



# *2400 Crestline Drive*

**\$1,595,000**

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verifications of all matters deemed to be material including but not limited to statements of income and expenses. Depicted property lines are approximate. Consult your attorney or accountant or other professional advisors.



Kena Greer Brashear,  
Designated Broker  
(3600 920-3210)

  
THE MULJAT GROUP  
**TEAM BRASHEAR**



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BREATHTAKING VIEWS MEET  
DEVELOPMENT POTENTIAL IN THIS  
BELLINGHAM BAY, CITY & LAKE  
WHATCOM VIEW HOME PERCHED ON  
A HILL IN A PRIME ALABAMA HILL  
LOCATION. THIS 2,334 +/- SF HOME  
FEATURES MAIN FLOOR LIVING & A  
DAYLIGHT BASEMENT WITH A  
SEPARATE ENTRANCE, OFFERING  
EXCELLENT ADU POTENTIAL.  
A RECENT ANALYSIS FROM  
AVT CONSULTING SHOWS AN  
OPPORTUNITY FOR  
A 4-LOT CLUSTER SUBDIVISION ON  
THE PROPERTY, MAINTAINING THE  
CURRENT RESIDENCE &  
CREATING 3 NEW LOTS.



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Seller and Muljat Group each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and or terminate discussions with any entity at any time with or without notice. Seller shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until such offer is approved by Seller, a written agreement for the purchase of the Property has been fully executed, delivered and approved by Seller and its legal counsel, and any obligations set by Seller thereunder have been satisfied or waived.

Any offer to Seller must be (i) presented in the form of a non-binding Letter of Intent, (ii) incorporated in a formal written contract of purchase and sale to be prepared by Seller and executed by both parties, and (iii) approved by Seller before the transaction becomes binding on either party. Neither the prospective purchaser nor the Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

This Offering Memorandum and the contents, except such information, which is a matter of public record or is provided in sources available to the public, are of a confidential nature and furnished solely for the purpose of considering the purchase of real property described herein. By accepting this Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not disclose this Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the express prior written consent of Seller or Muljat Group and that you will use the information in this Offering Memorandum or any of its content in any fashion or manner detrimental to the interest of Seller or Muljat Group. If you have no interest in the Property, please return the Offering Memorandum forthwith.

Any offer to Seller must be (i) presented in the form of a non-binding Letter of Intent, (ii) incorporated in a formal written contract of purchase and sale to be prepared by Seller and executed by both parties, and (iii) approved by Seller before the transaction becomes binding on either party. Neither the prospective purchaser nor the Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

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1708 F Street, Bellingham WA, 98225 P(360) 527 9445  
[www.avtplanning.com](http://www.avtplanning.com)

## MEMORANDUM

DATE: 11.10.23

FROM: Ali Taysi

TO: Kena Brashear

RE: 2400 Crestline Drive – Preliminary Zoning and Development Notes

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Ms. Brashear,

At your request we have reviewed the Property commonly identified as 2400 Crestline Drive, in Bellingham, WA. Our review consisted of an analysis of existing site conditions, zoning and development regulations, publicly available information on utilities, wetlands and other infrastructure, and potential development capacity. We have not reviewed a title report or survey for the Property and as a result the discussion in this memorandum does not reflect any title considerations that may encumber the Property and/or condition development.

### Property Description –

The Property is a metes and bounds (not platted) rectangular parcel, approximately 360' x 110' in dimensions, with a total size of approximately 39,000 square feet. The Property is narrow and deep, with a frontage along Crestline Drive, a public residential street. The Property does not have alley frontage. The Property is developed with an existing single-family residence, a private driveway, lawn and landscaping and several small outbuildings. The existing residence is located in the rear 1/3rd of the Property. The Property slopes gently from the back (east) down to the front (west/Crestline) and sits on the crest of Alabama Hill. The rear approximately 100' of the Property sits within the Lake Whatcom watershed (effectively the yard area behind the house). The remainder of the Property including the house and front yard area are located outside the watershed.

The Crestline Drive frontage is improved with a minimum standard residential street, with full width paved travel lanes (18' – 20' in width) but no curb, gutter, or sidewalk. There is limited on street informal public parking along Crestline to the north and south but no parking along the Property frontage. There are sewer, water and storm utility mains located in Crestline Drive along the Property frontage. The existing residence

connects to these public utility mains for private service, and these lines could accommodate additional connections for redevelopment. The nearest fire hydrant is located on the same side of Crestline Drive approximately 150' to the north. Neighboring properties are all developed with single family residences; the neighboring property to the north at 2416 Vista Drive has a large undeveloped rear yard abutting the Property.

#### Zoning/Development Regulations –

The Property is located in the Alabama Hill Neighborhood, in Area 2. Area 2 encompasses most of the Neighborhood and has a residential single family zoning designation (RS), with both detached and cluster development permitted, and a 7,200 square foot density allowance. The RS zoning permits primarily detached residential single family uses at 7,200 square foot lot sizes, however the cluster designation does permit reduced lot sizes, to 4,000 square feet, and the use of the Infill Toolkit (BMC 20.28), which expands the allowable housing forms to include attached units such as townhouses. Utilizing the cluster regulations from the subdivision ordinance (BMC 23) in conjunction with Infill Toolkit regulations also permits a density bonus of up to 50%. The RS zoning and property size result in a base density of 5.4 units (5, the City rounds down for fractional densities below .5). With a cluster bonus, the maximum density will be between 7 and 8 units.

RS development regulations are contained in BMC 20.30.040. Height is limited to 35' and 30% of a parcel must be maintained in open space. Parking must be provided at a rate of 2 stalls per single family residence, regardless of size. ADU's are required to have 1 parking stall per unit. If the Infill Toolkit were used for redevelopment, then parking requirements are based on total floor area, with units containing less than 1,000 square feet requiring 1 stall and those containing greater than 1,000 square feet requiring 2 stalls. There are many other regulations that must be considered when developing with either a traditional, cluster or Infill Toolkit project; these regulations are impacted by the details of a proposal and can vary based on the method of subdivision and density proposed.

#### Development Options –

~~It is our opinion that~~ the Property could be redeveloped with a single-family residential subdivision, utilizing standard detached regulations in BMC 20.30, or utilizing the cluster regulations in BMC 23 (subdivision ordinance). The use of the cluster regulations would permit smaller lot sizes (as small as 4,000 square feet) or if the Infill Toolkit regulations were used in conjunction with the cluster regulations, which is permitted by BMC 23.08.040.C.1, then alternative housing types such as townhouses could be developed, reducing lot sizes further, and also achieving up to a 50% density bonus. This bonus approach could potentially achieve up to 8 total densities on the site, however it is not clear if that level of density could fit on the available land area. Additional research would be needed to evaluate the ability to achieve these higher densities.

The portion of the Property within the watershed would have limited redevelopment capacity due to watershed stormwater regulations, and as a result, we recommend any redevelopment be planned in the front yard of the existing residence, outside the watershed portion of the Property. This portion of the lot is approximately 18,000

square feet in area, which would only be able to accommodate two standard detached lots at 7,200 square feet each. A cluster subdivision is a more appropriate method to develop the Property, as it would permit smaller lot sizes, and allow an owner to fit the remaining allowable density more easily (4 new lots in addition to the existing residence). A larger, Infill Toolkit/townhouse redevelopment is possible but will generate more complex and expensive design and infrastructure conditions; without additional data and research it is not clear if this type of development would ultimately be feasible on the Property.

There are also considerations outside of density when redeveloping in Bellingham; any subdivision larger than 4 lots (5 or more) triggers a  $\frac{3}{4}$  frontage improvement. This would result in a requirement to widen the travel lanes along the frontage and add curb, gutter, and sidewalk. Any development resulting in greater than 5,000 square feet of new pollution generating surface (roads/driveways) triggers a stormwater treatment requirement, and any development resulting in greater than 10,000 square feet (approximately) of total new impervious surface triggers a stormwater flow control (detention) requirement. Flow control can be very costly and for a small project can be prohibitive. Off-site public frontage improvements count towards these totals. Due to these issues, evaluation of a detailed site plan is critical to establish an estimate of total impervious surface before proceeding with any subdivision planning. The cost of a frontage improvement and stormwater management system could make a larger development financially infeasible.

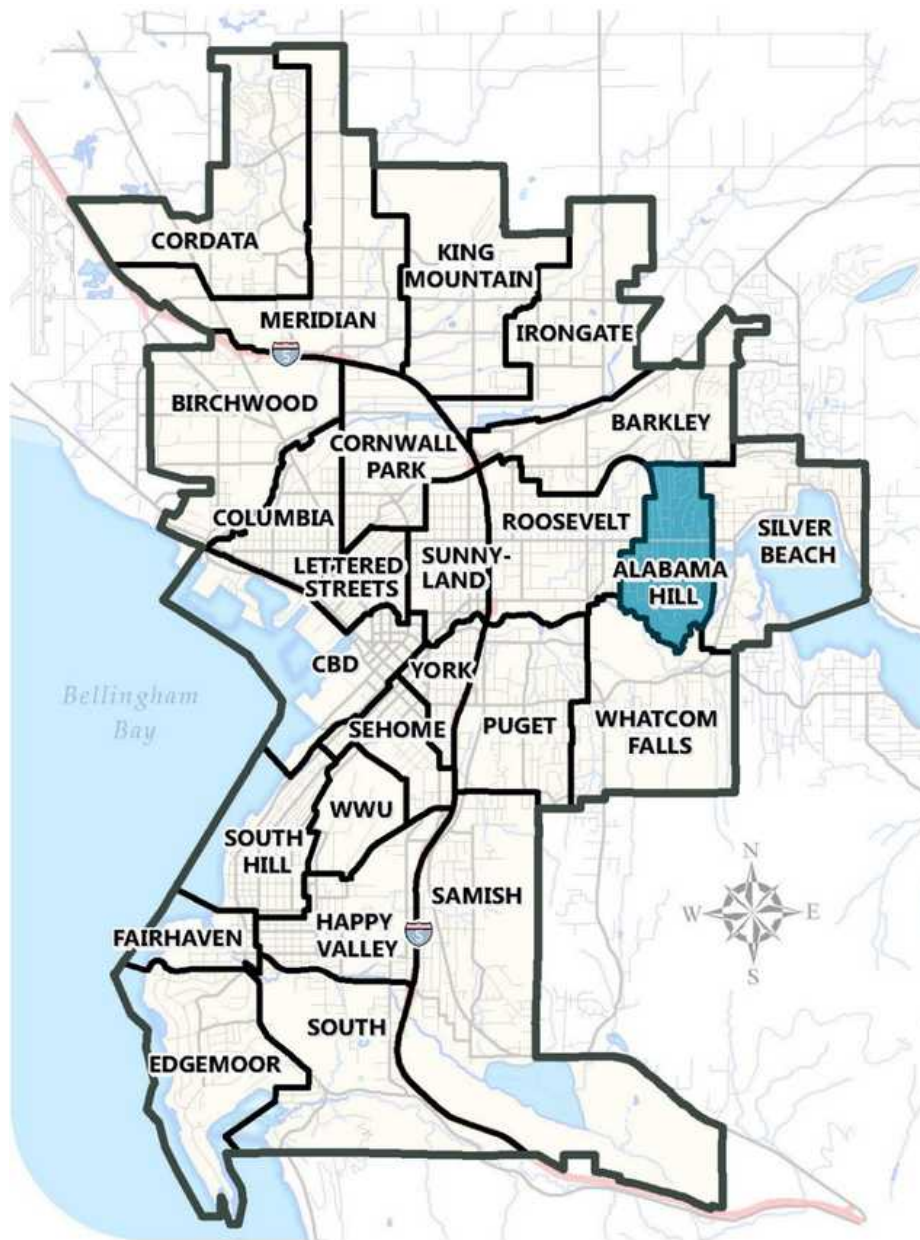
In summary, it appears reasonable that a 4-lot cluster subdivision could be developed on the Property (the existing residence + 3 new lots). This lot count would not trigger a frontage improvement, limiting impervious surfaces, and if developed as a cluster subdivision, with 4,000 square foot lot sizes, then the new lots could be clustered near Crestline, further reducing impervious surfaces, and increasing the likelihood that stormwater management would not be required. It should be noted that even with a cluster design approach, the impervious surface necessary for 3 new lots could exceed the stormwater management requirements, which would generate significant infrastructure costs relative to new unit count. It is possible that a 3-lot subdivision would be a more reasonable approach to development if trying to avoid storm water management. Any development utilizing the Infill Toolkit to achieve a bonus and exceed 5 total densities would trigger frontage improvements and undoubtedly stormwater management; this type of development should be considered in detail before assuming it is viable on the Property. All analysis regarding development capacity in this memo is conceptual in nature, is conditional, and has been made without the benefit of a survey, or title report, and therefore should not be relied upon for purchase decision making. We recommend any purchaser who intends to redevelop the site acquire a survey and title report, and work with a planner and civil engineer to evaluate a site layout and the potential for stormwater management prior to making any conclusions about attainable density. We hope that this information is helpful in evaluating the Property for redevelopment.

Ali Taysi  
AVT Consulting LLC



# Alabama Hill Neighborhood Plan

*As adopted by Ordinance No. 8868 and amended by Ordinance 8946, 2004-12-087, 2021-10-040 and 2021-10-044.*



#### Neighborhood Plan Adoption:

In 1980, the Bellingham Plan was adopted and included individual plans for each neighborhood. When the Washington State Growth Management Act (GMA) was adopted in 1990, the City was required to update and amend the Bellingham Plan to include comprehensive planning elements required by the GMA. The Bellingham Comprehensive Plan was adopted in 1995 and again included all of the individual neighborhood plans.

**Neighborhood Plan Amendment:** The Bellingham Municipal Code (BMC) 20.20 includes procedures by which individual property owners may petition the City for an amendment to an individual neighborhood plan. This may be a simple text amendment to address a condition or concern in a particular neighborhood or it may be a request for a change to the land use designation in a portion of a neighborhood. Because the neighborhood plans are adopted as part of the Bellingham Comprehensive Plan, the GMA restricts amendments to once per year. The deadline for submitting neighborhood plan amendments to the City is December 1 of each year (See BMC 20.20). An amendment to a neighborhood plan is made by ordinance. All of the changes made to this plan since it was originally adopted are listed on the last page of the plan.

**Neighborhood Plan Update:** Periodically, individual neighborhood plans merit a complete update due to changes of conditions in the neighborhood and/or the City. A complete neighborhood plan update can be a complex process requiring a great deal of time, public participation, and planning staff resources. Some of the individual neighborhood plans that were originally adopted in 1980 have received complete updates, while others have not.

## I. NEIGHBORHOOD CHARACTER

Alabama Hill is predominantly a residential neighborhood with single family, detached houses built during the 1960's and 1970's. The majority of the street improvements and platting were accomplished after contemporary design practices were well established and the Bellingham Subdivision Ordinance was enacted. Houses are predominantly of contemporary design and oriented toward views of the bay and city. Broad, curved streets, cul-de-sacs, limited access to arterial streets, sidewalks adjoining curbs, and alley-less lots with a two/one depth/width ratio are common features in the neighborhood.

In addition, the neighborhood has many excellent views of the city and bay, a high level of maintenance of the homes, and good opportunities for access to open space.

## II. OPEN SPACE

Whatcom Falls Park at the south end of Alabama Hill represents an opportunity for open space amenities in this neighborhood. Auto traffic to and from Whatcom Falls Park has been, and should remain, through the Whatcom Falls Neighborhood.

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ACCESS FOR FOOT AND BICYCLE TRAFFIC TO WHATCOM FALLS PARK FROM THE NORTH, NEEDS TO BE IMPROVED TO ENCOURAGE ITS USE BY THE NEIGHBORHOOD. THE EXISTING RAILROAD RIGHTS-OF-WAY, WHICH NO LONGER ARE USED FOR RAIL TRANSPORTATION, HOLD POTENTIAL FOR CONNECTING THE ALABAMA HILL NEIGHBORHOOD WITH WHATCOM FALLS PARK, BLOEDEL-DONOVAN PARK AND LAKE WHATCOM TO THE EAST, AS WELL AS ROOSEVELT ELEMENTARY SCHOOL, SUNNYLAND PARK, AND THE DOWNTOWN BUSINESS AREA TO THE WEST AND SOUTH (SEE BICYCLE PLAN). PROHIBITION OF MOTORCYCLES AND TRAIL BIKES, WHICH CREATE DISTURBING NOISE AND ERODE TRAILS, SHOULD BE A PART OF THE DEVELOPMENT PLAN.

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WHERE THE RAILROAD RIGHT-OF-WAY IS NEAR VINING, BETWEEN RIDGEVIEW DRIVE AND CROWN LANE, THE OPPORTUNITY EXISTS FOR A VIEWPOINT PARK. EFFORTS TO ACQUIRE THIS PROPERTY SHOULD BE EXPLORED.

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St. Clair Park was designed as a neighborhood park with creative recreation facilities for grade school children. Because of the popular appeal of these facilities, and their comparative high quality, parents have been bringing their children to St. Clair Park from distant neighborhoods of Bellingham and Whatcom County. The park improvement program to refurbish existing parks and secure additional sites for neighborhood parks should ease the congestion problem at St. Clair.

Smaller undeveloped recreation sites are needed north of Alabama Street. Highland Park, on Vining between Maryland Place and Illinois Lane, serves this function.

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THE UNIMPROVED SILVER BEACH DRIVE RIGHT-OF-WAY EAST OF EAST CRESTLINE DRIVE, SHOULD BE LIGHTLY IMPROVED TO HELP MEET THE NEED FOR PLAY-LOTS.

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### III. PUBLIC FACILITIES AND UTILITIES

#### Water and Sewer

The majority of water distribution lines are adequately sized and reflect the contemporary engineering standards in effect at the time the neighborhood was developed. Because of the neighborhood's nearness to the water screening plant in Whatcom Falls Park, upgrading of selected lines to accommodate growth beyond the neighborhood can be anticipated.

Development on Alabama Hill above an elevation of 500 feet will have to be served by the existing water distribution system on top of the hill. This will require careful planning during the plat design phase of development.

There are no sewer capacity problems on the west side of Alabama Hill. The East side of Alabama Hill towards Lake Whatcom is served by the Silver Beach sewer trunk. Growth patterns and projections dictate that this trunk line be upsized within the next five to ten years.

#### Storage Drainage Facilities

Urban development has a significant effect on the amount, duration, and timing of storm water runoff. Replacement of natural forest cover with asphalt streets, buildings, and other impervious surfaces can cause a three to ten-fold increase in the peak surface runoff. Long, wet winters and poorly draining soils aggravate drainage problems.

There are two basic approaches to management of increased storm water flows. The first and most common is to construct a storm water network to carry the maximum flow. This solution treats the symptoms rather than the cause, and in many cases the costs of treatment are paid by the people who suffer property damage rather than by the owners of the development which causes the problem. The second solution is to maintain existing natural drainage ways and as much of the natural vegetation as possible, while building storm water retention facilities that hold back the increased flow until after the peak of the storm has passed.

Development has encroached upon the natural storm drainage channels on Alabama Hill. Storm trunk drainage is developed only along Alabama Street, and there only in sections.

IT IS RECOMMENDED THAT ALL THE OPEN DRAINAGE DITCHES IN THE NEIGHBORHOOD EVENTUALLY BE ENCLOSED.

Detailed drainage recommendations are presented in the public facilities and utilities section of the plan.

## Schools

Access to Roosevelt School has been improved by the construction of a sidewalk on the Illinois Street right-of-way from Vining west to the school property.

## Library

The Library Board's long range plans include a priority for a branch library in the Alabama Hill - Silver Beach area. If possible, this facility should be located on an arterial and combined with another public facility (school, fire station, etc.)

~~A BRANCH LIBRARY ACQUISITION BUDGET NEEDS TO BE IDENTIFIED TO ALLOW SITE SELECTION TO PROCEED BEFORE ALL THE DESIRABLE SITES ARE DEVELOPED.~~

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Click here to view the [Alabama Hill Neighborhood Circulation Map](#)

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## IV. CIRCULATION

### Arterial Circulation

THIS PLAN RECOGNIZES THE IMPORTANCE OF ALABAMA STREET AS AN ARTERIAL AND THE NEED TO DEVELOP AN ARTERIAL FOR TRAFFIC FROM SILVER BEACH AND THE ADJOINING DEVELOPMENT AREA IN THE COUNTY. ALABAMA STREET SHOULD BE IMPROVED TO FOUR MOVING LANES WITH ADJOINING SIDEWALKS.

THE PROPOSED NEW EAST-WEST BURNES WAY ARTERIAL CORRIDOR WILL HELP TO PROTECT THE ALABAMA NEIGHBORHOOD FROM ADDITIONAL TRAFFIC IMPACTS WHICH WOULD RESULT FROM FURTHER RESIDENTIAL EXPANSION NORTHWARD.

BECAUSE OF TOPOGRAPHY AND THE PROPOSED DEVELOPMENT OF WOBURN STREET TO THE WEST AS A MAJOR NORTH-SOUTH ARTERIAL, VINING STREET SHOULD NOT BE DEVELOPED AS A COLLECTOR ARTERIAL.

THERE SHOULD BE NO DIRECT COLLECTOR ACCESS TO BURNES WAY UNTIL BURNES WAY IS DEVELOPED FROM BRITTON ROAD TO WOBURN STREET AND THE WOBURN STREET ARTERIAL IS COMPLETED.

FUTURE CONNECTIONS TO BURNES WAY SHOULD BE MINIMIZED AND SHOULD BE MADE WHERE IT IS POSSIBLE TO PROVIDE SAFELY DESIGNED INTERSECTIONS. STAGGERED INTERSECTIONS WITH MULTIPLE ACCESSES SHOULD BE AVOIDED.

Specific details concerning construction standards for the recommended street improvements are contained in the circulation element of the plan.

The proposed Burnes Way arterial should also serve to reduce traffic volume growth on Alabama Street as a diversion route for developing areas to the east in Silver Beach and Whatcom County. Because of adverse environmental impacts on Whatcom Falls Park, steeper grades, and lack of convenience to potential users, the alternative of Iowa Drive as a secondary arterial is less desirable than Burnes Way as a solution to the Lake Whatcom arterial traffic demand.

IOWA DRIVE SHOULD NOT BE CONSIDERED A FEASIBLE ROUTE FOR AN EAST-WEST ARTERIAL.

## Residential Streets

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ALABAMA HILL NEIGHBORHOOD STREET STANDARDS SHOULD BE FULL  
RESIDENTIAL STANDARD: 36 FEET WIDE, WITH CURBS AND SIDEWALKS ON BOTH  
SIDES.

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The majority of the neighborhood is developed to this standard. The practice of parking recreational vehicles on the street suggests the need for extensive on-street parking.

## Bicycle Circulation

A companion study of the Comprehensive Plan, Bicycle Facilities Planning, completed in 1978, for the Office of Planning and Development, ~~proposes actions for a safe and adequate~~ city-wide bicycle transportation system with both a five and a twenty-five year focus.

The goal of the five year program is to provide opportunities for safe cycling on existing streets; and the goal of the twenty-five year program is development of off-street bikeways coordinated with open space greenbelts that will serve both the recreational and commuter bicyclists.

## PLAN PROPOSALS IN ALABAMA HILL INCLUDE:

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FIVE YEAR FOCUS:

SIDEWALKS ALONG A WIDENED ALABAMA STREET.

TWENTY-FIVE YEAR FOCUS:

BICYCLE PATH ALONG NORTH BANK OF WHATCOM CREEK.

RAILROAD RIGHT-OF-WAY ACQUIRED FOR BIKE TRAIL USE AS OUTLINED UNDER  
OPEN SPACE ABOVE.

IMPROVEMENT OF THE EXISTING BRIDGE WHERE THE WATER LINE CROSSES  
WHATCOM CREEK, OF THE ERIE STREET WATER MAIN TRAIL, AND OF THE  
ARBOR STREET EXTENSION.

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Click here to view the [Alabama Hill Neighborhood Land Use Map](#)

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## SECTION V. SUBAREA DESCRIPTIONS AND LAND USE DESIGNATIONS

### Area 1

This area has a land use designation and development prerequisite considerations similar to those in Mt. Baker Neighborhood to the north. A single-family area, the base zoning density is 10,000 square feet per lot, with an allowance for clustering at 7,200 square feet per lot. Steep slopes, difficulty of access from existing streets, and drainage problems suggest that the area develop at single family density lower than Area 2. Access to new subdivision developments in this area is to be via the new Burnes Way arterial to the north, as a prerequisite consideration.

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\_\_\_\_ AREA 1 LAND USE DESIGNATION: SINGLE FAMILY RESIDENTIAL, LOW  
DENSITY

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Area 2 This is the largest central segment in the neighborhood and reflects many of the characteristics described in the Neighborhood Character section of this plan. The portion north of Alabama was generally developed later than the area south of Alabama. In some places this difference is apparent in the design of streets, homes, etc. The land use designation for Area 2 reflects the developed trend of the Alabama Hill neighborhood. Views of the city and the bay should be protected or enhanced where possible. Access from developing portions south of Alabama should minimize traffic hazards at the intersections with Alabama.

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\_\_\_\_ AREA 2 LAND USE DESIGNATION: SINGLE FAMILY RESIDENTIAL, MEDIUM  
DENSITY

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Area 3 The plan calls for a Residential Multi, Transition designation. This designation reflects the increasing demand for multiple-housing development to the west in Roosevelt Neighborhood and the desirability of a gradual change in scale between land use types. Views of the City should be preserved where possible and drainage solutions should be sought for runoff problems.

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\_\_\_\_ AREA 3 LAND USE DESIGNATION: MULTIFAMILY RESIDENTIAL, MEDIUM  
DENSITY

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#### Area 4

Area 4 encompasses St. Clair Park and that portion of Whatcom Falls Park north of Whatcom Creek. The property should be retained by the city and continue to be used as a park and open space.

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AREA 4 LAND USE DESIGNATION: PUBLIC

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#### Area 5

This area is comprised of Highland Heights Park, an approximately 1.2-acre neighborhood park.

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AREA 5 LAND USE DESIGNATION: PUBLIC

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## 20.30.040 Standard development regulations.

### A. *Applicability.*

1. The regulations of this section shall apply to the development of any main building in an area designated RS to be occupied by a principal use designated in BMC [20.30.030](#).
2. The regulations of this section also apply to the development of a single-family home where permitted in other designations (residential multi, commercial, institutional or planned).
3. The regulations of this section shall apply to the development of any permitted conditional use in an area designated RS unless other applicable regulations appear within Chapter [20.16](#) BMC.
4. Except where other applicable regulations appear within BMC [20.10.036](#) or [20.30.100](#), the regulations of this section shall apply to the development of any accessory building in an area designated RS.

### *Minimum Site Area.*

### B.

1. Development of any use shall take place upon a site area not less than what is specified within the relevant neighborhood plan land use classification system under “density,” except in the following instances:
  - a. Development upon lots of record recorded prior to February 5, 1973. In which case, the minimum site area shall encompass all adjacent and contiguous lots of record held under common ownership as of the effective date of the ordinance codified in this chapter.
  - b. Development upon lots of record approved through the subdivision process, as amended; in which case, the minimum site area shall be the lot size as approved and recorded.
  - c. Conditional use development where less site area is specifically authorized in Chapter [20.16](#) BMC.

d. *Exception.* Exceptions from the minimum site area requirements shall be summarily approved by the planning director, provided all of the criteria listed below are satisfied.

- i. All adjacent property held by the subject owner is not capable of meeting the density provisions required for short subdivision.
- ii. The property proposed for development is a legally recorded lot(s) or parcel(s).
- iii. The proposed use is for a single-family residence.
- iv. Fifty percent or more of the total number of parcels within or partially within 300 feet of the exterior boundary of the subject property shall have a site area which is less than or equal to that of the subject property. To be included in consideration, a surrounding parcel shall be a buildable lot and within the same land use area as the subject property.

v. The parcel does not drain into Basin 1 of the Lake Whatcom watershed as shown in BMC [16.80.040](#), except for those parcels which have received a written exception from the planning director which has not been rescinded, on or before June 1, 1997.

2. Public parks, playgrounds, common open space, recreational facilities and public utilities authorized within BMC [20.30.030](#) shall be exempt from minimum site area requirements.

*C. Main Building/Principal Use.* There shall be no more than one principal use and/or one main building on a lot; provided, however, that the hearing examiner is authorized to approve additional main buildings for those conditional uses which the hearing examiner finds by their nature to function efficiently and appropriately in more than one main building.

*D. Open Space.* A minimum of 30 percent of the site area shall be reserved as private open space.

*E. Height.* No structure shall exceed 35 feet under BMC [20.08.020](#), height definition No. 1 or 20 feet under height definition No. 2.

*F. Minimum Yards.*

1. Unless more stringent setbacks have been delineated upon a plat as part of an approval requirement, the following setbacks as shown on Table 20.30.040 – Residential Single Minimum Yards shall be required for main buildings:

**Table 20.30.040 Residential Single Minimum Yards**

**Yards Setbacks Measurements**

Front Yard Setback 50 feet CL (1) Setback measured from the centerline (CL) of the street right-of-way.		
60 feet CL if designed street arterial (1)		
20 feet PL if abutting a cul-de-sac Setback measured from the front property line (PL).		
Side Yard on a Flanking 40 feet CL Setback measured from the centerline Street (CL) of the street right-of-way.		
50 feet CL if designed street arterial		
10 feet PL if abutting a cul-de-sac Setback measured from the property line (PL) abutting the side flanking street.		
Side Yard Setback Five feet PL Setback measured from each side property line (PL).		
	Rear Yard Setback 10 feet PL Setback measured from the rear property line (PL).	

Note:

**1**At the property owner’s option, when 40 percent or more of all lots or parcels on one side of a block between two intersecting streets have been built up with buildings of less depth than that required by this chapter, then the average depth of the front yards may be the required yard for that side of the block. For the purpose of calculating the average depth, buildings that exceed the front yard setback shall be calculated to the standard minimum front yard setback. This front yard setback option is not applicable to garages and carports, which shall comply with the standard front yard setback requirement. Yard encroachments may be permitted per BMC [20.10.080\(B\)](#).

**2 Exception:** Permitted yard encroachments identified in BMC [20.10.080\(B\)](#) may extend into a standard required yard; provided, that the encroachments meet the adopted building codes and minimum vision clearance triangle on a corner lot.

G. Minimum Yards – Cluster Subdivisions.

1. Unless more stringent setbacks have been delineated upon a cluster plat as part of an approval requirement, the following setbacks as shown on Table 20.30.045 – Cluster Residential Single Minimum Yards shall be required for main buildings on lots created through the subdivision process:

**Table 20.30.045 Cluster Residential Single Minimum Yards**

**Table 20.30.045 –**

Yards Setbacks Measurements		
Front Yard Setback 15 feet PL Setback measure from the front property line (PL).		
Side Yard on a Flanking Street 10 feet PL Setback measured from the property line (PL) abutting the side flanking street.		
Side Yard Setback Five feet PL Setback measured from each side property line (PL).		
Side Yard Setback (attached) 0 feet PL Setback measured from the side property line (PL).		
Rear Yard Setback 10 feet PL Setback measured from the rear property line (PL).		
Note		

**1 Exception:** Permitted yard encroachments identified in BMC [20.10.080\(B\)](#) may extend into a standard required yard; provided, that the encroachments meet the adopted building codes and minimum vision clearance triangle on a corner lot.

[Ord. 2018-12-036 §§ 31 – 34; Ord. 2018-05-009 § 14; Ord. 2011-07-036; Ord. 10920, 1997; Ord. 9223 § 1, 1983; Ord. 9024, 1982].

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**The Bellingham Municipal Code is current through Ordinance 2023-08-023, passed August 14, 2023.**

Disclaimer: Users should contact the Deputy City Clerk for ordinances passed subsequent to the ordinance cited above.

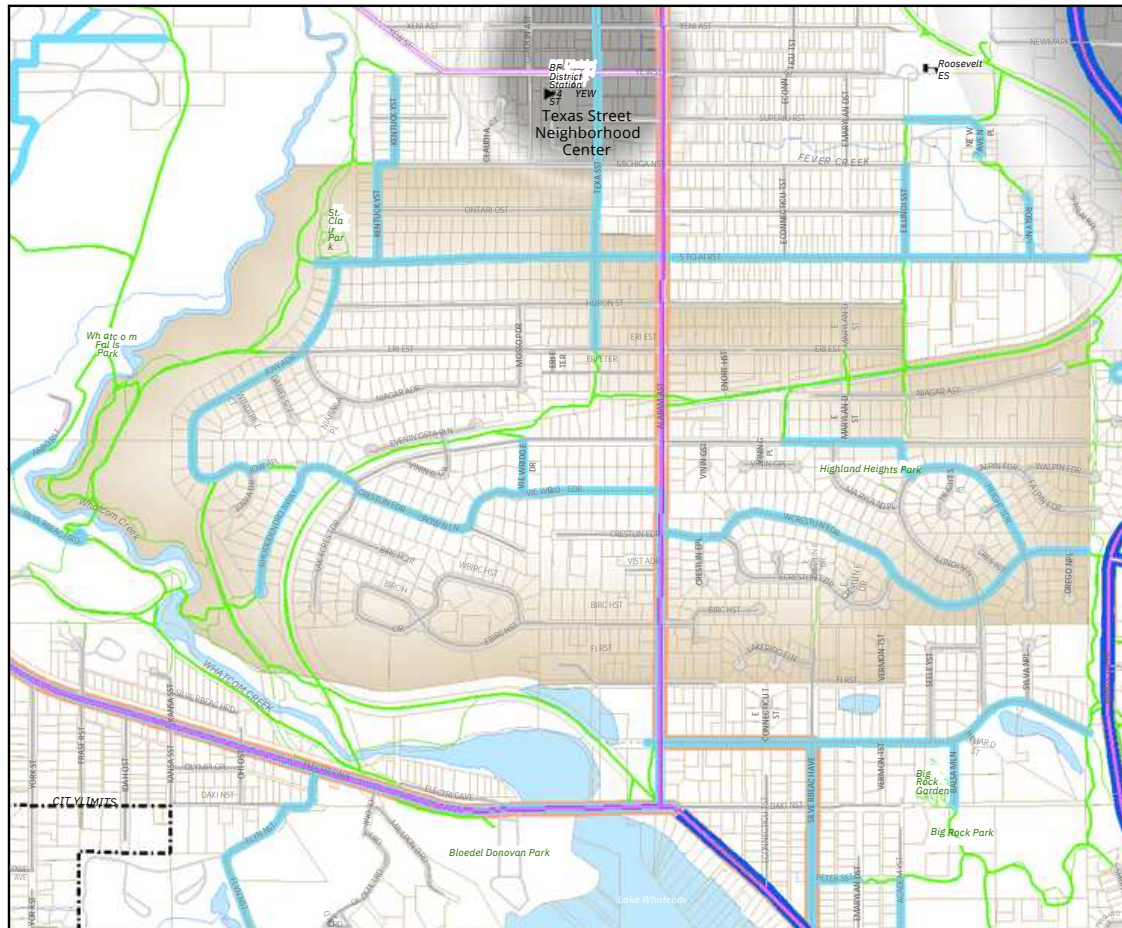
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## ALABAMA HILL NEIGHBORHOOD CIRCULATION

### Legend:

- City Limits
- Urban Growth Area
- Neighborhood Bndy.
- Growth Forum Villages
- ▲ Fire Stations
- ▲ Schools
- Bike Routes**
  - Marked Bike Lane Routes
  - Other Bike Routes
  - Bike Friendly Trails
  - Other Trails
- Transit Routes**
  - Peak Frequency Route
  - Standard Route
- Arterial Street Classification**
  - Primary Route ●●●● (Proposed)
  - Primary Truck Route ●●●●● (Proposed)
  - Secondary Route ●●●●● (Proposed)
  - Secondary Truck Route ●●●●● (Proposed)
  - Collector Route ●●●●● (Proposed)
  - Interstate 5
  - Other Streets
  - Railroad



0 500 1000 1500  
Feet

City of Bellingham  
Planning Department  
2011



### Legend

- Washington Roads Labels
- Bellingham Streets Street View
- Bellingham Streets Detail View
- County Roads Detail
- Streams
  - Culvert
  - Main
  - Storm
- MTCA Areas (Model Toxic Control Act)
- Tax Parcels
  - Care Facility
  - Hospital
  - Schools
  - <all other values>
- Schools
  - Colleges/Universities
  - Elementary, Middle, High Schools
  - Private School or Preschool
- Fire Stations
- City Boundary
- Urban Growth Area
- Trails
- Railroads
- Ferries
- Street
- Interstate
- Airport
- Open Channel Streams
- Parks

### Notes

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248 0 124 248 Feet

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### Legend

- Fitting
- Lateral Lines
  - Collector
  - Domestic
  - Drain
- Culvert
- Storm Main
  - City Mains, Active
  - City Mains, Under Construction
  - Private Mains, Active
  - Private Mains, Under Construction
- Ditch
- Open Channel Streams
- Water Access Points
- Control Valve
  - Air Release
  - Blow Off
- Meters
  - Water Customer
  - Critical Water Customer
- Hydrants
  - COB
  - City Filling Station
  - Private Hydrants
- Pump Stations
- Sampling Stations
- Lateral Line
  - Fireline Lateral
  - Hydrant Lateral
  - Service Lateral
  - Air Lateral
  - Sample Tap Lateral
- Water Main
  - City Main, Active, Potable
  - City Main, Under Construction, Potable
  - City Main, Active, UC, Untreated
  - Private Main, Active, Potable
- Class Code

### Notes

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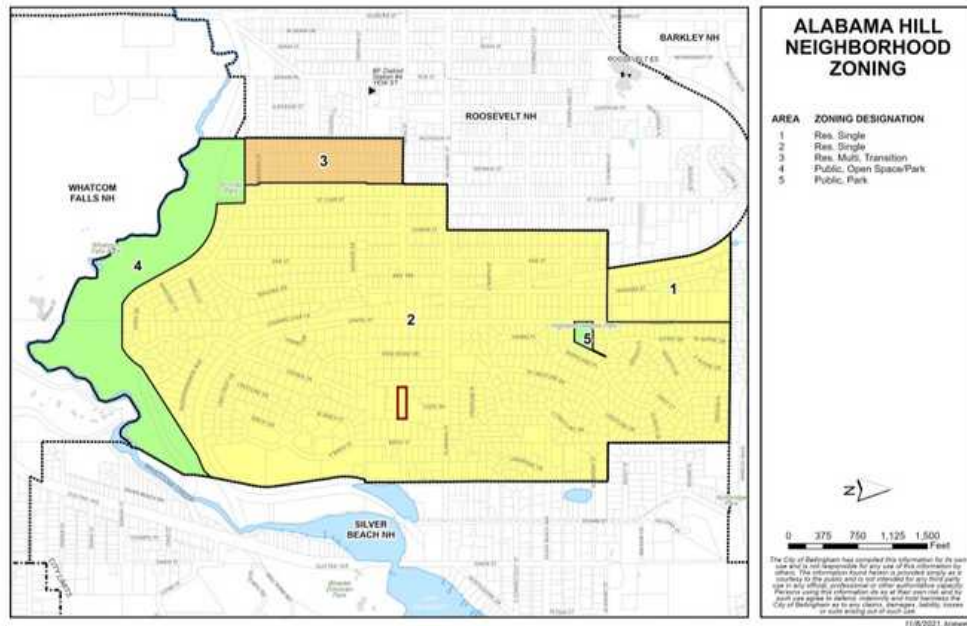
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# 20.00.010 Alabama Hill neighborhood table of zoning regulations.

## ALABAMA HILL NEIGHBORHOOD ZONING MAP



2	Residential Single	Detached, Cluster (Ords. 8502, 8686, 8839, 9118, Res. 24-82)	7,200 sq. ft. minimum detached lot size. 1 lot per 7,200 sq. ft. average overall cluster density	View	None	None
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