PLAN**

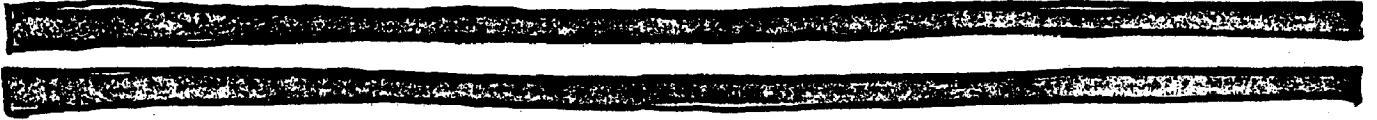
MANAGEMENT AND PLANNING SERVICES

**GROWTH  
DIRECTIONS**



# Precepts

PRECEPTS

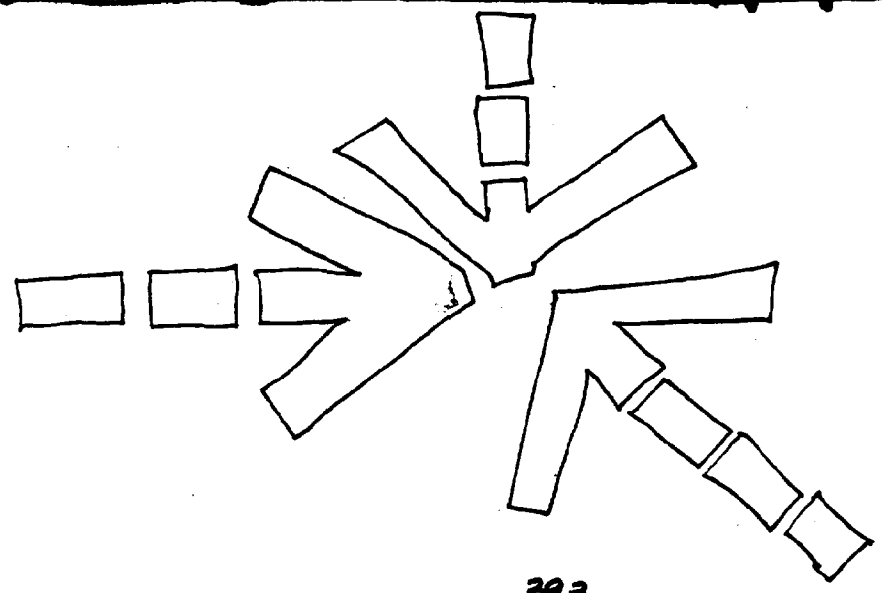


IMAGE

NATURAL



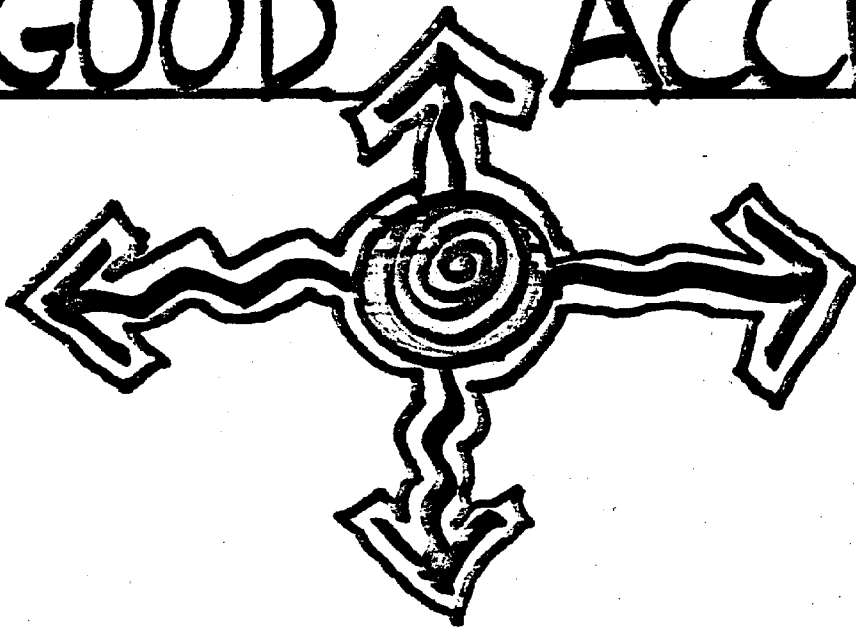
FOCAL POINTS

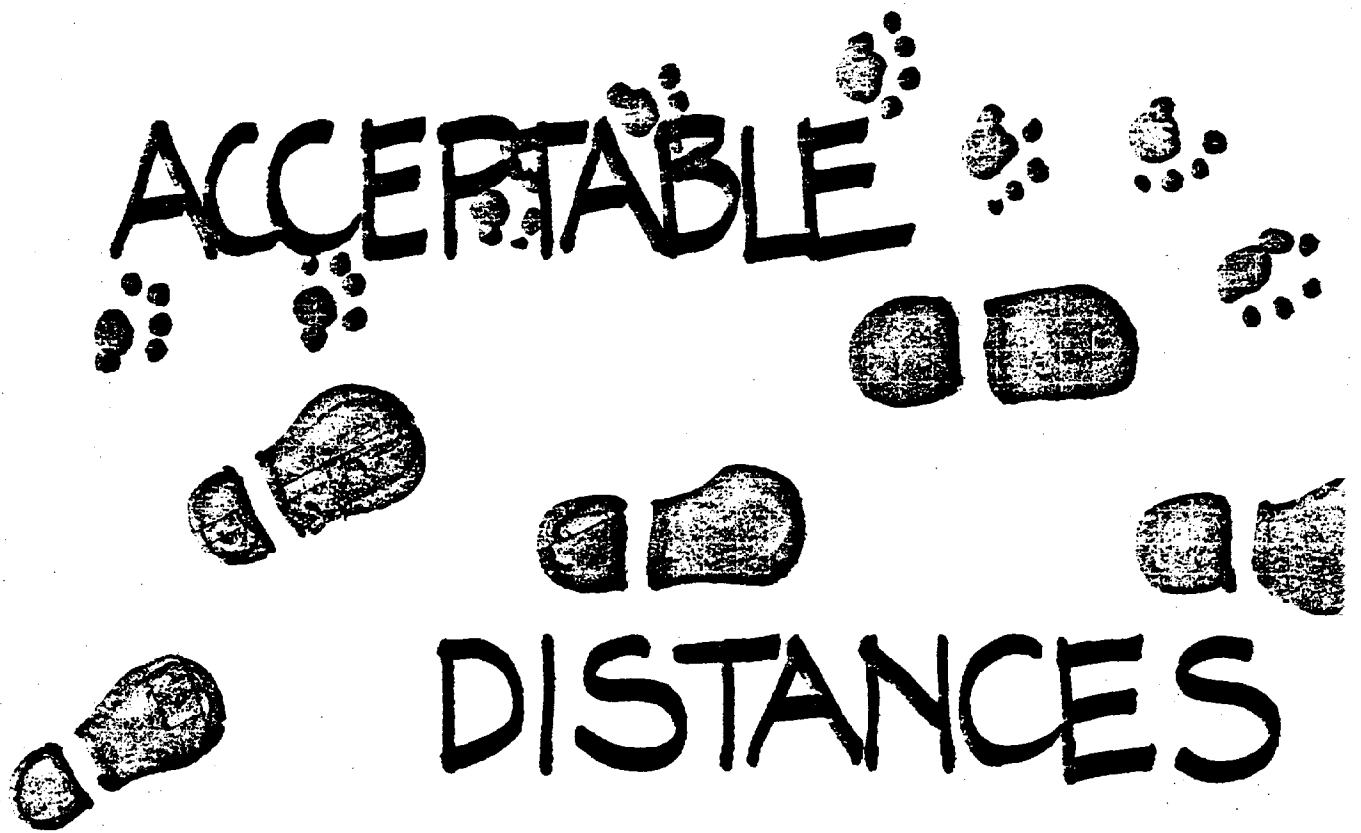


WATERFRONT

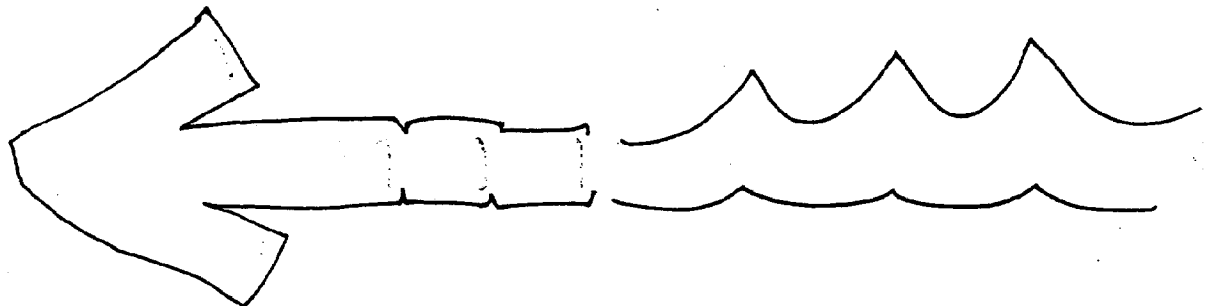
---

GOOD ACCESS





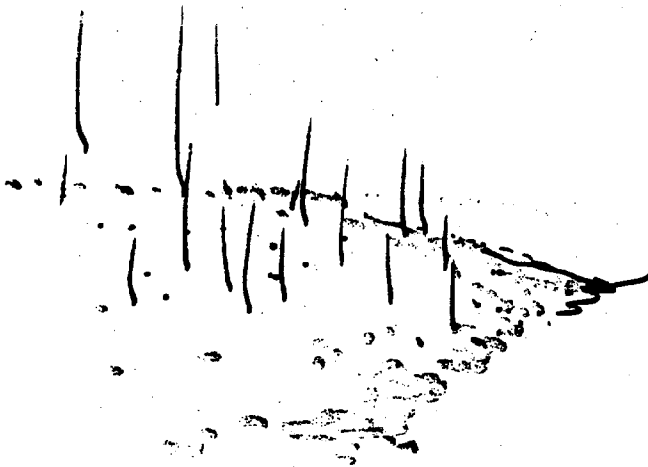
LINKAGE



# HARD EDGE



# SOFT EDGE

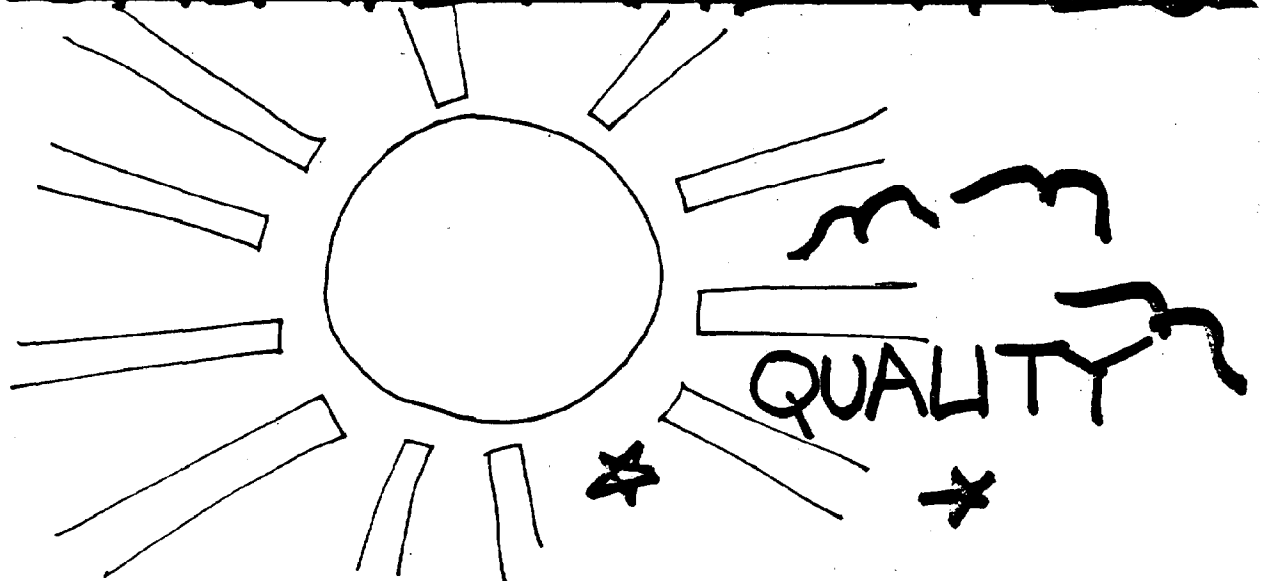




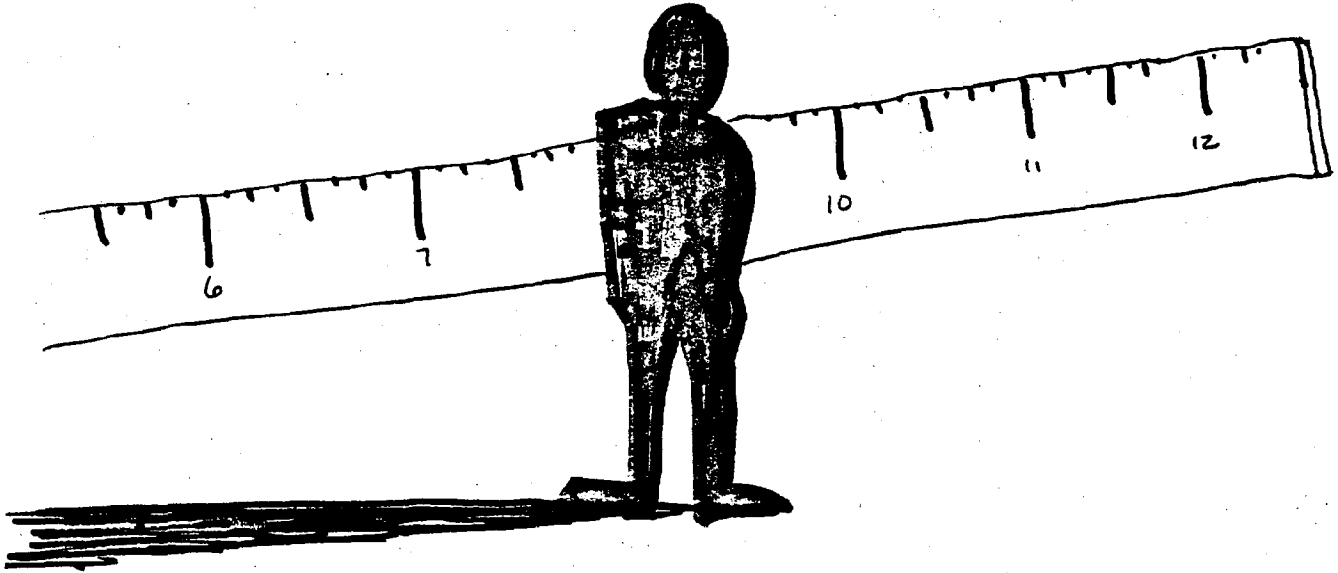
# ENVIRONMENT

---

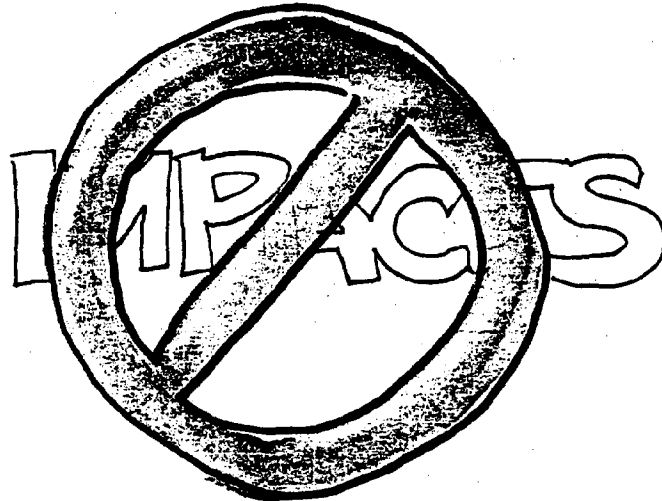
## CREATE AMENITIES



# HUMAN SCALE

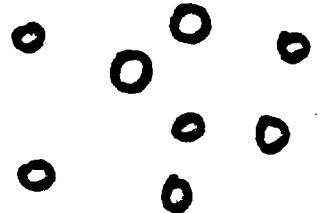
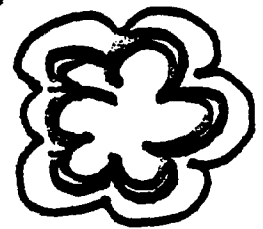


# MINIMIZE IMPACTS

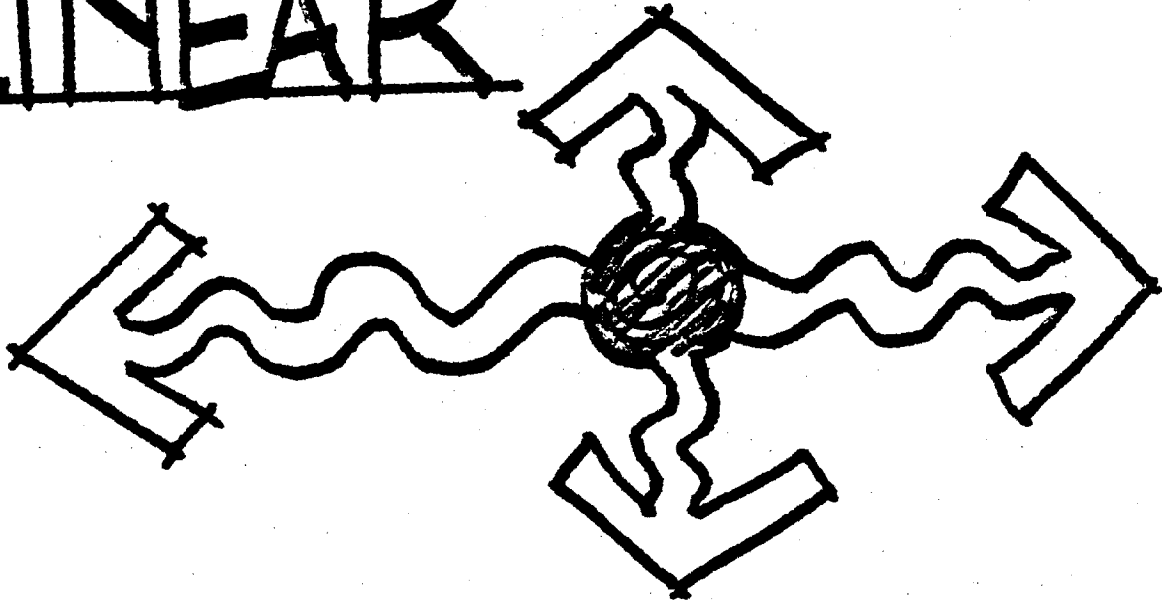


# LAND USE

MIXED  
CLUSTERED  
DISPERSED



LINEAR



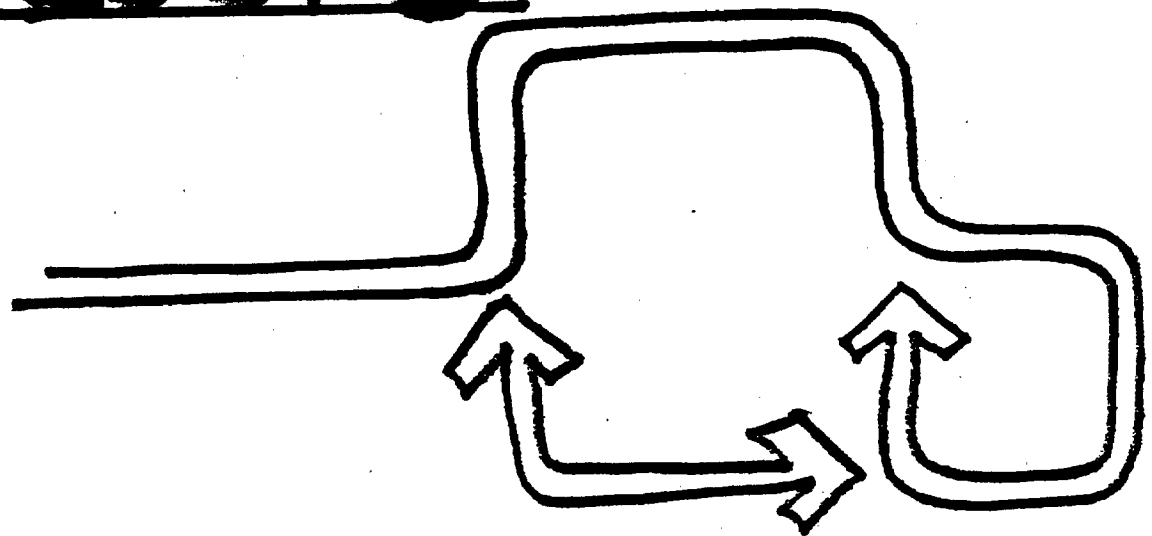
BALANCE



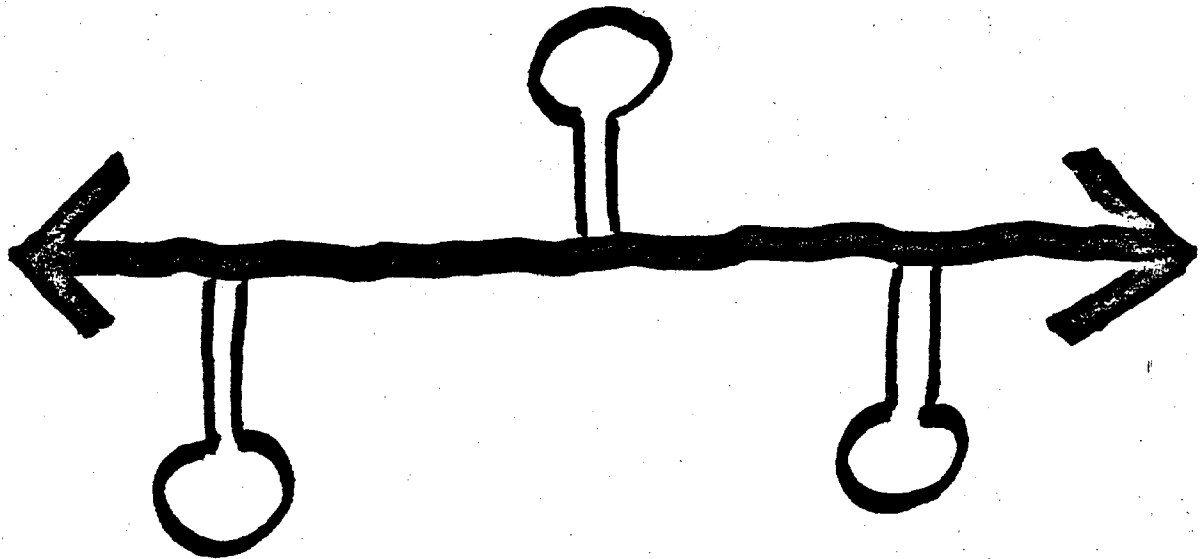
PEDESTRIAN VEHICLE

# CIRCULATION

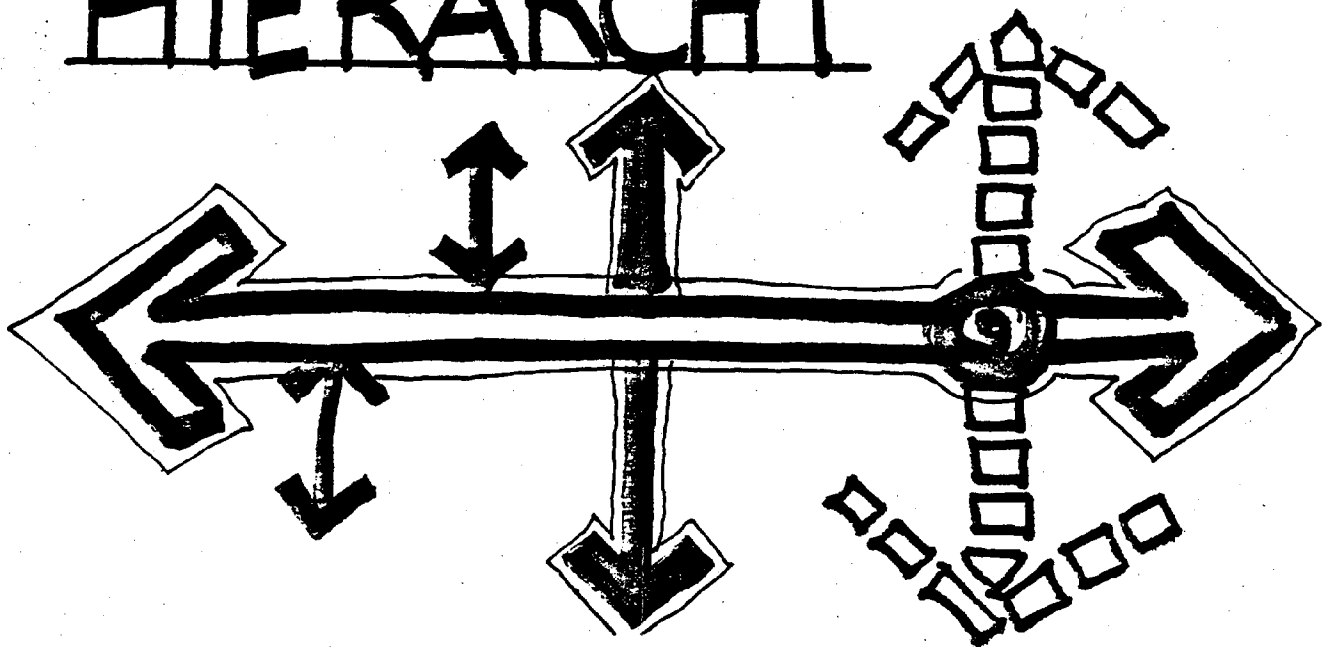
## LOOPS



# CUL DE SACS



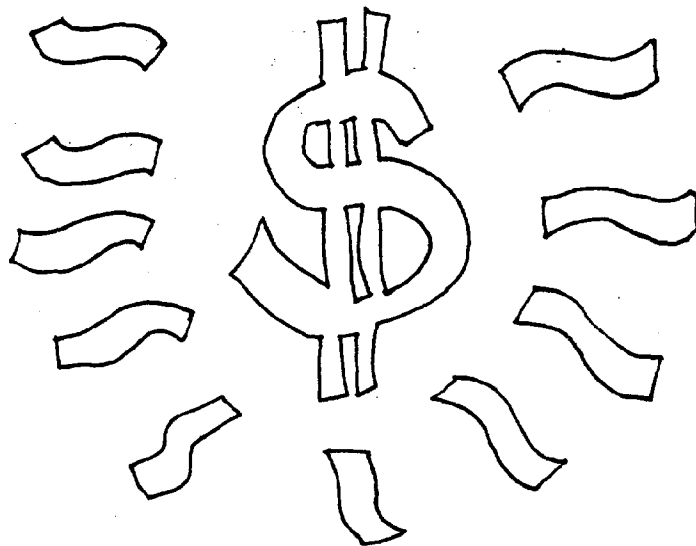
# HIERARCHY



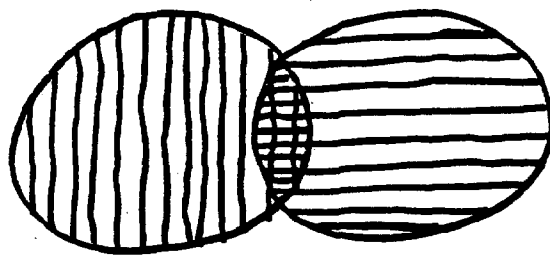
# ECONOMICS

---

## BANG FOR THE BUCKS



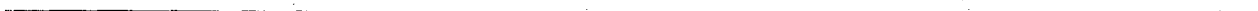
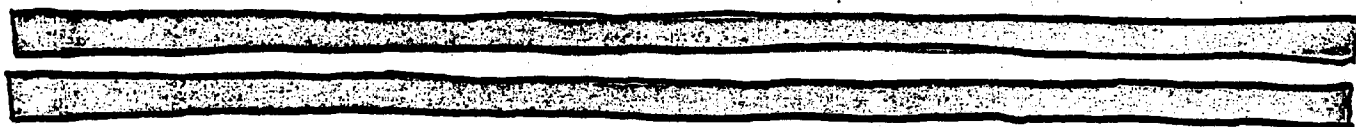
# PUBLIC/PRIVATE BENEFIT



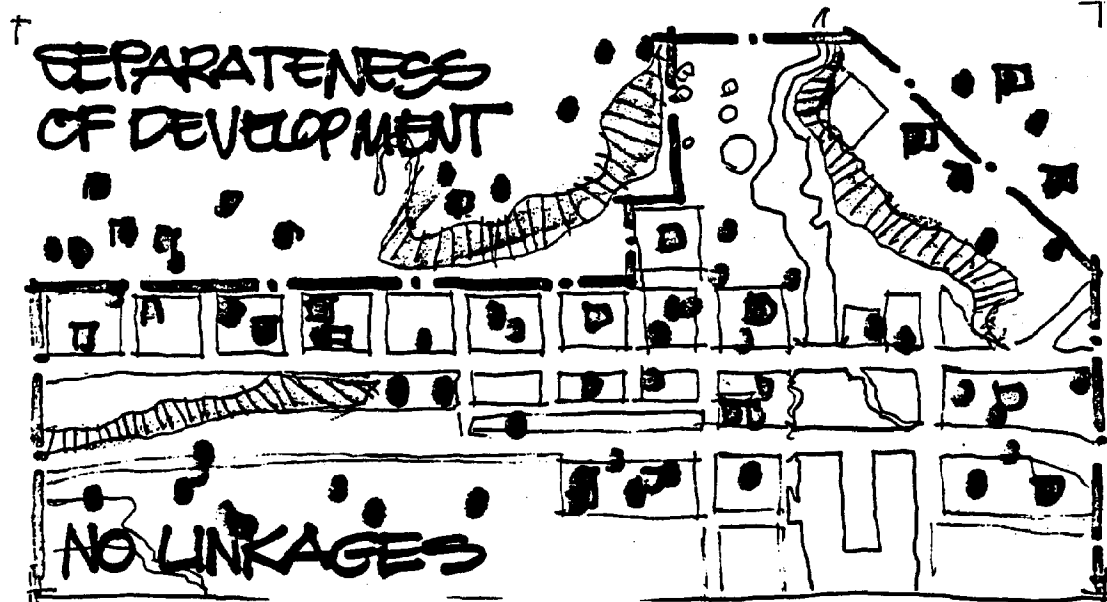


# Concepts

# CONCEPTS

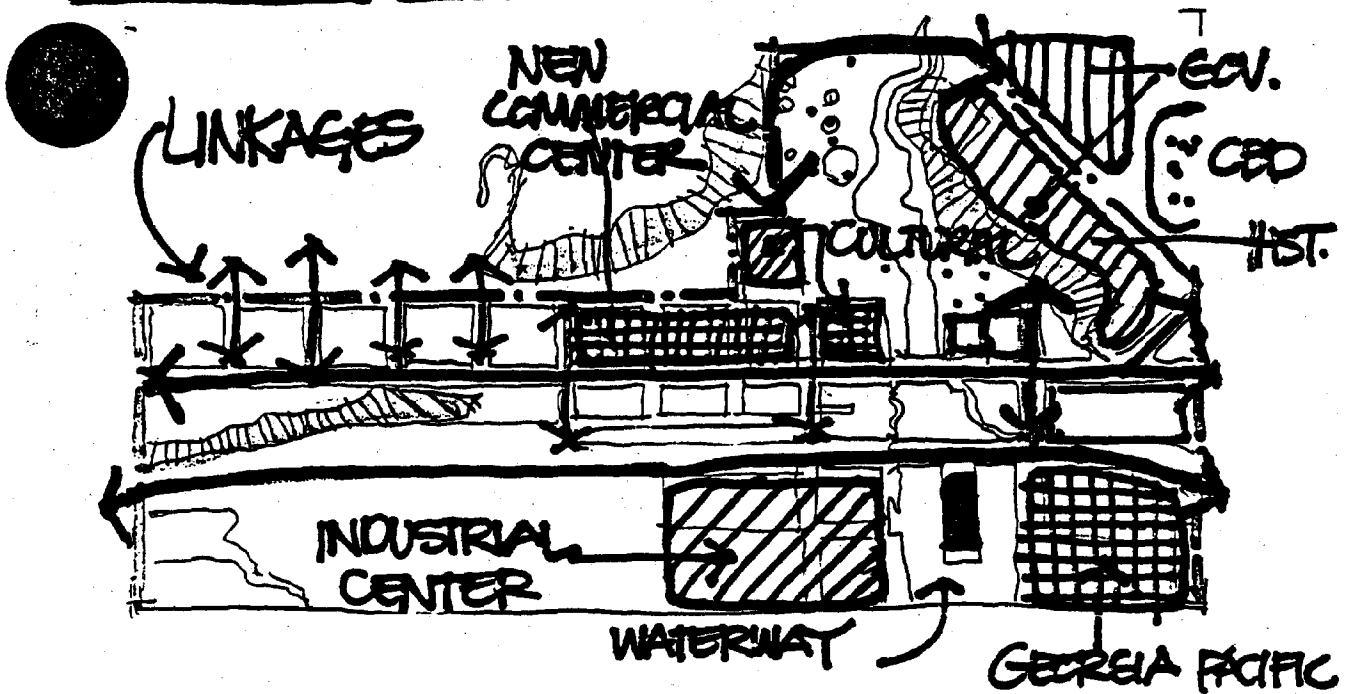


# CONCEPT: DISPERSED DEVELOPMENT



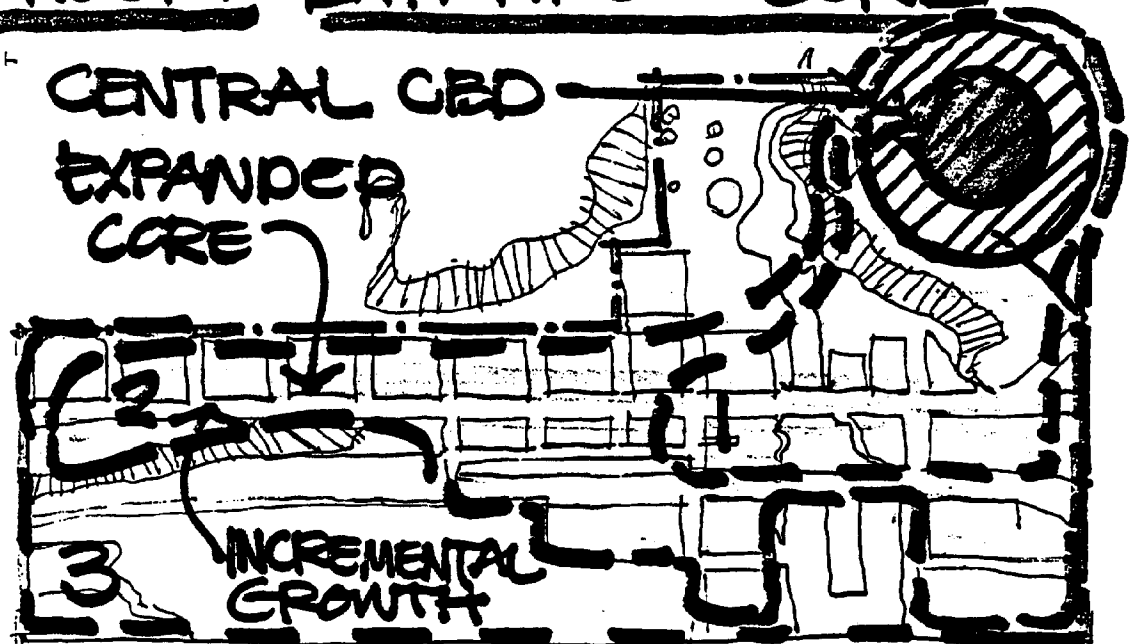
- INDEPENDENT PROPERTY DEV. THROUGHOUT STUDY AREA (STATUS QUO)
- EMPHASIS ON SEPARATENESS
- DIVERSITY & UNIQUENESS OF PARTS.

# CONCEPT: MULTIPLE CENTERS



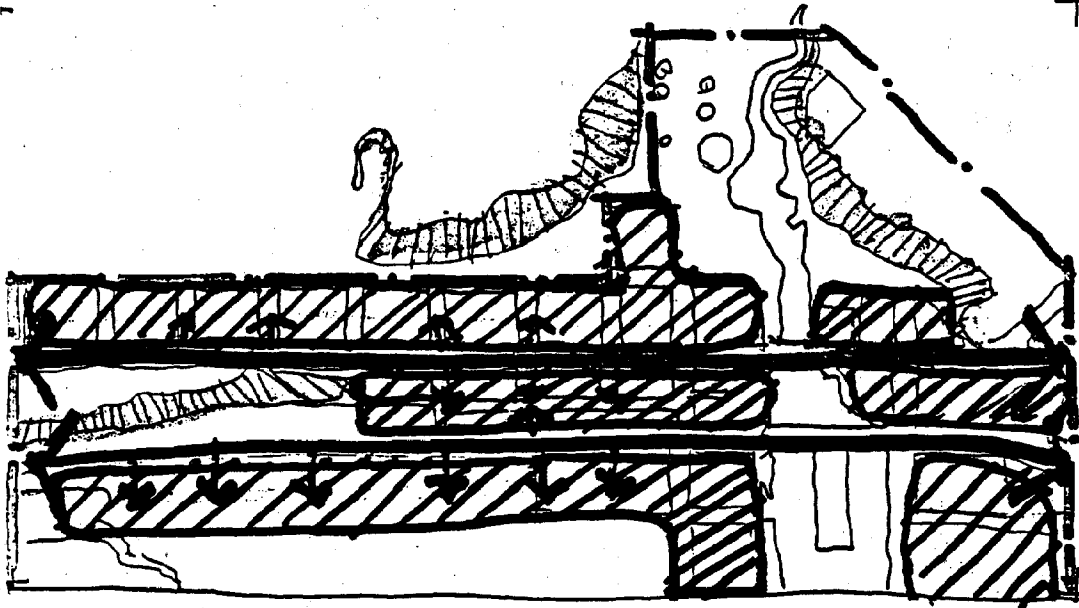
- SEVERAL SEPARATE AND LINKED CENTERS.
- POTENTIAL HIERARCHY AND USE DISTINCTION
- CLUSTERED OR DISTRIBUTED ORGANIZATION.

## CONCEPT: EXPANDED CORE



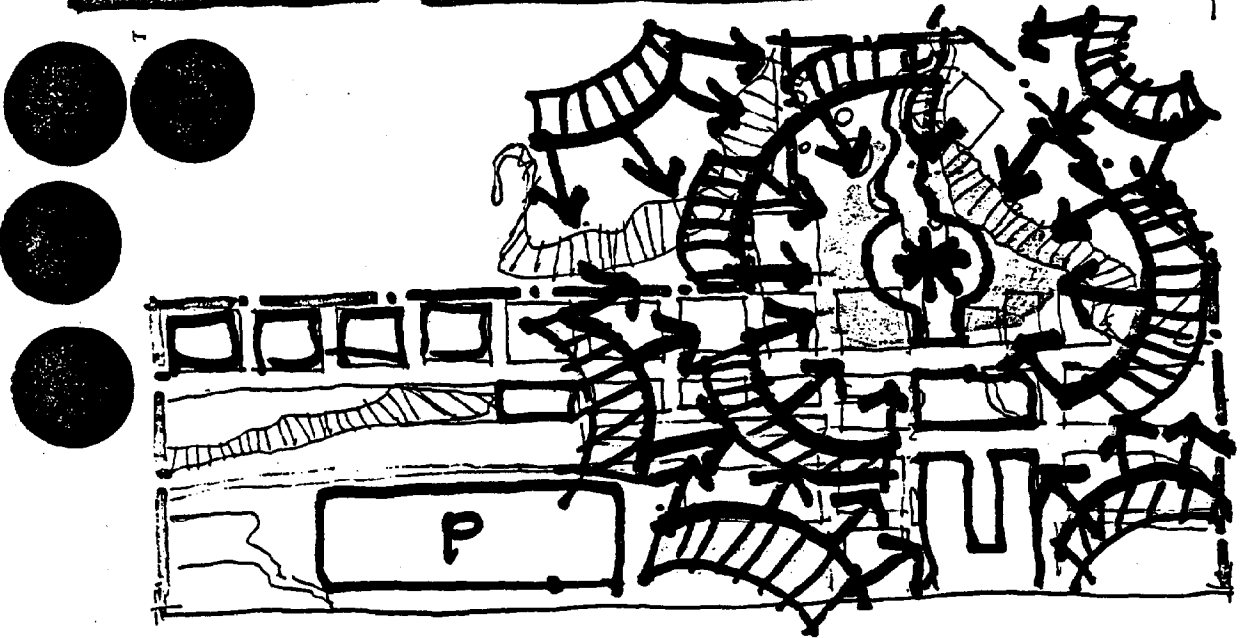
- SINGLE BUT LARGE CENTER
- POSSIBLE SUB-AREAS W/IN CENTER, ALL CONTRIBUTING TO THE WHOLE.
- PHASED INFILL TO INTENSIFY OVER TIME.

# CONCEPT: CORRIDORS



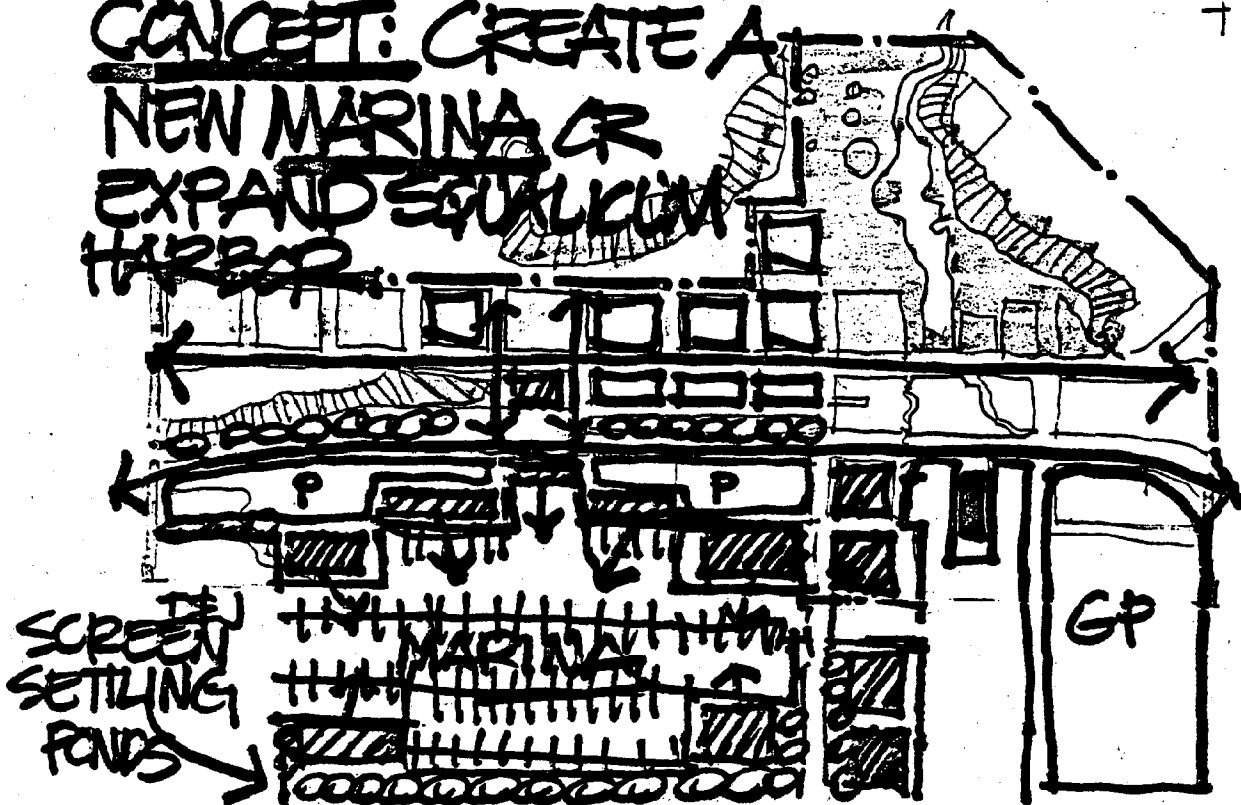
- LINEAR CIRCULATION BASED CONFIGURATION
- SINGLE MOST IMPORTANT DISTRICT/ROUTE(S) EMPHASIZED
- FRONT & BACK, DUAL FRONTS

# CONCEPT: WHATCOM CREEK AS FOCUS



- FOCUS DEVELOPMENT TOWARD WHATCOM CREEK & PARK
- TURN BACK ON INDUSTRIAL WATERFRONT
- HIGHER DENSITY DEVELOPMENT AROUND CREEK & PARK.

CONCEPT: CREATE A  
NEW MARINA OR  
EXPAND SQUALICUM  
HARBOR.



- EXPAND SQUALICUM HARBOR TO THE SOUTH & CREATE NEW MARINA BETWEEN ROEDER & SETTLING PONDS.
- FOCUS NEW COMMERCIAL INTO MARINA.
- PORT INVOLVEMENT CRITICAL

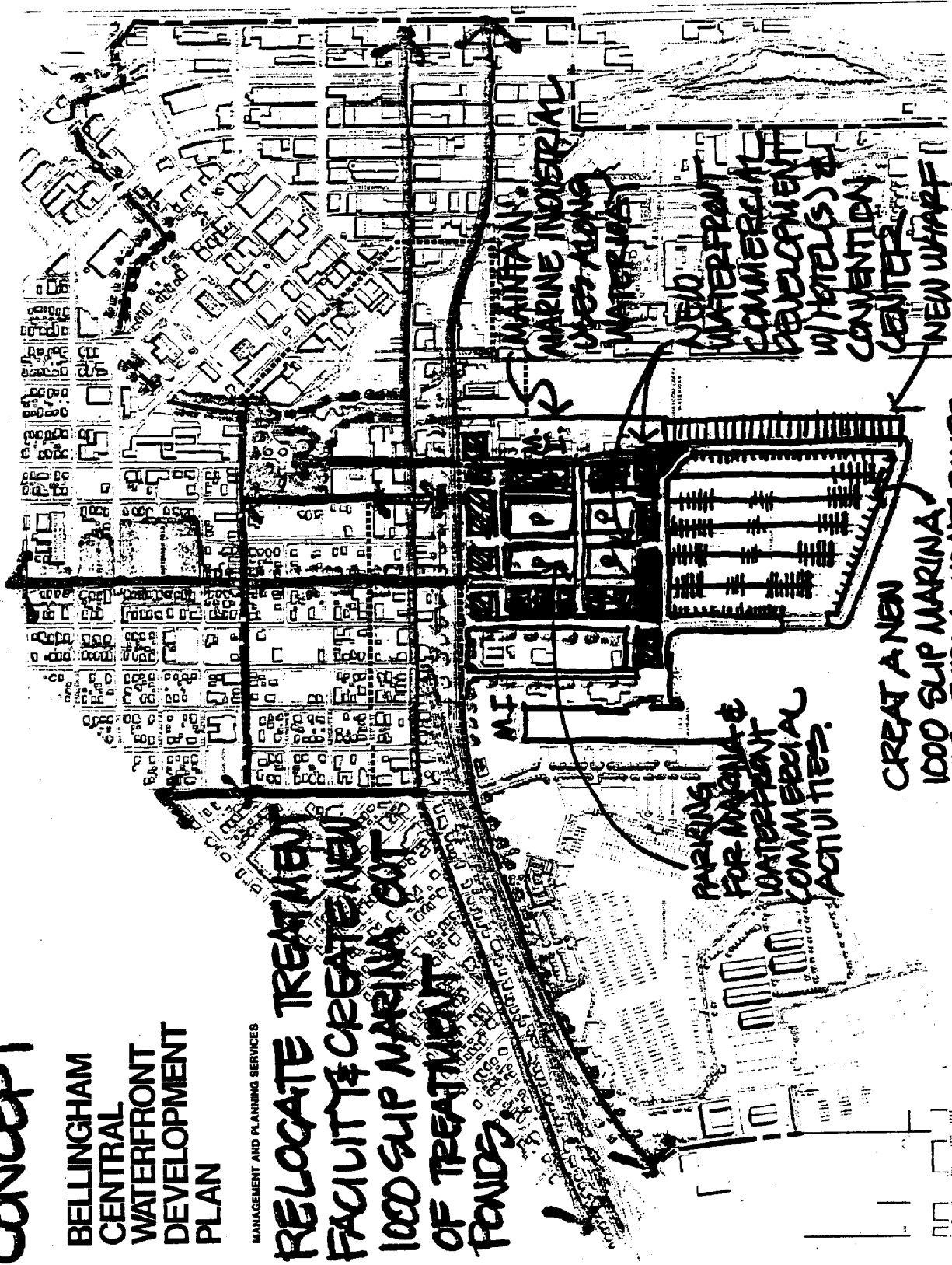


# CONCEPT

## BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES

RELOCATE TREATMENT  
FACILITY & CREATE NEW  
1000 SUP MARINA OUT  
OF TREATMENT  
PONDS



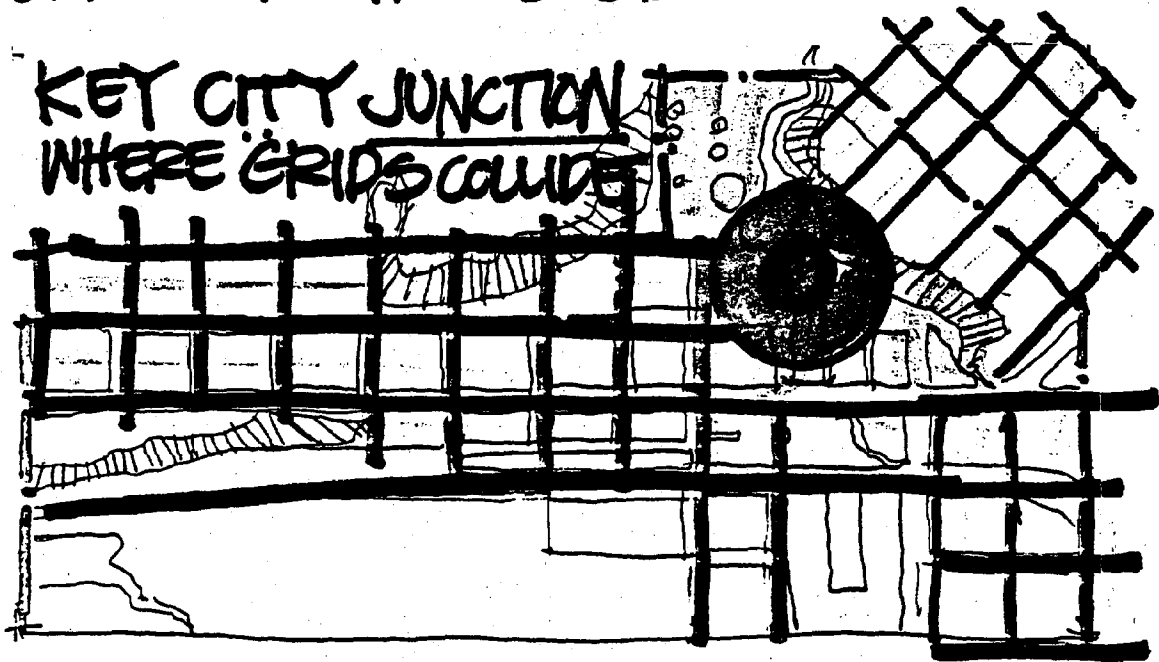
MAINTAIN  
MARINE INDUSTRIAL  
OPERATIONS  
WATERFRONT

NEW  
WATERFRONT  
COMMERCIAL  
DEVELOPMENT  
(HOTELS) &  
CONVENTION  
CENTER  
NEW WHARF

PARKING  
FOR MARINA &  
WATERFRONT  
COMMERCIAL  
ACTIVITIES

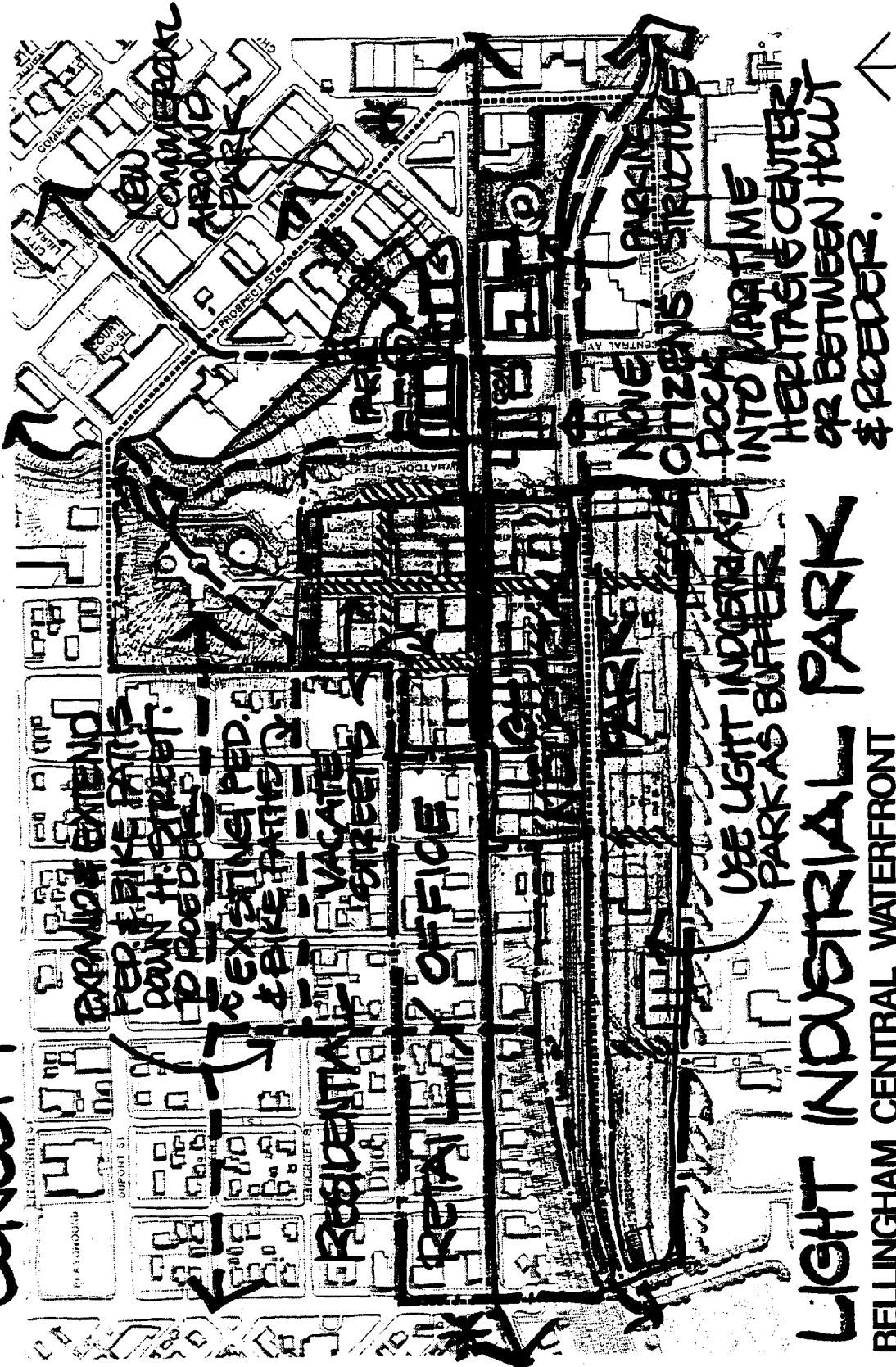
CREATE A NEW  
1000 SUP MARINA  
OUT OF TREATMENT POND

# CONCEPT: THE "ELBOW"



- WHATCOM CREEK AS KEY CITY JUNCTION
  - DOWNTOWN
  - WATER
  - GEORGIA PACIFIC
- MUST CONSIDER TRANSITIONS  
≠ LINKAGES & COMPATIBILITY

# CONCEPT



# LIGHT INDUSTRIAL PARK

BELLINGHAM CENTRAL WATERFRONT  
DEVELOPMENT PLAN

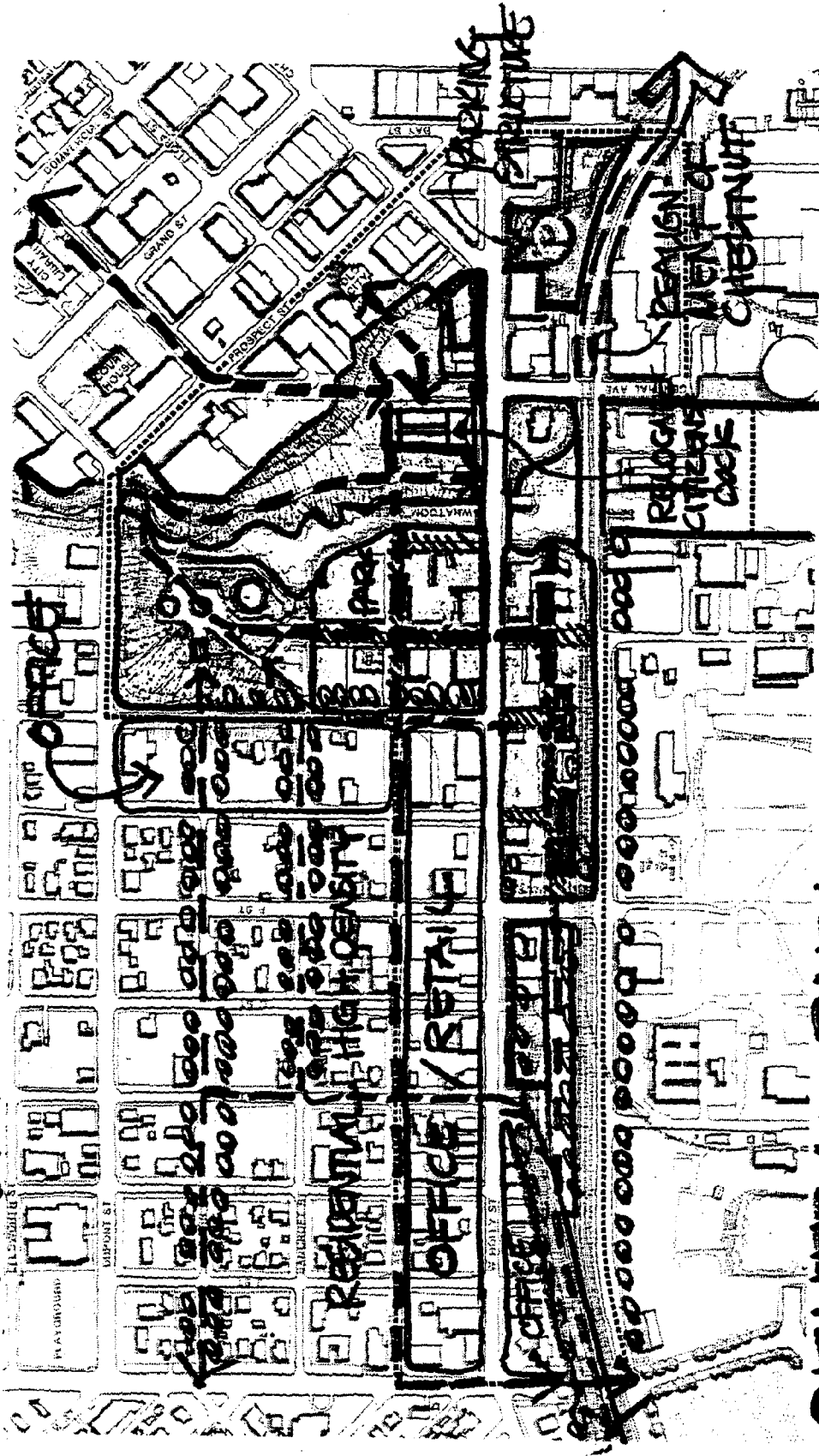
MANAGEMENT AND PLANNING SERVICES

# CONCEPT: CHANGE ZONING



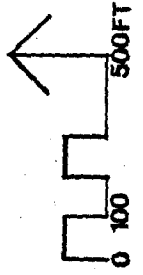
REVISION TO WATERFRONT COMMERCIAL ZONING &  
 BELLINGHAM CENTRAL WATERFRONT MARINE INDUSTRIAL  
 DEVELOPMENT PLAN

CONCEPT

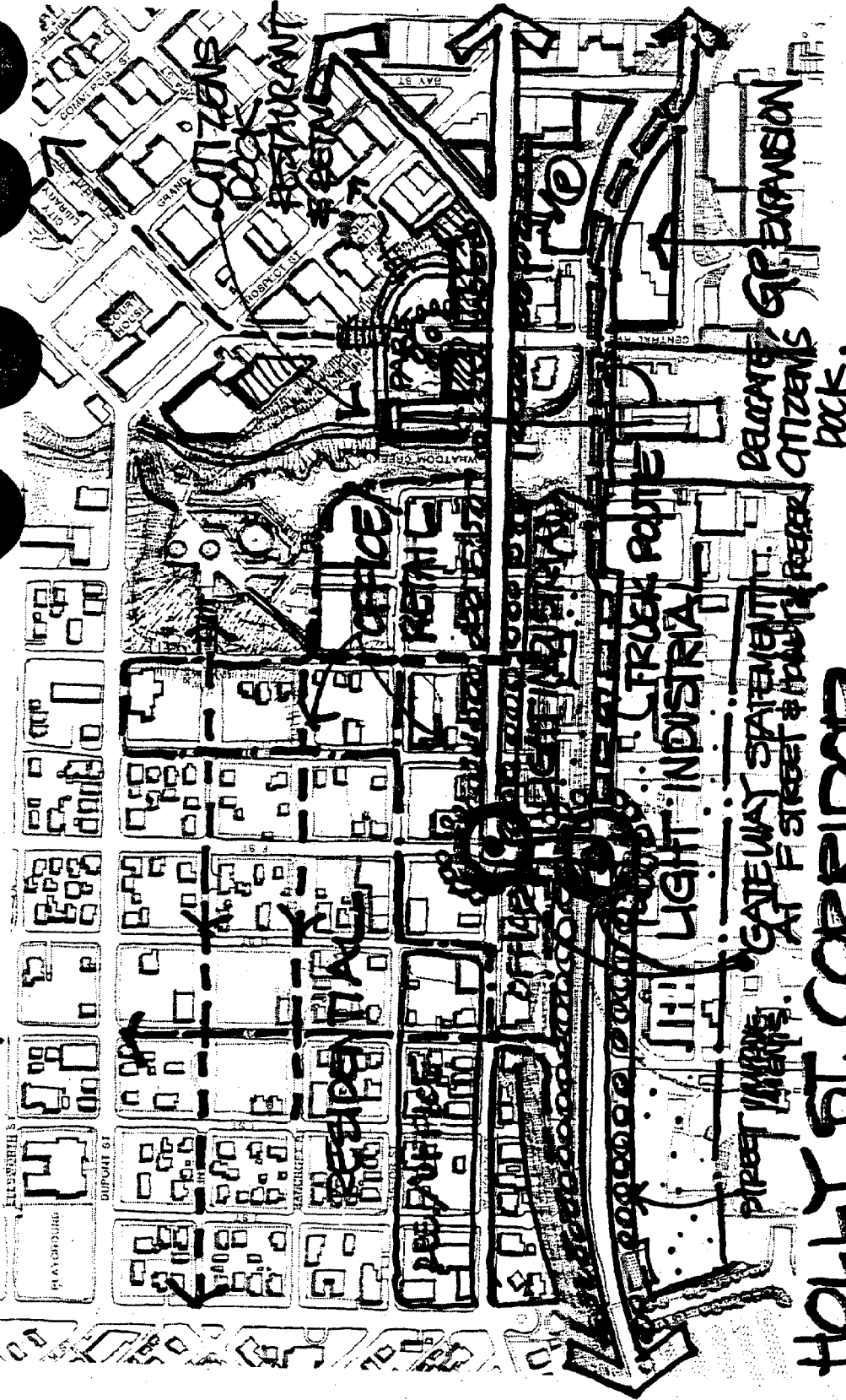


**CENTRAL PARK**  
**BELLINGHAM CENTRAL WATERFRONT**  
**DEVELOPMENT PLAN**

MANAGEMENT AND PLANNING SERVICES



# CONCEPT

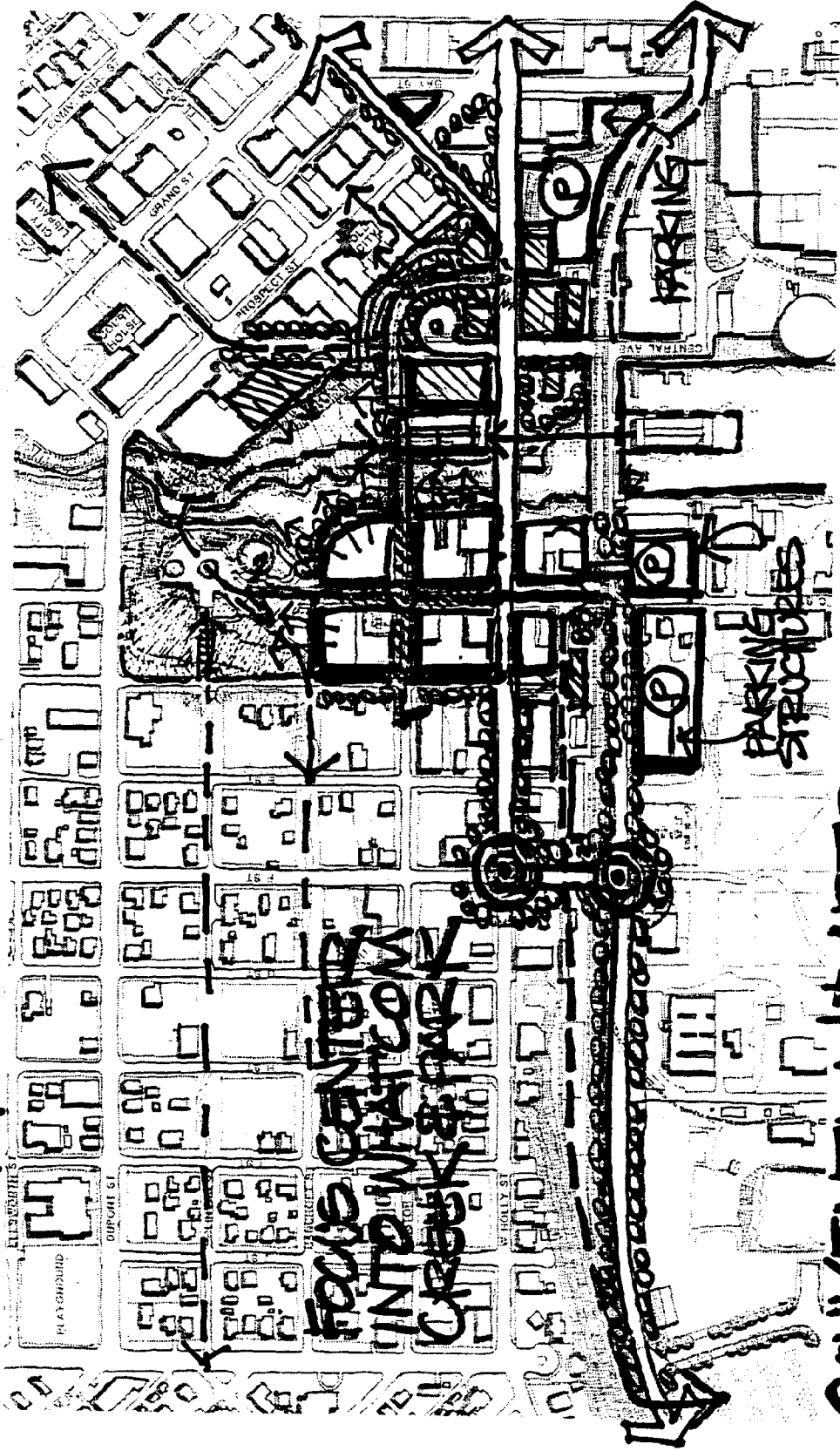


## HOLLY ST. CORRIDOR

### BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES

CONCEPT



CONVENTION CENTER  
INTO WHARF ON  
CREAK & PARK

CONVENTION & ARTS CENTER

BELLINGHAM CENTRAL WATERFRONT  
DEVELOPMENT PLAN

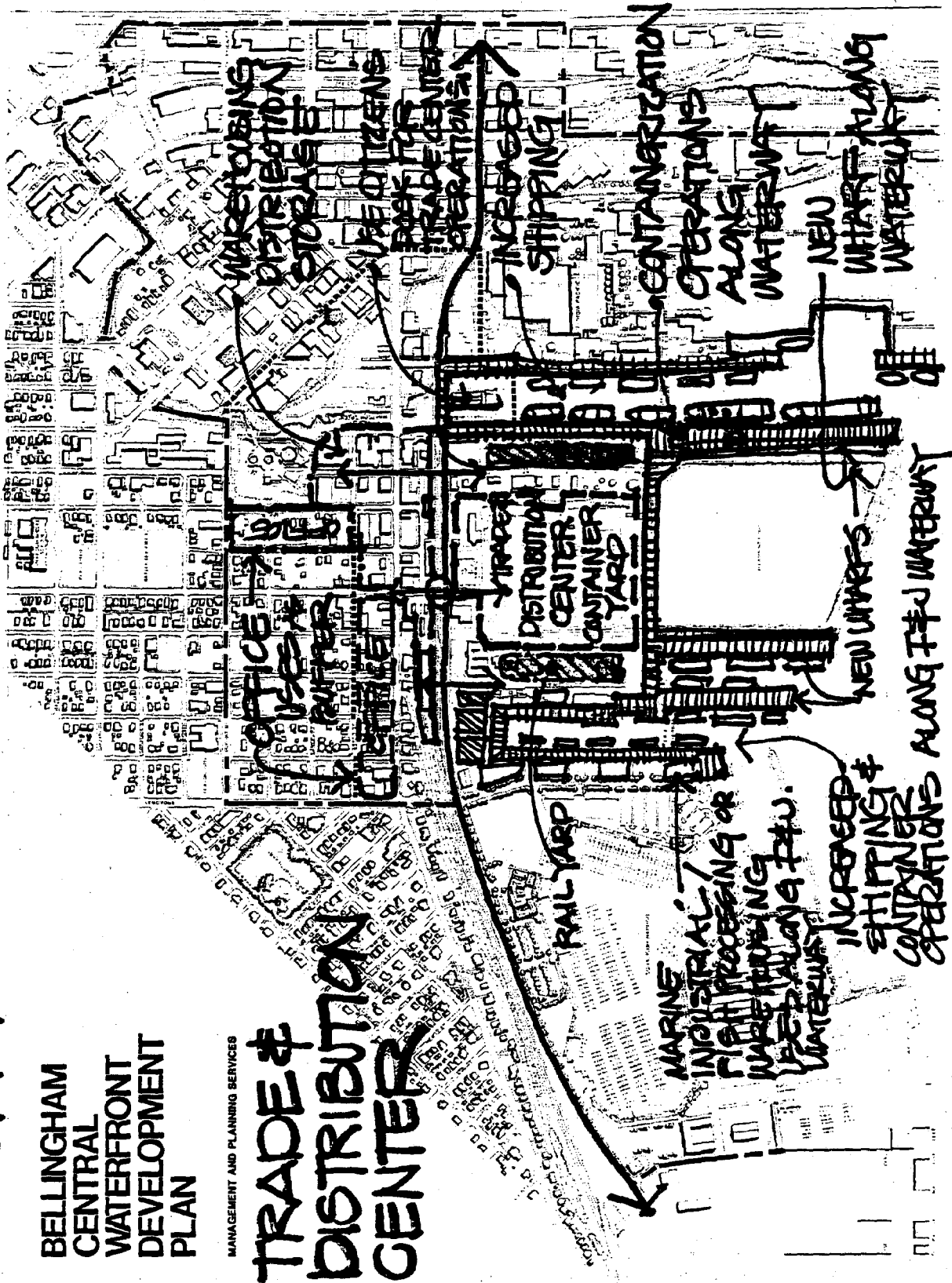
MANAGEMENT AND PLANNING SERVICES

# CONCEPT:

BELLINGHAM  
CENTRAL  
WATERFRONT  
DEVELOPMENT  
PLAN

MANAGEMENT AND PLANNING SERVICES

# TRADE & DISTRIBUTION CENTER





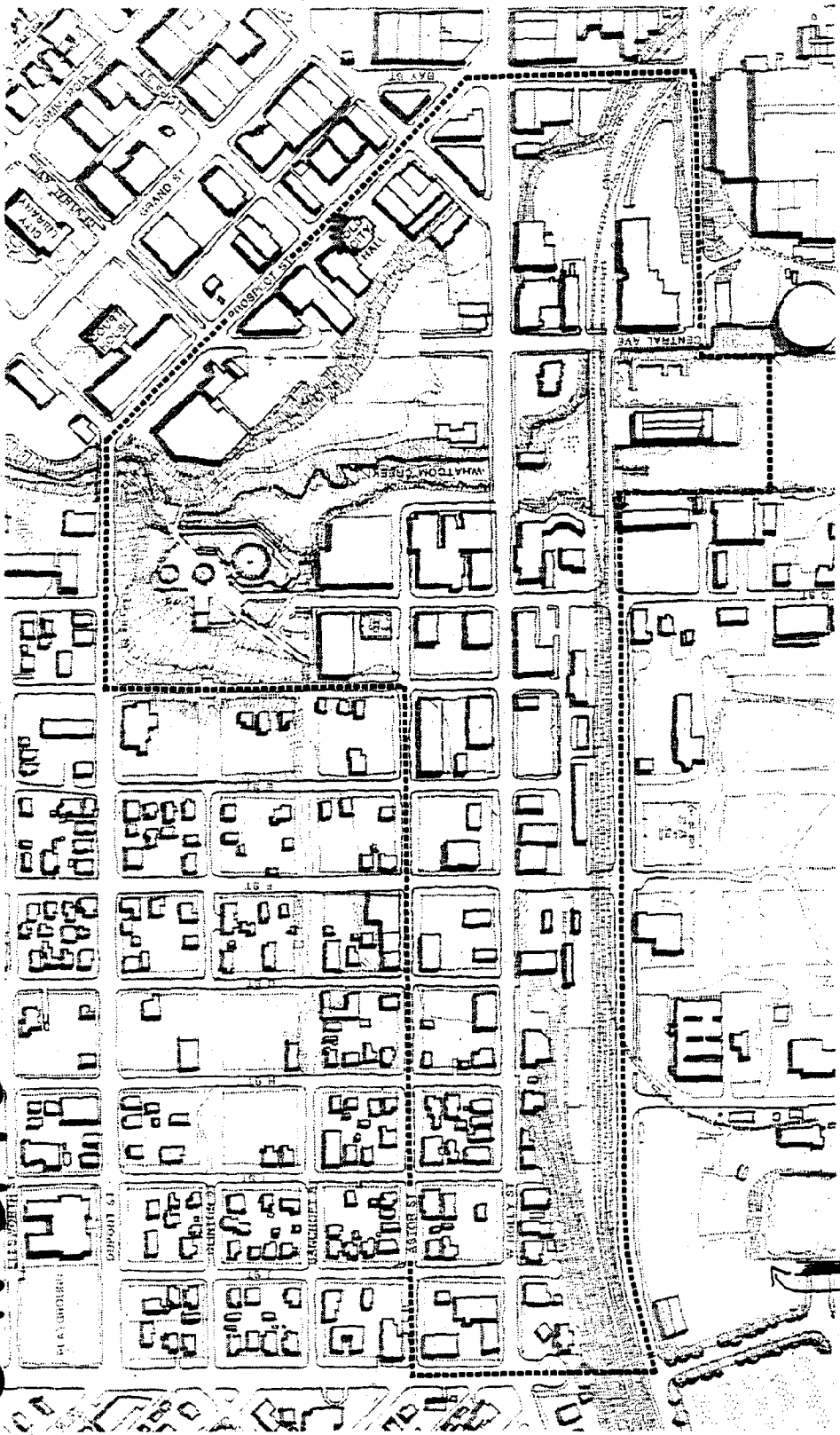
CONCEPT

LAND SWAPS / POOLS

USE OF CITY OWNED  
PROPERTY FOR PRIVATE  
DEVELOPMENT. (GROUND LEASES)

# CONCEPTS

Station  
 2. Comparison



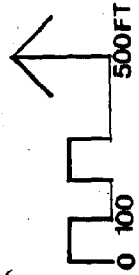
Public Access from the end of Hill  
 for viewing of industrial activity & water

- Improve transportation network.
- Realign Chestnut to improve circulation
- Improve Public access to waterfront
- \* Concept - Expand CBD core  
 Retail, Cultural, Service Center
- Encourage pedestrian access

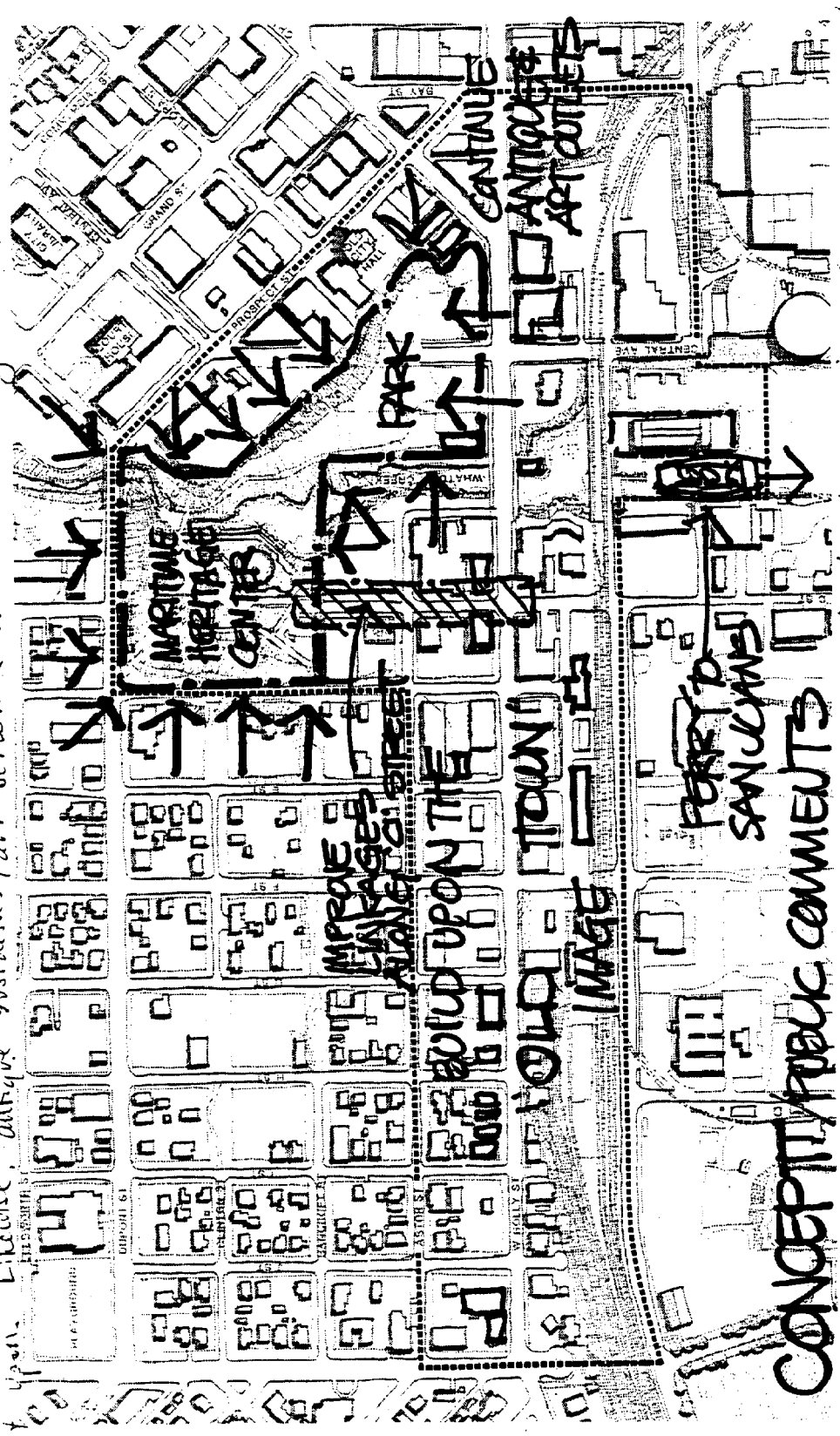
# BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES

# PUBLIC COMMENTS



Final part of area should be the Birmingham Heritage Center and the parkland across the creek from the hill. Historical nature of "old town" and other bluffs in target area should be built upon. Likewise, antique businesses/art outlets should be encouraged to continue to



**CONCEPTUAL PUBLIC COMMENTS**

operate in and move into the area. Streets in the area should be convenient for people interested in recreational activities in the area (e.g., C St from bluff to the hill appears to many to be primarily for industrial uses with big trucks, look like, ←). This discouraging since been driving to the center.

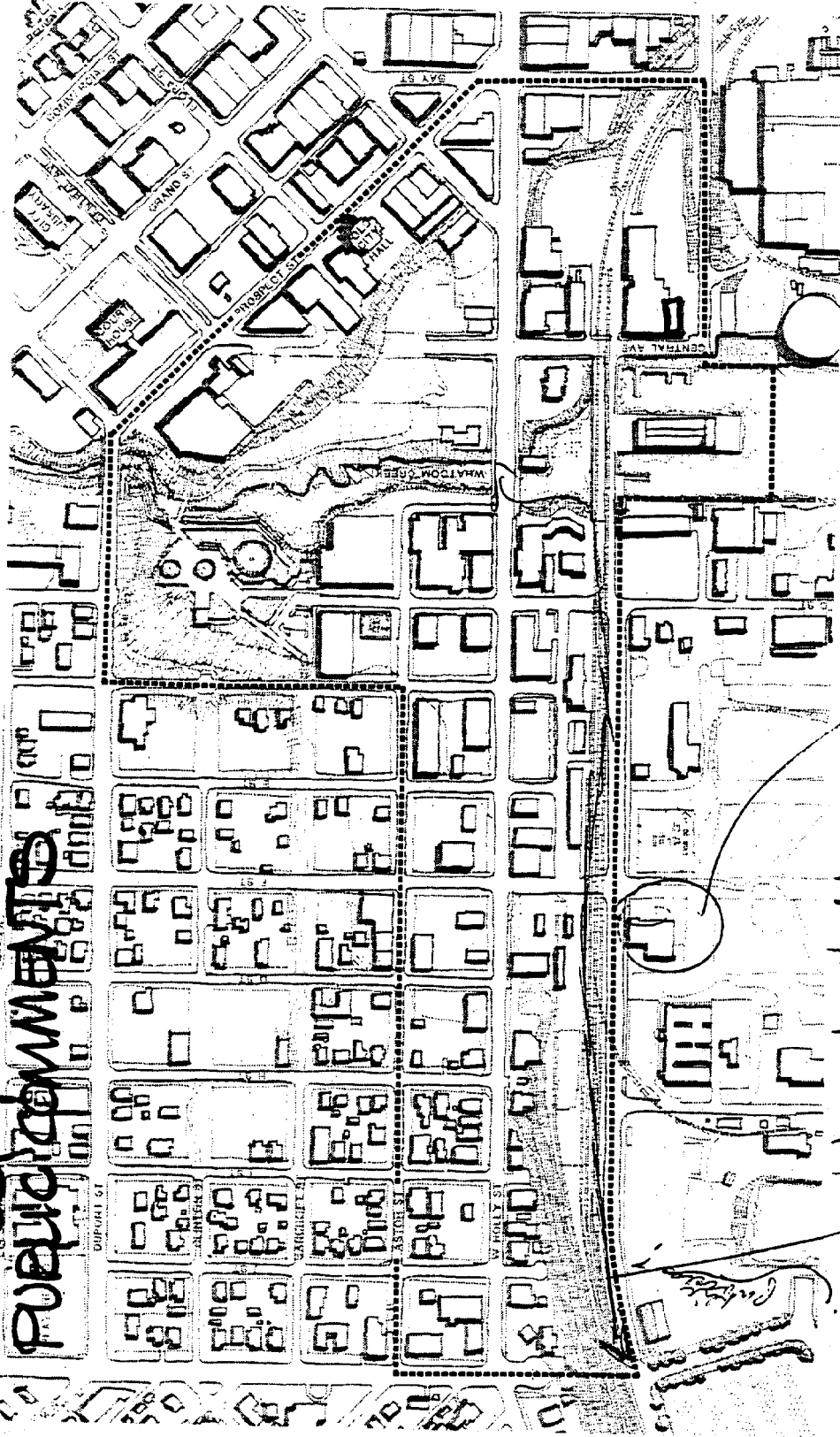
**MANAGEMENT AND PLANNING SERVICES**

It seems a problem could arise in your study due to the limited scope of your work. It is entirely possible that a ferry from this area to the San Joaquin is an appropriate use. Yes.

# CONCEPT

## PUBLIC COMMENTS

March 27, 1972



needed for safe selection area from CBD for graduation

### BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

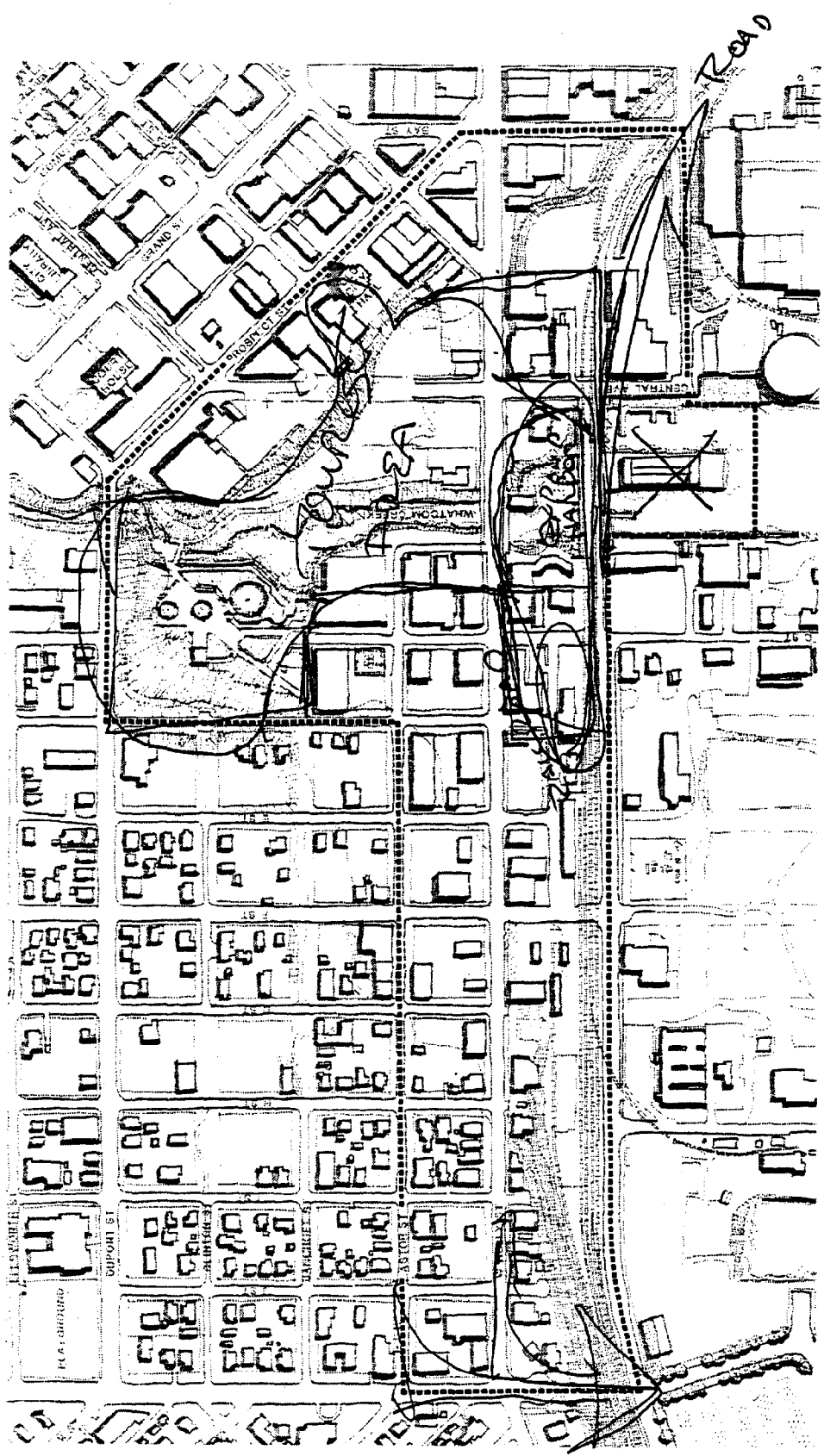
MANAGEMENT AND PLANNING SERVICES

Short time to sketch all info ideas

Should be other than public business and - possibly public and view area coming down F St.

Does it own Bellingham Fish market? ↑  
 500 FT  
 100  
 0  
 For G-P getting that waterfront area in a sweep.

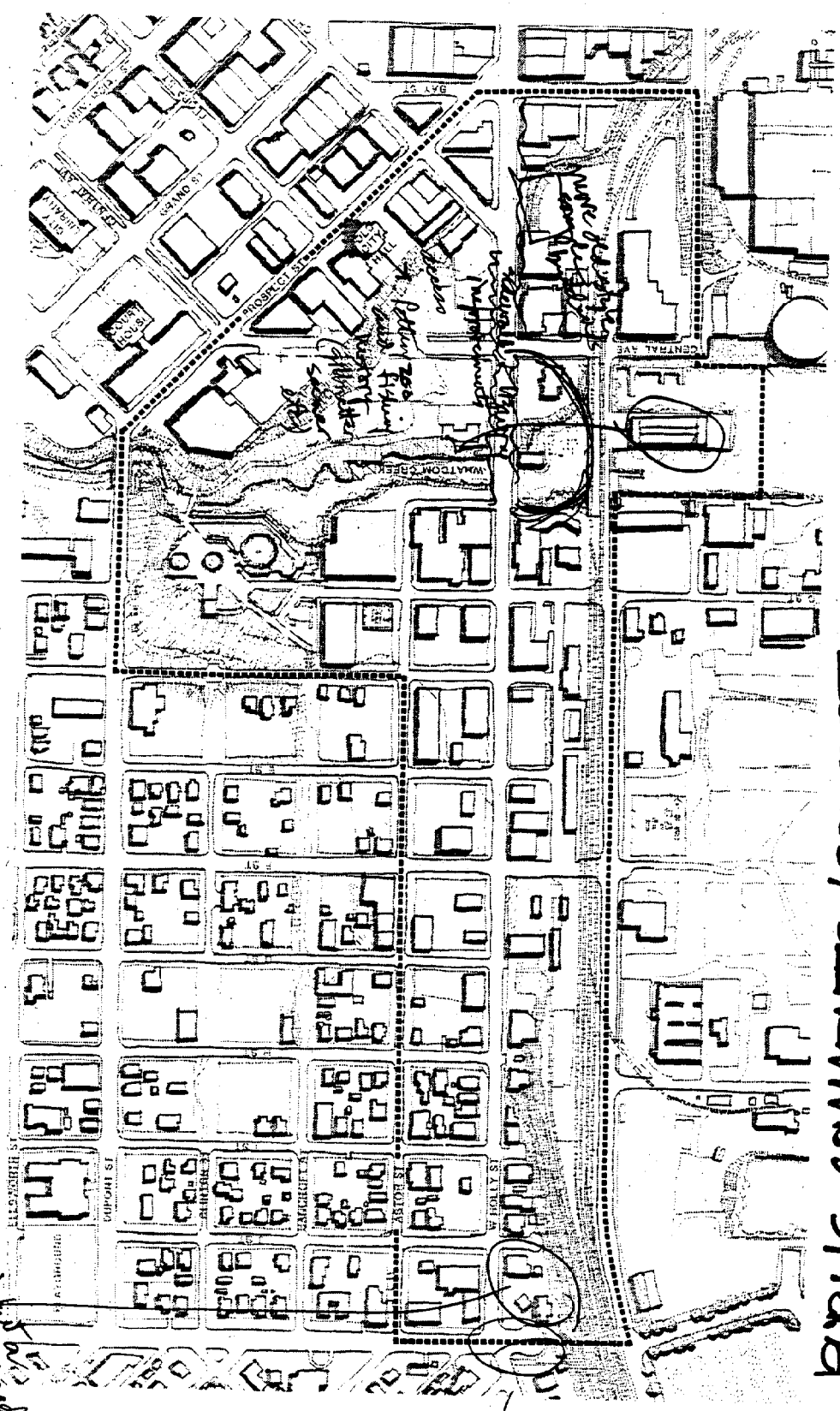
3000 Board  
Bluffs  
Park



# PUBLIC COMMENT / CONCEPT

## BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

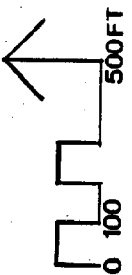
- 1) TURN BACK TO G.P.
  - 2) Forget Citizen Dock
  - 3) ...
- ← 500 FT  
0 100



**PUBLIC COMMENTS / CONCEPT**  
**BELLINGHAM CENTRAL WATERFRONT**  
**DEVELOPMENT PLAN**

MANAGEMENT AND PLANNING SERVICES

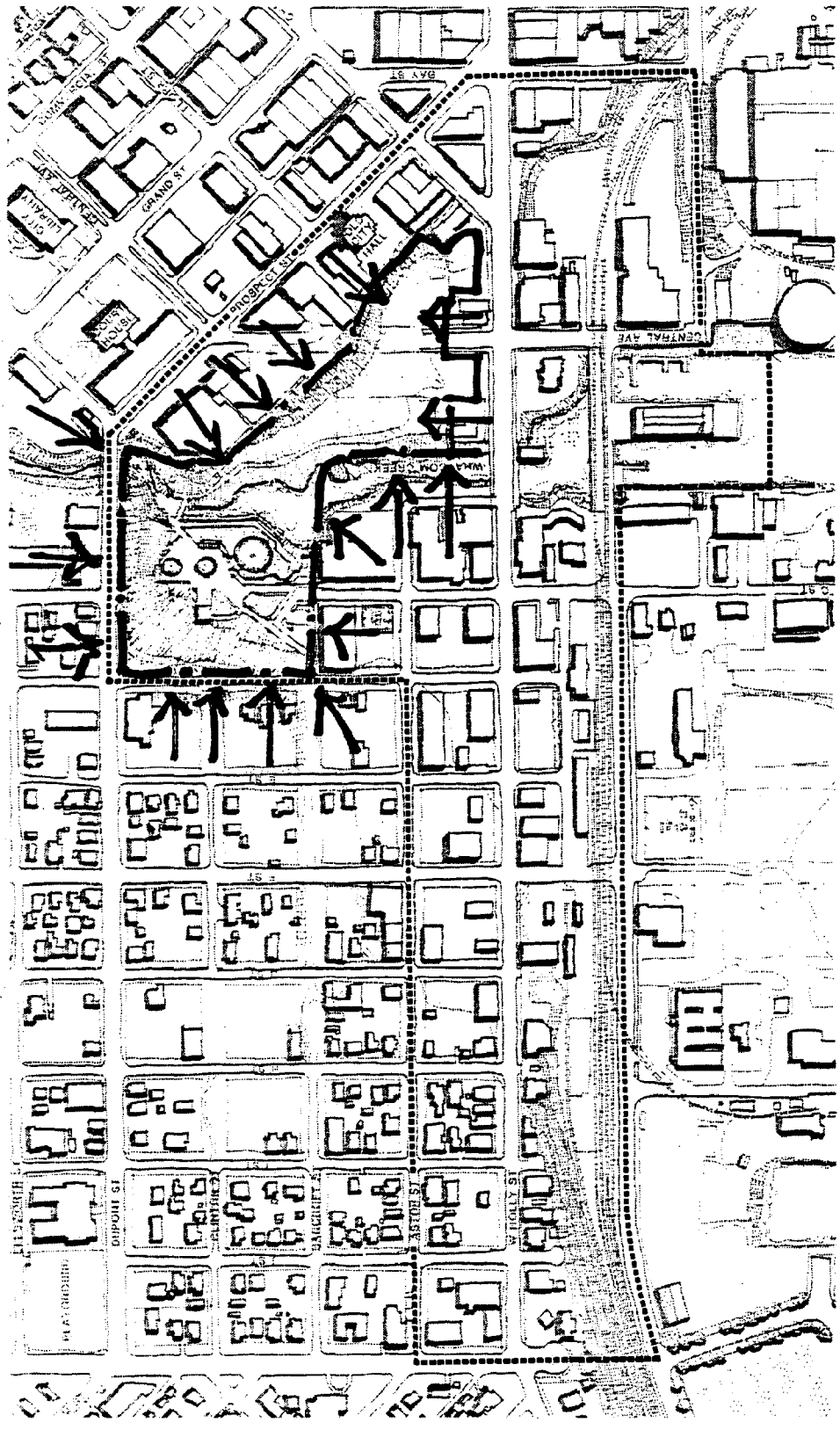
0191900  
 W11-10414



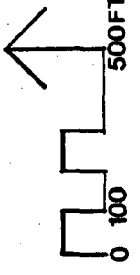
*improve the overlook a little with some steps*

*improve the overlook a little with some steps*

Project: Bellingham Central Waterfront  
 Project: Bellingham Central Waterfront  
 Project: Bellingham Central Waterfront



**PUBLIC COMMENT / CONCEPT**  
**BELLINGHAM CENTRAL WATERFRONT**  
**DEVELOPMENT PLAN**



MANAGEMENT AND PLANNING SERVICES

**FOREIGN  
TRADE ZONE  
FTZ  
DESIGNATION**

---

**FOUR SITES PROPOSED  
BY PORT OF BELLINGHAM  
IN APPLICATION TO  
FOREIGN TRADE  
ZONE BOARD.**



- BELLINGHAM
    - AIRPORT 'NORANDA' FACILITY
    - CORDATA
  - BLAINE BORDER CROSSING
  - SUMAS BORDER CROSSING
- 

# GENERAL INFORMATION

• FOREIGN TRADE ZONES  
ARE LOCATED IN OR  
NEAR U.S. POINT OF  
ENTRY

---

EACH PORT OF ENTRY  
ENTITLED TO AT  
LEAST ONE ZONE

BLAINE      SUMAS  
LYNDEN      BELLINGHAM  
POINT ROBERTS

o ZONES IN ADDITION TO THOSE WHICH A PORT OF ENTRY IS ENTITLED WILL BE AUTHORIZED ONLY IF THE FOREIGN TRADE ZONES BOARD FINDS THAT EXISTING OR AUTHORIZED ZONES WILL NOT SERVE ADEQUATELY THE CONVENIENCE OF COMMERCE.

---

o APPLICATIONS FOR THE EXPANSION OF AN ESTABLISHED ZONE SHALL BE MADE AND APPROVED IN THE SAME MANNER AS AN ORIGINAL APPLICATION TO ESTABLISH A ZONE.

FTZ'S ARE CHARACTERISTICALLY  
FENCED IN AREAS WITH  
GENERAL WAREHOUSE  
TYPE BUILDINGS OR  
INDUSTRIAL PARK TYPE  
USES.

---

## ◦ PERMISSIBLE USES

- STORAGE
- MANUFACTURING
- ASSEMBLY
- EXHIBITION
- MANIPULATION OR PROCESSING

# ◦ NON PERMISSIBLE USES:

- RETAIL TRADE

- RESIDENCE IN ZONE

- EXCEPT FEDERAL STATE OR  
MUNICIPAL OFFICERS IF DEEMED  
NECESSARY BY FOREIGN TRADE ZONE BOARD

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