



Re: DRAFT RELEASED: Fairhaven Neighborhood and Urban Village Plan, Design Standards and regulations

David Moody to: NOliver

12/21/2011 02:14 PM

History: This message has been replied to.

These new restrictions on heights after already taking away heights from Columbia street right away is not supported by the Fairhaven Village Association. of Jacraanda Inc. at all.

David Moody

----- Original Message -----

From: NOliver@cob.org

Cc: JThomas@cob.org ; KFranks@cob.org ; JLynch@cob.org ; CKoch@cob.org

Sent: Wednesday, December 21, 2011 2:05 PM

Subject: DRAFT RELEASED: Fairhaven Neighborhood and Urban Village Plan, Design Standards and regulations

Dear Fairhaven Stakeholders:

Today the City of Bellingham is pleased to deliver to you the proposed preliminary draft documents for the Fairhaven Neighborhood and Urban Village planning effort. During the past fourteen months, the City has led a process to reconcile and refine the neighborhood and commercial district's past, present and future into a complete Fairhaven Neighborhood and Urban Village Plan, Fairhaven Design Standards, and corresponding development regulations. These preliminary draft documents will be evaluated during the coming weeks by various boards and commissions and, of course, you! All documents are posted on the [project website](#) as follows:

- Fairhaven Neighborhood and Urban Village Plan ([High Resolution PDF](#)) ([Low Resolution PDF](#))
- [Fairhaven Design Standards](#)
- [BMC 20.37 Fairhaven Urban Village - Development Regulations](#)
- [BMC 20.25 and 21.10 Design Review Applicability, Decision Criteria and Process](#)

These preliminary draft documents reflect extensive public input and involvement, and benefited from both professional expertise and technical study. Stakeholders, as well as the general public, have several opportunities in the next month to meet with City advisory boards on various aspects of the draft documents. These meetings include:

- Historic Preservation Commission - Tuesday, January 10, 2012, 4:00 p.m., Council Chambers
- Transportation Commission, Tuesday, January 10, 2012, 6 - 8 p.m., Mayor's Board Room
- Mayor's Neighborhood Advisory Board, Wednesday, January 18, 2012, 6:30 p.m., Mayor's Board Room

During the month of January, staff will review public and advisory board recommendations, and formulate the final draft documents for the required legislative review process beginning in March 2012. The first step in this process is having the Planning Commission review the proposal, conduct an open record public hearing and make a recommendation to the City Council. Notice for this public hearing will be sent to all property owners within the Fairhaven Neighborhood 30 days in advance of the hearing date.

Please note: The standards and guidelines presented in *Chapter 5* of the *DRAFT Fairhaven Design Standards* were written with the understanding that owners of historic contributing properties in the Fairhaven Historic District Design Review Area (DRA) may wish to nominate the district to the Bellingham Local Historic Register (BLHR). Because this action has only yet been proposed as policy, most language in Chapter 5 has been presented as Guidelines (recommendations), rather than as Standards (requirements).

Key content changes reflected in the proposed preliminary draft documents based on input from stakeholders received on and since our November 16 public meeting include:

- 1) **Additional height restrictions:**
 - a. 42' and three stories for all properties north of Columbia Street (one block north of Mill), and within 100' of any residentially zoned areas around the north, east and west boundaries. See map on page 10 of BMC 20.37.
 - b. 42' height limits were extended from the Commercial Core through industrial properties along 100' wide corridors at Mill and McKenzie Streets to preserve public view corridors. See map on page 10 of BMC 20.37.

- 2) **Reduced uses in Residential Transition Area 4** - reductions were based on concern about the area losing its important role as a transition between residential and commercial, while allowing some flexibility at the "gateway" to Fairhaven. See Land Use Table starting on page 4 of BMC 20.37.

- 3) **Parking (see Chapter 4 of Fairhaven Neighborhood and Urban Village Plan):**
 - a. Removal of the word "meters" in regards to paid parking.
 - b. Parking policies to guide management over time as conditions change.
 - c. Expanded parking rules for new development including provisions for unbundled and shared parking.

The City looks forward to your continued participation and feedback in the Fairhaven Neighborhood and Urban Village planning effort.

Happy holidays and see you in 2012!

Nicole C. Oliver

Special Projects and Communication Coordinator

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