



Hi, Nicole:

Here are my comments, some of which I mentioned to you "Wednesday evening.

Cheers!

Ralph

COMMENTS ON DRAFT OF FAIRHAVEN URBAN VILLAGE PLAN

Parking Study

Review current status of Fairhaven Parking District

Expand Parking District into Core Influence Area

Decide how to provide parking for historic buildings that receive a waiver.

Facilitate greatly increased utilization of existing underground parking in the Core.

Optimize utilization of surface parking areas especially on POB property

Historic Survey

Extend Core Influence area along 10th St. ROW to the Chrysalis. Maybe include the west sides of Finnegan Way and 11th St. to Douglas also.

Traffic

12th St. Bridge still an issue despite study's recommendations and City's actions.

Pedestrian and Bicycle

Add missing trail and sidewalk connections and new crosswalks.

Land Use Map

The area of the FMIP north of Knox St. should be zoned the same as Area I2.

RTZ1 should include the east side of Finnegan Way

East half of RTZ4 should go to Happy Valley

Revision of neighborhood boundaries should be brought to Council separately.

Design Guidelines

Include the west ends of the Mill, Knox & Gambier Aves. as "key public views."

Building heights should be limited to 40 ft. in all industrial and industrial influence areas except for future dry-stack-storage facility and/or indoor repair area of 56 ft.

Commercial and residential buildings higher than 56 ft. should not be allowed west of 12th St. to maintain views BOTH from the Core to the water and from the water to the Core and to conform rooftop profiles to the slope of the land.