

Cherry Point UGA Proposal

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Introduction

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- ★ GMA
- ★ Public Participation
- ★ Population
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- ★ Land Capacity Analysis
- ★ UGA Sizing
- ★ Issues



Background

★ UGA History/Existing Conditions

2008 Population: 0

2008 Employment: 1,942

Permitted Densities: Heavy Impact Industrial and Light Impact Industrial

★ Plans

Comprehensive Plan Chapter - Major Industrial Urban Growth Area/Port Industrial

Cherry Point Ferndale Subarea Plan, 1981



Background cont.

★ Historically significance

- ★ Designated an industrial area since first Comprehensive Plan in 1970
- ★ Designated a UGA in 1997

★ Desirable location for industrial uses:

- ★ Access to a deep water port
- ★ Proximity to Canada
- ★ Burlington Northern Railroad
- ★ Electrical service from three suppliers

★ A vital Natural Resource area



GMA

- ★ Cherry Point UGA is permitted under a different section of the GMA than the rest of the UGAs
- ★ RCW 36.70A.365 has criteria that a jurisdiction must meet to designate an industrial UGA
- ★ Criteria in the section address:
 - ★ Coordination among jurisdictions
 - ★ Infrastructure
 - ★ Transportation
 - ★ Buffers
 - ★ Environmental Protection
 - ★ Incompatible adjacent uses
 - ★ Etc.



Public Participation

- ★ April 15, 2009 meeting held in partnership with the Bellingham/Whatcom Economic Development Council (BWEDC)
- ★ Industry representatives, property owners, and jurisdiction/agency representatives attended
- ★ Discussion included:
 - ★ History of Cherry Point UGA
 - ★ Whatcom County's land capacity analysis



Population

★ N/A, the Cherry Point UGA is not intended for residential development



Employment

<i>III. Employment</i>		
1	Employment in 2008	1,942
2	Growth Allocation Requested	760
3	Total UGA Employment in 2029/31	2702



Land Capacity Analysis

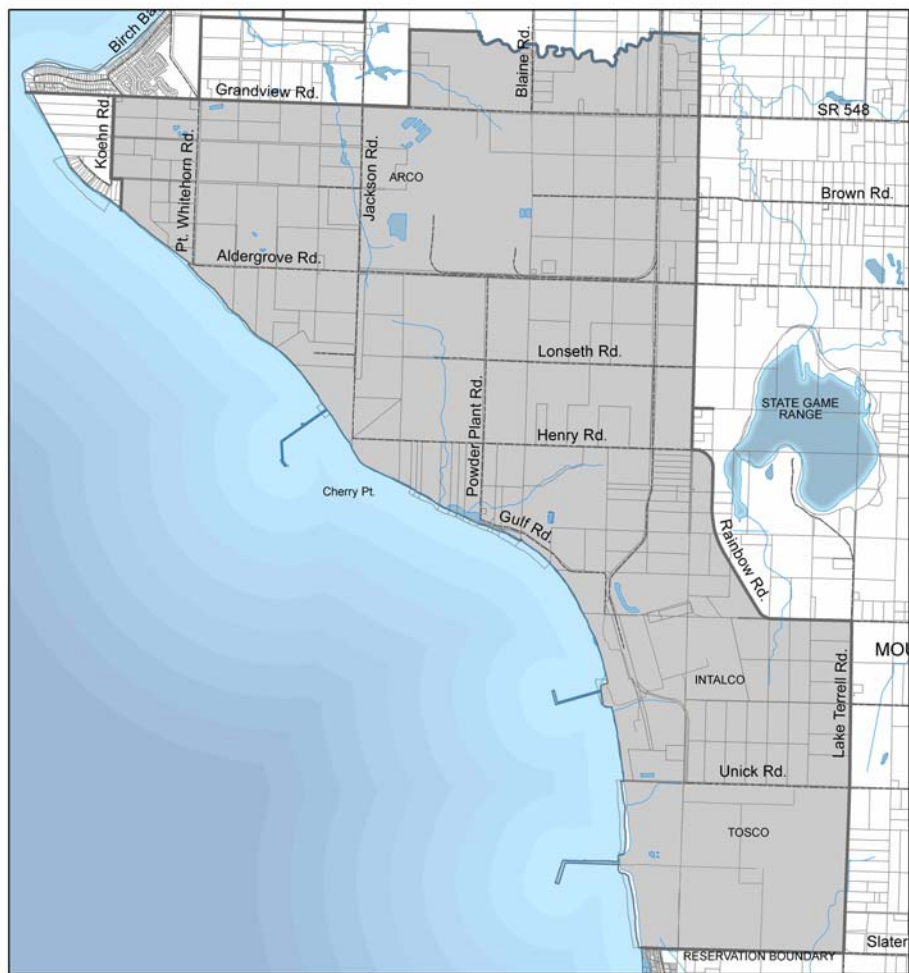
<i>Commercial/Industrial Land Capacity Analysis Results</i>		
1	Gross Developable Acres	5,836
2	Net Developable Acres Available <i>(after reductions for pending or master planned projects, critical areas, public uses, infrastructure, and market factor)</i>	1,468
3	Net Developable Acres Needed to Accommodate Employment Growth Request	837
4	Surplus (Deficit) in Net Acres	631
5	Employment Growth Capacity	1320
6	Employment Growth Allocation Requested	760
7	Surplus (Deficit) in Employment	560
8	Average Floor/Area Ratio Used in Land Capacity Analysis	.08



UGA Sizing




<i>UGA Additions/Subtractions</i>		
1	Existing UGA Size (Total Acres)	7,000
2	Total Acres Added (or Subtracted) to Accommodate Population	-
3	Total Acres Added (or Subtracted) to Accommodate Employment	-
4	Proposed UGA Size (Total Acres)	7,000





June 2009

Cherry Point - Urban Growth Area Proposal

-  Existing Urban Growth Area
-  Proposed UGA Addition
-  Proposed UGA Removal

Please Note: There are no proposed changes to the existing UGA Boundary

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0 0.1 0.2 0.4 0.6 0.8 Miles



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 June 16, 2009



Issues

- ★ Proposal of a Transportation Demand Management (TDM) policy to be consistent with RCW 36.70A.365

