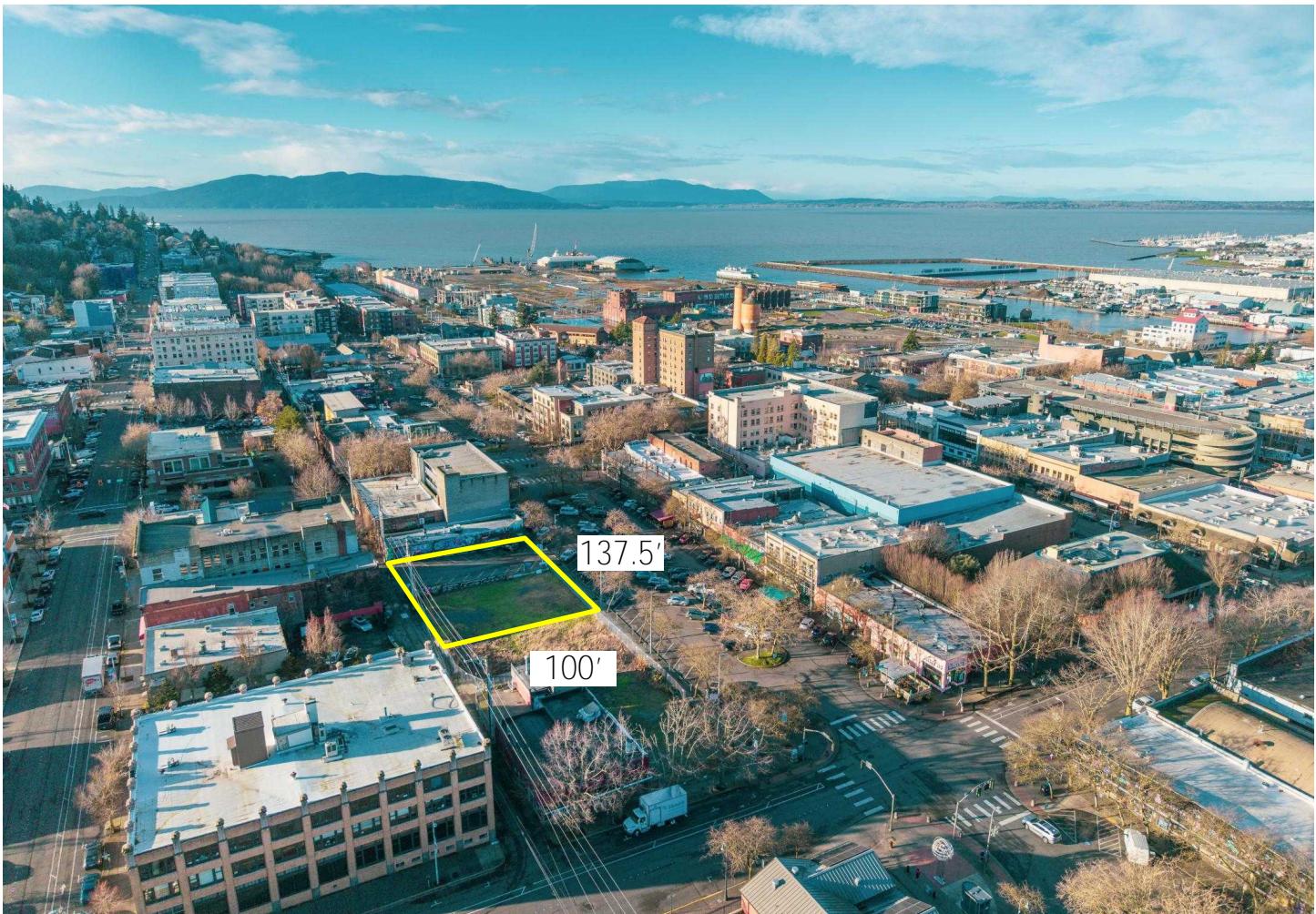


DOWNTOWN DEVELOPMENT OPPORTUNITY



1310-1324 Railroad Ave. Bellingham, WA
KC Coonc, Designated Broker
(360) 305-9977 | KC@PCRnw.com

COMMERCIAL LOT



Sale Price: \$1,375,000

CBA #: 44097362

Attention Developers. 13,750 sq ft lot partially improved as a Diamond Parking Lot in Bellingham's City Center Neighborhood. The property is situated in the Downtown District Urban Village which has a multifamily housing development benefit of eliminating minimum parking requirements per City Ordinance No 2025-01-001. Ideal property for a mixed use vertical multifamily over commercial development. The site fronts Railroad Ave with back alley access that lends itself to podium style construction for increased densities. DOE No Further Action Letter on file per required cleanup. 3 separate tax parcels 3803302201090000, 380330222110000, & 3803302261140000. 137.5'x100' combined lot size.

URBAN VILLAGE DEVELOPMENT

Bellingham Opportunity Zones:

Portions of Bellingham's downtown and waterfront have all been designated as federal Opportunity Zones. Investments in these areas qualify for substantial tax incentives under this federal program.

Multi-family Tax Exemption Program:

Get an 8-12 year property tax exemption on the residential value of new multi-family construction.

B & O Tax Reduction:

New businesses and branches that locate in Downtown, Old Town, Waterfront, Samish Way or Fountain are eligible for a graduated tax credit of 90% for the first year, 75% for the second year, and 50% for the third year of operation. Contact the Business License Services / Tax line at 360-778-8012 for more information.

Transportation Impact Fee (TIF) Reduction:

Take advantage of automatically-reduced Transportation Impact Fees (TIF) in these areas. The less transportation impact your project has, the better. Check out this program's FAQ's for details.



SURROUNDING AREA

FOOD & DRINK

La Fiamma	Neko Cat Café
Fiamma Burger	Tadeo's Mexican
Horseshoe Café	Aslan Brewing Company
Juxt	Goat Mountain Pizza Co.
Camber Coffee	Mt. Baker Café
Storia Cucina	Little Cheerful Café
Bayou on Bay	Wood's Coffee
Bagelry	Sweet As Waffles
AB Crepes	Café Rumba

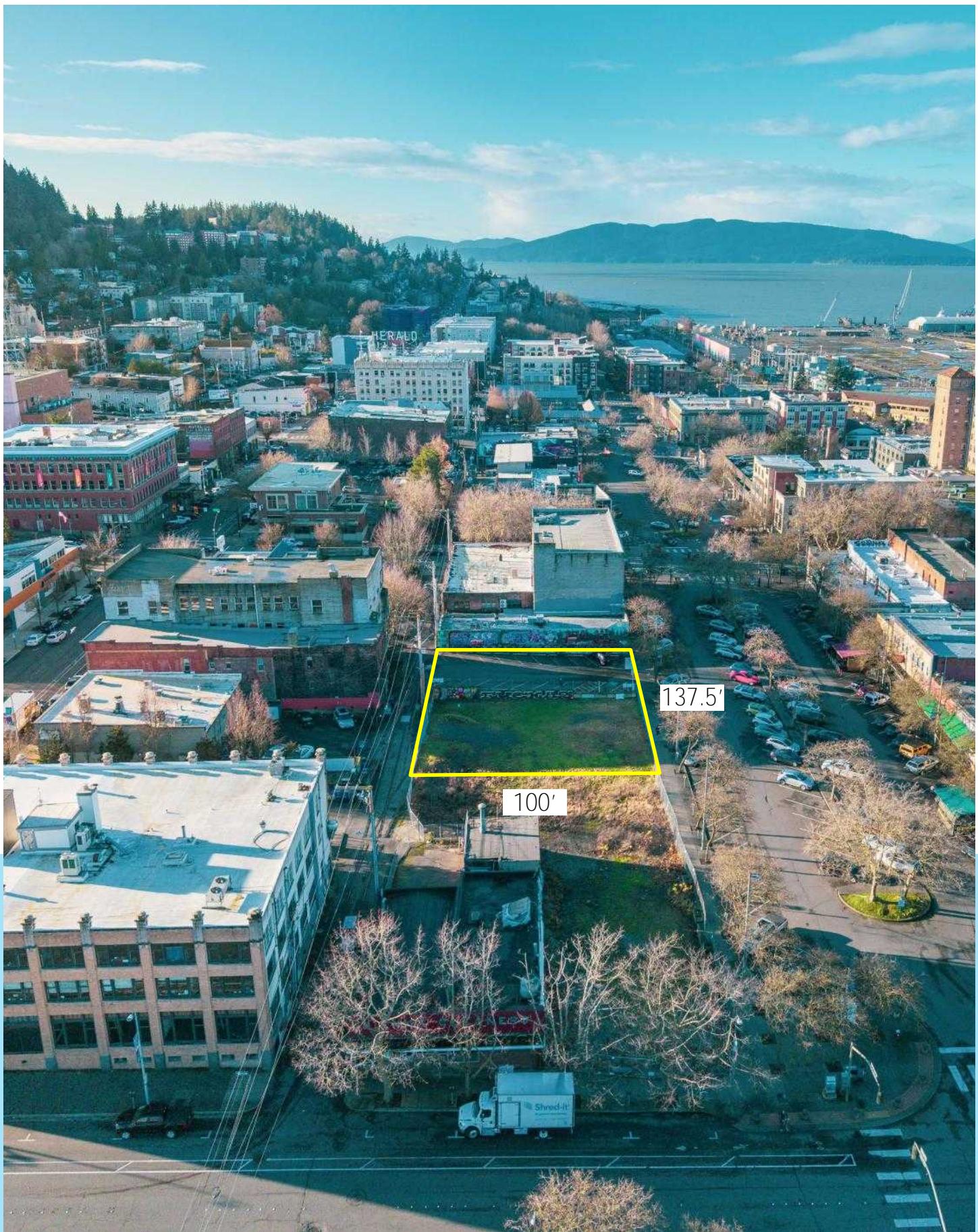
SHOPPING & ENTERTAINMENT

Backcountry Essentials	Wild Buffalo
Bellingham Bay Runners	The Ranch Room
Fringe	The Blue Room
Beck's Shoes	BAAY Theater
Mt. Baker Theater	Ruckus Room
Pickford Film Center	WTA Center
Bay Street Village	Bellingham's Farmers Market
Whatcom Museum	Rumors Cabaret
SPARK Museum	Waypoint Park

CURRENT & FUTURE HOUSING PROJECTS

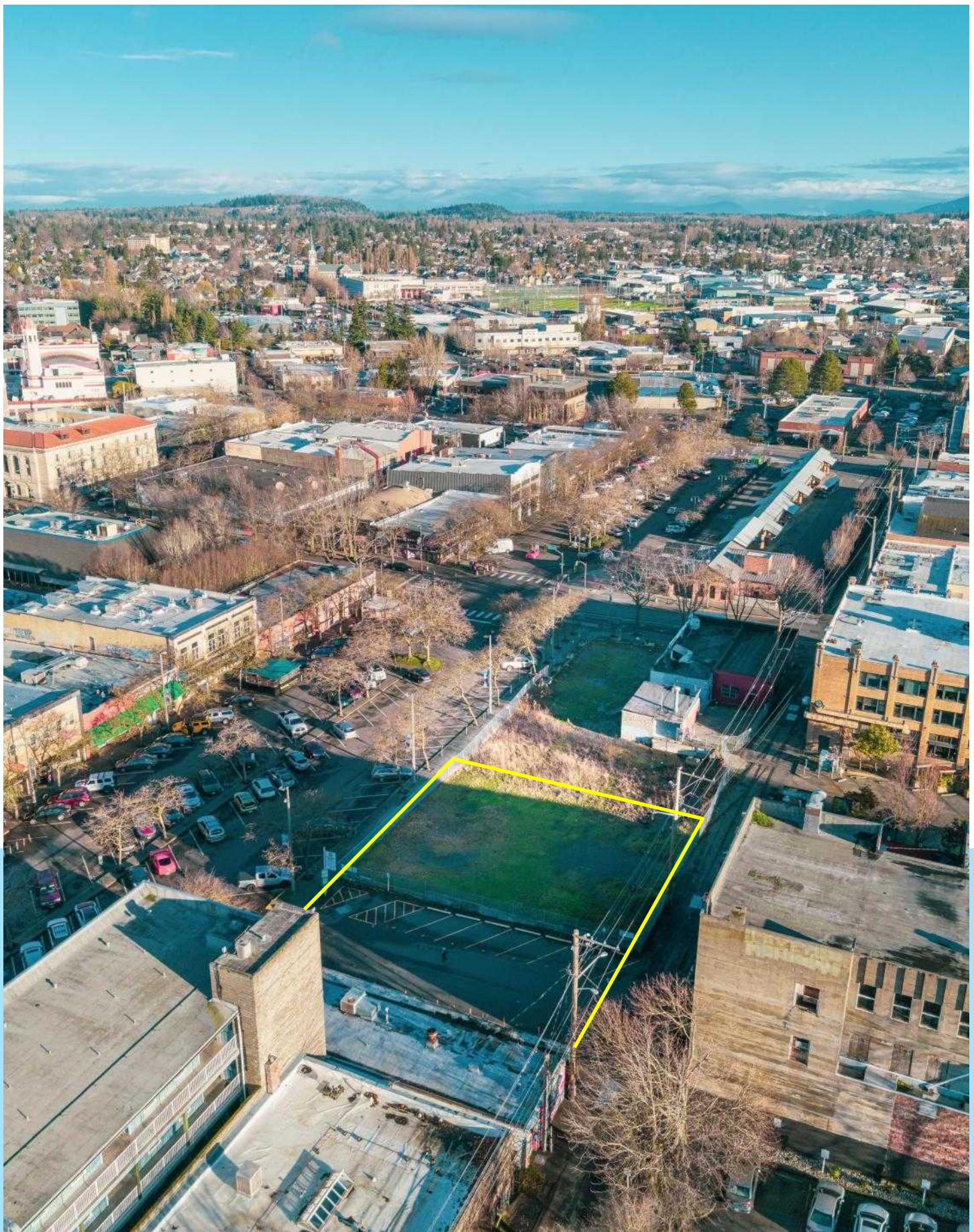


PHOTOS



Information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

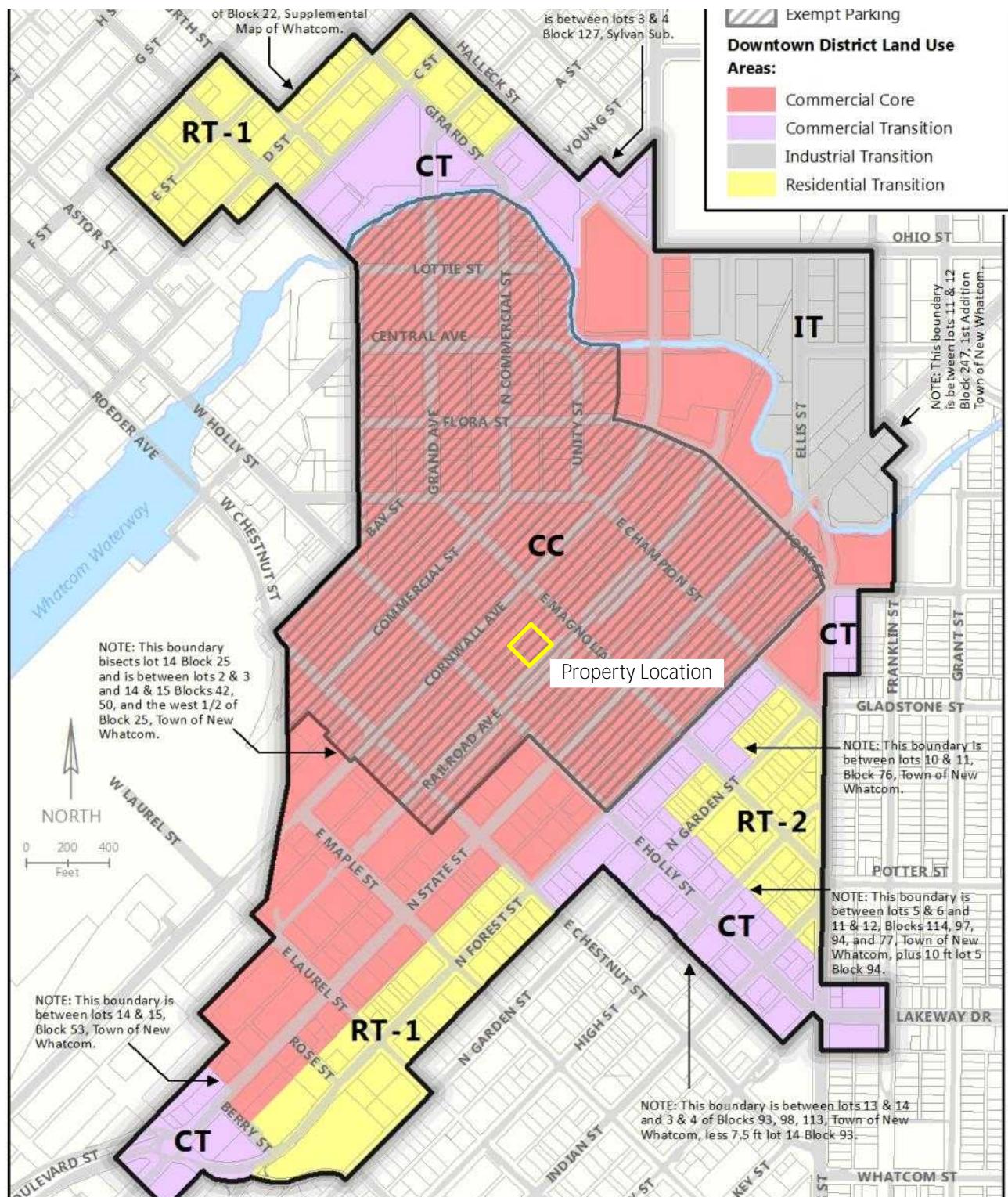
PHOTOS



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ZONING MAP

Portions of the Downtown District and Old Town District, along with the Waterfront District and Squalicum Harbor, comprise the City Center Neighborhood. The City Center Neighborhood Plan unites the three districts under a common planning umbrella, while the goals, policies, and regulations for each are contained within the plans and development codes for each individual area. The Downtown District also includes portions of the four neighborhoods abutting the City Center.



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REDEVELOPMENT

P = Permitted C = Conditional Use N = Not allowed (#) = See Notes

When multiple symbols and notes appear in a box such as P(2) or (4), C, they are interpreted as (P) Permitted (2) when located in a main building(s) on a site existing as of September 23, 2014 OR (4) on corner lots; (C) conditional elsewhere.

LAND USE CLASSIFICATION	AREA			
	CC (1) CT (1)	RT-1	RT-2	IT
A. Residential				
1. Attached Accessory Dwelling Unit per BMC 20.10.036	P	P	P	N
2. Detached Accessory Dwelling Unit per BMC 20.10.036	P	P	P	N
3. Short-Term Rentals, per BMC 20.10.037	P	P	P(2)	N
4. Boarding and Rooming Houses	P	P	C	P(3)
5. Co-housing Developments, per BMC 20.10.048	P	P	P	P(3)
6. Confidential Shelters, per BMC 20.10.047	P	P	P	N
7. Hotel, Motel, and Hostel	P	N	N	P
8. Infill Housing, per Chapter 20.28 BMC	P	P	P	N
9. Manufactured Home Park	N	N	N	N
10. Multifamily	P	P	P	P(3)
11. Single-Family, Detached Dwelling Unit with less than 5,500 square feet of total floor area	P	P	P	N
12. Single-Family Residence with 5,500 square feet or more total floor area, subject to BMC 20.16.020(M)(4)	P	C	C	N
13. Certain interim housing, per Chapter 20.15A BMC	P, C	P, C	P, C	P, C
B. Commercial				
1. Adult Entertainment	N	N	N	N
2. Commercial Recreation	P	N	N	P
3. Crematory	N	N	N	C
4. Day Care	P	C	C	N
5. Day Treatment Center	P	C	C	C
6. Drinking Establishment	P	N	N	P
7. Drive-Up Facilities such as bank tellers, food and beverage services, laundry pick up, and car washes	N	N	N	P
8. Eating Establishment	P	P	P(2) or (4), C	P
9. Food Membership Distribution, including Community Supported Agriculture (CSAs) and Food Buying Clubs	P	N	N	P

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REDEVELOPMENT

LAND USE CLASSIFICATION	AREA			
	CC (1) CT (1)	RT-1	RT-2	IT
10. Live/Work Unit	P(5)	P(5)	P(5)	P(5)
11. Motor Vehicles Sales, limited to automobiles, motorcycles, scooters and recreational vehicles	P(6)	N	N	P
12. Offices	P	P	P	P
13. Repair of small equipment and items such as appliances, electronics, clocks, furniture, hand tools, and watches	P	N	N	P
14. Retail Sales, except as restricted in subsection (B) (11) above	P	P(4)	P(4)	P
15. Services, Personal	P	P	P(2) or (4)	P
16. Service Station and Gas Station	N	N	N	P
C. Health Care				
1. Doctor, Dentist, Medical, and Therapy Office and/or Laboratory	P	P	P	P
2. Medical Care Facility	P	C	C	N
3. Service Care	P	C	C	N
4. Veterinary Service, Animal Hospital and Small Animal Care Shop	P(6)	N	N	P(6)
D. Public and Semi-Public Assembly				
1. Interpretive Center, Library, and Museum	P	N	N	N
2. Art Gallery, Art School, and Commercial Art Studio	P	P	P(2)	N
3. Auditorium, Stadium, and Theater	P	N	N	P
4. Church and House of Worship	P	C	C	C
5. Community Center	P	C	C	N
6. Convention Center	P	N	N	P
7. Institution of Higher Education and School	P	C	C	P
8. Neighborhood Club/Activity Center	P	C	C	P
9. Park, Trail, and Playground	P	P	P	P
10. Passenger Terminal	P	N	N	P
11. Private Club and Lodge	P	C	C	P

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REDEVELOPMENT

LAND USE CLASSIFICATION	AREA			
	CC (1) CT (1)	RT-1	RT-2	IT
E. Industrial				
1. Automobile Services for the washing, lubrication, and minor repair of automotive vehicles	N	N	N	P
2. Automobile Wrecking	N	N	N	N
3. Commercial Electric Power Generation, per BMC 20.36.030(C)	N	N	N	P
4. Construction and storage yards	N	N	N	P
5. Hazardous Waste Treatment and Storage Facility	N	N	N	N
6. Manufacturing and Assembly except as allowed in subsection (E)(7) below	P(6)(7)(8)	N	N	P(7)
7. Manufacture, bottling, and distribution of beverages, including breweries, distilleries, and wineries	P(8)	N	N	P
8. Mini Storage Facility	P(6)(9)	N	N	P
9. Monument and Stone Works	N	N	N	P(7)
10. Repair of large equipment such as vessels, vehicles, and floor-based tools	N	N	N	P
11. Warehousing, Wholesaling, and Freight Operation	N	N	N	P(10)
F. Miscellaneous Uses				
1. Adaptive Use for Historic Register Buildings, per BMC 17.90.080 and 20.16.020(A)(1)	C	C	C	C
2. Community Gardens	P	P	P	P
3. Community Public Facilities, per BMC 20.16.020(K)(4)	P	C(11)	C(11)	P
4. Jail and Correctional Facilities, provided the location is limited to those properties bound by Prospect and Flora Streets, Grand Avenue, and Whatcom Creek	P	N	N	N
5. Parking Facility (Nonretail)	P	C(12)	C(12)	P
6. Parking Facility (Retail)	P	N(12)	N(12)	P
7. Public Utilities on private property	P(13)	C	C	P
8. Public Utilities when located within a public right-of-way	P	P	P	P
9. Recreational Vehicle Park	N	N	N	N
10. Recycling and Refuse Collection and Processing Center, subject to additional standards per BMC 20.16.020(L)(2)	C	N	N	P, C(14)
11. Wireless Communications Facility, per Chapter 20.13 BMC	P, C	P, C	P, C	P, C

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MARKET AREA

The Pacific Northwest scarcely gets more peaceful than unspoiled Bellingham, a bustling city nestled in the Bellingham Bay. Nature abounds in all directions surrounding this coastal paradise. Bellingham can be conveniently accessed by land, air, rail, and sea. With easy transportation to both Canada and the international hub of Seattle, Bellingham offers a great middle point. While the Canadian market offers a diverse economy for the local businesses, continually businesses are migrating north to the area in order to find a new and better home. The waters of the Pacific offer opportunities for whale watching, cruising to Friday Harbor or visiting the Canadian city of Victoria. To the east, Mt. Baker beckons skiers and snowboarders to its slopes. The city itself is alive with vibrant theater, historical museums, gourmet restaurants and fine arts.



NATURAL BEAUTY

The dominating Mt. Baker towers over the city, with its staggering beauty. The deep expansive blue of the ocean carries our sight to the San Juan Islands. All the while you are hugged by the soft green of thunderous trees that decorate land for as far as the eye can see.



STRATEGIC LOCATION

The prosperous city Vancouver, Canada only sits 55 miles north. And the technological hub of Seattle resides 88 miles to the south. Bellingham provides an essential middle point for those looking to operate within both expanding districts.



HIGHER EDUCATION

Within Whatcom there are five different institutions of higher education that cover a vast array of different focuses. Western Washington University, Whatcom Community College, Bellingham Technical College, NW Indian College, and Trinity University all provide qualified and skilled workers.

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DEMOGRAPHICS



Population

Whatcom County: 230,077

Bellingham: 93,910



Average HH Income

Whatcom County: \$80,569

Bellingham: \$80,709



Median Age

Whatcom County: 39

Bellingham: 37.5