

CITY OF BLAINE
REQUEST FOR COUNCIL ACTION
MEETING DATE: November 13, 2006

SUBJECT: Zoning map and text change on approximately 8 acres located south of H Street between Odell and Ludwig Ave.

PROPONENT: Rick Osburn

PREPARED BY: Department of Community Development

AGENDA LOCATION: Comments/Communications ☐ Consent ☐ Committee Reports ☐
Unfinished Business ☐ Council Action Items ☐ Public Hearing ☐ Standing Committees ☐

ATTACHMENTS:

- Letters
- Site map
- Draft of concept plan

REQUEST:

The proponent wants to develop a mixed use planned development on approximately 8 acres located south of H Street between Odell and Ludwig. This will require a zoning map and text change. He would like to get an indication of feasibility from the City Council before he invests time and money into the project.

ISSUES/ANALYSIS:

The site is presently zoned Mb. Under the existing zoning, the property can only be used for industrial purposes. However, because it is located on the high volume intersection of H and Odell streets with residential build out immediately north and east of this area, and the commercial “mall” immediately to the west, this property may be better utilized to serve a variety of needs for a growing residential population to the north and east. See attached map and corresponding letters for additional background.

Chapter 17.04.030 allow citizens to initiate a zoning map and text amendment. This rezone request must be reviewed by the Planning Commission prior to the City Council making a final decision. Staff suggest that the new zoning effort be responsive to the emerging demand for goods, services, and jobs specific to this area. An economic feasibility study or market analysis that addresses demand and fiscal impacts to the City would help both the owner and the City sort the most suitable uses for this site.

FINDINGS

A change in zoning on this 8-acre area to meet growing market demands should bring additional jobs, services and goods into an urban area that will experience considerable growth over the next twenty years.

RECOMMENDATION:

Staff recommends that the City Council support the initiation of a zoning and map amendment on the subject property provided the proponent can show that the proposed zoning responds to current demand.

FISCAL ANALYSIS: Additional jobs, services and goods will have a positive impact on City.

REVIEWED BY:

City Manager _____ Finance Dir. _____ City Clerk _____

COUNCIL ACTION:

☐ Approved ☐ Denied ☐ Tabled/Deferred ☐ Assigned to: _____

COUNCIL ACTION: _____



CITY OF BLAINE

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June 16, 2006

Rick Osburn
Harborside LLC
138 South Garden Street
Bellingham, WA 98225
RE: Development Proposal for 8 acres south of H Street between Ludwig Ave
and Odell

Mr. Osburn:

This correspondence is my response to the development proposal you articulated in previous discussions and summarized in your June 2nd letter. I also received a concept plan for this site received on June 8th (last Thursday). The following constitutes an official Community Development Services response to your letter.

As you described it, the project is proposed to take place on approximately 8 acres located south of H Street between Odell and Ludwig. I believe that the project, as you envision it is very similar to staffs draft recommendation to the City Council. I agree with your statement that, "Based on our meeting it appears we share a common vision of the potential for the property as a transition zone...."

As you know, the site is presently zoned Mb. Under the existing zoning, the property can only be used for industrial purposes. However, because it is located on the high volume intersection of H and Odell streets with residential build out immediately north and east of this area, and the commercial "mall" immediately to the west, this property may be better utilized to serve a variety of needs for a growing residential population to the north and east.

So, having agreed in principal (at a staff level) I will provide more specific feedback to your letter.

Master planning the 8 acres. This Department agrees that a master plan for the site that addresses design, traffic, stormwater treatment, wetlands mitigation, landscape buffers and pedestrian access (etc.) will provide predictability for you as the developer and help the community and community leaders better understand and support this kind of project.

Phasing the project: You are proposing phased development of this project. Phasing will allow you to move forward with the initial stage of development while you work with the City to plan the rest of it in more detail.

Phase I development: As I understand your proposal, Phase I will include 3 acres of 'Flex-storage' warehousing units, which we agree are an allowed use in the Mb zone. You have indicated that these units could front Ludwig with the possibility of conversion to retail frontages once the zoning is changed to reflect the approved master plan.

I understand and concur that you can develop the 3 acres as indicated in the concept plan. The development of this 1st phase will only require site plan review and a building permit. The City will, however, want a commitment from you that this first phase will be integrated into a cohesive master plan concept for the entire project.

Phase II development. You have indicated that the 5 acre parcel to the north (fronting H Street) would be used for retail/commercial/office (e.g. Barkley Village in Bellingham) on the west and transition to residential as the development moves easterly to Odell. An urban parkway would traverse the village connecting Odell on the east to Ludwig on the west. Pedestrian pathways and trails would integrate newly created open spaces on the south to Lincoln Park on the north and adjoin sidewalks on the parkway.

This vision is consistent with the vision that I have floated out to the community and very conceptually floated out to the Planning Commission. Please understand, however, that, at this point, this vision has been developed by staff and there has been no review or approval, in any form, from the City Council. I suggest that you and I bring this to the City Manager and Council in concept form to get an assurance that we are not delusional.

Issue: Wetlands. The City maps indicate that category 3 wetlands are located on the subject property. These wetlands can be moved or filled with acceptable mitigation directed toward water quality improvements (stormwater) and through the provision of open space, vegetative buffers, and landscaping. I would encourage you to incorporate a small recreational open space for employees and residents to gather. This will contribute to your requirement for pervious surface and open space (ratio) and add an amenity to the project.

Buffers: This Department agrees with the direction you are heading in your proposal. However, in talking with Patrick Rooney, immediately to the south of this property, he has expressed concern that this type of development would have the effect of reducing the range of industrial uses that he could locate on his property....because of resident pressure to reduce the impact of noise, fumes, lighting, etc.... careful planning and coordination with him and other property owners in the area can help address these issues.

How do we get from here to there?

I suggest that we approach this at a couple of levels.

A. Contract Rezone with PUD. Recommend you pursue a contract rezone with the submission of a corresponding master plan through a Planned Unit Development application.

First steps:

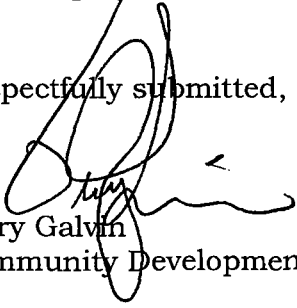
1. Meet with the City Manager and Public Works Director to address any major flaws that may exist in the concept plan.
2. Work together to pound out more detail in the master plan through a couple of work sessions.
3. Submit to the City Council on concept, approach and timeline.
4. Upon concept approval, submit an application for the contract rezone and PUD.
5. We will provide you with all of the application and approval costs at the first meeting to insure that you fully understand all fees.
6. Formal approval process: TRC meeting, SEPA review, Planning Commission public hearing and recommendations, final approval by City Council.
7. Timeline: Realistically, I would guess the application can work its way to a City Council approval between 6 and 8 months of your submission of a complete application, perhaps shorter, if we work closely and both stay on top of the project. Again, we can discuss specific application costs and submission requirements in more detail when you have some time to get together again.

B. Flex Building permit approvals. It makes sense to get a nod from the City Council before moving forward with building permit applications. I think that we could get in front of them in less than a month if we can get together to flesh out the master plan a bit more. With an initial concept approval from the City Council, you will be able to submit a site plan and building plans for the flex buildings. The permit review timeline for this is very short. The permit will fall under the heading of an "allowed use", with only administrative review, unless the City Council directs us to submit the site plan to them for approval (and I don't think they will do that). **Note: While initially, the building will not be able to be used for commercial purposes, with the master plan and rezone, they will be able to be converted to retail or office space. The operative word here should be "flexible" as it applies to land uses.**

C. Comprehensive Plan Amendment and Zoning change. As you know we are updating the 1999 Comprehensive Plan and related development regulations. I anticipate that the second set of amendments will be developed, reviewed and approved by mid 2007. We can incorporate your site plans into this update and, through this process, take a look at more fully integrating your project with the larger service area. I believe that there is great potential to develop this area into a first class mixed use service area.

I hope this letter is clear in its intent to provide you with an affirmation that, while still not fully developed, staff supports the concept plans that you have proposed and, barring a major change in concept, will support the project through project review and approval.

Respectfully submitted,



Terry Galvin
Community Development Director

Cc. City Council
Gary Tomsic, City Manager
Department heads
CDS staff



APPROVED FOR
REVIEW ONLY

Prepared By: DAV
Date: 6/9/06
Approved By: DAV
Date: 6/9/06

CLIENT: HARBORSIDE, LLC.
PROJECT NO.: FV-#05-042
DRAWN BY: daw
CHECKED BY: daw
DATE: MAY 11, 2006
ISSUED PLAN DATES & REVISIONS:
<TYPE OF SUBMITTA>
<TYPE OF SUBMITTA>
<TYPE OF SUBMITTA>

SITE FEASIBILITY & MASTER PLANNING
LINCOLN VILLAGE
H-ST & ODELL RD.
BLAINE, WA



FULLER
VERRET | professional
building
design, inc.
Architectural Design - Consulting - BuiltGreen™ -
Landscape - Low Impact Development - CAD Drafting

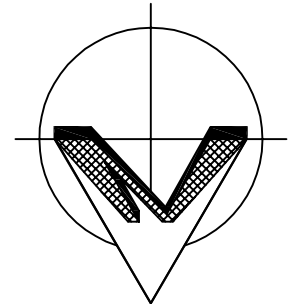
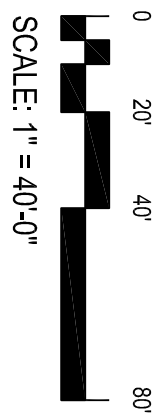
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STANDARDS OF PRACTICE WITHIN THE STATE OF WASHINGTON.

1 MASTER PLANNING (PRELIMINARY STUDY)

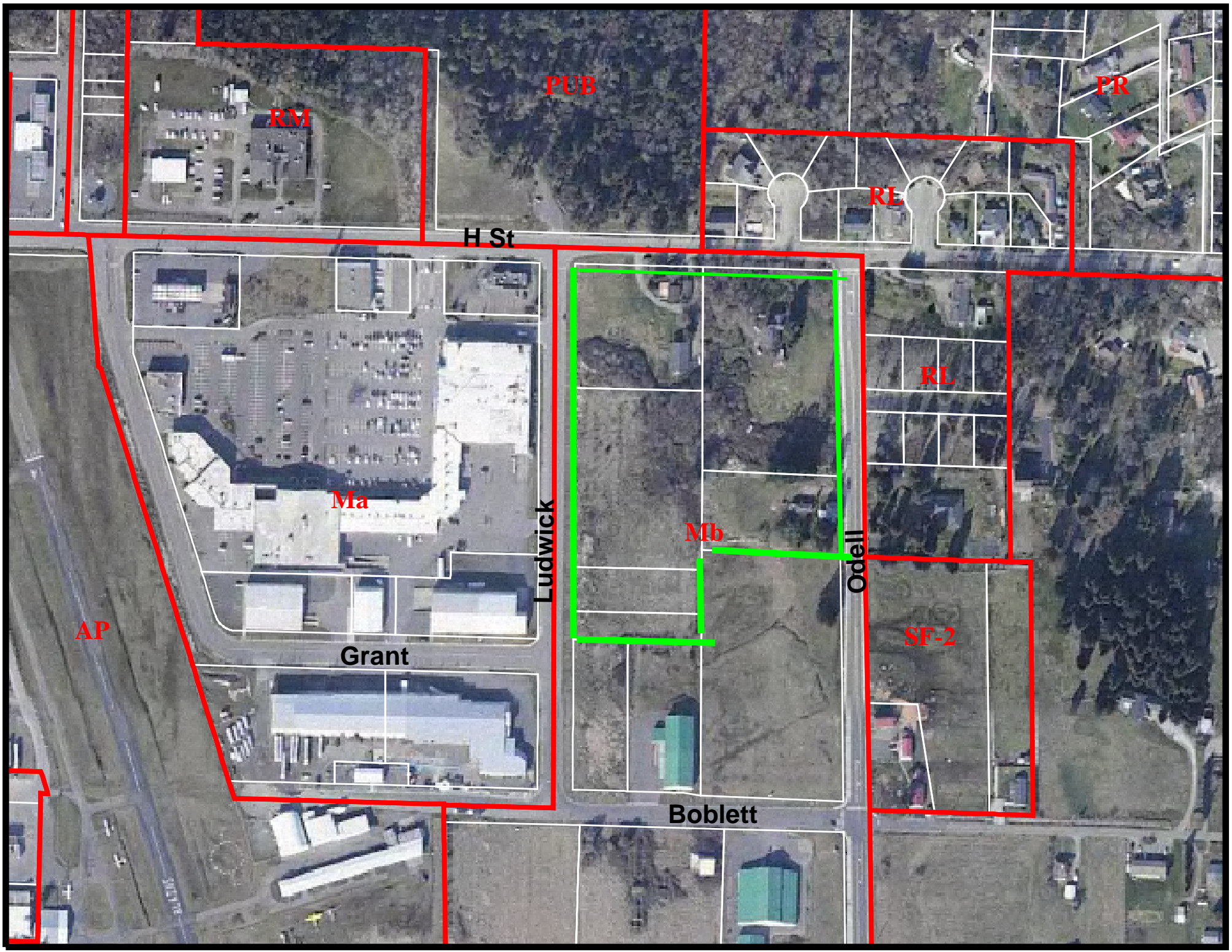
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OVERVIEW SITE PLAN
PHASES 1-3

MP-5

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PUB

RM

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H St

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SF-2

AP

Grant

Ludwick

Odell

Boblett