

## FAIRHAVEN NEIGHBORHOOD AND URBAN VILLAGE PLAN

Meeting #5 – June 22, 2011

### **Exercise #2 - Homework: Public view corridors, height and bulk**

Take the 3D Fairhaven Map on a walking field trip to understand the existing built environment in advance of the next session.

#### **1. Identify key public view corridors on the map and describe them below.**

- Harris Avenue looking west to the bay
- 12<sup>th</sup> & Mill to the bay over top of Village Inn (diagonal view)
- NW corner of Village Inn between Village Inn and parking lot (no height limits on Port property down below)
- Looking south down 11<sup>th</sup> can see activity in core
- From 6<sup>th</sup> looking north to mountains
- Village Green to Taylor Dock
- West on McKenzie looking down 100' ROW
- Village Green framed by taller buildings and 10<sup>th</sup> St. buildings
- Continuity from Mill to Larrabee of roof heights – creates a sense of place
- Old Fairhaven Parkway light at 12<sup>th</sup> towards the bay
- Trek Video sunsets
- Library sunsets
- View corridors through Port property
- Ever street along 12<sup>th</sup> looking west
- Step down buildings to preserve water views from above
- Some corridors go both ways – up from water and down to water.
- Views from S. Hill, Bayside, Edgemoor
- Residential area of Donovan and 8<sup>th</sup>, 9<sup>th</sup>, and 10<sup>th</sup>, over Tennis Courts to Harris.
- Entry points including 12<sup>th</sup> St. Bridge looking north, Firehall Performing Arts Center at Harris, Condos at Larrabee and 11<sup>th</sup>
- Douglas & 11<sup>th</sup>
- View preservation vs. private property
- View of working waterfront and railroad
- Views of buildings

- From transportation terminal east to Chuckanut Mt.
- From water (ferry, boat, train) to Fairhaven
- Mid-block view corridor north of Fairhaven Pharmacy – see the top of Pythias Building.
- Harris to the west – step down to enticing commercial/retail – possibly town houses behind to south of Harris.
- Mill out to water and Lummi Island, also down Mill across industrial to water.
- Views from water east/up.
- From “crest” at 12 and 13<sup>th</sup> out.
- Donovan west.
- Harris down to water.
- McKenzie Avenue
- 6<sup>th</sup> north to water.

**2. Look at the building heights as marked on the map and notice how the heights change from block to block, and how the topography works with the buildings. Notice building bulk, setbacks, entry accessibility, and how the buildings relate to the street.**

- Harris Square is not a nice gradual step down to water.
- Natural relief drops 25'+, natural step down of buildings as move down the street.
- Underground parking and new residents add to vibrancy
- Most buildings not set back, entries accessible
- Buildings to sidewalk give urban feel, welcoming streetscape
- Mid-block breaks, 12<sup>th</sup> and 13<sup>th</sup> at Mill and Harris – great idea to plan development together of this area. Building to Sycamore Square height would provide an entryway to Fairhaven
- Harris Square – if it bumped back at 35' wouldn't look so massive.
- Windows that are arched and narrow make a huge difference in building appearance (Harris Square windows are like postage stamps)
- Form-based development can require buildings be set back at certain heights
- Current plan calls for step down to waterfront
- Ensure setbacks are adequate for sidewalk use

- Sidewalks need to be created for ped access to parking lots
- Mid block view corridor should be added at Mill between 10<sup>th</sup> and 11<sup>th</sup> – Jacaranda site. If Harris Sq. had allowed a view corridor...
- Cost of a million views and great architecture? Where units to go if units can't be built here? Urban space is for urban uses. Think about what is lost to create view corridors.
- Fairhaven has small blocks 200'X200' plus 80' ROW. Mid-block view corridors don't make sense. City ROW enough for big wide sidewalks. Unrealistic and unfair to require them as the area is already very limited.
- No land or money for massive parking structures.
- Fairhaven is an urban village, not a downtown. Draws tourists – that is the village quality. Hills, water, curved windows, ambiance. They won't come to see buildings, they come for the feeling we have here, a feeling we need to maintain.
- Harris Square and building south – accommodate a lot of house – do we want to do that? Fairhaven's identity crisis is a struggle between village ambiance and accommodating housing units.
- 84' Chuckanut Square building – creates shade and has setback for open space.
- Key is sustainable development, not maximum profit.
- Urban special analysis includes paths, nodes, landmarks, entry corridors, edges, and texture – as well as views. Plan and guidelines should reflect what is desired for all these elements.
- Blocks platted without alleys was a mistake of history.
- Vision of Fairhaven down to the sea – no height limits in industrial area – needs more comprehensive thinking.
- Mid-block corridors are not just for views – they are very attractive, popular spaces (i.e. Skylark's cobblestone alley).
- Noted the evolution and economic vitality it took to get here. Tenants and property owners need to make a living – price of development plus land cost. Must ask does the plan and standards make economic sense? They must to succeed.
- Live in White Rock, save \$30 on gas, spend it on dinner. Keep this idea!
- North, east and west from Trek Video – 55 ft with articulation
- Haskell property – expand to include commercial/retail/residential – add tourist draw to that area.

- Harris Square clearly creates shadow, wind tunnels – too bulky, high and no “thru” visual to west or south.
- Stair step on Fairhaven Gardens at Mill and 12<sup>th</sup> works well.
- Whole “blocks” w/o green or visual is less good.
- Maintain stair step down to water.
- What has “worked” in Fairhaven is some sense of variation, areas can wander thru. Very popular walkway thru Skylark’s.
- Evening on the Harris Ave profile what a mistake it was for the City to allow the height of Harris Sq. and McKenzie Sq. Height does not flow down the hill, and bulk and lack of design is an anathema to the beauty of the village.
- Likes buildings set close to sidewalk.
- Chuckanut Square: too tall, ugly, incompatible style (i.e. “communist bloc.” Does have attractive landscape and entrance is well setback from the street.
- Waldron Bldg: Good maximum height. Good maximum bulk – does not dominate block.
- Sycamore Square: Like this building height and bulk – adequate sidewalks and trees.
- Key Bank – poor style, sits in a hole. Poor landscaping and accessibility.
- Condo at Mill & 13<sup>th</sup> – good height and bulk for its location at the top of the hill.
- Fairhaven Gardens – building conforms well to the site in that it steps down from high to lower location.