



Hillsdale

LAND USE MANAGEMENT PRIORITY: DEVELOPMENT/RESTORATION

Watershed Characterization Results from the 2007 Pilot Study:

This watershed’s ability to help maintain / improve water quality:

The eastern portion of the watershed contains two low-gradient streams and significant wetland areas, which are effective at removing nitrogen, bacteria from septic systems, and other pollutants that would otherwise flow into Birch Bay. On the other hand, the eastern portion of the watershed has less ability to improve water quality because it contains areas of dense development and has fewer streams and wetlands.

This watershed’s ability to maintain / improve natural patterns of surface and groundwater flow:

In general, the soils and geology underlying the eastern portion of the watershed are highly permeable, so water is able to infiltrate into the ground instead of running off and potentially causing flooding and erosion problems downstream. Also, the large forested area between Anderson Road and Birch Bay – Lynden Road has the potential to slow the velocity of surface flows, and allow ground water recharge.

Important Wildlife Features:

Directly to the south of Anderson Road is a forested area that contains streams and wetland areas which provides cover, foraging, and breeding areas for a variety of mammal, birds, and other fauna. The habitat quality of the remainder of the Hillsdale watershed is fairly low because it consists primarily of farm fields and housing developments.

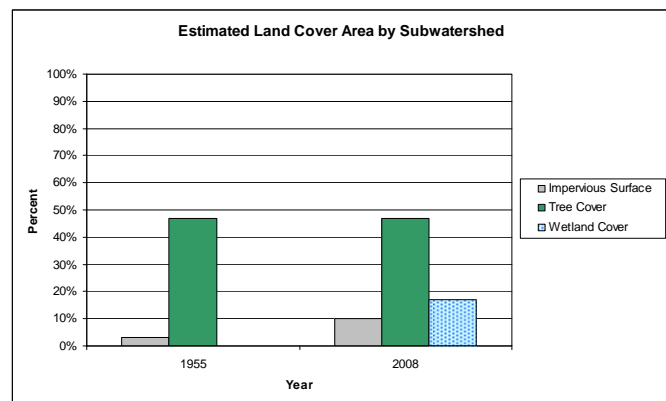
Anticipated Challenges:

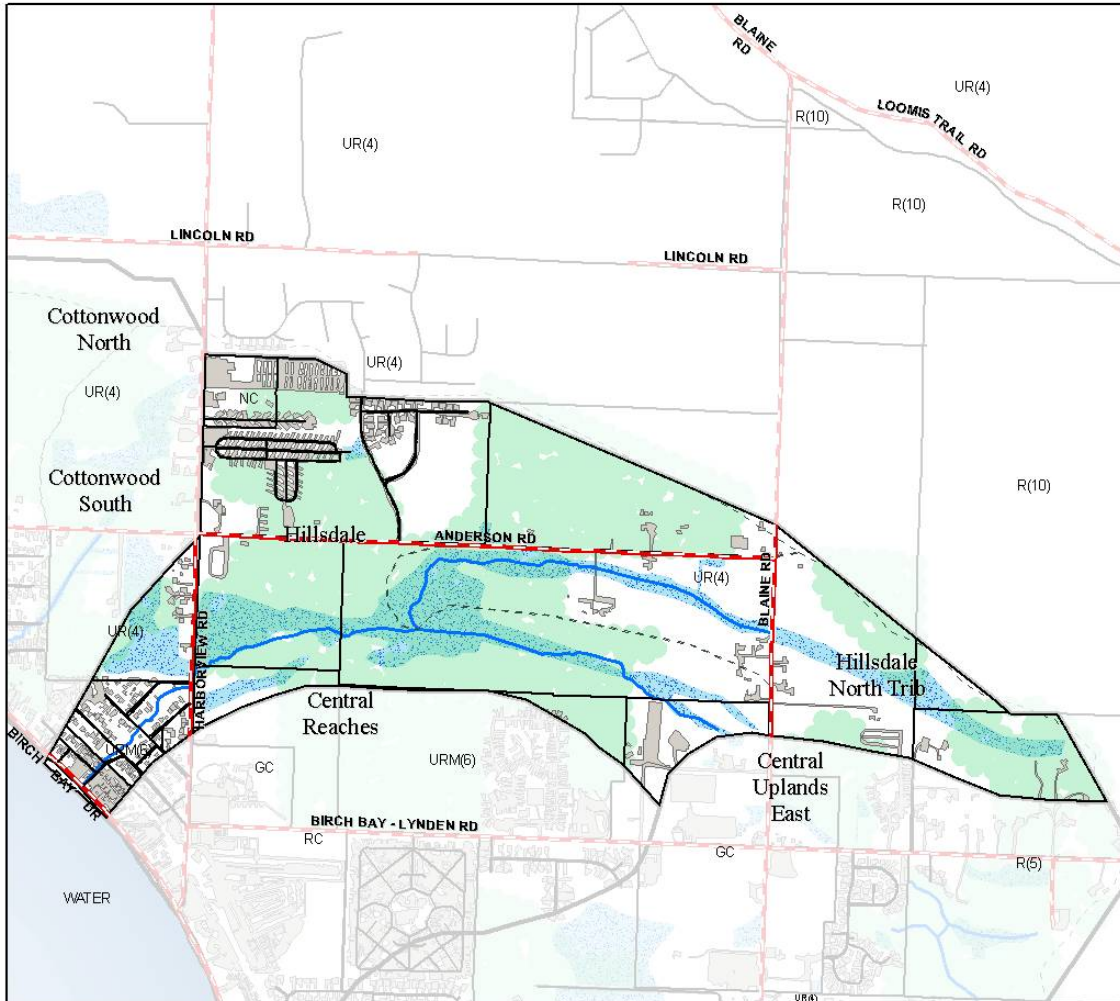
Almost all of the land area in this watershed is zoned “Urban Residential,” which allows between four and six dwelling units per acre. This potential increase in roads, houses, and other impervious surfaces in the area may increase the likelihood of erosion and water quality problems in the watershed. However, given the generally low ability of the western portion of the Hillsdale watershed to support wildlife habitat, water quality improvement, and natural patterns of water flow, this may be a suitable place to direct future development. However, the eastern portion of the watershed contains is more intact, and acts to improve water quality and provide wildlife habitat. Increased development in this area would lessen the ecological benefits that this area provides, and may increase the potential for flooding and erosion down slope.

What We Found: The Land Cover Analysis by the Numbers

Feature	2008	1955
Impervious Surface	10 %*	3 %*
Tree Cover	47 %*	47 %*
Wetland cover	17 %*	
Stream miles	2.06 mi	
Subwatershed Area	445 Ac	

*Percentage of Subwatershed
Note: Areas of tree cover and wetland cover may overlap
Note: Wetland data unavailable for 1955





Hillsdale: Natural Infrastructure and Development

- Subwatershed Boundaries
- Tree Cover (2008)
- Zoning (Summer 2009)
- Mapped Wetlands
- Impervious Surfaces (2008)



Questions or comments? E-mail us at pgill@co.whatcom.wa.us or call 360-676-6907