
The Land Use Element looks at how land is currently being used in Blaine, and evaluates the need for new development based on the predicted number of new residents and businesses locating within the City limits over the next 20 years.

The City of Blaine may be small, but is diverse in use. The City is accessible by Interstate-5, two state highways, and a public harbor. In addition, the public can access Blaine through two border crossings. Blaine is home to numerous parks including city, county, and state facilities. Blaine features a large school complex serving the Blaine and the Birch Bay area.

Blaine can be separated into four distinct districts. The four districts are Central Blaine, East Blaine, West Blaine, and the Urban Growth Area (UGA).

Central Blaine is the original founding location of Blaine, and is comprised of a diverse array of land uses. Within this area you can find homes and businesses constructed around the turn of the 20th century. Central Blaine has been infilled by new residences, a regional school complex, public facilities such as City Hall, and other commercial and retail developments.

West Blaine, containing Semiahmoo, is a resort community featuring The Resort Semiahmoo which is a luxury hotel facility, private golf course, and country club. West Blaine is also home to a mix of single and multi-family housing. The few undeveloped tracts of land in West Blaine are planned for more single-family and multi-family development, and possibly more recreation amenities.

East Blaine is comprised of 1,182 acres and was incorporated into the city in 1996. This area is characterized by low density single family residences and remains largely undeveloped. There are approximately 500 additional platted parcels yet to be developed. Two large development proposals have been approved by City Council, which would result in 1,350 residential units.

A Land Use Capacity Analysis was conducted to assess the adequacy of Blaine's UGA to accommodate projected growth over the next 20 years. In the analysis it was predicated that Blaine's UGA would need to accommodate the addition of 4,414 people and 2,097 new jobs by 2036.

After looking at the potential developable area in Blaine's UGA, the survey concluded approximately 397.6 acres would be appropriate for residential development. There is also approximately 97.3 acres that could serve commercial and industrial development.

Based on this discovery, the survey concluded that Blaine's existing UGA area is currently capable of accommodating an additional 6,634 persons, and serving the creation of 2,542 jobs.

Both these figures exceed the projected residential and job growth within Blaine's UGA in the next 20 years.

While Blaine's UGA is capable of serving the predicted number of new residents and jobs, development over the next 20 years will be encouraged within the City Limits. This is to help provide services closer to existing residences and businesses, take advantage of the existing public facilities, and reduce urban sprawl.

ACRONYMS USED IN THIS CHAPTER

CPTED Crime Prevention Through Environmental Design

DU Dwelling Unit

IJR Interchange Justification Report

UGA Urban Growth Area

CHAPTER 4 – LAND USE

The Land Use Element was developed in accordance with Section 36.70A.070 of the Growth Management Act to address land uses in the City of Blaine and the adjacent Urban Growth Area (UGA). This document represents the City's plan for growth over the next 20 years. This plan is consistent with goals of the Growth Management Act and the adopted Whatcom County Planning Policies, and provides more specific goals and policies to implement these goals and policies within the Blaine UGA. The Land Use Element considers the general distribution and location of land uses and the appropriate intensity and density of land uses given existing conditions and development trends. The proposed land use plan and development regulations provide for a variety of housing types and employment opportunities; efficient delivery of services; and the provision of recreational areas and open space within the Blaine UGA.

The City of Blaine Comprehensive Plan looks at development patterns in the surrounding area and recognizes that land use within the City of Blaine is heavily influenced by the population and economic activity in the lower mainland of British Columbia and by traffic crossing the Canadian border at the two Blaine border crossings.

The Land Use Element includes:

- A description of existing land use and zoning
- Projected residential, commercial, manufacturing and public land needs
- Land use goals, policies and actions
- The proposed land use plan and 20-year UGA

This chapter is integrated with other elements of the plan to ensure that public service and utilities will be adequate to serve future development and to ensure consistency throughout the City of Blaine Comprehensive Plan.

EXISTING CONDITIONS

STUDY AREA

The study area for the City of Blaine Comprehensive Plan encompasses the Blaine UGA, as shown on LU-1. The UGA includes approximately 4,065 acres (not including undevelopable tidelands within the incorporated city limits). Approximately 3,565 acres are currently within the City Limits. General land use within the City Limits is shown on Table 4.1. For planning purposes the study area is divided into three smaller planning areas: Central Blaine, West Blaine, and East Blaine. The three planning areas are described below.

Urban Growth Area (UGA) - The Growth Management Act established a concept of land areas intended to be developed at an urban density. These areas, known as UGA's are required to be large enough to accommodate the expected population and job growth over the 20-year planning period. They contain cities and the land into which a city can expand by annexation.

Central Blaine is the original town site of Blaine located northeast of Drayton Harbor. This area has a number of older homes and businesses built around the turn of the 20th century, as well as homes and businesses built over the past

few decades. This area contains a mix of residential development, commercial retail or office space, and manufacturing or warehouse space; two U.S.-Canada border crossings; a school complex; and a number of public facilities serving the City and surrounding area. The Peace Arch Port of Entry crossing completed a significant expansion into the Residential High Density and Highway Commercial zone in 2011. The International Truck Crossing at SR-543 expanded to its current capacity and configuration in approximately 2004. The Blaine Harbor and adjacent waterfront area is regulated by the Wharf District Master Plan (2007) which is adopted as an appendix to this plan.

West Blaine lies across Drayton Harbor from Central Blaine and is connected to Central Blaine by the waters of the Harbor. The Resort Semiahmoo site was annexed to the City in 1974 and has developed as a resort community including an 18-hole golf course, country club, 201-room hotel, 300-slip boat harbor, and residential neighborhoods. Semiahmoo comprises most of West Blaine, but a few large tracts of undeveloped land remain outside the resort. These are planned for lower density, mixed single-family and multi-family development. The Resort Semiahmoo Master Plan (2015) regulates development in much of the West Blaine planning area and is adopted as an appendix to this plan.

East Blaine refers to the area to the east of Central Blaine annexed in February 1996. This area is characterized by low density, single-family residential uses. Most of the residences are located on platted parcels in the western portion of the annexation area and are served by City water and septic tanks. Sanitary sewer has been extended into the planning area recently. Most of the land is held in five to ten-acre tracts or larger parcels. Two large development proposals have been approved by the City for construction in East Blaine: Grandis Pond and East Maple Ridge. Recent permit activity has approved additional, smaller subdivisions. Preliminary plats have been approved, but no development activity has occurred. Together these projects represent over 1,400 residential units.

A large portion of the East Blaine area has been identified as an aquifer recharge area. This aquifer is tapped to provide the public water supply for Blaine and Birch Bay.

TABLE 4.1 - EXISTING LAND USE WITHIN BLAINE CITY LIMITS

	UGA Total	City Limits	Unincorporated UGA
Total Area (Ac)¹	4,065	3,565	500
Housing Units²	undetermined	2,400	-
Multifamily Units²	undetermined	664	-
Single-family Units²	undetermined	1,609	-
Mobile Homes/Special Housing Units²	undetermined	127	-
Commercial Developed Acreage	86	84	2
Industrial Developed Acreage	73	73	0
Parks/Open Space (Ac)	99	99	0
Public Facilities/Schools (Ac)	170	110	60
Road and Utility ROW (Ac)	604	581	23
Vacant Land (Ac)	961	835	126

Notes:

1. Total area does not include undevelopable tidelands within incorporated city limits.
2. 2013 data used.

Table 4.2 summarizes acreages of zoned land within the total UGA.

TABLE 4.2 - EXISTING ZONED ACREAGES WITHIN BLAINE UGA

Parcel Zoning	UGA Total Inclusive of City
Residentially Zoned Parcels (AC)	2,402
Commercially Zoned Parcels (AC)	190
Industrially Zoned Parcels (AC)	357
Publicly Zoned Parcels (AC)	136
UGA Total Zoned Parcels (AC)	3,805

PROJECTED LAND CAPACITY

A Land Capacity Analysis was conducted to assess the adequacy of the Blaine UGA to accommodate projected population and employment growth and to assign land use designations. The analysis was conducted by Whatcom County with significant input from Blaine staff and staff of the other municipalities within Whatcom County.

The Whatcom County draft Land Capacity Analysis identifies the total acreage of land within the City Limits and UGA of Blaine, summarizes land area by zoning district, and projects both housing and employment capacity after subtracting land for public uses and critical areas and making assumptions regarding development density. The data

Land Capacity Analysis – A land capacity analysis is a study of available land and the limitations of the land to support development. It takes into account subtractions for critical areas, land for infrastructure, and land for future public needs and then determines the potential holding capacity based on the proposed future land uses. The existing land use pattern is used as a guide with consideration being given to policies and programs that may adjust the future pattern to make it differ from the past pattern.

provided in the Whatcom County Land Capacity Analysis will be used to update the inventories contained in the Land Use Element.

The overall purpose of the land capacity analysis is to assess the adequacy of the UGA to accommodate projected housing and employment growth over the 20-year planning horizon (2016-2036), and to provide the basis for applying or changing future land use designations. Resolution 1639-14, which is the non-binding multi-jurisdictional resolution entered into by the City of Blaine, Whatcom County, and the other cities within the county, identifies a population growth target of an additional 4,414 people and an additional 2,097 jobs within the Blaine UGA by 2036. The Whatcom County Land Capacity Analysis finds that the current Blaine UGA has a population capacity of 6,634, which exceeds the projected population growth by 2,200. The analysis assumes an overall residential density for the new growth of 5.22 dwelling units per acre resulting in a capacity of 2,301 additional single-family housing units and 1,072 multifamily housing units. The total employment growth capacity of the UGA is 2,542, which also exceeds the projected employment growth.

RESIDENTIAL LAND CAPACITY

Current and projected population growth, projected population growth capacity, and projected housing unit capacity are summarized in Table 4.3. The population of the Blaine UGA is projected to increase to 9,591 by 2036, an increase of 4,414 persons. Based on current zoning within the UGA subject to the assumptions made in the Whatcom County Land Capacity Analysis, the Blaine UGA has a population growth capacity of 6,634 persons, which exceeds projected growth. The capacity projections assume a capacity of 2,301 single-family housing units, 2,061 of which would be within the city limits, and 1,072 multifamily units, the majority of which (648) would be in the unincorporated UGA. Total projected residential density would be 5.22 dwelling units per acre (DU/Ac) for the UGA as a whole with a density of 4.08 DU/Ac in the city limits and 7.85 DU/Ac in the unincorporated UGA.

TABLE 4.3 – PROJECTED RESIDENTIAL GROWTH CAPACITY

	City Limits	Unincorporated UGA	Total UGA
2013 Population	4,785	392	5,177
2036 Projected Total Population	-	-	9,591
2036 Projected Population Growth	-	-	4,414
2036 Projected Population Growth Capacity	5,049	1,585	6,634
2036 Projected Housing Unit Capacity – Single Family	2,061	240	2,301
2036 Projected Housing Unit Capacity – Multifamily	424	648	1,072
Net Developable Residential Acres	277.8	119.8	397.6
2036 Projected Overall Residential Density	4.08 (DU/Ac)	7.85 (DU/Ac)	5.22 (DU/Ac)

COMMERCIAL LAND CAPACITY

Projected employment growth and projected employment capacity are summarized in Table 4.4. The Blaine UGA is projected to add an additional 2,097 jobs by 2036. The Land Capacity Analysis identified 97.3 net developable acres for commercial or industrial development, which would result in an employment growth capacity of 2,542 jobs and 1,950,238 square feet of commercial or industrial space. The vast majority of the employment growth capacity (2,022 jobs) can fit within the city limits.

TABLE 4.4 – PROJECTED EMPLOYMENT GROWTH CAPACITY

	City Limits	Unincorporated UGA	Total UGA
2036 Projected Employment Growth (Jobs)	-	-	2,097
2036 Projected Employment Capacity (Sq. Ft.)	1,525,613	424,625	1,950,238
2036 Projected Employment Capacity (Jobs)	2,022	521	2,542
Net Developable Commercial/Industrial Acres	64.8	32.5	97.3

FUTURE PUBLIC LAND NEEDS

Currently 790 acres within the City Limits are being used for parks, open space, roads and public facilities. This is approximately 19% of the total acreage in the City. Approximately 99 acres of this land are in use for parks and open space including the Semiahmoo Golf Course. An additional 110 acres in the city limits (170 acres in the total UGA) are used for public facilities, including City offices, the school and federal facilities related to the border. The remaining 581 acres are used for roads and utility rights-of-way. It should be noted that the amount of land used for public rights-of-way is greater within Central Blaine due to the

small block sizes and wide streets platted when the City was established; whereas a significantly smaller proportion of the land at Semiahmoo is used for roads and utilities, most of which are private easements

For future planning purposes, it is assumed that approximately 30% of the land within the Blaine UGA will be needed for roads and utilities and other public facilities. This is a smaller percentage than has been used historically in Central Blaine, but it is assumed that new subdivisions will be designed more efficiently and that the majority of public facilities will remain in the downtown area.

URBAN GROWTH AREA (UGA) AND FUTURE LAND USE PLAN

The future land use designations for the City of Blaine are shown as LU-2. Development within these areas will be phased along with annexation and the extension of utilities. Infill within the current City Limits will be encouraged prior to expansion into new areas. Future land use within this area will be in accordance with the land use plan, described below.

The land use plan (LU-2) considers the location, environmental conditions and unique development patterns in Blaine and establishes UGA boundaries which reflect the demand for public land, commercial and manufacturing land, recreational land, wetlands and aquifer protection areas, and residential land to house projected full-time and part-time residents.

PUBLIC LAND

The City of Blaine is a small city on Interstate 5 with two state highways, two Canadian border crossings with supporting federal facilities, a large state park, a large county park, a public port and a regional school campus. The City of Blaine was platted in the early 1900s when small blocks and wide roads were common. As a result, approximately 19% of the land in the current City Limits is used for roads or public facilities. The *Land Use* Chapter of the [City of Blaine Comprehensive Plan](#) assumes that approximately 30% of the Urban Growth Area (UGA) will be needed for public purposes in the future, mostly road rights-of-way.

FUTURE LAND USE DESIGNATIONS

The Blaine Comprehensive Plan applies several Future Land Use Designations to land within the UGA. The Future Land Use Designations are summarized in Table 4.5. These designations identify broad categories of land uses, which can be defined in more detail with the corresponding zoning designations.

TABLE 4.5 – FUTURE LAND USE DESIGNATIONS

Land Use Designation	Definition	Corresponding Zoning
CBD – Central Business District	Mix of land uses within downtown Blaine	CB-M, CB-G, CB-WV, CB-TP and CB-W – Central Business Subdistricts
GW – Gateway	Mix of commercial and industrial land uses contained within the SR-543 gateway area	GW - Gateway
COM – Commercial	Commercial retail and office land uses	HC (a, b, c, & d) – Highway Commercial PC – Planned Commercial R/O – Residential/Office
IND – Industrial	Manufacturing or warehouse land uses	M (a, b, & c) – Manufacturing
PUB – Public	Publicly owned land, including local, state, or federal agencies	PUB – Public
RES 4-6 – Residential Single-Family	Low density, single-family residential uses at 4 to 6 DU/Ac	PR – Planned Residential RL – Residential Low Density SF-1 – Single-family SF-2 Single-family Attached
RES 6-20 – Residential Multifamily	Medium to high density, multifamily residential land uses at 6 to 20 DU/Ac	SF-2 Single-family Attached RH – Residential High Density RM – Residential Medium Density
R-REC – Residential Planned Recreation	Residential and recreational land uses located within master planned community	RPR – Residential Planned Recreation MPR – Marine Planned Recreation

LAND USE GOALS, POLICIES AND ACTIONS

GOAL 1: Identify an Urban Growth Area (UGA) that is large enough to accommodate projected population and commercial expansion over the next 20 years without creating a land shortage or artificially high land values.

POLICIES

- 1.1 *Land Supply* - Maintain an adequate supply of land to meet projected growth demands.
- 1.2 *Residential Land* - The UGA should include sufficient land to accommodate an additional 4,417 people by 2036. The total residential density of this additional growth should be at least 5.22 DU/Ac at full buildout.
- 1.3 *Manufacturing Land*- To accommodate projected manufacturing development until the year 2036, given the prevalence of low density

- industrial uses in Blaine, the City should expand the area designated for manufacturing land uses.
- 1.4** *Commercial Land* - Commercial uses should be encouraged to locate within the existing Commercial Zones, which are of adequate size to meet projected growth. Additional retail commercial development should be discouraged within the manufacturing zone south of Boblett Street except as determined for areas adjacent to Exit 274 (existing and proposed).
- 1.5** *Public Land* - The UGA should include sufficient land for public uses including roads, parks, watershed protection areas, regional school facilities and federal facilities related to the two U.S.-Canada border crossings. Approximately 30% of the land within the UGA should be presumed to be needed for infrastructure and public facilities.
- 1.5** *The Blaine Urban Growth Area (UGA)* should include land:
- which is adjacent to the City Limits and currently developed at urban density;
 - which is currently zoned for urban density development if other factors make it a logical area for growth. Land zoned UR4 is a higher priority for inclusion in the UGA than areas currently zoned R5A or R10A ;
 - which is currently served by City water or electricity;
 - which can be most efficiently served by police, fire and emergency medical services and is in close proximity to schools and other public facilities; and
 - which can be most efficiently served by the existing transportation network without substantial new road construction or upgrade.
- 1.8** City of Blaine Comprehensive Plan and development regulations amendments should be consistent with requirements to provide sufficient land to accommodate allocated housing and employment growth as adopted in the countywide planning policies.

GOAL 2: Maintain the small town character of the City of Blaine, while allowing sufficient growth in the population and tax base to help finance infrastructure, public services and amenities.

POLICIES

- 2.1** Future development should be planned and located in areas which complement existing development, minimize through-traffic in residential neighborhoods, and where development would not result in substantial immitigable environmental impacts.
- 2.2** *Medium to High Density Residential* development (6 to 20 units per acre) should be located in areas which:

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- are adjacent to existing or planned centers of employment and shopping;
 - have direct access to arterial roads and collectors without using local roadways in lower density residential areas;
 - transition is desired between commercial uses and lower-density residential development;
 - can be efficiently served with utilities and emergency services; and
 - have access to existing or planned park and recreation facilities, schools and other public facilities.

2.3 *Low Density Residential* development (4 to 6 units per acre) should be located in areas where:

- existing land use is predominantly residential;
- utilities are available or can be extended concurrent with development;
- the local road network can handle the additional traffic flow, or be upgraded concurrent with development, and is free of significant through-traffic from adjacent commercial or high density residential areas; and
- there may be critical areas or other development constraints that preclude commercial or higher density residential development, but could accommodate larger lot or clustered residential development.

2.4 *Commercial* development should be located:

- within or adjacent to areas where existing commercial or manufacturing development is located, provided additional commercial areas are planned and located or sufficiently separated, so as to avoid commercial strip development;
- along arterial or collector roads which have direct access to the state and federal highway system, or where adequate access can be provided concurrent with development;
- in areas where commercial development would not result in additional through-traffic through established or planned residential areas or cause major circulation or congestion problems;
- where utilities are planned or available at appropriate levels to serve the area and the intensity of the proposed commercial activity; and
- on land which is capable of supporting development with minimal environmental constraints.

2.5 *Industrial or Manufacturing* uses should be located in areas that:

- are capable of supporting industrial development without significant adverse environmental impacts;
- have utility services, including public water, sewer and three-phase electrical power at levels appropriate to serve the area and intensity of industrial use, or where extension of these services can be provided concurrent with development;
- have direct access to collector or arterial roads capable of supporting truck traffic without travel through residential areas. Lands with access to the harbor or railroad are also desirable; and
- are not immediately adjacent to established residential areas or can be adequately buffered to avoid adverse impacts from the noise, vibration, light, glare, odors or traffic which could be generated by industrial activities.

GOAL 3: Phase annexations and development within the Urban Growth Area (UGA) to encourage infill of vacant property within the City before expanding into rural areas.

POLICIES

- 3.1 Annexation petitions should be evaluated to ensure that adequate utilities and public services are available to serve the annexation area without impacting the cost or availability of public services and utilities to existing development and vacant land within the City Limits, that the annexation area will generate sufficient revenues to finance needed services and utility extensions or other public benefit to merit annexation, and that the annexation would not prevent or discourage the development of available vacant land within the City Limits.
- 3.2 Additional land should not be annexed to the City of Blaine until it is ready to develop at urban density unless there are public safety issues that cannot be resolved other than through annexation.
- 3.3 The City of Blaine will ensure that future Interlocal Agreements with Whatcom County include:
 - implementation of the proposed Critical Aquifer Recharge Protection Plan, as included in the Blaine Groundwater Management Program, 1995, including adequate protection of the Category 1 wetlands located in the area;
 - establishment of a transfer of a development rights program to further reduce development impacts within the established watershed protection area;
 - maintenance of existing larger lot zoning designations for all areas outside established UGA's;

- require all new developments within the City’s UGA to comply with City of Blaine development standards; and
- provide joint City/County review and approval for all development proposals within the City’s UGA.

ACTION

- A. The City should develop and adopt an Annexation Ordinance to establish criteria and procedures for initiating annexations and evaluating annexation petitions. This Annexation Ordinance should establish impact mitigation provisions to ensure that the cost of expanding or upgrading transportation or utility systems and other public services required by the annexation area are paid for by the annexation proponents or land owners within the annexation area, and that the required system upgrades are concurrent with the demand for service.

GOAL 4: Recognize private property rights and balance the protection of these rights with protection of the environment and greater public welfare.

POLICIES

- 4.1 Zoning and land use regulations should not be overly restrictive or duplicate or conflict with existing state or federal regulations. Where a proposed new regulation duplicates or conflicts with an existing City regulation, the existing regulation should be revised or repealed.
- 4.2 Land use and development regulations should ensure that property owners are allowed reasonable use of their private property. In no event should a regulation be so restrictive as to result in unconstitutional taking of private property for public use without just compensation.

GOAL 5: Implement the City of Blaine Comprehensive Plan; Whatcom County County-Wide Planning Policies, and the goals of the Washington Growth Management Act.

POLICIES

- 5.1 City of Blaine land use and environmental regulations should be consistent with adopted City of Blaine Comprehensive Plan Policies, Whatcom County planning policies and applicable state and federal laws. To be consistent with State Growth Management legislation, City of Blaine Comprehensive Plan changes and zoning revisions must be limited to once per year, with the exception of amendments to the capital facilities element which can be amended concurrent with the adoption or amendment of the City’s budget.
- 5.2 The City of Blaine should involve the community in an early and continuous manner in the development and consideration of its legislative actions, including the adoption and amendment of its City of Blaine Comprehensive Plan, to ensure its compliance with the Growth

Management Act, to establish a procedure for legal standing before the Growth Management Hearings Board, and to ensure adequate opportunity for the community’s voice to be heard in the development of public policy.

- 5.3 The City of Blaine should review and update its City of Blaine Comprehensive Plan in conformance to RCW 36.70A.130.

ACTION

- A. To implement the goals and policies of the City of Blaine Comprehensive Plan, the City should develop and adopt ordinances to:
- Make provisions for zero lot-line residential uses in multi-family residential zones.
 - Add accessory dwelling units as or permitted use in most residential zones.

GOAL 6: Provide opportunities for early and continuous public participation in the development and amendment of the comprehensive plan and development regulations in accordance with the requirements of the Washington Growth Management Act.

POLICY

- 6.1 Establish procedures within the Blaine Municipal Code that specify public notice requirements for proposed comprehensive plan or development regulations updates and public hearings, provide for the broad dissemination for public review of such proposals, and provide opportunities for written and verbal public comments.

GOAL 7: Promote the orderly development of land in the vicinity of the future I-5 Exit 274 interchange in order to accommodate the proposed alignment contained in the Interchange Justification Report (IJR), which is adopted by reference as part of the Comprehensive Plan.

POLICIES

- 7.1 Establish development regulations within the Blaine Municipal Code that require proposed development of parcels that are within or adjacent to the proposed Exit 274 interchange alignment to reserve land for future road right-of-way. Land that falls within future right-of-way may be used as yard area, open space, or utility easements, but should not contain structures or parking required to meet minimum parking standards.
- 7.2 Development regulations that require reservation of future right-of-way should not preclude all economic use of any parcel, such that an illegal taking of property occurs. If all economic use of a parcel would result from the reservation of future right-of-way, the City should consider public acquisition of the land needed for future right-of-way.

GOAL 8: Consider planning and design approaches that promote physical activity.***POLICIES***

- 8.1 Support bicycle and pedestrian transportation by providing interconnected street networks, connected sidewalks, linear parks, shared-use paths, bicycle lanes, or shared lanes.
- 8.2 Avoid creating disconnected neighborhoods and encourage creation of trail, street and sidewalk links between neighborhoods during development review. Encourage traditional or main street commercial corridors with street front buildings and limited curb cuts that are conducive to pedestrian access.
- 8.3 Provide a variety of active and passive outdoor recreation spaces oriented to a variety of activities and designed for use by all ages of the population.

GOAL 9: Develop and strengthen cohesive neighborhoods that embody distinct and identifiable character.***POLICIES***

- 9.1 Establish development regulations and design guidelines that are compatible with the historic identity, human scale, and small town feel of Blaine geared towards areas within and near the Central Blaine Planning Area.
- 9.2 Establish development regulations and design guidelines that are compatible with the unique forested setting, resort-oriented identity, and recreationally-focused environment of the West Blaine Planning Area.
- 9.3 Historic preservation efforts should be encouraged through the use of financial, building, and related incentives for the restoration and rehabilitation of historic structures and facilities.
- 9.4 Continue to enhance our community image and identity by improving the appearance and design of our streets and other public areas as attractive public places.
- 9.5 Provide gateway and directional signage that reflects the City's pride and hospitality.
- 9.6 Use trees and landscaping along streets, in parks, and other public spaces that reflect the aesthetic character of the neighborhood.

GOAL 10: Establish policies that support an aging population and encourage older residents to age in place without leaving Blaine.***POLICIES***

- 10.1 Accommodate services and facilities needed by aging residents within Blaine in locations that are accessible by older residents.
- 10.2 Promote a variety of housing types that are amenable to older residents. Such housing types may include cohousing, micro apartments, or assisted living homes.

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- 10.3 Consider parking requirement reductions for housing types that support older residents.
 - 10.4 Promote walkability and transit accessibility, particularly in Central Blaine.
 - 10.5 Support financial incentives and development regulation incentives that promote senior housing development that does not undermine the City's ability to provide services and maintain infrastructure.

GOAL 11: Facilitate a more dynamic environment in Central Blaine that may attract both young professionals and older residents seeking access to services.

POLICIES

- 11.1 Promote increased density in Central Blaine to facilitate the development of a variety of housing types, attract more commercial development, and be more conducive to walkability and transit accessibility.
- 11.2 Support financial incentives and development regulation incentives that promote urban housing development in the Central Business District that does not undermine the City's ability to provide services and maintain infrastructure.
- 11.3 Site or collocate public facilities such as schools, parks, libraries, community centers and athletic centers in Central Blaine where feasible and appropriate and in locations that are accessible by transit.
- 11.4 Encourage the use of Crime Prevention Through Environmental Design (CPTED) principles that facilitate a safer and more welcoming public environment. Examples include providing adequate lighting and providing windows, porches, or balconies that provide residents with increased opportunities to view public spaces, thus discouraging crime.

LAND USE ELEMENT MAP SET

LU-1 Study Area

LU-2 Land Use Designations