

Appendix C: Opportunities

A valuable park, recreation, and open space system may include lands and soils that may not be suitable for urban uses or even some kinds of developed recreational facilities - but which can provide unique preserves, habitats, cultural, and historical associations.

A strategic approach may also include lands that are owned for other purposes, but that may be used for park, recreation, and open space activities under some conditions. Federal, state, county, utility, school, private homeowner associations, and private commercial operators, for example, own or control a variety of strategically important sites with every kind of physical and socially valuable park, recreation, and open space characteristic.

Consequently, an inventory was compiled of environmental features and other strategic public and privately owned properties that could provide park, recreation, and open space opportunities. Following is a summary of the findings.

C.1 Environmental resources

In 1990, the Washington State legislature adopted the Growth Management Act (GMA - Chapter 36.70A of the Revised Code of Washington (RCW)). The GMA defined critical environmental areas and resource lands to be lands or soils with characteristics that are not suitable for urban development, and in some instances, to any alteration without potential risk to the environment, ecology, public safety or other issues.

GMA, and subsequent minimum guidelines published by the Washington State Department of Community, Trade, & Economic Development (WACTED), defined critical areas to include:

- wetlands,
- critical recharge zones for aquifers used for potable water,
- fish and wildlife habitat conservation areas,
- frequently flooded areas, and
- geologically hazardous areas.

In addition, GMA/WACTED guidelines identified resource lands that were to be provided special consideration including productive and/or unique:

- agricultural lands,
- forests, and
- mineral lands.

Critical area ordinances

GMA required local jurisdictions that were affected by rapid population growth (including Whatcom County) to identify and adopt regulations to protect such areas. In accordance with the act's requirements, the Whatcom County Planning & Development Services Department completed comprehensive inventories and analyses of critical areas within the county.

Subsequent county critical area ordinances and comprehensive plans define and locate lands and soils that are subject to the environmental hazards within the county. Implementing critical area and zoning ordinances further define the land use and design or development performance standards that are appropriate to each type of risk condition so that sensitive environments are protected. Generally, environmental protection measures conserve sensitive environmental areas in conditions that are appropriate to the land or soil's character.

For example, the protecting measures retain, enhance, and sometimes expand wetlands in a permanent, natural state to recharge and filter stormwater. Likewise, environmental protection measures conserve steep slopes in a wooded natural

state, particularly slopes with hazardous seismic combinations of erodible soil, underlying bedrock, and subsurface drainage features.

Open space potentials

Environmentally sensitive lands or critical areas are not capable or suitable of being developed for urban and even some rural uses. These properties remain in private ownership, however, even though the critical environmental features are appropriately conserved.

Most of these sites are privately owned - usually as productive properties providing buffer, aesthetic, passive or other benefits to the developed parcels. Private property owners may develop the suitable lands that adjoin sensitive environmental features for urban or other intensive land uses. As a consequence, although these privately owned properties conserve permanent natural areas as open space features, these lands are frequently not accessible for public use.

Critical areas constitute private but significant open spaces, wildlife habitats, conservation preserves, and scenic overlooks. These lands can enhance and should be incorporated as integral, but passive components of the land use pattern and public park system in greenways, greenbelts, and urban separators.

Under some conditions, these private sites may be accessed with trails, exhibits, picnic facilities, water trails, and other suitable, and more active park pursuits where the use benefits the property owner and/or where public access agreements can be negotiated.

C.2 Public ownership

Various public agencies own a considerable amount of land within the county or adjacent to county urban growth areas. Some portions of these lands are presently provided for public park and recreational activities, though most are used primarily for other agency purposes. These lands may be available for multiple use, however, if a park and recreation activity does not interfere with the agency's primary use of the land - and if agreements can be negotiated with the property owner concerning use, development, operation costs, and responsibilities.

Port of Bellingham

Besides waterfront properties, the Port owns other lands that may have park and open space potential for trails and other recreational activities that do not conflict with airport operations and development potentials.

Port airport properties

| | | |
|---|--------------------------------|--|
| 1 | Airport - Alderwood Open Space | Potential passive open space located between Alderwood Avenue and Marine Drive under the Airport's Runway Protection Zone (RPZ). |
| 2 | Airport - Lost Lake | Potential wetland and woodland habitat located on Wynn and Curtis Roads between DNR property and the Airport's west boundary. |
| 3 | Airport - Marine Drive Trail | Overlook park with viewpoint and picnic. The park is located on Cliffside Drive adjacent BNSF tracks under the Airport's Runway Protection Zone (RPZ). |

Total public land acreage

Bellingham and Blaine watersheds

Besides park, recreation, and open space lands, Bellingham and Blaine own other lands that may have park and open space potential for hike, bike, and horse trails during dry weather seasons.

Bellingham watershed properties **571.3**

| | | | |
|---|---------------------|---|-------|
| 1 | Nielsen | Watershed conservancy located in Sudden Valley area. | 33.9 |
| 2 | Olsen | Watershed conservancy located in Sudden Valley area. | 369.0 |
| 3 | Richardson | Watershed conservancy located north of Big Rock Park. | 6.4 |
| 4 | Uy | Watershed conservancy located north of Big Rock Park. | 10.0 |
| 5 | Other unnamed areas | Various watershed parcels. | 62.0 |
| 6 | Otto-Wisner | Watershed conservation easements - no public access. | 90.0 |

Blaine watershed properties **200.0**

| | | | |
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| 18 | Blaine Watershed | Dedicated, wooded acreage at the headwaters of Dakota Creek conserved for water supply - controlled access to 1.0 mile trail to fish hatchery tanks maintained by Blaine School District. | 200.0 |
|----|------------------|---|-------|

Total acres **771.3**

Department of Natural Resources (DNR)

Besides recreation sites, the Washington State Department of Natural Resources (DNR) controls and manages a wide variety of property within the county. These holdings include properties designated:

- ***urban land*** - for urban development or revenue enhancement,
- ***school trust lands*** - managed for the Washington Common School Indemnity & Escheat (CSI&E) that provide revenue for the state schools building programs,
- ***institutional lands*** - held for use by other agencies.
- ***State Forest lands*** - the largest state landholdings are state forest tracts of land managed by the Washington State Department of Natural Resources (DNR). DNR owns 67,850 acres of forestlands scattered principally within the Cascade foothills adjacent to US National Forest holdings. The state forest system is managed primarily to provide commercial timber production revenues for to state school funds. However, DNR does provide access to appropriate portions of state forestlands for recreational purposes. Strategic property holdings include the following parcels:

School Trust (CSIE) **2,675.0**

| | | | |
|---|--------------------------------|---|--------|
| 1 | Lost Lake | School trust land section located between Wynn and Curtis Roads along west boundary of airport with extensive woodlands and wetlands. | 160.0 |
| 2 | Old Baker Highway | School trust land sections located north of Old Mount Baker Highway in Squalicum Creek drainage corridor with woodlands and wetlands. | 120.0 |
| 3 | Everson-Goshen Road | School trust land sections located at Everson-Goshen and Smith Roads in Squalicum Creek drainage corridor. | 160.0 |
| 4 | Henderson Road | School trust land located east of Henderson Road in Anderson Creek drainage corridor. | 1500.0 |
| 5 | Blue Canyon Road and Park Road | School trust land located on the east shore of Lake Whatcom at the end of Blue Canyon & Park Roads. | 215.0 |
| 6 | Lookout Mountain | School trust land located on Lookout Mountain adjacent other DNR landholdings in the Austin Creek drainage corridor. | 40.0 |
| 7 | Samish | School trust land located on Chuckanut Drive at Windy Point and Samish south of | 480.0 |

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|------------------------------|--------------------------|--|-----------------|
| | | consolidated 7,000.0-acre Chuckanut Mountain park and recreation landholding. | |
| Forest Board Transfer | | | 11,160.0 |
| 8 | Henderson Road | Forest transfer land located at the end of Henderson Road in the Anderson Creek drainage corridor adjoining a school trust parcel. | 160.0 |
| 9 | Olson Creek | Forest transfer land located east of Lake Whatcom in the Olson Creek drainage corridor. | 480.0 |
| 10 | Smith Creek | Forest transfer land located east of Lake Whatcom in the Smith Creek drainage corridor adjoining a school trust parcel. | 440.0 |
| 11 | Jones Creek | Forest transfer land located on east of Lake Whatcom in the Jones Creek drainage corridor adjoining a school trust parcel. | 1,120.0 |
| 12 | Blue Canyon & Park Roads | Forest transfer land located east of Lake Whatcom between Blue Canyon Road and SR-9. | 2,560.0 |
| 13 | Wickersham | Forest transfer land located south of Blue Canyon Road and adjacent Wickersham and a school trust parcel. | 480.0 |
| 14 | Anderson Mountain | Extensive forest transfer landholding located south of Wickersham and mostly in Skagit County between Cain Lake Road and SR-9 and adjoining other school trust properties. | 4,320.0 |
| 15 | Lookout Mountain | Forest transfer land located on Lookout Mountain south and west of South Lake Whatcom Boulevard. | 1,600.0 |
| Forest Board Purchase | | | 560.0 |
| 16 | Lookout Mountain | Forest purchase land located on Lookout north of Samish Way adjoining other forest transfer parcels. | 560.0 |
| Agricultural School | | | 240.0 |
| 17 | Wickersham | Agricultural land located adjacent school trust land sections in Wickersham. | 240.0 |
| Total acres | | | 14,635.0 |

State tidelands - when Washington State was established on 11 November 1889, the state claimed ownership of all beds and shores of navigable waters up to and including the line of ordinary high water (mean high tide) or the tidelands. This claim included the tidelands or beach between mean high tide and mean low tide that had been used for public access for centuries before the federal government granted these lands to the state.

The 1889 Washington State Legislature authorized the sale of public tidelands including the beach rights to private individuals and adjacent property landowners. From 1889 to 1971, when all sales were discontinued, the state sold approximately 60% of all public tidelands in the state to private owners prior to the discontinuance.

Private ownership allows the owners to use the tidelands as private property that at times have included the right to erect structures, bulkheads, and other obstructions to public passage. Under state law, private property owners also have the right to control the use of privately-owned tidelands - particularly for recreational uses such as picnicking, swimming, camping, fishing, clamming, boating, and other activities.

In the early 1970s, the state rescinded the option of selling tidelands and retained tidelands as public property for public use and/or revenue benefit. The Washington State Department of Natural Resources (DNR) manages the remaining public

tidelands within the state.

DNR's public saltwater tideland holdings are classified and mapped by the department based on width of ownership and type of use. Generally, department maps include public use beaches, beaches leased to private parties, environmentally sensitive beaches, and beaches otherwise not suitable for public use. The department does not map tidelands less than 200 feet in length or freshwater ownership.

Uplands - are parts of the almost always-dry beach area located above the high water tide mark - although portions may be covered by extremely high tides or during storms. Uplands may be barren of vegetation and may consist of sand dunes, gravel bars, tide pools, or log and storm debris covered earthen shorelines. Private parties own uplands except where public agencies have acquired title for parks, state uplands, road right-of-way, or other public facilities.

Tidelands - are the beach areas alternately covered and uncovered by the rising and falling tide. Tidelands are barren of vegetation and may consist of sand, gravel, or mud deposits and beaches. Tidelands may be publicly or privately owned. However, even when publicly owned, the upland property may be in private ownership - meaning some public tidelands may be landlocked or not be accessed from other public landholdings.

The swash line - or small floating debris that has been left on the beach when the tide is out - usually mark the boundary of the ordinary high tide. On some waterfront properties, however, the upland ownership extends to the meander line - which is some distance offshore from the line of ordinary high tide. In this instance, the property line will be located beyond the area normally indicated by the swash line.

DNR's public saltwater tideland holdings are classified and mapped by the department based on width of ownership and type of use. Generally, department maps include public use beaches, beaches leased to private parties, environmentally sensitive beaches, and beaches otherwise not suitable for public use. The department does not map tidelands less than 200 feet in length or freshwater ownership. DNR maps identify 3 types of tideland parcels around the county shoreline:

- Mean low tide to extreme low tide (which is about +3.0 feet above the mean lower low tide of 0.0 feet and the extreme low tide which is -4.5 feet below the mean lower low tide of 0.0 feet or a total range of 7.4 feet.)
- Mean high tide to extreme low tide.
- Mean high tide to extreme low tide (which is +13.0 feet above the mean lower low tide of 0.0 feet and the extreme low tide which is -4.5 feet below the mean lower low tide of 0.0 feet or a total range of 17.4 feet.

The following DNR public tidelands are indicated to be public access sites by the Washington Public Shore Guide, Marine Waters:

| <i>Tidelands</i> | <i>linear ft of shoreline</i> |
|--------------------------|--|
| 1 Birch Point Beach 372 | Public tidelands site located north of Birch Point southwest of Blaine with access by boat only and an extensive lower beach, sandy flats, and clamming potentials. 2,930 |
| 2 Lummi Island Beach 224 | Public tidelands site located on the northeast side of Lummi Island off Nugent Road adjacent to the old county ferry dock right-of-way with eelgrass and clamming beds. The site is accessible by boat or by way of the county-owned ferry dock access right-of- 2,805 |

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| | | way. | |
| 3 | Bumstead Spit Beach 223 | Public tidelands site located on the east side of Lummi Island with access by boat only with clamming beds. | 2,574 |
| 4 | Bumstead Spit South Beach 223A | Public tidelands site located on the east side of Lummi Island with access by boat only. | 1,188 |
| 5 | Lummi Island Beach 223B | Public tidelands site located on the east side of Lummi Island with access by boat only with clamming beds. | 1,104 |
| 6 | Smugglers Cove North Beach 221A | Public tidelands site located on the east side of Lummi Island with access by boat only to a shoreline located below the bluffs. | 4,812 |
| 7 | Smugglers Cove Point Beach 221 | Public tidelands site located on the east side of Lummi Island with access by boat only to a shoreline located below the bluffs. | 4,481 |
| 8 | Devils Slide Beach 220A | Public tidelands site located on the west side of Lummi Island near Lummi Rocks with access by boat only to gravel pocket beaches, rock slides, and intertidal areas. | 3,188 |
| 9 | Reil Harbor Beach/Lummi Island Recreation Site | 42.0 acre park located in Reil Harbor on the southeast side of Lummi Island overlooking Eliza Island with access by boat only. The site provides 5 campsites, picnic tables, restrooms, fire pits, and trail access to dramatic views of Hale Passage with gravel beaches and overhanging bluffs. | 2,125 |
| 10 | Lummi Island Beach 220 | Public tidelands site encompasses the Reil Harbor Beach/Lummi Island Recreation Site with access to a shoreline featuring gravel and rock beaches. | 23,533 |
| 11 | Carter Point | Public tidelands site located at the south end of Lummi Island adjacent to the US Coast Guard lighthouse reserve property. The 30.0-acre site provides dramatic views of Hale Passage, Bellingham Bay, and Eliza Island. | 2,500 |

Total linear feet of shoreline

51,240

Following is a list of other significant DNR tidelands holdings with shore and/or boat access opportunities:

Tidelands high/extreme

3,200

| | | | |
|----|----------------|---|-------|
| 12 | Chuckanut Rock | Public tideland located around the complete circumference of Chuckanut Rock in Chuckanut Bay. | 1,600 |
| 13 | Wildcat Cove | Public tideland located in Wildcat Cove adjoining Larrabee State Park. | 1,600 |

Tidelands meander

11,300

| | | | |
|----|----------------------------|--|-------|
| 14 | Nooksack River at Marietta | Public tideland located on the east side of the east branch of the Nooksack River confluence with Bellingham Bay at Marietta with access from Marine Drive. | 1,800 |
| 15 | Marine Drive at Cliffside | Public tideland located on Bellingham Bay south of Marine Drive and the railroad tracks between Locust Avenue and Cliffside Drive under the Bellingham International Airport flight path with access from the Port of Bellingham's Marine Drive Trail. | 5,000 |
| 16 | Chuckanut Bay | Public tideland located on Chuckanut Bay north from Fragrance Creek outfall with | 4,500 |

| | | | |
|----|-------------------------------------|--|---------------|
| | access from Chuckanut Drive. | | |
| | <i>Tidelands low/extreme</i> | | 800 |
| 17 | Marine Drive at Cliffside | Public tideland located on Bellingham Bay west of West Cliffside Drive and adjacent meander tidelands. | 800 |
| | <i>Total linear feet</i> | | 66,540 |

C.3 Private rail and utility ownership

Various private entities own a considerable amount of land within the county or adjacent to county urban growth areas. Some portions of these lands may be available for public use if a park and recreation activity does not interfere with the landowner's primary use of the land and if the county can negotiate local agreements with the property owners concerning use, development, and operation costs and responsibilities.

Railroad corridors and properties

Railroad lines were constructed across the county to provide access to waterfront, logging, agricultural, and other market areas. In addition, extensive rail systems were developed through downtown Bellingham, Ferndale, Blaine, Lynden, and Sumas to provide connections to rail lines into Canada and east across the continental United States.

Some portions of these historical rail lines, including the Interurban and Bellingham Bay & British Columbia (BB&BC), have already been converted into multipurpose hike, bike, and horse trails. Other railway corridors, particularly the northern alignments of the BB&BC, Bellingham Bay & Eastern (BB&E), and Lake Whatcom (LW) routes represent significant opportunities.

Power transmission lines

Bonneville Power Administration (BPA) and Puget Sound Energy (PSE) own land rights or use agreements for an extensive system of overhead electric transmission lines traversing across the county.

- ***BPA*** - 230 and 500 KV regional transmission service lines extend south from Blaine parallel to I-5 across the top of Squalicum Mountain and along the east shore of Lake Whatcom to Wickersham, then south towards Seattle. The lines are connected with a BPA substation north of Britton Road and Mount Baker Highway.
- ***PSE*** - 115 KV transmission service lines extend into Bellingham along Sunset Drive/Mt Baker Highway to a substation located east of I-5 and north of Iowa Street. Transmission service lines branch out to serve the city grid from this central location.

Power lines, electrical wires, and electrical devices and appliances create electromagnetic fields when conducting electric power. Natural materials, landscaping, and built objects shield most of the current created within a field. A typical house, for example, shields up to 90% of the electric current, measured in volts per meter (V/m) that is carried in the field. The percent shielded can be increased where grounded aluminum roofing and siding, and other shielding materials are used.

The electromagnetic impact on human health has been studied in laboratory applications on animals and in circumstances where individuals have been inadvertently exposed to heavy dose concentrations. The results have not been conclusive to date and have not established causal links between electromagnetic fields and human health or disease occurrences.

Power line right-of-way could be made available for trails or trailheads, particularly where the power line corridor crosses significant creek corridors, estuaries, natural areas, scenic vistas, and other features of interest.

Natural gas pipelines

Cascade Natural Gas (CNG) and Northwest Pipeline Corporation (NPC) own and operate natural gas pipelines across the county.

- **NPC** – pipelines extend south from Canada through Washington State to the North American Southwest. High-pressure gas pipelines are located in a north-south alignment through Bellingham just east of Hannegan Road passing through Whatcom Falls Park, Bayview Cemetery, Lake Padden Park, and across Lake Padden.
- **CNG** – supply pipelines extend south from Canada through Sumas, west to Arco facilities at Cherry Point, then south to Britton Road and into Bellingham by a series of supply lines located along Sunset Drive/Mt Baker highway, Lakeway Drive, and Holly Street. Gate stations reduce the gas pressure for supply lines into more than 23,000 service connections distributed throughout the city.

Gas pipelines are routinely inspected, and are safe corridors under normal conditions and maintenance schedules. Nonetheless, natural gas pipelines can be dangerous and subject to limitations for trail or other recreational activities.

Oil pipelines

Transmountain and Olympic Pipeline Companies operate 2 private high-volume oil pipeline across the county.

- **Transmountain's** – pipeline extends from Arco facilities at Cherry Point east along Smith Road to Hannegan Road, then south through Bellingham just east of Hannegan Road passing through Whatcom Falls Park to Samish Way then south.
- **Olympic's** – pipeline extends from Arco facilities at Cherry Point between Kelly and Kline Road to Hannegan Road, then south through Bellingham and at about Chandler Way passing through Whatcom Falls Park to Samish Way then south.

Oil pipelines were built in the 1950s to carry crude oil and other distilled products. Distilled oil is not flammable or toxic, but can pollute the soil and groundwater when spilled. Minor spills have been recorded on occasion at the Lauren substation north of the city.

Oil pipelines right-of-way could be made available for bike and hike trail systems or trailheads, particularly where the line corridor crosses significant creek corridors, estuaries, natural areas, scenic vistas, and other features of interest.

C.4 Private land ownership

Common properties

Private property owners and developers have set aside a significant amount of land for commonly owned open spaces. Many of these properties contain unique and valuable features. Some of these sites are not accessible to the public.

These privately owned facilities are located in central locations with extensive woodlands, greenways, water features, and other interesting park and environmental characteristics. While some of the properties remain primarily for the benefit of the private members or homeowners, portions of these commonly owned properties also provide perimeter public trail systems in adjacent road rights-of-way or even within the borders of the private commonly-owned property. In most circumstances, the private commonly owned trail systems and open spaces could link with other proposed public trails and corridors to provide opportunities of interest to the common property owners as well as the public.

| <u>Open space</u> | <u>Acres</u> |
|----------------------|---|
| 1 Whatcom Land Trust | Wooded natural area located on the south bank of Dakota Creek preserved for wildlife habitat. 2.0 |

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|---|--------------------------------|---|-----------------------------|
| 2 | Scudder Pond | Wetland preservation area with interpretive trail located on the west shoreline of Lake Whatcom adjacent to Whatcom Falls and Bloedel Donovan Parks off Dakin Street. | 5.0 |
| 3 | Clark's Point Open Space | Conservation easement for extensive wetlands and natural area located on Chuckanut Bay. | 74.0 |
| Total Other publicly accessible trails | | | 79.0 Miles |
| 4 | Clark's Point Open Space Trail | Dirt walking trail with access to Chuckanut and Bellingham Bay shorelines. | 0.3 |
| 5 | Clayton Beach Trail - PSE | Multipurpose gravel trail in Interurban right-of-way from Interurban Trail to Clayton Beach Dirt at the Whatcom/Skagit County line. | 0.7 |
| Total | | | 1.0 |

Homeowner associations

Private community homeowner associations have also set aside a significant amount of land for commonly owned open spaces and activities. Most of these sites are accessible by members only.

Privately owned facilities are located in central locations with potential connections to woodlands, greenways, water features, and other park and environmental characteristics. While these properties may remain primarily for the benefit of the private members or homeowners, portions of these commonly owned properties could also provide perimeter public trail systems in adjacent road rights-of-way or even within the borders of the private commonly-owned property. In most circumstances, the private commonly owned trail systems and open spaces could link with other proposed public trails and corridors to provide opportunities of interest to the common property membership as well as the public.

Open space

| | | | |
|---|-----------|--|--|
| 1 | Semiahmoo | | |
| Other publicly accessible trails | | | |
| 1 | Semiahmoo | | |

Private landholdings

Various private entities own a considerable amount of land within the county or adjacent county urban growth areas. Some portions of these lands may be available for public use if a park and recreation activity does not interfere with the landowner's primary use of the land and if the county can negotiate local agreements with the property owners concerning use, development, and operation costs and responsibilities.

Private lands do not need to be acquired, however, to be usable for a variety of park, recreation, and open space purposes, especially as boat access ramps, trailheads or trail corridors, picnic or scenic overlook sites. Private and public uses can be compatible if the private landowner's interests are properly accounted for and suitable public/private agreements can be made concerning facility development, operation and maintenance costs.

Timberland

| | | | |
|---|----------------------|--|--|
| 1 | Trillium Corporation | Extensive production timberlands with old logging access roads, utility and water line corridors located on the Lookout and Chuckanut Mountains. | |
|---|----------------------|--|--|

Shoreline and related access

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| 1 | Maple Beach | Privately owned shoreline access site located off Bay Road on Point Roberts provides | |
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| | | dramatic overlooks of Semiahmoo Bay. |
| 2 | Lily Point Access | Privately owned property located at the south end of Apa Road on Point Roberts provides shoreline access overlooking Semiahmoo Bay and Blaine Harbor with trails, parking, and picnic opportunities. |
| 3 | California Creek Access | Privately owned shoreline access site located along the banks of California Creek at the confluence with Drayton Harbor may provide shoreline access trails, parking, and picnic services. |
| 4 | Birch Point | Privately owned shoreline access located off Semiahmoo Drive and Birch Point Road overlooking Birch Bay and the Georgia Strait. |
| 5 | Cherry Point Beach | Privately owned shoreline access site located at the end of Henry Road on Cherry Beach provides access to shoreline trails and viewpoints of Georgia Strait. |
| 6 | Unick Road Access | Privately owned shoreline access site located at the end of Unick Road north of Neptune Beach provides access to shoreline trails and viewpoints of Georgia Strait. |
| 7 | Point Migley | Privately owned shoreline access site located on West Shore/Nugent Drive on Point Migley on Lummi Island provides shoreline access trails and parking. |
| 8 | Inati Bay Yacht Club | Privately owned property located in Inati Bay on the east side of Lummi Island off Seacrest Drive provides access to a system of shoreline trails. |
| 9 | Lover's Bluff | Privately owned shoreline access site located off Legoe Bay Road on the west side of Lummi Island overlooking Legoe Bay. |
| 10 | Bancroft Road Access | Privately owned shoreline access site located at the end of Bancroft Road at Marietta overlooking Bellingham Bay provides parking and access to a shoreline trail. |
| 11 | Locust Road Access | Privately owned shoreline access site located at the end of Locust Road overlooking Bellingham Bay provides parking and access to a shoreline trail. |
| 12 | Clark's Point Open Space | Privately owned shoreline access and open space property located at the end of Fieldstone Road on Clarks Point overlooks Chuckanut and Bellingham Bays with views of Lummi and the San Juan Islands. The site provides access to the trail system paralleling the BNSF railroad tracks around Chuckanut Bay. |
| 13 | Governor's Point | Privately owned shoreline access site located at the end of Pleasant Bay Road on Governor's point on Chuckanut Bay provides parking, picnic, and shoreline trail facilities. |

C.5 Private facilities

Various non-profit and private entities own a considerable amount of facilities within the county or close to county urban growth areas. Some of these facilities are available for public use for a membership, use fee, or special arrangement – *all*

of these facilities should be noted in the event they should cease operations and/or become available on the market for possible public or joint venture use.

Marinas and related moorage

| | | | |
|---|--------------------------|--|------------|
| 1 | Point Roberts Marina | Privately owned marina located in the sheltered inlet at the south end of Point Roberts provides 900 wet moorage berths and 40 transient berths or 940 in total. The marina could be expanded to provide an additional 200 wet moorage berths or 1,140 in total. However, the expansion would not conform to current local land use or shoreline management plans. | 900 |
| 3 | Semiahmoo Marina | Privately owned marina located on the south end of Semiahmoo Spit adjacent to Resort Semiahmoo provides 300 wet moorage berths, 10 dry moorage berths, and 10 transient or visitor slips or 320 in total. Marina could be expanded to provide an additional 500 wet moorage berths and 20 visitor slips or 840 in total. However, marina slips are provided primarily for the use of summertime moorage customers who reside in the adjoining Semiahmoo residential developments. Approximately 85 percent of the slips are occupied during the winter months. Marina operators do not plan on expanding the facility until all existing berths have been sold. | 320 |
| 4 | Birch Bay Village Marina | Privately owned marina located in a dredged inlet off Birch Bay adjacent to the Birch Bay Village resort development provides 150 wet moorage berths and 6 transient slips or 156 in total exclusively for local village property owners. The marina could be expanded into adjacent waters to provide 150 additional wet moorage berths and 6 transient slips or 306 in total. However, the expansion would not conform to local land use or shoreline master plans. | 156 |
| 5 | Hilton Harbor Marina | Privately owned marina located on Hilton Avenue in the Lettered Streets marine industrial park between I&J and Whatcom Creek Waterways provides upland dry storage for 200 vessels. The upland complex could be expanded to provide a stacked storage structure capable of supporting an additional 450 vessels or 650 in total. The upland expansion would not require shoreline management program or other agency reviews and approvals. The shoreline and Port-owned intertidal mudflats along I&J Waterway could be dredged and protected with an 800 foot rubblemound breakwater to provide wet moorage berths for up to 225 vessels 27 feet or longer. This proposal has not been developed or submitted for review. | 200 dry |
| 6 | Hale Passage East | Potential marina site located on the east shore of Lummi Island could provide up to | 0 |

| | | | |
|---|-----------------------|---|----|
| | | 300 wet moorage berths. However, the site does not conform to local land use or shoreline management plans. | |
| 7 | Williams Point | Potential marina site located on the west shore of Lummi Island could provide up to 200 wet moorage berths. However, the site does not conform to local land use or shoreline management plans. | 0 |
| 8 | Bellingham Yacht Club | Storage lockers, restrooms, showers, gatehouse, restaurant, and meeting rooms located on the outer harbor on Coho Way. | Na |
| 9 | Fairhaven Boatworks | Sea kayak, rowboat, and sailboat rentals on Bellingham Bay from rental office located near the Bellingham Cruise Terminal on Harris Avenue. | Na |

Other boating facilities

| | | | |
|----|-----------------------------------|---|----|
| 10 | Bellingham Yacht Club | Storage lockers, restrooms, showers, gatehouse, restaurant, and meeting rooms located on the outer harbor on Coho Way. | Na |
| 11 | Hilton Harbor Marina | Upland dry storage for 200 boats located on Hilton Avenue in the Lettered Streets marine industrial park between I&J and Whatcom Creek Waterways. | Na |
| 12 | Bellingham Boat Rentals | Canoe and pedal boat rentals on Lake Whacom from an office on Silvern Lane from May to August. | Na |
| 13 | Klub Kayak | Sea kayak rentals on Lake Paden during summer months. | Na |
| 14 | Moondance Sea Kayaking Adventures | Guided sea kayak tours on Bellingham Bay. | Na |
| 15 | Island Mariner Cruises | All-day whale watching cruises on weekends during summer months with narrated historical voyages. | Na |

| | | | |
|----|---------------------------------|---|----|
| 16 | Snow Goose | Marine research vessel operating 4 hour to 5 day trips illustrating marine life in Puget Sound. | Na |
| 17 | San Juan Island Shuttle Express | Squito – a 49-pasenger boat providing inside and outside seating and observation deck for island and bay cruises. | Na |
| 18 | Island Mariner Cruises | Island Caper – a 149-passenger tour boat based in Bellingham with galley, bar, and narrated cruises of the islands. | Na |
| 19 | Victoria Star | 300-passenger charter boat with espresso stand and bar cruising islands and the bay. | Na |

Total

Campgrounds

| | | | |
|---|-------------------------------|--|------|
| 1 | Thousand Trails & NACO West | Commercial campground facility located on Harbor-View Road north of Alderson Road providing tent and recreational vehicle campsites with hook-ups, support facilities, store, and swim pool. | 5.0* |
| 2 | Plaza Park RV | Commercial campground located on Birch Bay-Lynden Road east of Blaine Road providing recreational vehicle campsites with hook-ups and support facilities. | 3.0* |
| 3 | Beachside RV Park | Commercial campground facility located on Birch Bay Drive providing tent and recreational vehicle campsites with hook-ups, support facilities, and picnic area. | 2.0* |
| 4 | Seabreeze RV Park | Commercial campground facility located on Alderson Road providing recreational vehicle campsites with hook-ups, support facilities, clubroom with ping pong, grassy play area with volleyball, lockers, and showers. | 2.0* |
| 5 | Birch Bay Vogt's | Commercial campground facility located on Birch Bay Drive at Harbor View Road providing recreational vehicle campsites with hook-ups and support facilities. | 2.0* |
| 6 | AYH Hostel | 10-bed dormitory style hostel with common kitchen operated from February to November on Chuckanut Drive in Fairhaven. | Na |
| 7 | Sudden Valley Resort | Recreational vehicle campground located on Lake Whatcom. | Na |
| 8 | Bellingham RV Park | Recreational vehicle campground located on Bennett Drive. | Na |
| 9 | Whalen's Campground & RV Park | Recreational vehicle campground located on Derby Avenue in Point Roberst with 49 all-grass RV sites with power and water, picnic table and fire ring, and 27 grass campsites with picnic table and fire ring. Facilities include dump station, washrooms/showers, concession, recreational courts, and fields. | Na |

Total

Golf facilities

Holes

| | | | |
|---|--------------------------------|---|----|
| 1 | Bellingham Golf & Country Club | 18 hole, 6,473 yard, par 72 private golf course with putting green, clubhouse, and outdoor swimming pool located on Guide Meridian. One of the oldest courses in Washington dating to 1912. | 18 |
| 2 | Birch Bay Golf | Public 18 hole, 3,135 yard, par 57 golf | 18 |

| | | | |
|----|---|--|----|
| | Club | course located on Birch Bay Drive with restaurant. | |
| 3 | Birch Bay Village Golf Course | Private 9 hole, 2,175 yard, par 33 golf course with meeting room facility, outdoor swimming pool, and outdoor tennis court for exclusive use of homeowners. | 9 |
| 2 | Dakota Creek Golf & Country | Public 18 hole, 5,185 yard, par 71 golf course located on Haynie Road in Custer. | 18 |
| 5 | Evergreen Golf Course | Public 9 hole, 4,290 yard, par 62 golf course located on Main Street in Everson. | 9 |
| 6 | Grandview Golf & Country | Public 18 hole, 6,425 yard, par 72 golf course located on Portal Way in Custer. | 18 |
| 7 | Homestead Farms Golf Resort & Convention Center | Public 18 hole, 6,927 yard, par 72 golf course with convention center meeting rooms, restaurant, and fitness facility. | 18 |
| 8 | Loomis Trail Golf Club | Public 18 hole, 7,137 yard, par 72 golf course developed on the former site of Doran Stables (horse barn now used for maintenance facilities) with 44,000 square foot Tudor style clubhouse with overnight lodgings, exercise facilities, restaurant, and formal dining room. | 18 |
| 9 | New World Pro Golf Center | Public 9 hole, 2,947 yard, par 27 public golf course with 21 tee driving range located on Guide Meridian. Operated from May through November due to winter flooding. | 9 |
| 10 | North Bellingham Public Golf Course | Public 18 hole, 6,816 yard, par 72 course located on Smith Road in Bellingham with driving range, golf shop, and restaurant. | 18 |
| 11 | Peaceful Valley Country Club | Public 9 hole, 2,471 yard, par 33 golf course located on Kendall Road in Maple Falls. | 9 |
| 12 | Point Roberts Golf & Country Club | Semi-private 18 hole, 6,868 yard, 72 par golf course located on Lundrigan Blvd in Point Roberts with clubhouse, restaurant, and driving range. | 18 |
| 13 | Raspberry Ridge Golf Course | Public 9 hole, 2,825 yard, par 34 golf course located on Hannegan Road in Everson. | 9 |
| 14 | Riverside Golf Course | Public 9 hole golf course located on Riverside Drive in Ferndale. | 9 |
| 15 | Sandy Pointe Golf Course | Private equity 9 hole, 1,288 yard, par 32 golf course located on Decatur Drive in Ferndale. | 9 |
| 16 | Semiahamoo Golf & Country Club | Semi-private 18 hole, 7,005 yard, par 72 course designed by Arnold Palmer with a 23,000 square foot clubhouse with 2 indoor tennis courts and outdoor swimming pool. | 18 |
| 17 | Shuksan Golf Club | Public 18 hole, 6,742 yard, par 72 golf course located on Axton Road in Bellingham with driving range, club, restaurant, and pro shop. | 18 |
| 18 | Sudden Valley Golf & Country Club | Public 18 hole, 6,553 yard, par 72 semiprivate homeowner association golf course with ice rink, putt-putt course, tennis courts, swimming beaches, and marina located on Lake Whatcom Boulevard. Also includes an adult center with fitness room, aerobics area, sauna, and outdoor swimming pool. | 18 |

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|----|-------------------------------------|---|----|
| 19 | The Hitting Zone in Barkley Village | Driving range, putting green, and golf shop located on Rimland Drive in Bellingham. | Na |
|----|-------------------------------------|---|----|

Total holes

261

Athletic clubs

| | | | |
|----|----------------------------------|---|----|
| 1 | Bellingham Athletic Club | 6 racquetball courts, 50x25-foot indoor swimming pool, gymnasium, and weight room. | Na |
| 2 | Body Express McElroy's | Physical fitness facility with weights and aerobic room. | Na |
| 3 | Body Tone | Physical fitness facility with weights and aerobic room. | Na |
| 4 | Cascade Athletic Club | Physical fitness facility with weights and aerobic room. | Na |
| 5 | Fairhaven Health & Racquet Club | 7 tennis courts, weight room, and aerobics room. | Na |
| 6 | Fitness Plus | Physical fitness facility with weight room, conditioning machines, and dance studios. | Na |
| 7 | Shapers Aerobics & Tanning Salon | Physical fitness facility with weights and aerobic room. | Na |
| 8 | Steve's Body Firm | Physical fitness facility with weights and aerobic room. | Na |
| 9 | Ultimate Fitness | Physical fitness facility with weights and aerobic room. | Na |
| 10 | Sportsplex | Indoor ice skating rink in fall and winter and in-line skating the rest of the year from facility located in Civic Field Way. | Na |
| 11 | Leading Edge Rock Climbing Wall | Indoor climbing wall located on Fraser Street. | Na |
| 12 | Performance Sports | Batting cages. | Na |
| 13 | Birch Bay Fitness Center | Full service gym with aerobic equipment and free weights open 24 hours a day located on Alderson Road in Birch Bay. | |

Equestrian facilities

| | | | |
|---|------------------------------|---|-------|
| 1 | Peace Arch Equestrian Center | Commercial facility located on Birch Bay-Lynden Road providing guided equestrian trail rides, wagon rides, petting zoo, and riding lessons. | 70.0* |
| 2 | Kelly Park Stables | Equestrian stables, lessons, and riding excursions located on Kelly Road in Bellingham. | |
| 3 | Cain Lake Stables | English and western riding lessons, stables, and riding excursions located on Cain Lake Road in Bellingham. | |
| 4 | Carousel Farms | English-style riding, dressage and jumping lessons located on Haskell Road in Ferndale. | |

Theaters

| | | | |
|---|--------------------------------|---|----|
| 1 | Allied Arts Multi-Use Facility | Renovated building located on Cornwall Avenue with stage and flexible meeting rooms for 110-255 people. | Na |
| 2 | Bellingham Theatre Guild | Local theatre productions from fall to spring in Mt Baker Theater. Used to use the old 250-seat Congregational Church building located on H Street. | Na |
| 3 | Swan Theater | 60-99 seat theatre located in Bay Street Mall at 301 West Holly Street - classical and | Na |

| |
|--------------------------|
| Shakespeare productions. |
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Meeting facilities

| | | | |
|---|-----------------------------|---|----|
| 1 | Lairmont Manor | Historic manor home located on Fieldston Road in Fairhaven with indoor and outdoor spaces for 25-300 people weddings, receptions, social events, concerts, business meetings, seminars or recitals. | Na |
| 2 | Northwood Hall | 4,000 square foot meeting facility located on Northwest Avenue with conference rooms, dance floor, catering service, and outdoor gazebo and gardens for 50-400 people. | Na |
| 3 | Bellis Fair Mall | Commercial shopping center located on Bellis Fair Parkway with meeting room for 60-75 with catering services. | Na |
| 4 | Cascade Natural Gas | Public utility located on Iowa Street with meeting room for 75 people limited to civic groups or service organizations. | Na |
| 5 | Crown Plaza Building | Commercial building located on Magnolia Street with 3 conference rooms seating 10-85 people with audio and visual equipment. | Na |
| 6 | Labor & Industries Building | State agency building located on Ellis Street with conference room seating 35 people with audio-visual equipment. | Na |
| 7 | The Leopold | Historic building located on Cornwall Avenue with variety of small to large meeting rooms and banquet services for up to 300 people. | Na |

Private schools

| | | | |
|---|--------------------------------------|---|----|
| 1 | Lynden Christian School - Lynden | Preschool-12th grade private school facility located on Drayton Street with playground, 1 grass 60x200 foot youth field, multiuse cafeteria, 1 grass lighted 200x535 football field with bleachers, 0.25-mile rubberized surface track, 1 grass 215x345 foot soccer field, 1 grass 90x330 foot baseball field, 1 grass 60x250 foot softball field, recreational courts, arts and crafts room, student commons, gymnasium, and auditorium. | |
| 2 | Lynden Christian School - Bellingham | Preschool-6th grade campus located at the Firs Christian Center on a 13-acre wooded site in Bellingham. | |
| 3 | Bellingham Junior Academy | Private school facility located on Forest Street. | Na |
| 4 | Assumption School | Private school facility located on Cornwall Avenue. | Na |

Other miscellaneous

| | | | |
|---|------------|--|------|
| 1 | Giles Pond | Private pond used for water skiing lessons and competitions located on Giles Road east of I-5. | 4.0* |
|---|------------|--|------|

| | | | |
|---|-----------------------------------|---|------|
| 2 | Billy Brackett's Field | Private 350 foot baseball field with fence, bleachers, and batting cage used by league teams and organizations. | 3.0* |
| 3 | Birch Bay Water Slides | Commercial facility located on Birch Bay-Lynden Road providing 4 giant waterslides, huge river slide with tubes, 3 kiddie slides and large activity pool, 60 foot hydrocliff dropslide, 45 foot multi-person blackhole, wide ramp slide, oversize hot tub, sunbathing area, 100 picnic tables, and picnic area. | 2.0* |
| 4 | Miniature World Family Fun Center | Commercial facility located on Birch Bay-Lynden Road providing 18 hole par 72 miniature golf course, miniature train rides with petting zoo, go-kart track and racing area, children's play area, picnic areas and snack bar. | 3.0* |

Total acres* (estimated)

12.0

C.6 Conclusions

- **Strategically important sites** – are owned or controlled by the county, port, cities, utilities, private homeowner associations, and private commercial operators with every kind of physical and socially valuable park, recreational, and open space characteristic.
- **A valuable park, recreation, and open space system includes lands and soils that may not be suitable for urban uses** – or even some kinds of developed recreational facilities, but which can provide unique preserves, habitats, cultural, and historical associations. These combined social and physical attributes provide a balanced dimension to the park and recreation experience.
- **A quality park and recreation system does not have to be implemented strictly by public monies or purchase** – but by the creative interplay of public and private market resources using a variety of techniques including leases, easements, tax incentives, design and development innovations, and enlightened private property interests. Past park, recreation, and open space strategies may have relied too heavily on purchase approaches and not enough on lower cost, but possibly more cost-effective alternatives.