

# PLANNED INDUSTRIAL

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# OVERVIEW



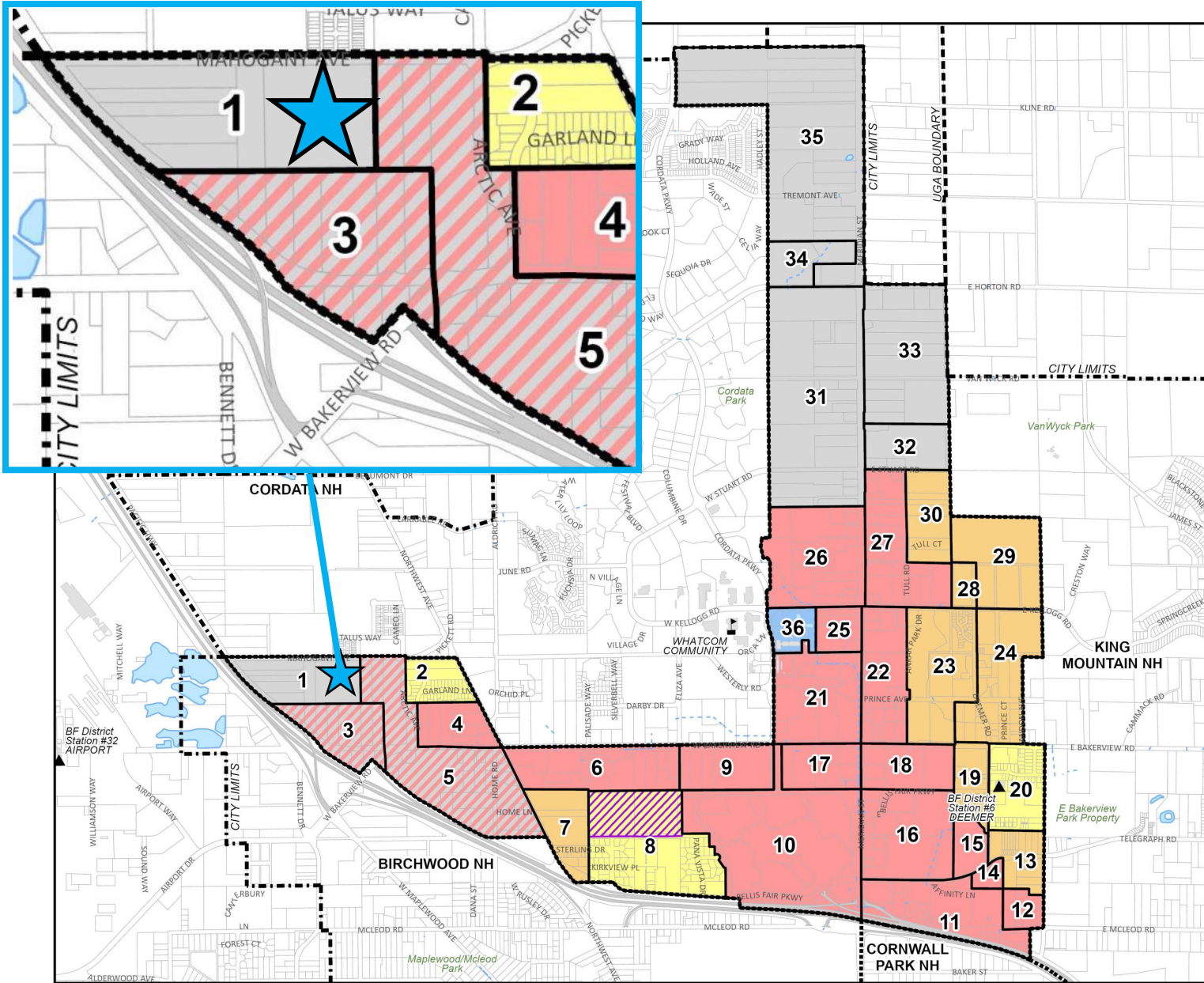
## Sale Price: \$5,900,000

5.71 useable acres of Planned Industrial zoned property next to Costco in Bellingham ready for your building plans. This property has been cleared, graded, compacted, and covered with crushed rock. Another huge plus for the property is that it has been connected to the City of Bellingham Regional Stormwater Facility which allows for maximum use of the property. Heavy power, natural gas, city water and sewer are in the street fronting the property. The completed entitlements to build on this property cost well over 1.5 million dollars and took several years of effort allowing for the buyer to expedite their construction and use of the property. Seller also owns adjacent planned commercial property that fronts Pacific Hwy.


Buyer to verify with the city of Bellingham buyer's intended use is permitted.



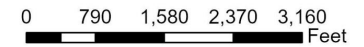
# SITE MAP



## MERIDIAN NEIGHBORHOOD ZONING

 Manufactured Home Park Overlay (BMC 20.35.120)

AREA	ZONING DESIGNATION
1	Industrial, Planned
1A	Industrial, Planned
2	Res. Single, Mixed/Planned
3	Commercial/Industrial, Mixed/Planned
4	Commercial, Planned
5	Commercial/Industrial, Mixed/Planned
6	Commercial, Planned
7	Res. Multi, Planned
8	Res. Single
9	Commercial, Planned
10	Commercial, Planned
11	Commercial, Planned
12	Commercial, Mixed/Planned
13	Res. Multi, Planned
14	Commercial, Mixed/Planned
15	Commercial, Mixed/Planned
16	Commercial, Planned
17	Commercial, Planned
18	Commercial, Planned
19	Res. Multi, Planned
20	Res. Single, Planned
21	Commercial, Planned
22	Commercial, Planned
23	Res. Multi, Planned
24	Res. Multi, Planned
25	Commercial, Planned
26	Commercial, Planned
27	Commercial, Planned
28	Res. Multi, Planned
29	Res. Multi, Planned
30	Res. Multi, Planned
31	Industrial, Light/Planned
32	Industrial, Light/Planned
33	Industrial, Planned
34	Industrial, Planned
35	Industrial, Planned
36	Institutional, Whatcom Community College



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5/24/2022, knewe

# PLANNED INDUSTRIAL

1. For all land designated industrial, the following standards shall apply.
2. *Range of Uses Possible.* Any of the following uses may be permitted in a planned proposal within an industrial general use type designation; provided, that any of such uses shall not be permitted where prohibited within the applicable neighborhood plan. Certain uses may also be excluded from a particular planned industrial area by the planning director if such use(s) are found to be incompatible with the surrounding area or unsuitable to the particular site. The final decision shall set forth the uses permitted for the subject property.
  - a. Warehousing and wholesaling of the following goods:
    - i. Motor vehicle and automotive parts and supplies exclusive of automotive wrecking and junkyards;
    - ii. Furniture and home furnishings;
    - iii. Lumber and other construction material;
    - iv. Sporting, recreational, photographic, hobby goods, and toys and supplies;
    - v. Electrical goods;
    - vi. Hardware, and plumbing and heating equipment and supplies;
    - vii. Machinery, equipment and supplies;
    - viii. Paper and paper products;
    - ix. Drugs, drug proprietaries and druggists' sundries;
    - x. Apparel, piece goods and notions;
    - xi. Groceries and related products;
    - xii. Beer, wine and distilled alcoholic beverages;
    - xiii. Miscellaneous nondurable goods which do not constitute a fire, explosion or safety hazard.
  - b. Manufacturing and assembly of the following products:
    - i. Dairy products;
    - ii. Canned and preserved fruits and vegetables;
    - iii. Bakery products;
    - iv. Apparel and other products made from fabrics and similar material;
    - v. Furniture and fixtures;
    - vi. Printing, publishing and allied industries;
    - vii. Electrical and electronic machinery, equipment and supplies;
    - viii. Measuring, analyzing and controlling instruments; photographic, medical and optical goods; watches and clocks;
    - ix. Miscellaneous manufacturing industries which do not constitute a fire, explosion or safety hazard.
  - c. Retail trade limited to the following:
    - i. Building materials, hardware, garden supply and mobile home dealers;
    - ii. Automotive dealers and gasoline service stations;
    - iii. Furniture, home furnishing and equipment stores;
    - iv. Eating and drinking places;
    - v. Liquor stores;
    - vi. Used merchandise stores;
    - vii. Miscellaneous shopping goods stores;
    - viii. Nonstore retailers;
    - ix. Fuel and ice dealers, except fuel oil dealers and bottled gas dealers;
    - x. Other retail sales similar to the above.
  - d. Service establishments dealing with the following:
    - i. Personal services (such as beauty and barber shops, shoe repair shops and laundry facilities);
    - ii. Business services (such as advertising agencies, collection agencies, janitorial services, computer service and consulting);
    - iii. Automotive repair, services and garages;
    - iv. Miscellaneous repair services (such as radio, TV, watch, clock, and furniture repair);
    - v. Amusement and recreation services, except motion pictures (such as dance halls and bowling alleys);
    - vi. Medical and dental laboratories;
    - vii. Institutions of higher education;
    - viii. Membership organizations;
    - ix. Small animal care shops (keeping of three or fewer animals overnight is permitted as an accessory use if animals are kept in an enclosed area);
    - x. Miscellaneous services (such as engineering, architectural and survey services);
    - xi. Offices;
    - xii. Art schools.
  - e. Agricultural nurseries.
  - f. Advertising devices.
  - g. Veterinary services.
  - h. Transportation and public utilities (such as freight operations, terminals, communication services, utility transmission systems, and utility generation systems only as provided in BMC [20.36.030\(C\)](#)).
  - i. Construction operations (such as construction offices and storage yards).
  - j. Mixed uses, if specifically listed in the neighborhood land use plan.
  - k. Hazardous waste treatment and storage facilities upon legislative approval of a site plan and subject to the requirements of BMC [20.16.020 \(G\)\(1\)](#).
  - l. Adult entertainment uses (including adult motion picture theaters) subject to the standards in BMC [20.12.080](#).
  - m. Billboards, subject to the provisions of this chapter, and only within the billboard overlay zones delineated by BMC [20.08.020](#), Figure 15.
  - n. Wireless communication facilities, subject to the provisions of Chapter [20.13](#) BMC.
  - o. Community public facilities, subject to consideration of the factors in BMC [20.16.020\(K\)\(4\)\(c\)](#) unless the facility qualifies as a permitted use under other permitted uses listed in the planned industrial designation, in which case the standard provisions of Chapter [20.38](#) BMC shall apply. Publicly owned parks, trails and playgrounds shall not be subject to the provisions of BMC [20.16.020 \(K\)\(4\)\(b\)](#) and [\(c\)](#).
  - p. Certain temporary shelters, per Chapter [20.15](#) BMC.
  - q. Recycling collection and processing centers, subject to additional standards per BMC [20.16.020 \(L\)\(2\)](#).
  - r. Certain interim housing, per Chapter [20.15A](#) BMC.



# ZONING REGULATIONS

## Use Qualifier:

Planned (uses limited to those in Whatcom County's light impact industrial zone as of April 1996, and shown in Attachment 1, as well as uses permitted in the city's planned industrial zone). Heavy industrial uses are not allowed. Adult entertainment uses are prohibited in this area.

## Density:

N/A

## Special Conditions:

Access; internal circulation; wetlands; buffers; separating industrial from residential uses.

## Prerequisite Considerations:

Sign No Protest LID Agreement for possible future improvements to Pacific Highway and I-5; construction of a contiguous road from Northwest to Pacific Highway generally along the northern boundary of Area 1, 1A, 2, and 5 (extension of Mahogany Avenue unimproved). Evaluation of development proposals for compatibility with airport operations.

Properties abutting on a city owned water or sewer system must extend that system as condition of development.

## Special Regulations:

See Attachment 1—Whatcom County LII Zoning Uses.



# LOCATION DETAILS



Canadian International Border

25 minutes

Bellingham International Airport

5 minutes

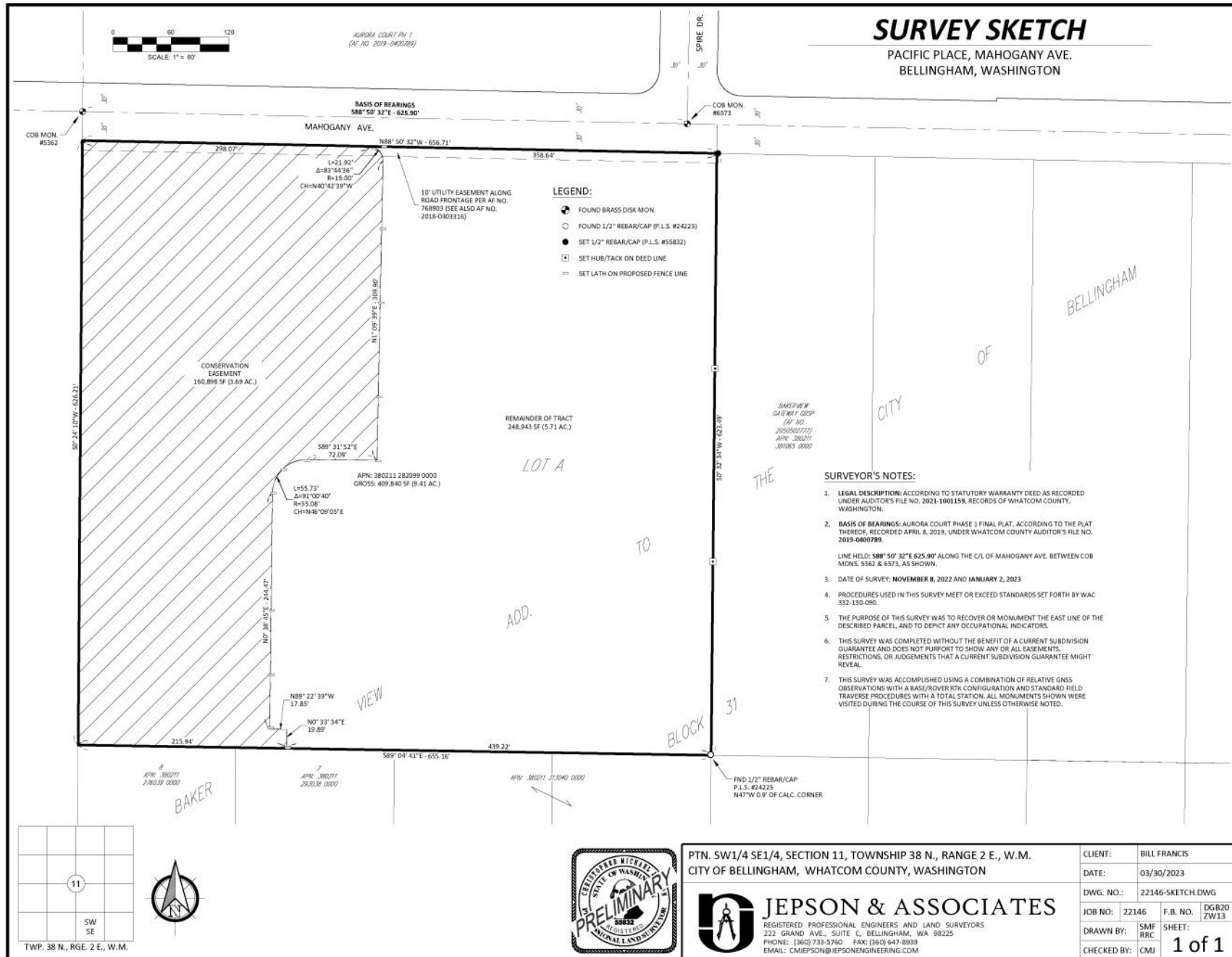
I-5 Exit 258

2 minutes

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# SURVEY SKETCH



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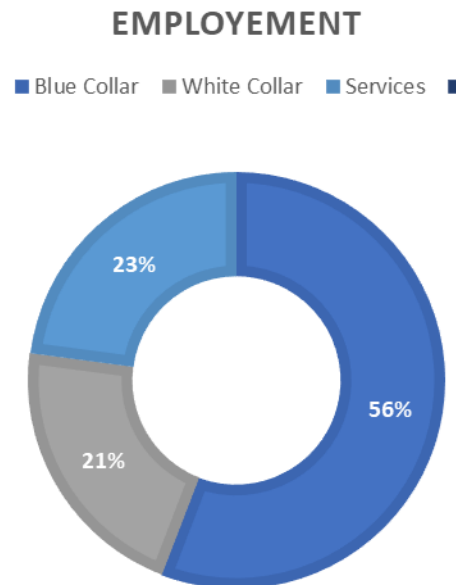
# NEIGHBORHOOD DEMOGRAPHICS

Neighborhood
Birchwood Neighborhood
Unemployment
4.8%
Avg. HH Size
2.28
Est. HH 2023
25,824 (5 Mile)

Radius	Median HH Income
1-Mile	\$42,099.75
3-Mile	\$46,337
5-Mile	\$44,534.32
Radius	Ave. HH Income
1-Mile	\$45,513
3-Mile	\$53,110.42
5-Mile	\$51,425.76

Labor Type	1-Mile	3-Mile	5-Mile
Agriculture	27	144	240
Mining	0	11	40
Construction	78	457	1,077
Manufacturing	141	764	1,656
Wholesale	44	324	587
Retail	226	1,420	3,208
Transportation	81	478	715
Information	35	190	439
Professional	188	982	2,037
Utility	269	1,936	4,454
Hospitality	103	1,141	2,553
Admin	84	503	976

Education	1-Mile	3-Mile	5-Mile
Pop > 25	2,074	13,485	28,576
High School Grad	531	3,757	7,808
Some College	587	3,640	7,406
Associates	161	1,070	2,365
Bachelors	277	2,042	4,849
Masters	73	457	1,117
Prof. Degree	37	179	339
Doctorate	19	116	234



Data from 2022 and prior.

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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.

## DEMOGRAPHICS



### Population

230,677



### Average HH Income

\$70,011



### Median Age

39

Whatcom County:

Bellingham:

93,910

\$59,163

37.5



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