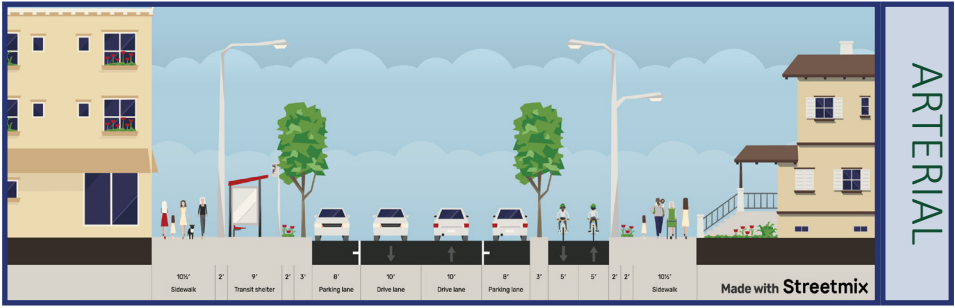
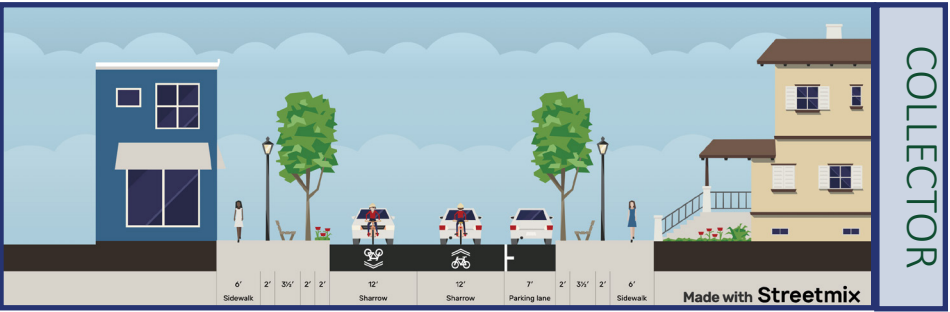


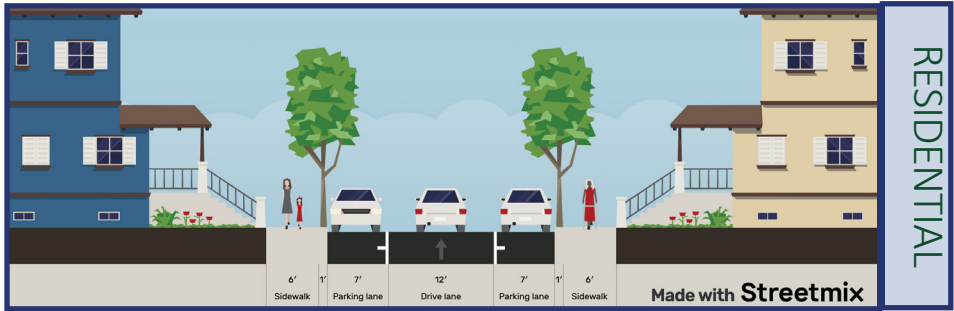
Street Types



An arterial street typically features multiple driving lanes designed for efficient vehicle movement. Pedestrian infrastructure includes wide sidewalks, often protected with landscaping. Public transit accommodations may be integrated at intervals. Bicycle infrastructure can vary but may include protected bike lanes.



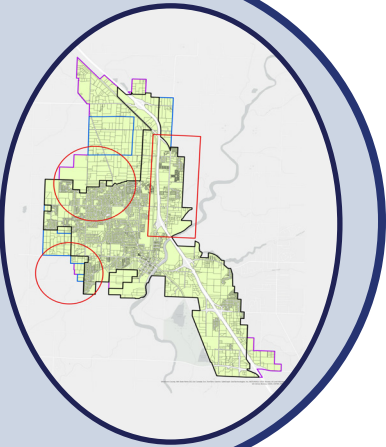
Collectors connect between residential and arterial streets, balancing mobility and access. They typically include two driving lanes with provisions for on-street parking where space allows. Bicycle lanes and pedestrian infrastructure may be more robust than arterials, as collectors often have a less car dominant design.



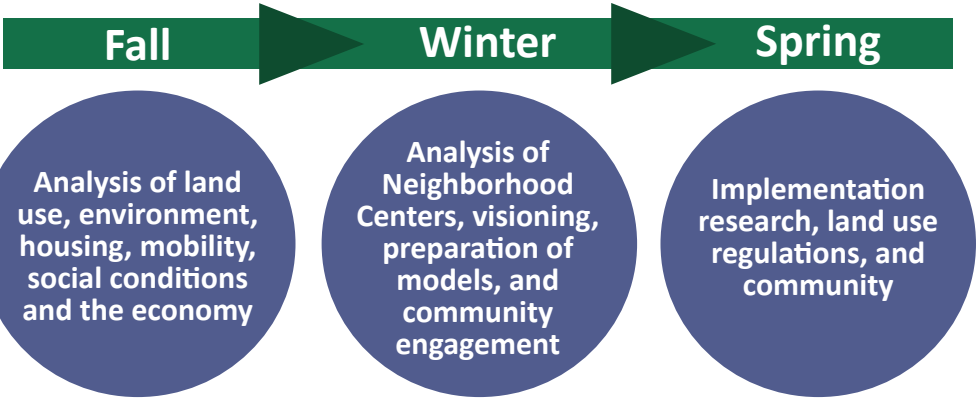
Residential streets prioritize local access and neighborhood connectivity, often following a grid-like pattern. Typically narrower than collector roads, these streets support lower traffic volumes and slower speeds. Pedestrian and bicycle traffic are often prioritized on a more equal footing to cars compared to other types of streets.

Project Overview

The City of Ferndale’s population is currently 16,762 and is expected to gain 10,961 residents and 3,337 jobs over the next 20 years. This requires the city to provide for new housing, jobs, civic, and public spaces, presenting challenges in preparing for growth. Partnering with City of Ferndale, Urban Planning Students at WWU are working to develop urban development models to accommodate new growth while improving the quality of life for current residents. A proposal for meeting future growth demands focuses on establishing Complete Neighborhood Communities. The sites were investigated for future development as Complete Neighborhoods.



Planning Studio Sequence



Complete Community?

A Complete Community, also commonly known as an Urban Village or a 15-Minute City, is a neighborhood-scale development strategy which locates key uses an resident may need within walkable or bikeable distances. Characterized by close proximity to residences, urban amenities, and jobs, complete communities also prioritizes multimodal connectivity throughout the community. By applying Complete Community principles as well as the feedback received in community engagement sessions, and are working on actionable policy changes and implementation strategies that could bring the vision of Complete Communities to Ferndale.

Imagining Complete Neighborhoods in Ferndale

WWU Urban Planning Senior Studio 2025



Learn more about this project!

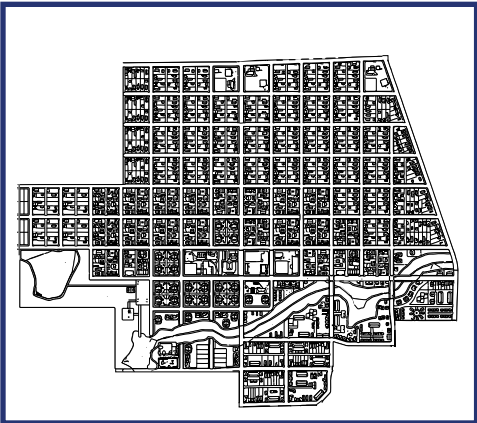
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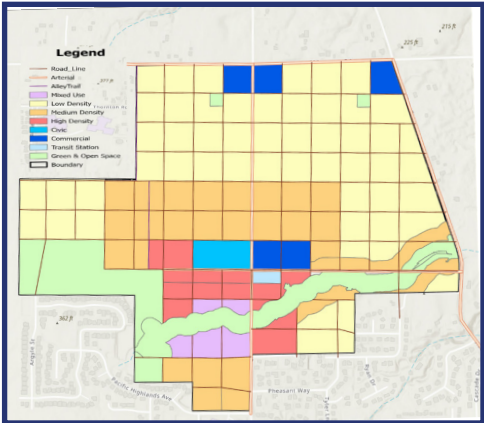
North Neighborhood Node’s study area comprises 180 developable acres. The site boundary uses two major roads as perimeter edges to the north (Aldergrove Drive) and east (Vista Drive), defining the neighborhood boundary. To the west, the site follows the border of the urban growth area (UGA). The southern boundary is bordered by current residential development. A goal of the plan is to increase connectivity between Church Road, a central arterial, and Vista. This is achieved by establishing a street grid system in an east-west orientation that extends throughout the proposed neighborhood.

North Node

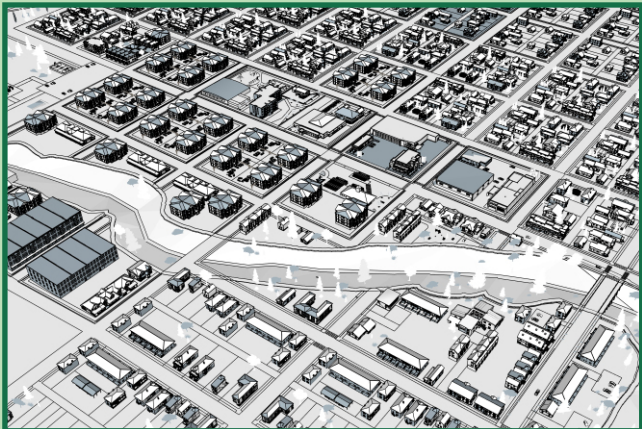
Neighborhood Map



Land Use Map



Perspective View



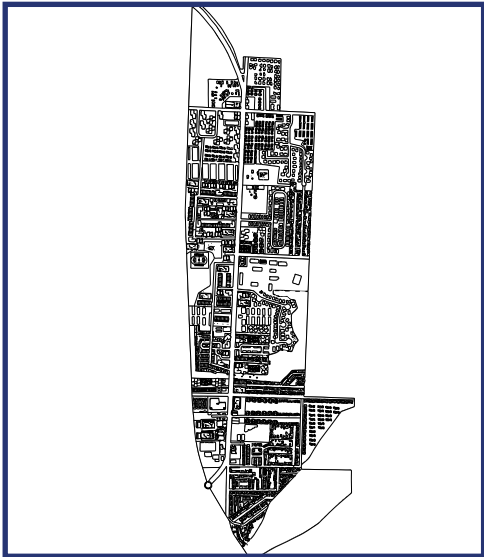
The mixed-use core is surrounded by higher density development compared to the rest of the site and features a riverine greenway, transit center, mixed use, and commercial uses. The greenway includes pedestrian and biking trails and extends into a public park.

North Node Density Table by % Area Median Income Allocation								
Density	Total Units	%Non-PSH	%PSH	%30-50 AMI	%50-80 AMI	%80-100 AMI	%>120 AMI	Emergency
Low	1319	339	137	282	92	64	312	N/A
Medium	1205	318	128	264	86	60	262	N/A
High	385	99	40	82	27	19	91	N/A
Mixed	183	47	19	39	13	9	43	N/A
Civic	54	N/A	N/A	N/A	N/A	N/A	N/A	54
Total	3146	803	324	667	218	152	708	54

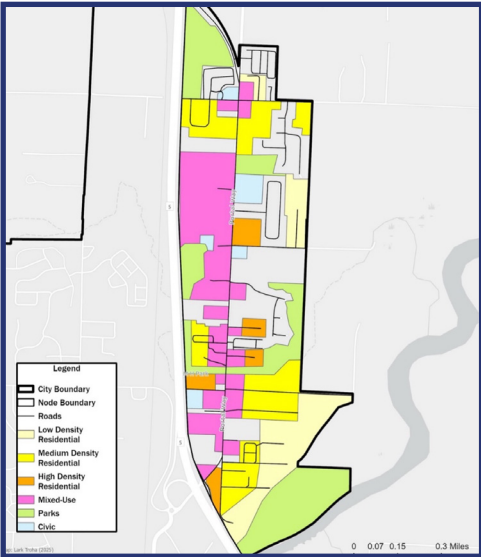
The study area is 468 acres, with 350 acres of developable lands. The study area is located along the I-5 corridor, with Portal Way as a main arterial, providing connectivity between Ferndale and other areas. Existing conditions include a mix of land uses, including light industrial, commercial, and residential zones. With investments in infrastructure, multimodal transportation, and increased housing stock, Portal Way could accomodate growth by creating a complete community.

Portal Way Node

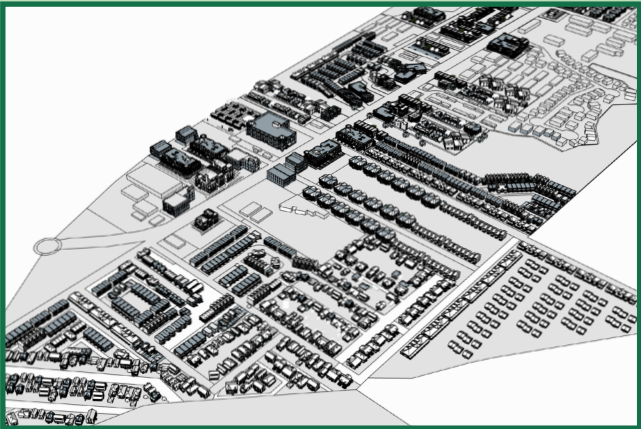
Neighborhood Map



Land Use Map



Perspective View



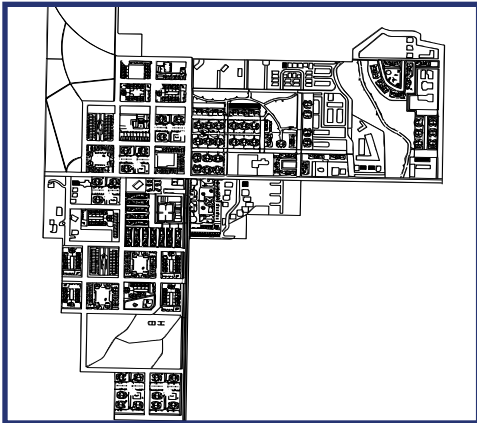
This model includes mixed uses and civic facilities including an elementary school, library branch, emergency housing, urgent care, and a civic center. The corridor is connected by multi-modal transportation options for residents and visitors.

Portal Node Density by Block				
Block Number	Housing Types	Total Units	Acres	Avg. Weighted Density
1	N/A	0	23.04	0
2	Mixed Use (Mu) Apartment, Duplex, Multiplex, Townhouse	454	26.16	24.35
3	Mu Apartment, Duplex, Townhouse, Courtyard Apartment, Stacked Flat	412	17.22	24.33
4	Mu Apartment, Apartment, Stacked Flat	1075	45.11	31
5	Apartment, Stacked Flat, Duplex, Cottage, Small Lot	356	21.76	24.28
6	Mu Apartment, Apartment, Stacked Flat, Multiplex, Townhouse, Small Lot	546	34.3	32.84
7	Mu Apartment, Apartment, Stacked Flat, Fourplex, Townhouse, Multiplex, Small Lot	376	18.43	26.36
8	Mu Apartment, Emergency Housing	162	10.73	15.12
9	Mu Apartment, Apartment, Stacked Flat, Multiplex	126	3.39	40.06
10	Mu Apartment, Apartment, Townhouse, Duplex, Cottage, Small Lot	486	27.81	18.1
11	Mu Apartment, Multiplex, Townhouse, Duplex, Cottage, Small Lot	487	24.63	22.18
12	Duplex, Cottage, Small Lot	173	49.53	17
Total		4653	302.11	22.97

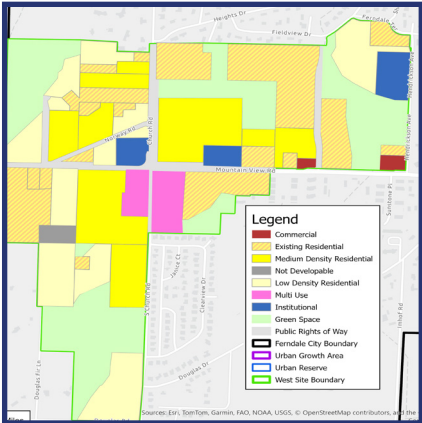
Guiding goals in the design of the West Neighborhood Node are to integrate diverse housing types, create a central neighborhood node that serves existing residential developments, and preserve and enhance natural areas. Ferndale citizens identified a preference for medium density (23 units per acre) for the West Neighborhood Node at the community outreach event, which was adopted as the target density for this plan. This proposal will supply an adequate level of new housing units and a population base to support local economic activities.

West Node

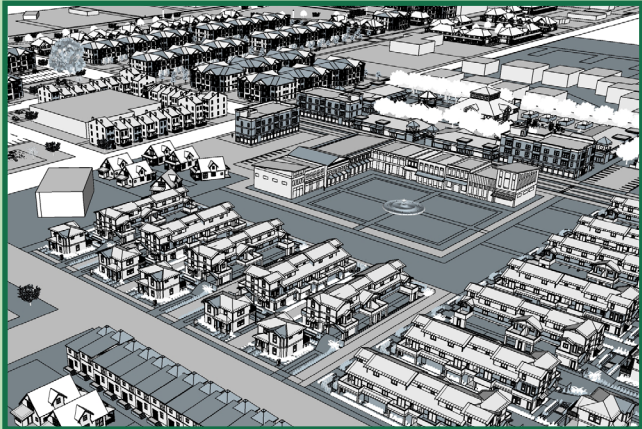
Neighborhood Map



Land Use Map



Perspective View



This hub includes street-front commercial spaces, mixed-use buildings with first-floor retail and apartment units, and adjacent duplexes and townhomes. The area also features a park with a community garden.

West Node Residential Densities				
	North of Mountainview	South of Mountainview	Total	Percent Total Units
Developable Acres	33.95	32.47	66.42 acres	-
Single Family Units	34	78	112	7%
Townhome Units	164	128	292	18.30%
Multifamily Units	108	312	420	26.30%
Apartment Units	492	278	770	48.30%
Total Units	798	796	1594 units	100%
Actual DU/AC	23.5	24.5	24 DU/AC	-