

Adjacent to PeaceHealth Cordata Campus

PARCEL D

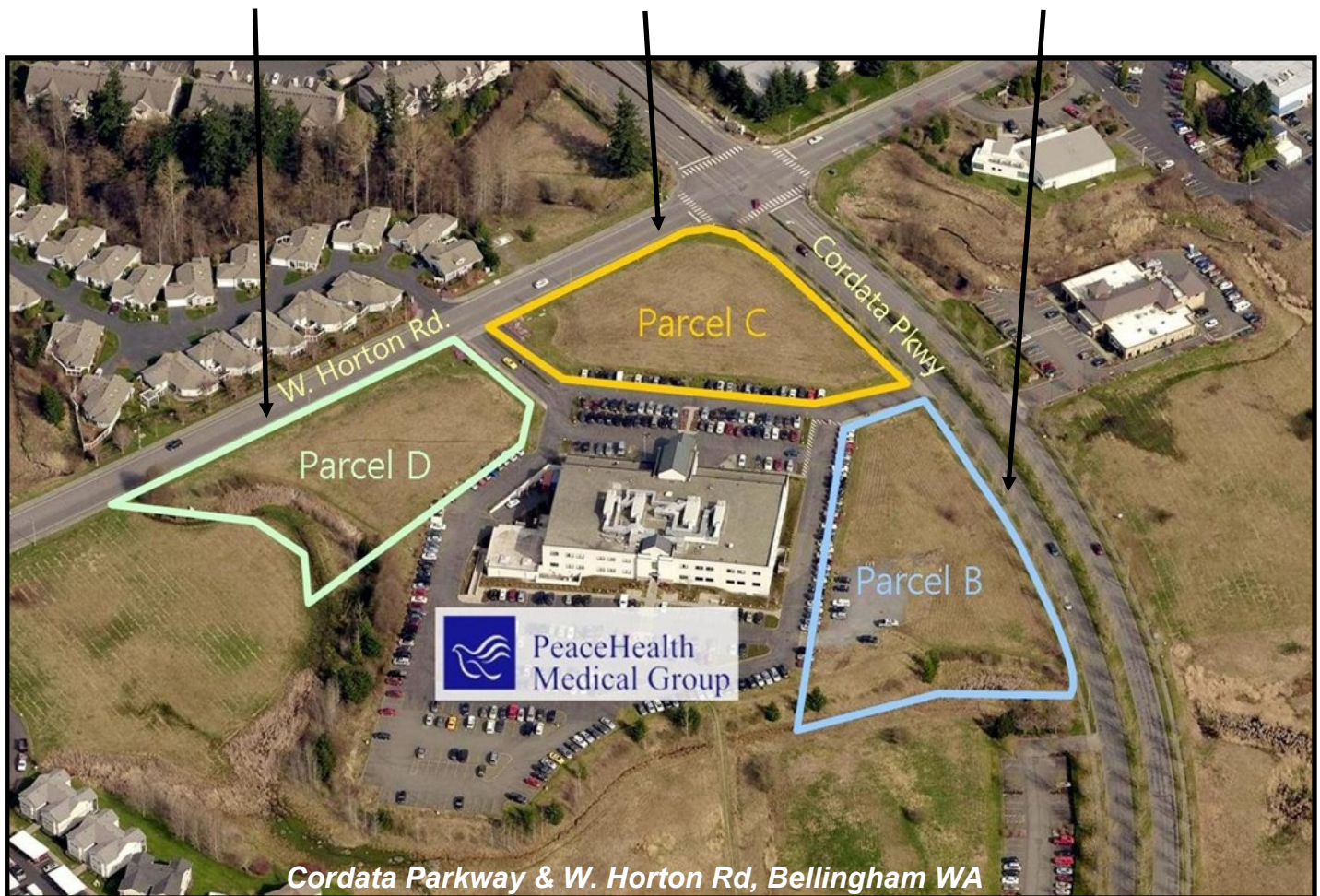
\$298,850

PARCEL C

\$740,436

PARCEL B

\$480,300



Contact

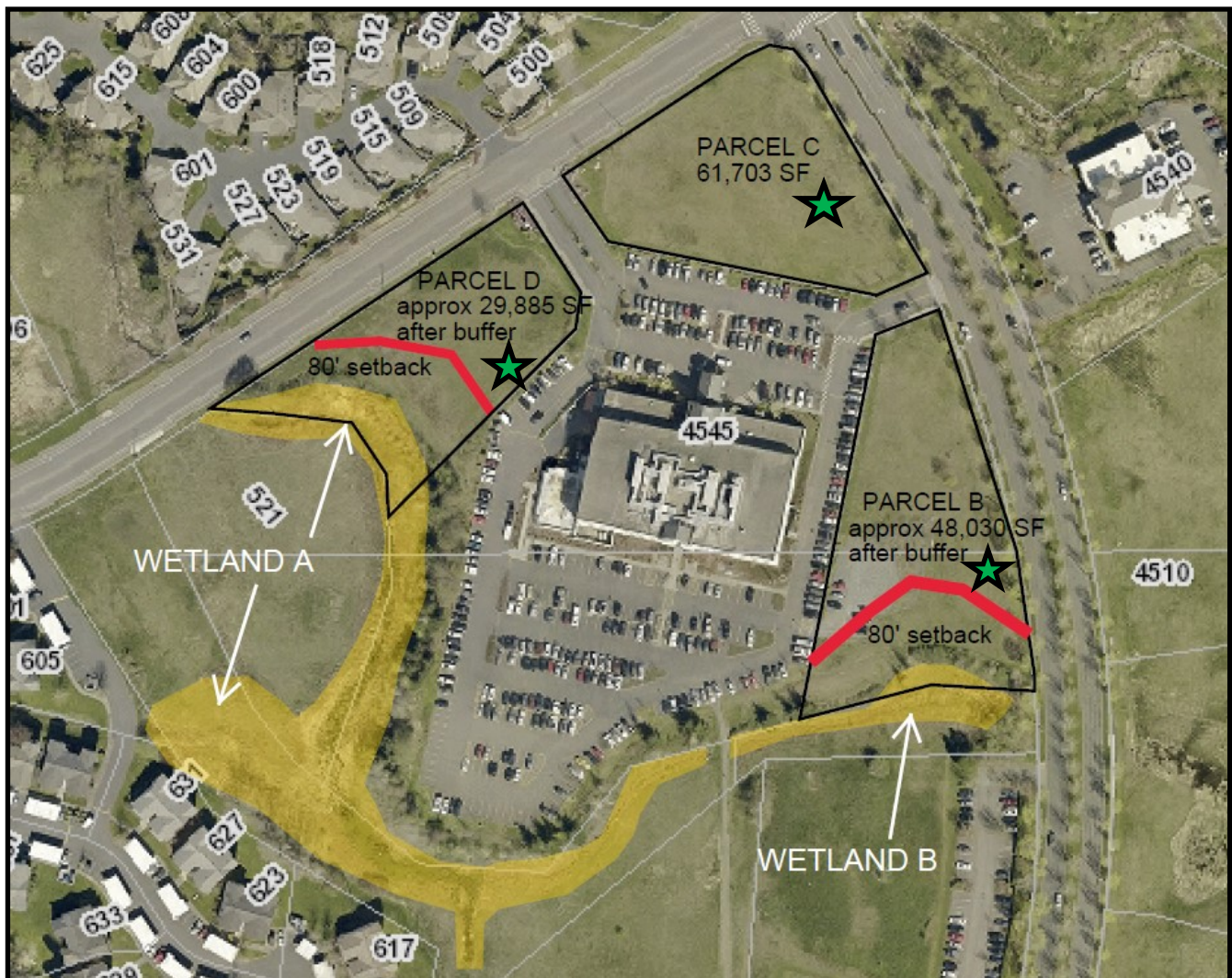
Greg Martineau, CCIM
360-820-4645 (cell)
Greg@saratogacom.com

LAND FOR SALE

Cordata Parkway & W. Horton Rd, Bellingham WA



Cordata Parkway & W. Horton Rd, Bellingham WA



Approximate Net Useable Square Footage as determined using Miller Environmental Services, LLC's "Wetland Reconnaissance Summary" Report dated November 6th, 2018.

LAND FOR SALE

Cordata Parkway & W. Horton Rd, Bellingham WA

PARCEL B	PARCEL C	PARCEL D
1.61 acres = 70,106 SF	1.42 acres = 61,855 SF	1.25 acres = 54,415 SF
Net Useable Area = 48,030 SF	Net Useable Area = 61,703 SF	Net Useable Area = 29,885 SF
\$480,300	\$740,436	\$298,850
\$10 per SF (based on net useable SF)	\$12 per SF (based on net useable SF)	\$10 per SF (based on net useable SF)
ALL 3 PARCELS		
4.28 acres = 186,376 SF		
Net Useable = 139,618 SF		
\$1,519,856		
\$10.88 per SF (based on net useable SF)		

Contact

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LAND FOR SALE

PROPERTY OVERVIEW

Zoning:	Institutional and Institutional Campus are, public facilities and utilities as permitted in Whatcom County General Commercial Zone. Such uses include hospitals, convalescent centers, clinics and similar activities together with the usual accessory uses. Residential facilities may be constructed in support of one of the activities listed previously. More specifically, institutional uses in the county code from 1995 are defined as: schools, colleges, libraries, fire stations building necessary for government, community centers, nursery or day-care facilities, retirement homes, convalescent centers, rehabilitation homes, post offices, public museums and art galleries.
Land:	4.28 total gross acres (approximately 3.2 acres net useable)
Status:	Vacant and ready for development
Utilities:	Public Water Public Sewer Electricity Natural Gas Telecommunications
Improvements:	All weather roads (2 lanes) Curbs: Yes
Access:	Direct access to the property from Horton Rd and Cordata Parkway
Topography:	Flat & Level

Contact

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PROPERTY OVERVIEW

Critical Areas:	Miller Environmental Services (MES) completed a Wetland Reconnaissance Summary" Report on November 6th, 2018. The first three pages of the MES Report (cover letter) is included this offering memorandum. The full 21 page report is provided upon request. The net useable areas included in this memorandum are approximate, and calculated using the MES Report. There are wetlands and Silver Creek on the south borders of parcels B & D. The critical areas ordinance would apply to any new construction.
Allowed uses and Design process:	All three parcels are in the Cordata PUD, which has its own development guidelines and allowed uses: https://www.cob.org/Documents/planning/neighborhoods/cordata-pud/cbp-development-design-guidelines.pdf The Cordata Design review board is responsible for reviewing and approving all new structures for compliance with the Cordata PUD.
Flood Zone:	All three parcels are <u>Not</u> located in a flood zone.
Tax Parcel Numbers:	Parcel B: 380201321012, 380212322560 Parcel C: 380201308040 Parcel D: 380201243023

Contact

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November 6, 2018

SUBJECT: WETLAND RECONNAISSANCE SUMMARY FOR THE CORDATA PARKWAY AND WEST HORTON ROAD

**PARCELS B, C AND D (PARCELS 380201-321012, - 308040, and - 243023) BELLINGHAM,
WASHINGTON**

Miller Environmental Services, LLC (MES) completed a wetland reconnaissance for the Cordata Parkway and West Horton Road properties, Parcels B, C and D (Tax Parcels 380201-321012, - 308040, and - 243023) in Bellingham, Washington. A site visit was conducted on October 23, 2018 to determine if wetlands or habitat conservation areas are located on or adjacent to the properties. One wetland and one stream are located on the south side of Parcel B and one wetland and one stream are located on the west side of Parcel D. A site sketch map is attached. Results of the site visit are described below.

Methods

Field Investigation

The subject property vegetation, soils, and hydrology were examined, and wetland areas were estimated according to the 1987 U.S. Army Corps of Engineers (Corps) *Wetland Delineation Manual* (Environmental Laboratory 1987)¹ and *Corps Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (U.S. Army Corps of Engineers, 2010)². Plant species on-site were identified according to Cooke (1997)³, Pojar and MacKinnon (1994)⁴, and Hitchcock and Cronquist (1973)⁵. Plant indicator status was determined using the Western Mountains, Valleys, and Coast 2016 Final Regional Wetland Plant List (Lichvar, 2016)⁶.

Observations

Site Description

The properties are located at the southwest corner of the intersection of Cordata Parkway and West Horton Roads. Parcel B is just south of the intersection, adjacent to Cordata Parkway, Parcel C is at the southeast corner of the intersection and Parcel D is just west of the intersection adjacent to West Horton Road. The parcels are generally undeveloped mowed grass with the exception of a small area of gravel parking on the west side of Parcel B.

The properties contain predominantly mowed grass. Observed dominant plant species include bentgrass (*Agrostis* spp.), tall fescue (*Festuca arundinacea*), clover (*Trifolium* spp.) and Queen Anne's lace (*Daucus carota*). The south edge of Parcel B and west edge of Parcel D contained a riverine wetland and transitional

buffer area of red alder (*Alnus rubra*), Douglas fir (*Pseudotsuga mensiezii*), Nootka rose (*Rosa nutkana*), hawthorn (*Crataegus* spp.) and Himalayan blackberry (*Rubus armeniacus*).

One wetland, Wetland A, was located on the west side of Parcel D. This wetland extends onto the adjacent parcel to the east and to the south – associated with an unnamed seasonal stream that drains northward, into East Bear Creek. This wetland is a riverine wetland that is dominated by emergent vegetation including softrush (*Juncus effusus*), small-fruited bulrush (*Scirpus microcarpus*), hardstem bulrush (*Schoenoplectus acutus*), common cattail (*Typha latifolia*) and bentgrass. This wetland is located along both sides of the seasonal stream. Wetland A is separated from a larger ponded wetland system located to the south by a large unidirectional culvert. Based on City of Bellingham IQ Mapper (topographic layer) the north end of the culvert is lower than the south end – which allows water to drain northward only. Additionally, the adjacent wetland area to the north of this culvert (Wetland A) is significantly lower than the culvert (4 to 5 feet, based on visual observation). Based on this information, it does not appear possible for water to back up within Wetland A and flow south through the culvert toward the offsite pond. Additionally, Wetland A is also separated from Wetland B to the east because of a small culvert that carries water in one direction - westward.

Wetland B is also a riverine wetland associated with the same seasonal stream (tributary to East Bear Creek). It is located to the east of a culvert and trail crossing at the south end of Parcel B. The wetland is dominated by reed canarygrass (*Phalaris arundinacea*) and softrush. It was also observed that several areas of Parcel B appeared to have mixed fill soils with clays, loam, sand, and gravel.

Wetlands A and B were rated using the Wetland Rating System for Western Washington (2014 update). Both wetlands received a total score of 20 points with a habitat score of four (low). These wetlands are Category II wetlands with low habitat scores. The completed rating forms (but not figures) are attached. Under the City of Bellingham Critical Areas Code (CAO), these wetlands require an 80-foot buffer for a high intensity land use proposal (commercial, industrial, or high density residential).

The seasonal stream located within both wetlands may be regulated as a potential fish stream – as there is a direct connection to downstream waters (East Fork Bear Creek) mapped with fish by the Washington State Department of Fish and Wildlife SalmonScape Mapper. In the City of Bellingham Code this would require a 75-foot buffer – measured from the ordinary high water mark of the stream.

Summary

Two wetlands and one stream were observed during the reconnaissance. Wetland B is located at the south end of Parcel B. No other wetlands were observed on this parcel – which contained compacted fill soils. Parcel C contained no wetlands and Parcel D contained one wetland, Wetland A, at the west end. Both wetlands were rated as Category II wetlands requiring an 80-foot buffer for a high intensity land use proposal. A seasonal stream is also located within both wetlands that may require a 75-foot buffer as a potential fish bearing stream. The City of Bellingham CAO may require an additional 15-foot building setback from the edge of the buffer, which restricts hard surfaces and buildings within 15 feet of the buffer. Buffer reduction or averaging may be allowed with mitigation and administrative approval of up to 25-percent of the required buffer. This would allow for a wetland buffer of 60 feet and stream buffer of 56 feet. Additionally, the City may require up to a 15-foot building setback from any final buffer.

Koniag, Inc – Cordata Pkwy and W.Horton Rd Parcels B, C and D

November 6, 2018

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Please contact me at (360) 255-5799 or ed@millerenvironmental.org if you have any questions or would like to discuss these findings.

Sincerely,

A handwritten signature in black ink, appearing to read "Ed Miller". The signature is written in a cursive style with a large, prominent "M".

Ed Miller, PWS
Senior Biologist

Attachment: Wetland Reconnaissance Sketch Map
 Wetland Rating Forms



Executive Summary

4545 Cordata Pkwy, Bellingham, Washington, 98226
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 48.80503
Longitude: -122.49610

	3 miles	5 miles	10 miles
Population			
2000 Population	21,831	64,560	127,078
2010 Population	28,884	77,635	150,059
2018 Population	31,915	84,874	163,174
2023 Population	34,242	90,346	173,379
2000-2010 Annual Rate	2.84%	1.86%	1.68%
2010-2018 Annual Rate	1.22%	1.09%	1.02%
2018-2023 Annual Rate	1.42%	1.26%	1.22%
2018 Male Population	48.3%	49.4%	49.5%
2018 Female Population	51.7%	50.6%	50.5%
2018 Median Age	37.7	34.6	36.5

In the identified area, the current year population is 163,174. In 2010, the Census count in the area was 150,059. The rate of change since 2010 was 1.02% annually. The five-year projection for the population in the area is 173,379 representing a change of 1.22% annually from 2018 to 2023. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 37.7, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	78.2%	81.3%	81.5%
2018 Black Alone	1.4%	1.5%	1.3%
2018 American Indian/Alaska Native Alone	1.6%	1.6%	3.3%
2018 Asian Alone	8.2%	6.3%	5.0%
2018 Pacific Islander Alone	0.4%	0.3%	0.2%
2018 Other Race	5.5%	4.1%	4.1%
2018 Two or More Races	4.7%	4.9%	4.6%
2018 Hispanic Origin (Any Race)	11.7%	9.9%	9.8%

Persons of Hispanic origin represent 9.8% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 45.0 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	9,561	26,261	49,669
2010 Households	13,066	32,399	60,411
2018 Total Households	14,231	35,038	64,841
2023 Total Households	15,252	37,401	68,971
2000-2010 Annual Rate	3.17%	2.12%	1.98%
2010-2018 Annual Rate	1.04%	0.95%	0.86%
2018-2023 Annual Rate	1.40%	1.31%	1.24%
2018 Average Household Size	2.20	2.30	2.43

The household count in this area has changed from 60,411 in 2010 to 64,841 in the current year, a change of 0.86% annually. The five-year projection of households is 68,971, a change of 1.24% annually from the current year total. Average household size is currently 2.43, compared to 2.39 in the year 2010. The number of families in the current year is 37,231 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



Executive Summary

4545 Cordata Pkwy, Bellingham, Washington, 98226
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 48.80503
Longitude: -122.49610

	3 miles	5 miles	10 miles
Median Household Income			
2018 Median Household Income	\$51,309	\$53,005	\$57,524
2023 Median Household Income	\$58,780	\$60,338	\$66,754
2018-2023 Annual Rate	2.76%	2.63%	3.02%
Average Household Income			
2018 Average Household Income	\$66,459	\$72,049	\$78,440
2023 Average Household Income	\$78,318	\$83,885	\$91,608
2018-2023 Annual Rate	3.34%	3.09%	3.15%
Per Capita Income			
2018 Per Capita Income	\$30,015	\$30,397	\$31,793
2023 Per Capita Income	\$35,186	\$35,295	\$37,037
2018-2023 Annual Rate	3.23%	3.03%	3.10%

Current median household income is \$57,524 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$66,754 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$78,440 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$91,608 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$31,793 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$37,037 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	10,065	27,623	52,559
2000 Owner Occupied Housing Units	5,115	14,160	29,970
2000 Renter Occupied Housing Units	4,446	12,101	19,699
2000 Vacant Housing Units	504	1,362	2,890
2010 Total Housing Units	13,879	34,289	64,297
2010 Owner Occupied Housing Units	6,300	16,464	35,113
2010 Renter Occupied Housing Units	6,766	15,935	25,298
2010 Vacant Housing Units	813	1,890	3,886
2018 Total Housing Units	14,977	36,982	69,075
2018 Owner Occupied Housing Units	6,580	17,125	36,569
2018 Renter Occupied Housing Units	7,650	17,913	28,273
2018 Vacant Housing Units	746	1,944	4,234
2023 Total Housing Units	15,942	39,328	73,261
2023 Owner Occupied Housing Units	7,237	18,637	39,697
2023 Renter Occupied Housing Units	8,015	18,763	29,273
2023 Vacant Housing Units	690	1,927	4,290

Currently, 52.9% of the 69,075 housing units in the area are owner occupied; 40.9%, renter occupied; and 6.1% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 64,297 housing units in the area - 54.6% owner occupied, 39.3% renter occupied, and 6.0% vacant. The annual rate of change in housing units since 2010 is 3.24%. Median home value in the area is \$378,779, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 5.31% annually to \$490,498.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

November 14, 2018