

**WHATCOM COUNTY
PLANNING & DEVELOPMENT SERVICES
STAFF REPORT**

I. BACKGROUND INFORMATION

File # CMP2003-00003

File Name: Bellingham Urban Fringe Subarea Plan Amendments

Applicant: Whatcom County Planning & Development Services Department

Public Notice: Pursuant to RCW 36.70.590 legal notice was published in the Bellingham Herald on July 16, 2005 and a Planning Commission public hearing is scheduled on Thursday, July 28, 2005.

SEPA: A Draft Environmental Impact Statement (DEIS) for the plan update was jointly published by Whatcom County and the City of Bellingham on March 11, 2004, a hearing on the DEIS was held on April 21, 2004, public comments were received, and a Final EIS responding to those comments was published on July 1, 2004.

Summary of Request: To update the Whatcom County Urban Fringe Subarea Plan: Make the following revisions to the Urban Fringe (Bellingham) Subarea Plan and Official Whatcom County zoning map:

A. North Central Urban Growth Area (Exhibit 1)

- i. Map 7 (Exhibit 2), King Mountain Residential Planning Area, Area 1: Rezone approximately 65 acres east of the Bellingham city limits and south of the Guide Meridian 5-year review area, including the Calvary Temple church campus from URMX 6-10 to URM-18.
- ii. Map 7 (Exhibit 2), King Mountain Residential Planning Area, Area 3: Rezone approximately one third of a 6.4-acre parcel in the UGA at the north end of Gooding Ave. and Frances Way, owned by the City of Bellingham from URMX 6-10 to ROS.
- iii. Map 7 (Exhibit 2), King Mountain Residential Planning Area, Area 4: Add to the UGA approximately one third of a 6.4-acre parcel at the north end of Gooding Ave. and Frances Way, owned by the City of Bellingham, and rezone from RR2 to ROS.

- iv. Map 7 (Exhibit 2), King Mountain Residential Planning Area, Area 5: Add to the UGA approximately one third of a 6.4-acre parcel at the north end of Gooding Ave. and Frances Way, owned by the City of Bellingham, and rezone from R5A to ROS.
- v. Map 8 (Exhibit 3), East Bakerview/James/Telegraph Residential Planning Area, Area 1: Rezone approximately 45 acres east of the Bellingham City limits, north of East Bakerview Road and west of Cammack Road from URMX 6-10 to URM-24.
- vi. Map 8 (Exhibit 3), East Bakerview/James/Telegraph Residential Planning Area, Area 2: Increase URMX 6-10 density to URMX 10-24 centered around the East Bakerview Road and James Street Road intersection, west of the Bellingham city limits and Cougar Road, south of King Mountain, east of Cammack Road and north of McLeod Road.
- vii. Map 8 (Exhibit 3), East Bakerview/James/Telegraph Residential Planning Area, Area 3: Rezone approximately 75 acres centered on Telegraph Road, east of the Bellingham City limits and south of East Bakerview Road from URM-24 Provisional Rezone to URM-24.
- viii. Map 8 (Exhibit 3), East Bakerview/James/Telegraph Residential Planning Area, Area 4: Rezone approximately 10 acres in the southwest corner of Map 8 from URMX-6-10 to URM-24.
- ix. Map 8 (Exhibit 3), East Bakerview/James/Telegraph Residential Planning Area, Area 5: Rezone the area east and west of James Street Road, north of McLeod Road and the Bellingham city limits and west of the Bellingham city limits from URMX-6-10 to UR-6.

B. Yew Street Road Urban Growth Area (Exhibit 4)

- i. Map 17 (Exhibit 5), Yew Street Road- Northeast Planning Area, Area 1: Remove Area 1 from the UGA and designate as Public Recreation in the Whatcom County Comprehensive Plan and rezone it to ROS.

APPROVED BY THE PLANNING COMMISSION ON APRIL 28, 2005.

- ii. Map 17 (Exhibit 5), Yew Street Road- Northeast Planning Area, Area 2: Remove Area 2 from the UGA and designate as Rural Forestry in the Whatcom County Comprehensive Plan and rezone it to Rural Forestry.

APPROVED BY THE PLANNING COMMISSION ON APRIL 28, 2005.

- iii. Map 17 (Exhibit 5), Yew Street Road- Northeast Planning Area, Area 3: Rezone Area 3 from RR2 to UR4.

APPROVED BY THE PLANNING COMMISSION ON APRIL 28, 2005.

- iv. Map 18 (Exhibit 6), Yew Street Road- San Juan East Planning Area, Area 1: Rezone Area 1 from UR4 to URMX, 6 – 12 dwellings per acre.

APPROVED BY THE PLANNING COMMISSION ON APRIL 28, 2005.

- v. Map 18 (Exhibit 6), Yew Street Road- San Juan East Planning Area, Area 2: Rezone Area 2 fro RR2 to URMX, 6– 10 dwellings per acre.

APPROVED BY THE PLANNING COMMISSION ON APRIL 28, 2005.

- vi. Map 19 (Exhibit 7), Yew Street Road- San Juan West Planning Area, Area 2: Rezone Area 2 from UR4 and RR2 to ROS
- vii. Map 19 (Exhibit 7), Yew Street Road- San Juan West Planning Area, Area 3: Rezone Area 3 from UR4 and RR2 to URMX 6 – 10 dwellings per acre.
- viii. Map 20 (Exhibit 8), Yew Street Road- Samish Crest Central Planning Area, Area 1: Rezone Area 1 from RR2 to URMX 6 – 12 dwellings per acre.
- ix. Map 20 (Exhibit 8), Yew Street Road- Samish Crest Central Planning Area, Area 2: Rezone Area 2 from RR2 to URMX 6 – 10 dwellings per acre.
- x. Map 20 (Exhibit 8), Yew Street Road- Samish Crest Central Planning Area, Area 3: Rezone Area 3 from UR4 to URMX 6 – 12 dwellings per acre.
- xi. Map 21 (Exhibit 9), Yew Street Road- Governor-South Samish Planning Area, Area 1: Rezone Area 1 from UR3 to Recreation and Open Space (ROS).
- xii. Map 21 (Exhibit 9), Yew Street Road- Governor-South Samish Planning Area, Area 2: Rezone Area 2 from UR3 to URMX 6 – 10 dwellings per acre.
- xiii. Map 21 (Exhibit 9), Yew Street Road- Governor-South Samish Planning Area, Area 3: Rezone Area 3 from RR2 to URMX 6 – 10 dwellings per acre.
- xiv. Map 21 (Exhibit 9), Yew Street Road- Governor-South Samish Planning Area, Area 4: Rezone Area 4 from UR3 to URMX 6-12 dwellings per acre.

Process: An urban growth area must include area and density sufficient to permit the urban growth that is projected to occur for the succeeding twenty years. An analysis of the

infill capacity of the existing UGA must be completed before any adjustment of the UGA is proposed.

The Bellingham Subarea is divided into several "Analysis Areas". Each Analysis Area is further divided into numbered "Map Areas" for a more detailed view. In order to guide the preparation of this plan, staff has been encouraging City and County Planning Commissions to have hearings and compile "straw votes" from County and City Planning Commissions for each of the Analysis Areas before bringing the entire Bellingham Subarea Plan as a "package" to the commissions for a final vote and recommendation to the City and County Councils. The meeting tonight addresses proposals for one Analysis Area: East Bakerview – James Street Road. Staff recommends that after the "straw vote", the Commission continue the hearing until all Analysis Areas have been completed.

In addition to changes in policies, land use and zoning designations, the Bellingham Subarea Plan "package" will include proposed changes to zoning regulations and the interlocal agreement between Bellingham and Whatcom County to implement the changes and policy direction established in the Subarea Plan update. The Bellingham Subarea Plan will also have sections addressing general policies, transportation, parks and open space. It is anticipated that a supplement to the FEIS will be needed to address changed conditions.

As stated above, the proposed URMX and other zoning designations will be modified in conjunction with the Subarea Plan in order to effectively implement the anticipated revisions to the plan. It is intended that the URMX zoning will include:

- A range of densities to provide for a mix of housing types.
- Utilize TDRs to achieve densities above the base density.
- Provide development tools to facilitate the establishment of "urban villages" within the Bellingham UGA.
- Promote higher densities in areas that may be appropriate locations for "urban villages" and are near major transportation routes while providing for a mix of uses and housing types.

Neighborhood Meeting:

City and County staff developed a draft zoning map for the East Bakerview – James Street Road Analysis Area and held a community workshop meeting for the UGA plan update on Tuesday, April 26 at the King Mountain Church, 300 E. Kellogg Street, Bellingham. Well over 100 people attended. Comments from this meeting are attached (Exhibit 10).

City and County staff developed draft zoning maps for the Yew Street Road and North Central analysis areas of the Bellingham UGA. On February 23, 2005, Bellingham and Whatcom County Planning staff held a community workshop meeting for the UGA plan update at Kulshan Middle School for the Yew Street Road UGA area. A second Yew Street Road meeting was held at Kulshan Middle School on March 23, 2005 for the Yew Street Road UGA area. Staff also held a community workshop meeting for the Geneva UGA on March 22, 2005 at the Geneva Elementary School. All three meetings were well-attended, with nearly 200 people at the first Yew Street meeting, over 150 people (most of whom had not attended the first meeting) at the second Yew Street meeting and over 100 people at the Geneva meeting. Comments from those meetings are attached. **(Exhibit 11)**

II. A. NORTH CENTRAL URBAN GROWTH AREA (EXHIBIT 1)

This 570-acre analysis area is located north of the Bellingham city limits, west of the Bakerview Industrial Area, and east of the Guide Meridian commercial area. The city limits form three sides of this area. Two important transportation arterials run through the middle of this area: East Bakerview Road and James Street Road. The area is characterized by several distinct residential areas, each with their own unique identity and history. Residential development ranges from scattered single-family detached homes on large rural lots to high-density mobile homes on very small lots. Commercial development includes a chiropractic clinic, two agricultural nurseries, an evergreen tree farm, and a mini-storage facility. There are also some home occupations, small businesses, and three churches located in the Planning Area. The Analysis Area is situated between the intensely developed Guide Meridian commercial area and the developing Bakerview-Hannegan industrial area.

Map 7, King Mountain Residential Planning Area (Exhibit 2)

This area is about 500 and 1,000 feet north of East Bakerview Road. East and west boundaries are the city limits. The north boundary is the UGA boundary. James Street Road provides access to the area and provides a link to East Bakerview Road, Sunset Drive and Mount Baker Highway to the south. Kellogg Road runs east west between Guide Meridian and James Street Road. Map 7 is in the Spring Creek and Baker Creek drainage basins of the Lower Squalicum Creek watershed that drains to Bellingham Bay. Baker Creek is a year-round stream that crosses diagonally through the east half of Map 7 and supports Coho and chum salmon. The upper parts of King Mountain include areas of slopes of 15% to 35% and consist of sandstone geologic formations. Below, the area slopes moderately to the southwest with the flattest areas closest to East Bakerview Road.

With the exception of about two-thirds of the City-owned property at the end of Gooding Avenue and Frances Way, proposed to be added to the UGA, all of Map 7 is presently zoned Urban Residential Mixed with a density of 6 to 10 dwellings per acre (URMX 6-10).

Land use in Map 7 includes the Cascade Cuts greenhouse nursery; the Bakerview Terrace subdivisions platted in the 1950's; The Calvary Temple church campus; and the more recent Kramer Lane and Springcreek Meadows subdivisions.

Map 8, E. Bakerview/James/Telegraph Residential Planning Area (Exhibit 3)

Map 8 includes approximately **xxx** acres about 500 to 1,000 feet south of East Bakerview Road. The west, south and east boundaries are the Bellingham city limits. East Bakerview Road runs east west through the north half of Map 8 and connects to the Guide Meridian commercial areas to the west and to the Hannegan Road industrial area to the east. Telegraph Road runs east west through the south half of the area, providing access to Guide Meridian and the Bellis Fair mall to the west and James Street Road to the east. James Street Road is the main north south corridor through Map 8. This area is in the Baker Creek basin of the Squalicum Creek watershed. Topography is fairly flat with some hummocks and swales and incised stream channels.

Approximately 75 acres in the southwest corner of Map 8 were rezoned from URMX to Urban Residential Medium Density, 24 dwellings per acre (URM-24) Provisional Rezone in 2004. This allows a site-specific rezone to higher density for development proposals on parcels larger than 5 acres with a minimum density of 10 dwellings per acre and use of transferable development rights from the Lake Whatcom watershed. The remainder of Map 8 is zoned URMX 6-10. Existing land uses in Map 8 include the Bakerview Nursery, James Street Mobile Estates, a tree farm, several churches, the Glengary subdivision and homes on rural sized lots.

Law Enforcement and Fire Protection

The Whatcom County Sheriff's Office provides law enforcement service to the East Bakerview – James Street Road Analysis Area. Fire protection is provided by Whatcom County Volunteer Fire Protection District #4 with a fire station at 1295 East Bakerview Road, near the intersection with James Street Road. As development has increased in this area, Fire District #4 has had to pass voter-approved general obligation bonds to generate revenue to purchase new equipment and fund new fire stations to provide an adequate level of volunteer-based fire response.

Schools

All of the Analysis Area is in the Bellingham School District #501. The district is presently considering purchasing a school site near the Calvary Temple church campus.

Transportation and Circulation

Arterial roads serving this area include East Bakerview Road, Telegraph Road, James Street Road and Deemer Road in the City. A developer has extended Kellogg Road to provide an arterial link between Guide Meridian and James Street Road. Although the area has not been annexed, the City of Bellingham has assumed responsibility for capital

improvements to roads in the Analysis Area through an interlocal agreement with Whatcom County in 2001.

East Bakerview Road is classified as a principal arterial linking Interstate 5, Cordata Parkway, Meridian Street, James Street Road, and Hannegan Road. According to City and County traffic counts recorded between 1984 and 2002, traffic volume on East Bakerview Road has increased by 151% west of James Street Road and by 137% east of James Street Road. East Bakerview Road does not currently have usable shoulders, bicycle lanes, curbs, gutters, or sidewalks. Future capital improvements to East Bakerview will require widening to four or five lanes between Deemer Road and Hannegan Road with bicycle lanes, curbs, gutters, and sidewalks.

James Street Road is a secondary arterial linking Interstate 5, Sunset Drive, Telegraph Road, East Bakerview Road, and Kellogg Road. James Street Road does not currently have usable shoulders, bicycle lanes, curbs, gutters, or sidewalks north of East Bakerview Road. City and County traffic counts indicate between 1984 and 2002, traffic volume on James Street Road has increased by 160% south of Telegraph Road, by 166% north of Telegraph Road, and by 41% north of East Bakerview Road. Future capital improvements to James Street Road will require widening to include bicycle lanes, curbs, gutters, sidewalks, and turn lanes between Kellogg Road and East Bakerview Road.

Telegraph Road is a secondary arterial and linking Guide Meridian, Deemer Road, and James Street Road. Telegraph Road does not currently have usable shoulders, bicycle lanes, curbs, gutters, or sidewalks. Traffic counts between 1984 and 2002 indicate traffic on Telegraph Road west of James Street Road has increased by 174%. Future capital improvements to Telegraph Road will require widening to include bicycle lanes, curbs, gutters, sidewalks, and perhaps turn lanes between Deemer Road and James Street Road.

Kellogg Road is constructed as a collector arterial connecting Meridian Street, Deemer Road, and James Street Road. This new road is expected to improve traffic circulation throughout the north central portion of the Bellingham UGA. Kellogg Road includes bicycle lanes, curbs, gutters, sidewalks, and turn lanes and should be open to the public by the end of 2005.

A new east-west road connection should be considered to provide a through connection between Irongate Road, Kramer Lane, Cougar Road, James Street Road, Cammack Road, Landon Avenue, and Deemer Road to the west. This would enhance the existing transportation arterial network in the northern half of the East Bakerview - James Street Neighborhood Planning Area and allow efficient and effective traffic circulation between East Bakerview Road, Kellogg Road, and James Street Road. New north-south connections should also be considered between East Bakerview Road and Telegraph Road as development occurs.

Currently, there is no public transit service through the East Bakerview – James Street Neighborhood Planning Area. The nearest Whatcom Transit Authority bus stops are located at the Bellis Fair Mall and at the Sunset Square Shopping Center. Whatcom Transit Authority indicates that public transit service will be provided as residential development and the ridership population increases in the East Bakerview – James Street Neighborhood Planning Area.

Parks and Recreation

The City of Bellingham owns a 6.5-acre future park site near the top of King Mountain for possible future use as a passive use scenic viewpoint. In addition, 17.5 acres of open space have been preserved in the Springcreek Estates subdivision. Other than this, there is no dedicated public park space in the Analysis Area. The nearest park is at Sunset Pond, approximately one-half mile to the south. There is a need for a centrally located park site in the Analysis Area. Any development in this area should be required to set aside dedicated parkland and provide for trail connectivity. The Whatcom County Natural Heritage Plan has identified the King Mountain area as a high priority for preservation and park and trail development. The City of Bellingham Park, Recreation and Open Space Plan shows the need for a trail corridor through the Analysis Area.

Water and Sewer

The City of Bellingham provides sewer and/or water service to over two thirds of the Analysis Area. The City has built a 3-million gallon water storage reservoir on Kearney Street at the northern boundary of the Urban Growth Area. A new water storage reservoir is needed at the top of King Mountain to provide adequate fire flow to the residential development on the mountain.

Stormwater

The area drains via Baker Creek to Squalicum Creek, which drains to Bellingham Bay. The responsibility for managing storm water in Bellingham's UGA is vested primarily with Whatcom County. To the extent that is financially possible, existing stormwater systems should be retrofitted with Best Management Practices (BMP's) that reduce pollutant loading from existing conditions. Stormwater runoff should be minimized in favor of infiltration to avoid exacerbation of high stream temperatures. Development or redevelopment of this area would require mitigation for water quality (treatment) and quantity (detention) to meet both City and County standards. New subdivisions should require public stormwater facilities. Infiltration of stormwater runoff to prevent nutrient loading should be strongly encouraged. The use of Low Impact Development control measures should be used wherever possible.

B. Yew Street Urban Growth Area (Exhibit 4)

The Yew Street Road Analysis Area includes five Planning Map Areas as listed below. The Analysis Area comprises approximately 1,133 acres (1.77 square miles). As part of the joint City/County 2005 update of the Urban Fringe Subarea Plan, the Yew Street Road Analysis Area will be removed from the Chuckanut Lake Samish Subarea Plan and become part of the new Bellingham Subarea Plan. The City of Bellingham surrounds the Yew Street Road Analysis Area on three sides. The City's Whatcom Falls Neighborhood and Puget Neighborhood abut the analysis area on the north. The Samish Neighborhood abuts the analysis area on the west and south, with the Lake Padden Park and Golf Course forming the southern boundary. Property lines generally bordering the 700-foot elevation form the eastern boundary of the Analysis Area and the UGA. Three residential zoning classifications presently apply to this analysis area: Rural Residential two dwelling units per acre (RR2), Urban Residential three dwelling units per acre (UR3), and Urban Residential four dwelling units per acre (UR4). Existing land use is presently a mix of homes on urban sized lots (generally 1/4 acre and smaller) in medium density subdivisions, several mobile home parks, and a number of homes on rural lots mostly ranging between one and five acres in size. There is a wide range of housing types, from mobile homes to large houses.

Four major streams emanate from the north half of the analysis area and drain northward into the Whatcom Creek Sub-Basin of the Bellingham Bay Watershed: Lincoln Creek, Cemetery Creek (East and West Forks) and Hannah Creek. The south half of this analysis area drains southward via Gallagher Creek and a smaller unnamed stream to Lake Padden, which empties via Padden Creek (inside the city limits) to the Padden Creek Sub-Basin of the Bellingham Bay watershed.

Map 19, Yew Street Road- San Juan West Planning Area (Exhibit 7)

Map 19 covers approximately 280 acres between the Bellingham City limits on the north and west, Yew Street Road and the Yew Street Road corridor on the east and Christian Way and Palmer Road to the south. Map 19 is adjacent to Bellingham's Whatcom Falls and Puget Neighborhoods to the north and the Samish neighborhood to the west. The east boundary follows Yew Street Road from the city limits south to the southern boundary of the Firwood Manor subdivision. The south boundary follows the southern property lines of the Firwood Manor subdivision to the west then drops south to Palmer Road where it continues west to the Bellingham city limits. The area north of Democrat Street, presently zoned UR4 includes the 83-lot fully developed Woodbine subdivision, which was platted in 1972 at a density of about 3.7 dwellings per acre and the 16-lot fully developed Autumnwood Court subdivision developed in 1990 with a density of approximately 2.7 dwellings per acre. The UR4 area also includes an area of approximately 17 acres, west of the Woodbine subdivision, owned by Congregation Beth Israel and approved for future development of a synagogue. West of that is a 5.3-acre parcel deeded to the City of Bellingham for right of way for the future San Juan Boulevard and for future park and recreation use. To the east is a 3.69-acre area along the west fork of Cemetery Creek

upon which the City of Bellingham holds a conservation and non-motorized public access easement. To the south are approximately 12 acres of a much larger City-owned tract of land intended for future park and recreation use. To the east of Autumnwood, there is a row of small lots of $\frac{1}{4}$ to $\frac{1}{2}$ acre in size along Yew Street Road, most of which are developed with residences, including one duplex. The remainder of the UR4 area consists of developed and undeveloped parcels ranging from about one to four acres in size.

In the RR2 zoned area south of Democrat Street the most significant land use pattern is approximately 77 acres owned by the City of Bellingham for future park and recreation use.

In this area, trails will be provided to connect the Yew Street UGA with the City trail system along the Cemetery Creek open space area. The second most significant feature in this area is the 42-lot fully developed Firwood Manor subdivision that was developed between 1969 and 1971 at a density of about 2.5 dwellings per acre. The remainder of Map 19 consists of vacant and developed parcels ranging from less than $\frac{1}{2}$ acre to 7 acres in size. Most of the residences in this area have been built on smaller parcels along the Yew Street Road frontage, primarily where the City of Bellingham has extended sewer and water service. Topography in the Map 19 area slopes moderately to the northwest with slopes between 15% and 35%. There are also some steeper slopes associated with the west fork of Cemetery Creek. The area drains northward via the west fork of Cemetery Creek that drains to the Whatcom Creek drainage basin, which empties to Bellingham Bay. Whatcom Creek is an important salmon-bearing stream that is presently receiving considerable habitat recovery work.

Map 20, Yew Street Road- Samish Crest Central Planning Area (Exhibit 8)

Map 20 covers approximately 320 acres between Map 19 to the north, the Bellingham City limits on the west, the South Hills subdivision to the south and the UGA boundary to the east. Map 20 is adjacent to Bellingham's Samish neighborhood to the west. The east boundary is adjacent to an area designated Rural in the Whatcom County Comprehensive Plan and zoned Rural, one dwelling per 5 acres (R5A). Map 20 includes the largest tracts of undeveloped privately owned land in the Yew Street Road Analysis Area. The 145 acres that were rezoned to UR4 in 1997 are mostly in large undeveloped parcels ranging between 2.5 and 35 acres owned by a handful of individuals. This area includes 3 or four residences on 2.5 to 5 acre parcels. Sixteen acres along Yew Street Road was purchased by the Bellingham School District for future development of an elementary school. In the RR2 area to the north, on the west side of Yew street Road there is a 20-acre parcel owned by Saga Broadcasting which operates studios and transmitting facilities on the site for local AM and FM radio stations. South of the radio stations are a number of parcels between two five acres in size with single family residences. Also in this area, adjacent to Yew Street Road and on both sides of the road is the Hilltop Haven Mobile Home Park with 16 spaces on 5.4 acres. In the northeast portion of Map 20 the Forest Park Mobile Home Park has about 53 spaces on six parcels totaling approximately 21 acres. This area drains north to Whatcom Creek via the east fork of Cemetery Creek, which drains to the Whatcom Creek drainage basin, which empties to Bellingham Bay. The southwest part of the area

slopes in a ridge and swale pattern generally to the south and west. Whatcom County Critical Areas maps indicate some areas of slopes of 15 to 35 percent gradient occur in a northwest-southeast orientation associated with the ridges and swales. This area drains southward via Gallagher Creek and a smaller unnamed stream to Lake Padden, which empties via Padden Creek (inside the city limits) to the Padden Creek Sub-Basin of the Bellingham Bay watershed. Several areas of map 20 have been cleared or logged including most of the radio station site, about 15 acres on the East side of Yew Street Road east of the school site and an area in the southwest part of the Map.

Map 21, Yew Street Road- Governor-South Samish Planning Area (Exhibit 9),

Map 21 is in the southern quarter of the Yew Street Road Analysis Area. It is adjacent to Bellingham's Samish neighborhood to the west and south and Lake Padden and Lake Padden Park and Golf Course across Samish Way to the south. The east boundary is adjacent to an area designated Rural in the Whatcom County Comprehensive Plan and zoned R5A. The northern boundary of Map 21 follows the north line of the South Hills subdivision to Yew Street Road where it jogs north to follow Tacoma Avenue to the east. Prominent development in Map 21 includes the 125-lot South Hills subdivision in the middle of the area; the 14 lot Padden Heights subdivision adjacent to the city limits to the west; the 27-lot Lake Padden Forest Estates subdivision adjacent to the city limits to the south; the 87-space Cedar Grove Mobile Home Park adjacent to the east side of Yew Street Road and the north side of Samish way; and the 57-lot/space Lake Padden Estates subdivision/mobile home park. The remainder of Map 21 is mostly developed with single-family residences on lots ranging between one-half and 4 acres in size. The notable exception is an area of about 40 acres in the southwest corner of Map 21, owned by the City of Bellingham intended for future park, recreation and open space use. The topography of Map 21 slopes moderately to the south. Whatcom County Critical Areas maps indicate some areas of slopes of 15 to 35 percent gradient in the area adjacent to the eastern UGA boundary and near the city limits to the west. The area drains southward via Gallagher Creek and a smaller unnamed stream to Lake Padden, which empties via Padden Creek to the Padden Creek Sub-Basin of the Bellingham Bay watershed.

Law Enforcement and Fire Protection

The Whatcom County Sheriff's Department provides police protection to this area. Whatcom County Fire District #10 serves this area with a fire station on Yew Street Road in the middle of this planning area. City of Bellingham fire stations closest to this area are Station #4 at 2306 Yew Street, approximately 3 miles to the north and Station #1 at 1111 Indian Street, approximately one mile to the northwest. Suppression of a fire would include firefighters from Fire District No. #2, # 10 and the City of Bellingham.

Schools

This area is within Bellingham School District #501 and will be served by Bellingham public schools as it develops. The District owns a 16-acre site for a future elementary school near the center of Map 20, on Yew Street Road near Tacoma Avenue. The new elementary

school is proposed to be developed in 2010 to accommodate a growing student population.

Transportation and Circulation

Yew Street Road is the major north-south transportation corridor through the middle of the Analysis Area. The northern half of Yew Street road has been improved to full urban standards. The southern portion of Yew Street Road is planned to be improved to full urban standards and realigned within the next two years.

The existing and future extension of Governor Road also provides north-south circulation, connecting San Juan Boulevard to the north with Samish Way to the south as development occurs. San Juan Boulevard is planned to eventually extend farther to the southwest to connect to 46th Street and Elwood Avenue in Bellingham. East-west arterials include Samish Way at the south end and San Juan Boulevard to the north. Palmer Street is proposed to extend from Yew Street to Governor Road as development occurs in the analysis area. Traffic leaving the Analysis Area is currently channeled to the north to Lakeway Drive in the City and to the south to Samish Way. The extension of Governor Road, Palmer road, and San Juan Boulevard will provide alternative routes that will elevate traffic on Lakeway Drive and Samish Way.

Future residential development in this area should continue the present pattern of east-west collector roads where feasible to assure connectivity between Yew Street Road and Bellingham to the west. As additional residential development occurs in this area, Whatcom County and the City of Bellingham should work together to develop Transportation Impact Fees (TIF) for serving the UGA. TIFs should be provided for all modes of transportation in this planning area including pedestrian, bicycle, transit and motor vehicles.

WTA Route 44 travels Yew Street Road between Lakeway Drive to the north and Samish Way to the south, providing connections to Lake Padden Park, the Lakeway Center commercial area and Lakeway Drive. Three other transit routes (11, 40 and 42) cross Yew Street at Lakeway Drive, about three-quarters of a mile north of Map 18, offering connections to Sudden Valley, Geneva, Sunset Square, the Alabama Street area, downtown Bellingham and Western Washington University.

Parks and Recreation

The City of Bellingham owns approximately 90 acres of land in this area intended for a future park, trails and open space. This future park area is adjacent to 40 acres of land inside the city limits to the north, owned by the City of Bellingham and also designated for future park, trails and other recreational uses. These future parks will serve residential growth in this area. The Lake Padden Park and Golf Course forms the southern boundary of this Planning area. A network of mountain bike trails has been built throughout the area extending to Galbraith Mountain. The area is also adjacent to a 160-acre parcel in the Geneva Area recently purchased by the City of Bellingham for watershed protection.

The 20-acre parcel owned by Whatcom County Parks and Recreation in the east end of the area in combination with the 40 acres owned by the City of Bellingham to the north, inside the city limits and the 160-acre parcel owned by Bellingham adjacent to the eastern part of this area form a significant block of public land. This land has potential for trails and recreational use as well as habitat preservation.

Water and Sewer

The City of Bellingham presently provides water and sewer service to much of the Analysis Area including several subdivisions and mobile home parks. Some homes along Yew Street Road are connected to city water and/or sewer while others, particularly on larger parcels, have individual wells and septic systems. On the west side of Yew Street Road, Bellingham has approved sewer and/or water service zones for almost the entire area, including the South Hills subdivision. Most of the area along the future extension of Governor Road has sewer and water available. Bellingham has extended sewer and water service to the Woodbine, Autumnwood Court, and Firwood Manor subdivision. On the west side of Yew Street Road Bellingham has approved sewer and/or water service zones for almost the entire area, including the South Hills subdivision.

Stormwater

The Yew Street Road Analysis Area is divided into two general drainages with the division occurring approximately along Palmer Road. The northern area drains northward via two streams, Hannah Creek and the east fork of Cemetery Creek, which drain to the Whatcom Creek drainage basin, which empties to Bellingham Bay. Whatcom Creek is an important salmon-bearing stream that is presently receiving considerable habitat recovery work. The southern area drains southward via Gallagher Creek and a smaller unnamed stream to Lake Padden, which empties via Padden Creek (inside the city limits) to the Padden Creek Sub-Basin of the Bellingham Bay watershed. Lake Padden is a major recreational area within the City that is experiencing water quality problems. The responsibility for managing storm water in Bellingham's UGA is vested primarily with Whatcom County. To the extent that is financially possible, existing stormwater systems should be retrofitted with Best Management Practices (BMP's) that reduce pollutant loading from existing conditions. Stormwater best management practices should be selected for their ability to control nutrients in the water. Stormwater runoff should be minimized in favor of infiltration to avoid exacerbation of high water temperatures. Development or redevelopment of this area will require mitigation for water quality (treatment) and quantity (detention) to meet both City and County standards. The use of Low Impact Development control measures should be used wherever possible.

V. RECOMMENDATIONS

A. North Central Urban Growth Area (Exhibit 1)

General Recommendations

1. In order to address multi-modal transportation needs within the Analysis Area, sidewalks, planting strips, street trees, and marked bicycle lanes or unmarked shoulders should be provided along arterial streets and residential streets, wherever possible.
2. Wherever possible, access to residential developments should be taken from residential streets. Limited access on West/East Bakerview Road, James Street, and Telegraph Road should be encouraged.
3. As this area develops with a mix of residential and commercial uses, consideration should be given to minimizing impacts to Squalicum Creek and Baker Creek, associated tributaries, and wildlife habitat and open space corridors.
4. Whatcom County and The City of Bellingham should work together to develop public park, trails and open space areas for future residents in the area. Open space and wildlife corridors should be established on King Mountain and along Baker Creek.
5. Infiltration of runoff water should be strongly encouraged to avoid exacerbation of high stream temperatures. Infiltration of stormwater runoff to prevent nutrient loading should be encouraged. Development or redevelopment of this area requires mitigation for water quality (treatment) and quantity (detention) to meet both City and County standards.
6. Septic sources that contribute to fecal contamination should be sought out and removed or mitigated.
7. When roads are extended and development occurs, urban standards should apply.
8. The City and County should work together to develop Transportation Impact Fees (TIFs) for serving the Urban Growth Area. TIFs should be provided for all modes of transportation in this planning area including pedestrian, bicycle, transit and motor vehicles.
9. East Bakerview Road improvements should include a 4-lane primary arterial including bike lanes between Hannegan Road and Deemer Road;

10. James Street Road improvements should be required for the secondary arterial between Woodstock Way and Kellogg Road.
11. Telegraph Road improvements should be required for the secondary arterial between Deemer Road and James Street Road.

Zoning Recommendations

1. Rezone approximately 65 acres east of the Bellingham city limits and south of the Guide Meridian 5-year review area, including the Calvary Temple church campus from URMX 6-10 to URM-18. Map 7 (Exhibit 2), King Mountain Residential Planning Area, Area 1.
 - This area is adjacent to a highly developed commercial corridor with easy access to shopping, employment centers, and commercial areas of Bellingham. Included is the Calvary Temple campus, which has approval for 60 senior residential units for church members.
 - Multifamily zoning with higher density will allow the limited land base to be used efficiently with small building footprints while allowing important wetlands, streams, and wildlife habitat to be protected.
 - There are no existing dwellings in this area. Potential buildout under the proposed URM-18 zoning would be 104 units.
 - Special consideration should be given to street and pedestrian improvements, access, internal circulation, drainage, sewer and water services, preservation of streams, wetlands, and wooded areas, incorporation of natural features in site design, and usable open space for residents of new multifamily or small lot developments.
2. Rezone approximately one third of a 6.4-acre parcel in the UGA at the north end of Gooding Ave. and Frances Way, owned by the City of Bellingham from URMX 6-10 to ROS. Map 7 (Exhibit 2), King Mountain Residential Planning Area, Area 3.
3. Add to the UGA approximately one third of a 6.4-acre parcel at the north end of Gooding Ave. and Frances Way, owned by the City of Bellingham, and rezone from RR2 to ROS. Map 7 (Exhibit 2), King Mountain Residential Planning Area, Area 4.
4. Add to the UGA approximately one third of a 6.4-acre parcel at the north end of Gooding Ave. and Frances Way, owned by the City of Bellingham, and rezone from R5A to ROS. Map 7 (Exhibit 2), King Mountain Residential Planning Area, Area 5.

- The scenic view from this property (Area 3a, 3b, and 3c) is outstanding and includes Bellingham Bay, the San Juan Islands, the City of Bellingham, the Chuckanut Mountains, Galbraith Mountain, Squalicum Mountain, and the foothills of Whatcom County.
 - The City does not presently have any particular plans for this site, but anticipates retaining it and perhaps developing it as a passive use scenic viewpoint.
5. Rezone approximately 45 acres east of the Bellingham City limits, north of East Bakerview Road and west of Cammack Road from URMX 6-10 to URM-24. Map 8 (Exhibit 3), East Bakerview/James/Telegraph Residential Planning Area, Area 1.
- Area 1 is generally characterized by both large and small parcels with single family detached houses of varying age, style, and construction quality
 - Prerequisite conditions should require a new east-west collector arterial between James Street Road and Landon Avenue. If possible, a new north-south street should connect Cammack Road to Kellogg Road.
 - Special consideration should be given to street and pedestrian improvements, access, internal circulation, drainage, sewer and water services, preservation of streams and wooded areas, incorporation of natural features in site design, usable open space for residents of new duplex or single family attached developments, and transfer of development rights from the Lake Whatcom watershed.
6. Increase URMX 6-10 density to URMX 10-24 centered around the East Bakerview Road and James Street Road intersection, west of the Bellingham city limits and Cougar Road, south of King Mountain, east of Cammack Road and north of McLeod Road. Map 8 (Exhibit 3), East Bakerview/James/Telegraph Residential Planning Area, Area 2.
- All multifamily development should be required to comply with the City of Bellingham Residential Multifamily Design Guidelines to ensure good design and fit with the existing character of the surrounding neighborhood.
 - Special consideration should be given to street and pedestrian improvements on all arterials; driveway access to East Bakerview, Telegraph, and James Street Roads; public streets and internal circulation; storm water and drainage; sewer and water services; preservation of streams and wooded areas; incorporation of natural features in site design; and usable open space for residents of new multifamily attached developments.
7. Rezone approximately 75 acres centered on Telegraph Road, east of the Bellingham City limits and south of East Bakerview Road from URM-24 Provisional

Rezone to URM-24. Map 8 (Exhibit 3), East Bakerview/James/Telegraph Residential Planning Area, Area 3.

- Special consideration should be given to street and pedestrian improvements, access, internal circulation, drainage, sewer and water services, preservation of streams and wooded areas, incorporation of natural features in site design, usable open space for residents of new duplex or single family attached developments, and transfer of development rights from the Lake Whatcom watershed.
8. Rezone approximately 10 acres in the southwest corner of Map 8 from URMX-6-10 to URM-24. Map 8 (Exhibit 3), East Bakerview/James/Telegraph Residential Planning Area, Area 4.
- There is one existing dwelling in this area. This parcel has the potential to be developed in conjunction with adjacent parcels as a master planned development. It is likely that this area would be used for stormwater treatment and for enhancement of the buffers along the adjacent stream.
9. Rezone the area east and west of James Street Road, north of McLeod Road and the Bellingham city limits and west of the Bellingham city limits from URMX-6-10 to UR-6. Map 8 (Exhibit 3), East Bakerview/James/Telegraph Residential Planning Area, Area 5:
- This area consists of mostly single family homes on large lots with little potential for redevelopment.

B. Yew Street Urban Growth Area (Exhibit 4)

General Recommendations

1. The existing Rural Residential (RR2) zoning is too low a density for an urban growth area and should be changed to a higher density to be consistent with City and County goals and policies for the UGA; the State Growth Management Act; and Growth Management Hearings Board decisions. The existing Urban Residential, four dwellings per acre UR4 zoning is also not consistent with the density goals for the City and County, particularly since the zone has no minimum density requirements.
2. As this area develops, consideration should also be given to minimizing impacts to streams and wildlife habitat.
3. As development occurs in this area, a grid of linkages should be provided with Yew Street Road, Governor Road and existing and future streets to the north, south, east and west. Street connectivity should be given a high priority in subdivision and development design.

4. Whatcom County and The City of Bellingham should work together to develop a public park, trails and open space areas for future residents in the area. Trails should connect the Yew Street UGA with the City trail system along the Cemetery Creek open space area.
5. Infiltration of runoff water should be strongly encouraged to avoid exacerbation of high stream temperatures. Infiltration of stormwater runoff to prevent nutrient loading should be encouraged. Development or redevelopment of this area requires mitigation for water quality (treatment) and quantity (detention) to meet both City and County standards.
6. Septic sources that contribute to fecal contamination should be sought out and removed or mitigated.
7. When roads are extended and development occurs, urban standards should apply.
8. The City and County should work together to develop Transportation Impact Fees (TIFs) for serving the Urban Growth Area. TIFs should be provided for all modes of transportation in this planning area including pedestrian, bicycle, transit and motor vehicles.
9. Future residential development in this area should continue the present pattern of east-west collector roads where feasible to assure connectivity between Yew Street Road and Bellingham to the west.

Zoning Recommendations

1. Rezone Area 2 from UR4 and RR2 to ROS. Map 19 (Exhibit 7), Yew Street Road-San Juan West Planning Area, Area 2:
 - Area 2 includes all of approximately 94 acres presently owned by the City of Bellingham west and south of Area 1 and adjacent to the Bellingham city limits. Area 2 is presently zoned UR4 (northernmost 15 acres) and RR2 (remainder of City property to the south). Since all of Area 2 is owned by the City of Bellingham for park and recreational purposes, it should be rezoned to Recreation and Open Space (ROS).
2. Rezone Area 3 from UR4 and RR2 to URMX 6 – 10 dwellings per acre. Map 19 (Exhibit 7), Yew Street Road- San Juan West Planning Area, Area 3
 - Area 3 is zoned UR4 north of Democrat Street and RR2 to the south. It consists of one subdivision (Firwood Manor) and a wide range of parcel sizes. Smaller parcels of between ¼ acre and one acre are predominantly along the Yew Street Road frontage where City sewer and water have been provided. Most of these parcels are developed with single-family residences. Area 3 also includes the Beth Israel Synagogue site.

- The existing Rural Residential (RR2) zoning is too low a density for an urban growth area and should be changed to a higher density to be consistent with City and County goals and policies for the UGA; the State Growth Management Act.
 - Higher density will allow the limited land base to be used efficiently with small building footprints while allowing important wetlands, streams, and wildlife habitat to be protected.
 - Special consideration should be given to street and pedestrian improvements, access, internal circulation, drainage, sewer and water services, preservation of streams, wetlands, and wooded areas, incorporation of natural features in site design, and usable open space for residents of new developments.
 - The conservation and access easement along the east portion of the Beth Israel Synagogue site should be enhanced and utilized as an off road trail to connect San Juan boulevard to the City owned parklands.
 - Trails should be provided to connect the Yew Street road UGA to the City's trail system along the Cemetery Creek open space area.
3. Rezone approximately Area 1 from RR2 to URMX 6 – 12 dwellings per acre. **Map 20 (Exhibit 8), Yew Street Road- Samish Crest Central Planning Area, Area 1:**
- Area 1 consists of the part of Map 20 presently zoned RR2, primarily to the northeast and east of Yew Street Road. This area includes the radio station, two mobile home parks, homes on smaller lots fronting Yew Street Road and homes on one to five acre parcels farther back from Yew Street Road.
 - The existing Rural Residential (RR2) zoning is too low a density for an urban growth area and should be changed to a higher density to be consistent with City and County goals and policies for the UGA; the State Growth Management Act.
 - As development occurs in this area, a grid of linkages should be provided with Yew Street Road, Governor Road and existing and future streets to the north, south, east and west. Street connectivity should be given a high priority in subdivision and development design.
 - Development of this area should provide pedestrian access to the school site.
 - Palmer Road should be improved to urban standards and extend to governor Road in conjunction with any development of this area.
 - school
4. Rezone Area 2 from RR2 to URMX 6 – 10 dwellings per acre. **Map 20 (Exhibit 8), Yew Street Road- Samish Crest Central Planning Area, Area 2:**
- The easternmost and lower part of Map 20, east of Jefferson Ave and the Forest Park Mobile Home Park comprises Area 2. The area is developed with homes

- on lots of between one and five acres in size.
- The existing Rural Residential (RR2) zoning is too low a density for an urban growth area and should be changed to a higher density to be consistent with City and County goals and policies for the UGA; the State Growth Management Act.
 - The URMX 6-10 zoning designation is consistent with the Whatcom County Comprehensive Plan Land Use Goal of an average density of 6 to 12 dwelling units per acre.
5. Rezone Area 3 from UR4 to URMX 6 – 12 dwellings per acre. Map 20 (Exhibit 8), Yew Street Road- Samish Crest Central Planning Area, Area 3:
- Area 3 comprises all of the 174 acres that were rezoned to UR4 between 1996 and 2001. All but the southernmost 7 lots of the 45-lot Wildflower subdivision, are also in Area 3. The City of Bellingham has approved sewer and water service zone extensions for all of this area.
 - The URMX 6-10 zoning designation is consistent with the Whatcom County Comprehensive Plan Land Use Goal of an average density of 6 to 12 dwelling units per acre.
6. Rezone Area 1 from UR3 to Recreation and Open Space (ROS). Map 21 (Exhibit 9), Yew Street Road- Governor-South Samish Planning Area, Area 1:
- Area 1 consists of the 40 acres owned by the City of Bellingham for future park, recreation and open space use in the southwest corner of Map 21. Area 1 is presently zoned UR3.
7. Rezone Area 2 from UR3 to URMX 6 – 10 dwellings per acre. Map 21 (Exhibit 9), Yew Street Road- Governor-South Samish Planning Area, Area 2:
- Area 2 is the remainder of the UR3 zoned land in Map 21 west of Yew Street Road, much of which already is developed and has City sewer and water.
 - The existing Urban Residential (UR3) zoning is too low a density for an urban growth area and should be changed to a higher density to be consistent with City and County goals and policies for the UGA; the State Growth Management Act.
 - The URMX 6-10 zoning designation is consistent with the Whatcom County Comprehensive Plan Land Use Goal of an average density of 6 to 12 dwelling units per acre.
8. Rezone Area 3 from RR2 to URMX 6 – 10 dwellings per acre. Map 21 (Exhibit 9), Yew Street Road- Governor-South Samish Planning Area, Area 3:
- The portion of Map 21 that is presently zoned RR2 comprises Area 3. This includes the east half of the South Hills subdivision, which has City sewer and water. East of Yew Street Road, Area 3 is comprised of lots between about one

- and 5 acres in size, about half of which have homes on wells and septic systems.
- The existing Rural Residential (RR2) zoning is too low a density for an urban growth area and should be changed to a higher density to be consistent with City and County goals and policies for the UGA; the State Growth Management Act.
 - The URMX 6-10 zoning designation is consistent with the Whatcom County Comprehensive Plan Land Use Goal of an average density of 6 to 12 dwelling units per acre.
 - A trail system should be established that links Lake Padden to the city owned property to the north.
 - Infiltration of runoff water should be strongly encouraged to avoid exacerbation of high stream temperatures. Infiltration of stormwater runoff to prevent nutrient loading should be encouraged. Development or redevelopment of this area requires mitigation for water quality (treatment) and quantity (detention) to meet both City and County standards.
9. Rezone Area 4 from UR3 to URMX 6-12 dwellings per acre. Map 21 (Exhibit 9), Yew Street Road- Governor-South Samish Planning Area, Area 4:
- Area 4, which is zoned UR3, includes the two mobile home parks in the southeast corner of Map 21 and three parcels with homes on them ranging between one and 3.5 acres in size north of the Cedar Grove Mobile Home Park.
 - The existing Urban Residential (UR3) zoning is too low a density for an urban growth area and should be changed to a higher density to be consistent with City and County goals and policies for the UGA; the State Growth Management Act.
 - The URMX 6-10 zoning designation is consistent with the Whatcom County Comprehensive Plan Land Use Goal of an average density of 6 to 12 dwelling units per acre.

It is recommended that the Planning Commission:

1. Conduct a straw vote to approve each of the above recommended zoning amendments.
2. Continue the public hearing until August, 2005.

EXHIBITS

- EXHIBIT 1:** North Central Urban Growth Areas
- EXHIBIT 2:** Map #7: King Mountain Residential Planning Area
- EXHIBIT 3:** Map #8: East Bakerview/James/Telegraph Planning Area
- EXHIBIT 4:** Yew Street Urban Growth Area
- EXHIBIT 5:** Map #17: Yew Street Road Northeast Residential Planning Area
- EXHIBIT 6:** Map #18: Yew Street Road, San Juan East Planning Area
- EXHIBIT 7:** Map #19: Yew Street Road, West Park San Juan Residential Planning Area
- EXHIBIT 8:** Map #20: Yew Street Road, Samish Crest Central Planning Area
- EXHIBIT 9:** Map #21: Yew Street Road, Governor-South Samish Planning Area
- EXHIBIT 10:** Public Comments-Bakerview/James Street Urban Growth Area
- EXHIBIT 11:** Public Comments-Yew Street Urban Growth Area
- EXHIBIT 12:** Yew Street Urban Growth Area Environmental Features
- EXHIBIT 13:** Yew Street Urban Growth Area Water & Sewer Utility Service Zones
- EXHIBIT 14:** City of Bellingham Northern UGA 2004 Air Photo
- EXHIBIT 15:** City of Bellingham Northern UGA Environmental Features
- EXHIBIT 16:** City of Bellingham Northern UGA Utilities Infrastructure

Yew Street Urban Growth Area Proposed Zoning Densities & Dwelling Unit Totals

July 28th DRAFT

Proposed 4 Units/Acre
108 Existing Units
Zone is built out.

Proposed 4 Units/Acre
0 Existing Units
44 Potential Units with Existing RR2
87 Potential Units with 4/ac.
Buildout = 87 Units.

Proposed 6-10 Units/Acre
153 Existing Units
203 Potential Units w/Exist. RR2 & UR4
474-789 Potential Units with 6-10/ac.
Buildout = 627 - 942 Units.

Proposed 6-12 Units/Acre
194 Existing Units
252 Potential Units with Existing UR4 & RR2
464 - 928 Potential Units with 6-12/ac.
Buildout = 658 - 1,122 Units.

Proposed 6-10 Units/Acre
216 Existing Units
118 Potential Units with Existing UR3 & RR2
320 - 533 Potential Units with 6-10/ac.
Buildout = 536 - 749 Units.

Proposed 6-10 Units/Acre
129 Existing Units
10 Potential Units with Existing UR3
20-32 Potential Units with 6-10/ac.
Buildout = 149 - 161 Units.

Yew St UGA Totals:

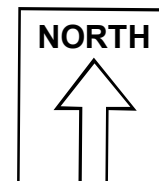
- 800 Existing Units
- 627 Potential Units with Existing RR2, UR3, and UR4 Zoning
- 1,365 - 2,369 Potential Units with Proposed 4-12 Units/Acre Zoning
- Zoning changes result in net gain of 738 to 1,742 units.
- Buildout = 2,165 - 3,169 Units

NOTE: The dwelling unit totals are net figures. Reductions for critical areas, infrastructure, public facilities, and market factors have already been made based on the 2003 Land Supply Analysis.

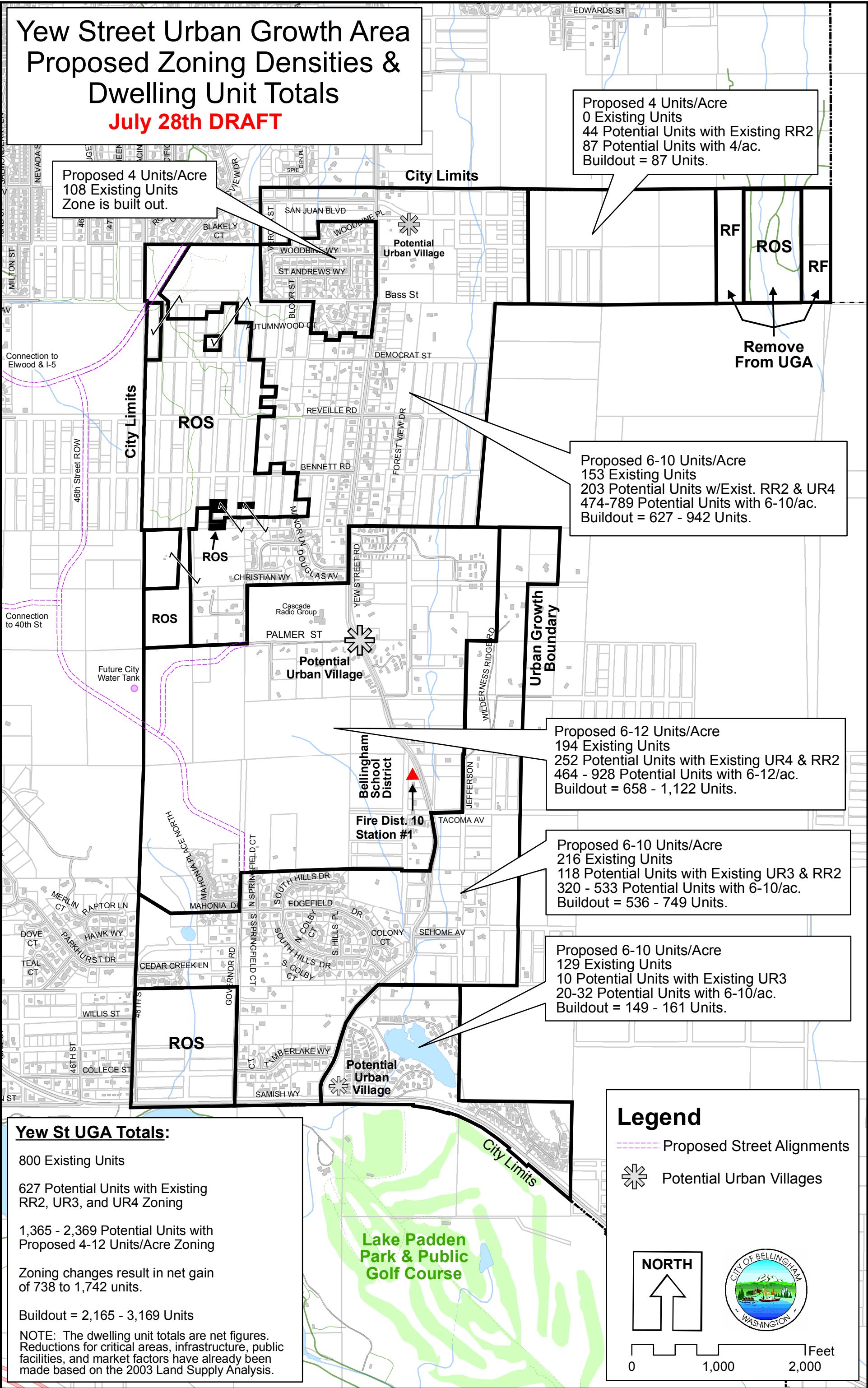
Legend

----- Proposed Street Alignments

✱ Potential Urban Villages



0 1,000 2,000 Feet



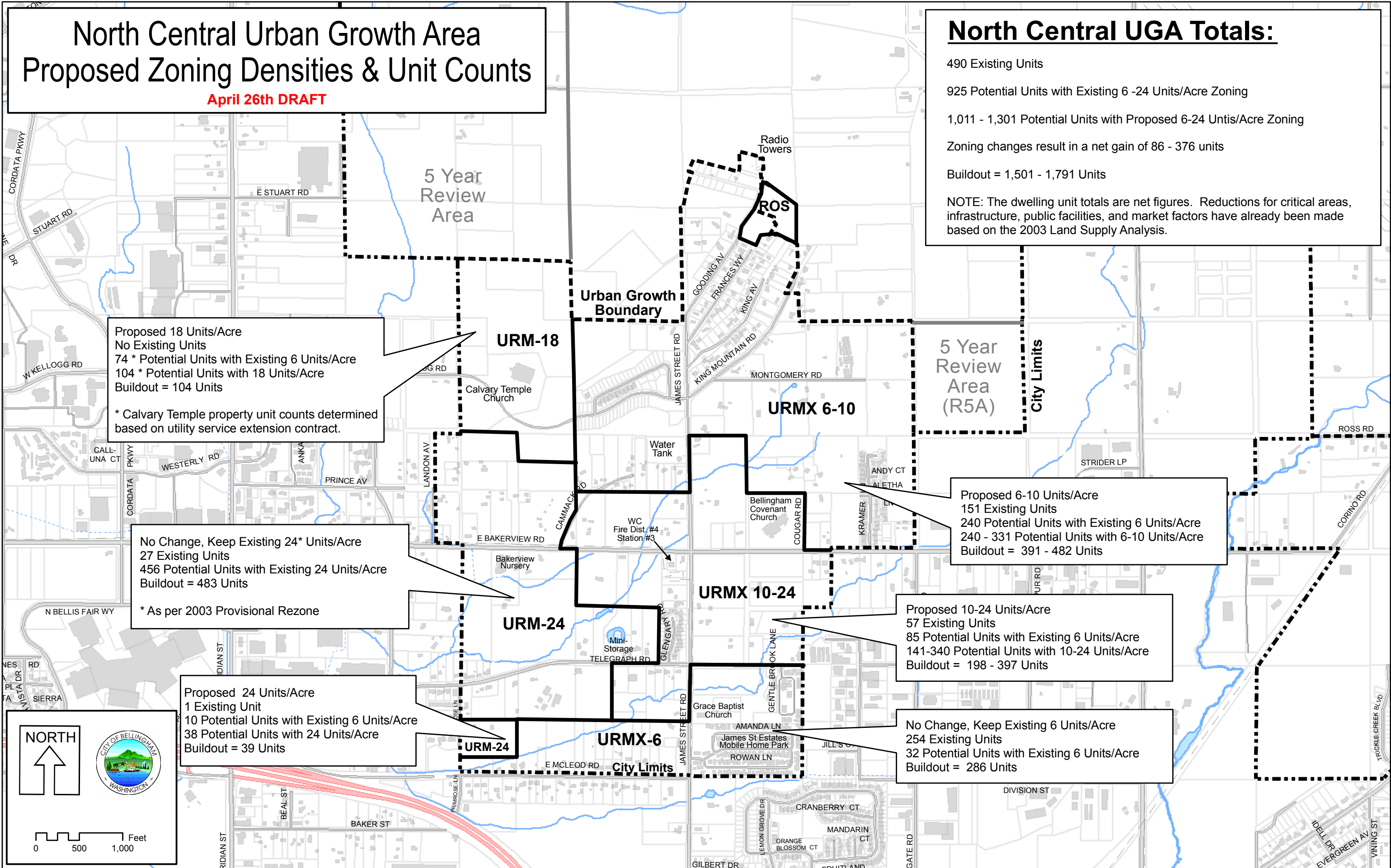
North Central Urban Growth Area Proposed Zoning Densities & Unit Counts

April 26th DRAFT

North Central UGA Totals:

490 Existing Units
 925 Potential Units with Existing 6 -24 Units/Acre Zoning
 1,011 - 1,301 Potential Units with Proposed 6-24 Units/Acre Zoning
 Zoning changes result in a net gain of 86 - 376 units
 Buildout = 1,501 - 1,791 Units

NOTE: The dwelling unit totals are net figures. Reductions for critical areas, infrastructure, public facilities, and market factors have already been made based on the 2003 Land Supply Analysis.



URM-18
 Proposed 18 Units/Acre
 No Existing Units
 74 * Potential Units with Existing 6 Units/Acre
 104 * Potential Units with 18 Units/Acre
 Buildout = 104 Units

* Calvary Temple property unit counts determined based on utility service extension contract.

URM-24
 No Change, Keep Existing 24* Units/Acre
 27 Existing Units
 456 Potential Units with Existing 24 Units/Acre
 Buildout = 483 Units

* As per 2003 Provisional Rezone

URM-24
 Proposed 24 Units/Acre
 1 Existing Unit
 10 Potential Units with Existing 6 Units/Acre
 38 Potential Units with 24 Units/Acre
 Buildout = 39 Units

URMX 6-10
 Proposed 6-10 Units/Acre
 151 Existing Units
 240 Potential Units with Existing 6 Units/Acre
 240 - 331 Potential Units with 6-10 Units/Acre
 Buildout = 391 - 482 Units

URMX 10-24
 Proposed 10-24 Units/Acre
 57 Existing Units
 85 Potential Units with Existing 6 Units/Acre
 141-340 Potential Units with 10-24 Units/Acre
 Buildout = 198 - 397 Units

URMX-6
 No Change, Keep Existing 6 Units/Acre
 254 Existing Units
 32 Potential Units with Existing 6 Units/Acre
 Buildout = 286 Units

NORTH

0 500 1,000 Feet