



Response for Transportation Commission 's Review of Fairhaven planning documents

Nicole C Oliver to: Brent L Baldwin

02/09/2012 11:36 AM

Hi Brent -

Please forward this email to the Transportation Commission. It will be forwarded to all Fairhaven stakeholders and posted on the project website at www.cob.org/fairhaven.

Dear Transportation Commissioners:

Thank you for your review of the Fairhaven Neighborhood and Urban Village plan and associated development and design regulations. Attached is a memo sent to all Fairhaven stakeholders on January 10, 2012 that addresses several of the items in Mr. Geyer's letter to the Transportation Commission dated February 7, 2012. (Please note the project schedule in this memo is outdated - current schedule is on the website). In addition to reading this memo, please note the following in regards to other items raised at Tuesday's meeting:

- 1. Plan Boundary** - Haggen has paid for a rezone application for their property that is going to the Planning Commission in March. As previously stated, any results of this rezone application would be incorporated into the broad planning project, but must first be processed as a separate, property-owner driven land use application. The Reid Boiler Works property has not applied to be included in this Urban Village process, and is in the South Hill Neighborhood. It is not part of the scope of this project.
- 2. Land Use** - uses listed in the matrix of land uses for Port property (1-2) reflect many of the same uses currently allowed under the existing zoning. For example, a drinking or eating establishment is permitted there right now. The proposed changes are in support of the vision (both the neighborhood's and the Waterfront Futures Group's vision) of improved and more direct access to the water from the commercial core of Fairhaven. The proposed zoning is consistent with the Shoreline Master Program (Urban Conservancy designation within 200' of shoreline and Padden Creek). For non-water oriented uses, public access and habitat restoration are required under the SMP. These changes are supported by the property owner, and any commercial uses are additionally regulated by the associated Fairhaven Design Standards applicable to those areas. The Port has stated that in the near term, the area will remain leased as an industrial park.
- 3. Building capacity and land use assumptions** - The original scope of this project did not include examining a wide range of planning alternatives. A summary of the land use assumptions, including square footage of commercial and residential unit counts, is listed on page 12 of the draft plan. Until a rezone of the Haskell property occurs (the potential for which was studied in the Parking plan - see the land use model described in detail in Section 3), there is only 6.6 acres of vacant or redevelopable land remaining. The land use projections included in the draft plan are consistent with the Comprehensive Plan, and are based on what the market has successfully supported thus far, and therefore likely to support into the future.
- 4. Transportation** - we will be adding additional policy language regarding Bellingham's concurrency model and how it relates to Fairhaven.
- 5. Water Transportation** - small boat moorage, trail connections to the waterfront, the Community Boat Launch and the importance of the regional transportation hub at the base of Harris are referenced throughout the planning document, not just on page 39.
- 6. Parking** - We will continue to refine the parking section. The response we have received thus far is to avoid paid parking as long as possible. The City welcomes additional specific comments regarding the timing, triggers and strategies suggested by Transpo.

In conclusion, the Mayor and the project team are committed to bringing this project through a fully-vetted legislative process in 2012. We appreciate your assistance, especially in regards to transportation and parking policies. Please feel free to contact me or Greg Aucut (gaucutt@cob.org) if you have any questions. Thank you -

Nicole



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