Heavy Industrial

**INTENT:** The character of this district should remain industrial, focusing on marine dependent, or marine related uses based on SMA. Manufacturing, assembly, warehouse and waste-management activities shall be the principal uses. Office space is limited to accessory uses. Adaptive reuse of existing buildings is encouraged.

Light Industrial

**INTENT:** Light Industrial Zone should be industrial in character with uses such as assembly, warehouse and storage with limits on light, noise, fumes, and operating hours, with a potential limit on contiguous floor plate size. Office space and retail is limited to accessory uses only. Residential live/work artist or cottage industry units allowed. Adaptive reuse of existing buildings is encouraged. Marine-dependent or marine-related uses based on SMA.

Mixed-Use Commercial

**INTENT:** This district shall have an emphasis on commercial development over housing and other services, although such alternative uses are encouraged to bring activity during evening hours. The Mixed-Use Commercial District should be served by multiple forms of transportation, such as bus, automobile, bicycling and walking. Adaptive reuse of existing structures is encouraged wherever possible to preserve Bellingham Waterfront District’s historic quality, character, and industrial heritage.

Mixed-Use Residential

**INTENT:** Bellingham’s Waterfront District accommodates and encourages a variety of residential forms, as well as additional uses. It provides housing for a range of types of households, as well as varying incomes. This area should be served by different forms of transportation, including bus transit, biking and walking. Public open space will be within walking distance, taking the form of plazas, parks, trails, waterfront esplanades, and boulevards. The historic industrial structures must be preserved through adaptive reuse wherever possible to highlight this unique character and heritage of Bellingham’s Waterfront.

Institutional Overlay Zone

**INTENT:** This district is intended to accommodate institutions and civic uses that provide educational, public assembly, performing arts, exhibits, and conference functions. The Institutional area should be served by multiple forms of transportation, such as bus, bicycling and walking to reduce automotive use. Adaptive reuse of existing structures is encouraged wherever possible to preserve Bellingham Waterfront District’s historic quality, character, and industrial heritage.

Potential Bonuses:

- Land Use Bonuses
- No Single-Use
- FAR Bonus for Smaller Retail
- TDR Lake Whatcom Watershed
- Acquisition Spaces
- Community Meeting Space
- Public Amenity Bonuses
- Public Open Space
- Outdoor Public Art
- “Hill-Climb Assist”
- Affordability Bonuses
- Work Force Housing
- LEED Certification
- Adaptive Re-use of Structure
- Sustainability Bonus

**LEGEND**

- Mixed-Use Commercial
- Mixed-Use Residential
- Urban Reserve
- Heavy Industrial
- Light Industrial
- Institutional Overlay Zone
A diversity of uses is envisioned in seven land use categories across The Waterfront District.
bring appropriate businesses into the development which would be consistent with the overall guiding principles, and which would help generate additional positive long-term employment opportunities, while generating an appropriate beneficial return on the original capital investment. This would meet the needs of the University for appropriate new facilities in a LEED-certified neighborhood, created in an expeditious, yet responsible manner. This would also result in a partnership with other public agencies, leveraging their influence for the good of the greater community. Thus, this could be a “win-win-win” situation for all involved and could effectively address a site much larger than that of the University alone.

WWU Waterfront Immediately Adjacent “Zone of Influence” based on the September 2006 Framework Plan

- WWU at the Waterfront: 6.5 Acres
- WWU at the Waterfront Adjacent: 6.2 Acres
- Waterfront Center: 9.4 Acres
- Laurel Street Adjacent: 6.3 Acres

Total Area: **28.4 Acres**