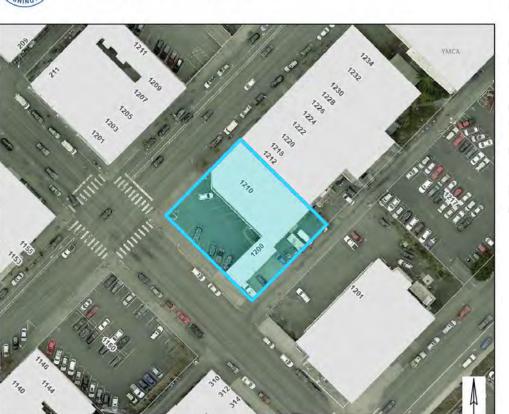
Assessor address: 1210 N STATE ST



THIS MAP IS NOT TO BE USED FOR NAVIGATION Assessor Property Info Appraised Property Value Property ID: 75061 \$717,750 Land value:

Area 16

The Downtown Bellingham Plan includes land within the City Center, Lettered Streets, Sehome, Sunnyland and York Neighborhoods. Area 16 is the Sehome Neighborhood portion of the Plan Boundary. The Plan is intended as a policy document for an overlay zone that will guide future development within the subarea. See the Downtown Bellingham Plan (Appendix C to the City Center Neighborhood Plan) for details.

AREA 16 LAND USE DESIGNATION: URBAN

Table 20.37.540(B) Minimum Required Bicycle Parking

Specific Use	Long-term Spaces	2, or 0.05 per bedroom and studio unit. 2, or 1 per 5,000 sq.ft. of gross floor area.	
1. Multifamily housing	2, or 0.5 per bedroom and studio unit.		
2. Commercial: Retail Sales and Service, including Eating and Drinking Establishments	2, or 1 per 12,000 sq.ft. of gross floor area.		

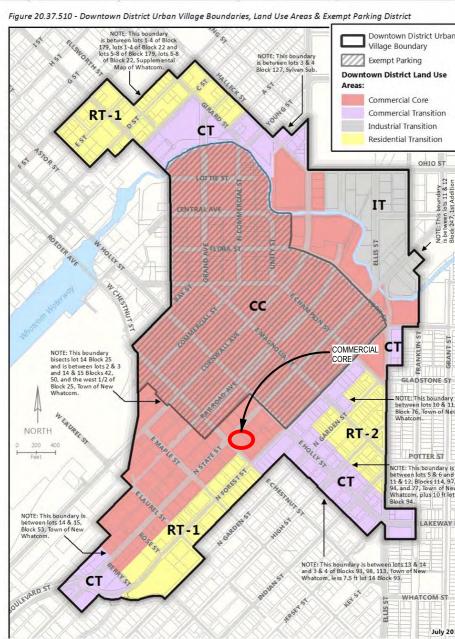
Table 20.37.540(A)	Minimum Parking Requirements

Use	Minimum Parking Requirements		
Residential	0.5 space for each studio unit.		
	0.75 space for each 1-bedroom unit.		
	1.00 space for each 2- and 3-bedroom unit.		
	0.5 additional space for each bedroom over 3 per unit.		
Commercial and Institutional	1 space per 500 SF of gross floor area used for offices, retail, services, eating and drinking establishments, cultural or education facilities and similar uses.		

AREA 16	
NOTE: This boundary is believed ide: 13.6 fee and 3.8 of 9 grocks 53, 98, 113. The fee will be feel of the Wildeling of the Williance of the Wildeling of the Wildeling of the Wildeling of the	SEHOME NEIGHBORHOOD LAND USE
3 12 12 12 12 12 12 12 12 12 12 12 12 12	COMPREHENSIVE PLAN AREA LAND USE DESIGNATION 1 Multi-Family Res., High Density 2 Multi-Family Res., High Density 6 Public 7 Multi-Family Res., High Density 8 Public 9 Multi-Family Res., High Density 10 Public 11 Single Family Res., High Density 12 Multi-Family Res., High Density 12 Multi-Family Res., High Density
CITY CENTER NH 16 8 111	13 Public 14 Single Family Res., Low Density 15 Urban Village (Samish Way - Subarea Plan) 16 Urban Village (Downtown Bellingham Plan)
NOTE: This boundary is the South Line of the American Carry Western Western	74
6 WASHINGTON UNIVERSITY NH SOUTH HILL NH	D 300 600 900 1,200 me The City of Bellingham has complete this information for moving and is not responsible for any use of this information for moving via the country to the quotile, and is not interned for any time described and the country as in all your field, and is not interned for any time described, and the country as in all your field, and the country of the public described to the country of the public described and the country of the countr

\$506,998

Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
16	Urban Village	Downtown District	See BM 20.37.50 through 20.37.50 downto district urban village	00 n 60,	None	None



P = Permitted C = Conditional Use N = Not allowed (#) = See Notes When multiple symbols and notes appear in a box such as P(2) or (4), C, they are interpreted as (P) Permitted (2) when located in a main building(s) on a site existing as of September 23, 2014 OR (4) on corner lots; (C) conditional elsewhere. LAND USE CLASSIFICATION CT (1) 10. Multifamily 11 Cinela Camilla Data-had Duallian D D D

Table 20.37.530 Standard Development Regulations

	Area				
Development Regulations	Commercial (CC and CT)	Residential (RT-1 and 2)			Industrial (IT)
Applicable Development Regulations	BMC 20.37.500 through 20.37.560	Chapter 20.28 BMC, Infill Housing	Chapter 20.30 BMC, Residential Single Development	Chapter 20.32 BMC, Residential Multi Development	Chapter 20.36 BMC, Industrial Development
Minimum lot size	None	(1)	None	None	None
Maximum Density	None	RT1: None RT2: 1,500 sq.ft, per unit	RT1: None RT2: 1,500 sq.ft. per unit	RT1; None RT2: 1,500 sq.ft. per unit	None
Setbacks from property lines	None (4)(7)	<u>(1)</u>	(2)	RT-1: None RT-2: (<u>3</u>)	None (7)
Maximum Height	CC; None (4) (7) CT: 65' (4)(5) (6)(7)	(<u>1</u>)	(2)	RT-1: (3) RT-2: 35' under BMC 20.08.020, height definition No. 1, or 25' under height definition No. 2	None (<u>7</u>)
Lot Coverage	None	(1)	(2)	RT-1: None RT-2: (3)	None
Open Space	None	(1)	(2)	RT-1: (3)(8)(9) RT-2: (3)(8)(9)	None
Usable Space	None	(1)	(2)	RT-1: 100	None

Neighborhood Context and Architectural Cues

North State Street between E Holly and E Maple comprise buildings of two-story to four-story brick, the six-story Herald Building and several street level unconcealed parking lots. Most buildings are early twentieth century, two or

None of the buildings offer a model of what is proposed at 1210 State St. However, there are several building elements that are worth noting and integrating into this proposed mixed-use building. Key Bank on Holly and State has a well defined corner entry system with significant canopy and storefront glazing at

The YMCA, does not celebrate the corner condition that is prevalent, the building does have canopies and nice detailing above. Also the entrance to the building is noted by a raised canopy section that clearly calls out the entry at a mid-building location along the street edge. Glazing is considerable at grade and the windows are a single hung, vertically proportioned system. A significant wall top and parapet with high order dentil and bracket work top off this handsome building. It is also the tallest building between E Chestnust and E Holly.

To the immediate north the of project site are two aged masonry buildings. At grade are articulated storefront openings with a high percentage of glazing and interesting complexity. Above the storefronts are transom lights that provide light deep into the interior. These small scale glass panels are typical of older buildings and generally considered a positive attribute.

The Daylight Building directly west of the site is a good example of defined strong entry, complex articulated storefronts, transom lighting and multi-paned glass openings facing south. This building is similar in detail to the

YMCA and others on the block. The Herald Building is bold in its execution of material, color and detail. A significant building in Bellingham, this building will be kitty-corner to project. The Herald offers a strong presence, with bold material and detailing. It also is vertically oriented via the terra-cotta ribbing and vertical single hung windows.

Buildings to the south offer some store-front. Copy Source is set back from street edge and does not represent modern urban design guidelines.

Industrial Credit Union is great example of modern material use and multiple colors with complexity of shape.

- Edge of side walk building line. Recessed openings are limited.
- Taller ground-level story with ample store-front glazing, tall window systems with transom scale glazing at top.

Cues from existing buildings for this new multi-use project are as follows.

- Masonry base. Robust materials at grade.
- Defined entry with raised canopy or other defining feature to articulate entry. • Vertically oriented architectural elements promoting the tallness of the building.
- Vertically proportioned single hung windows.
- Wall termination and strongly defined parapets.
- Bold forms and colors.

Examples of projects that inspire the development concept for this corner lot project in an urban setting



Bold form, proportioned windows, strong corner element



Modern corner element adjacent historic masonry

BASE COMPONENT WITH CANOPIES

VERTICAL ELEMENTS PROJECTING HEIGHT — SINGLE HUNG PAIRED WINDOW SYSTEMS

DETAILED PARAPET



Project Data

DEVELOPER: STATE STREET APARTMENTS, LLC

BELLINGHAM, WA 98228

3647 TOAD LAKE ROAD

jed@arbournorth.com

BELLINGHAM, WA 98226

Attendance: Four from local area, plus city staff and developer

• Security, theft, trespass is a real issue and should be mitigated.

ARBOUR NORTH ARCHITECTURE • INTERIORS

Color choice needs to be thoughtfully considered as to not be trendy or shocking.

• Existing lot is an eye-sore collects trash and graffiti. Housing is a much better and welcome use.

• Access to lower level parking to be thoughtfully considered due to late night pedestrian traffic of inebriated people.

• Modulation of some other buildings in the area prematurely dates buildings, Herald Bldg is not modulated.

• Noise from neighboring buildings will be significant. Mitigate as necessary.

P.O. BOX 31548

360.671.2550

ARCHITECT: JED C CLARK • AIA

Neighborhood Meeting Notes

Location: Bellingham Public Library

• Vertical orientation concept is nice.

• Parking is and an issue. Parking is needed.

Date: March 15, 5:30 PM

Color, roof top elements, balconies, garage at grade

Strong corner, two story entry balconies



── WALL TEMINATION WITH PARAPET TWO-STORY, SANSTONE AND BRICK FACADE
DETAILED BRICK WORK AND DENTILS

Building Data

PROJECT ADDRESS:

BUILDING USE /

ZONING:

BUILDING LOT:

IMPERVIOUS:

LOT COVERAGE:

BUILDING CONST. TYPE:

ALLOWABLE AREA:

ALLOWABLE HEIGHT

PER COB ZONING:

Drawing Index

SETBACKS:

A-2

A-3

A-4

SCOPE OF WORK

TAX PARCEL NUMBER:

1210 N STATE STREET

FIVE STORY WOOD FRAMED APARTMENT

(5-A) BUILT OVER TWO-STORY CONCRETE

+/- 3,000 SF COMMERCIAL USE

NEIGHBORHOOD, SEHOME, AREA 16

S-2 ENCLOSED PARKING = TYPE 1-A

COMMERCIAL CORE = UNLIMITED HEIGHT

= TYPE 1-A

R-2, TYPE V-A (SM) NFPA 13 = 36,000 SF PER FLOOR

75 FEET FROM FIRE TRUCK ACCESS TO TOP FLOOR

+/- 68 RESIDENTIAL UNITS

+/- 41 PARKING SPACES

COMMERCIAL AND PARKING (1-A) BUILDING

380330201040

13,750 SF

R-2 MULTI FAMILY

B COMMERCIAL

ZERO, ALL SIDES

COVER SHEET PROJECT INFO, NEIGHBORING BLDGS

FLOOR PLANS UPPER LEVELS BUILDING SECTION

ELEVATIONS, MASSING PERSPECTIVE

LOWER LEVEL PLAN OPTIONS

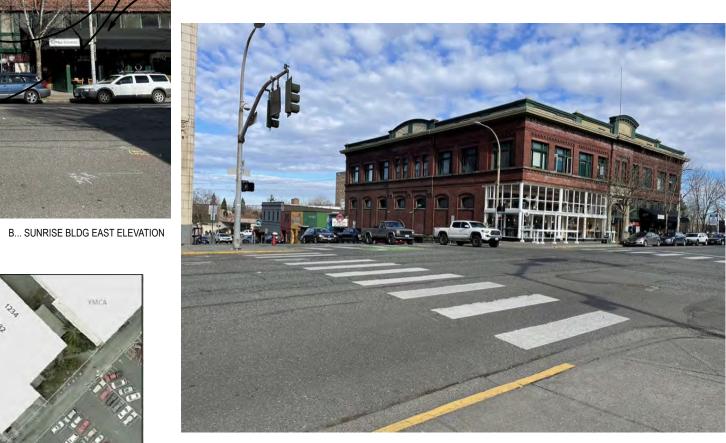
MASS MODELS, EXAMPLE BUILDINGS, NEIGHBORHOOD CONTEXT

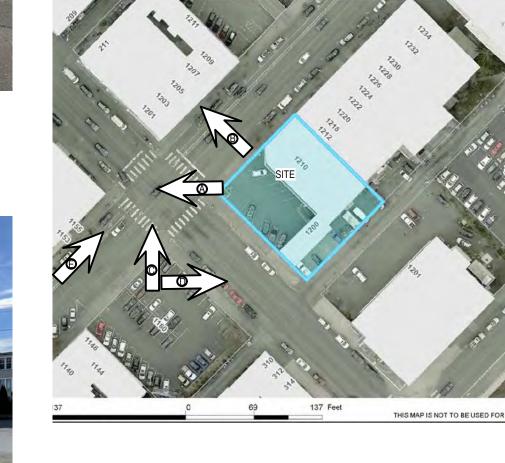
ALLOWABLE HEIGHT IBC: 70 FEET FROM AVERAGE HEIGHT TO ROOF

100%)

100%

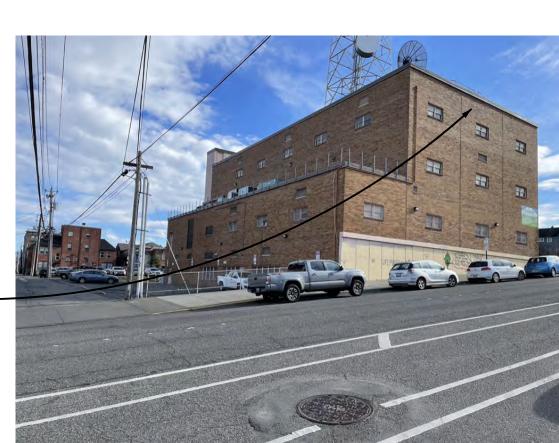






 SURFACE PARKING WITHOUT SCREENING TO THE SOUTH

BRICK FACADE WITH MIXED PATTERN BRICK WORK. NOTHING ELSE ON THIS BUILDING IS DRIVING DESIGN OF 1210 STATE PROJECT



Stre Samily Family 2 2

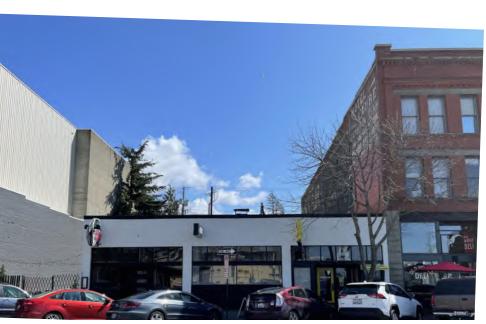
ISSUED FOR: DATE: DG Submittal R-1 May 12, 2023

A... HERALD BLDG NE CORNER

- LARGE SCALE MULTI STORY BUILDINGS TO THE NORTH SEE MASSING DIAGRAMS FOR INFILL CONCEPT

C... SUNRISE BLDG SE CORNER





SINGLE STORY WITH VACANT PRCEL TO NORTH



DINING AND THIFT STORE. STOREFRONT WITH GLAZING UP TO APPROX 15 FEET. LAUBE HOTEL ABOVE WITH ENTRANCE ON STATE STREET



HEIGHT OF PROPOSED BUILDING APPROX 79 FT

TATTOO, DRINKING, DANCING AND GAMING. STOREFRONT WITH GLAZING UP TO APPROX 15 FEET. APARTMENTS ABOVE WITH ENTRANCE ON STATE STREET

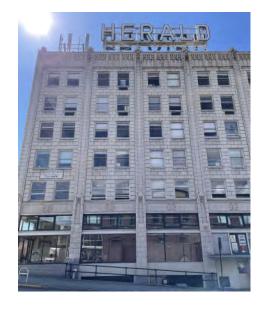


PROJECT SITE, FORMER COLOR POT RETAIL

Project Location



E CHESTNUT AND LARGE SURFACE PARKING LOT



E CHESTNUT AT THE HERALD BUILDING

LIMITED ACCESS DUE TO SLOPE. STEPPED WINDOWS



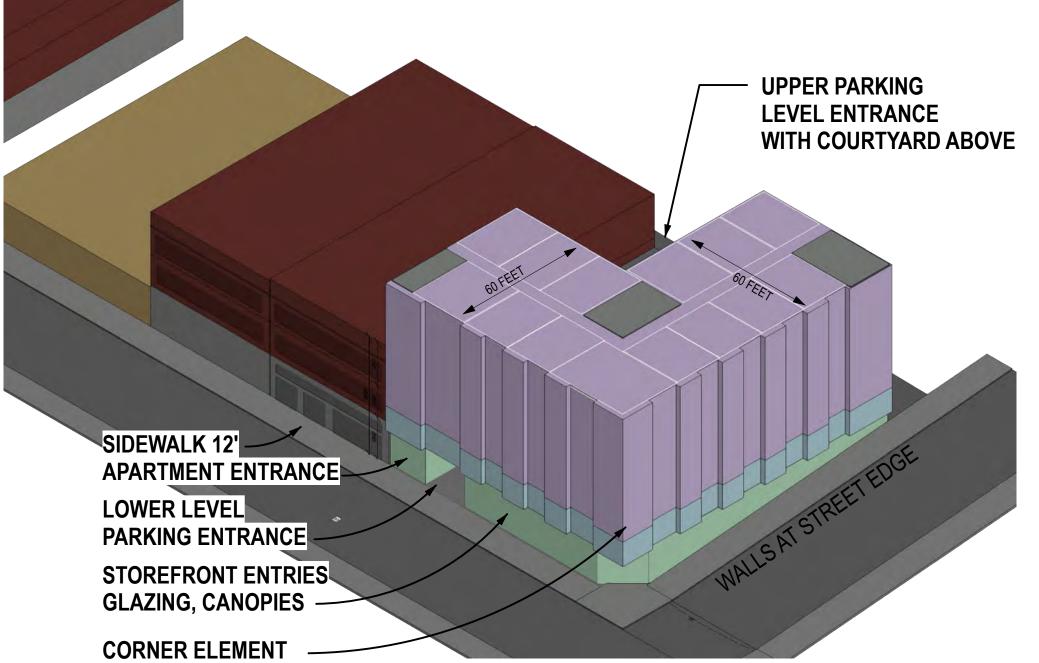
E CHESTNUT AT THE DAYLIGHT BUILDING LIMITED ACCESS DUE TO SLOPE. SMALL WINDOWS OF VARIED HEIGHT

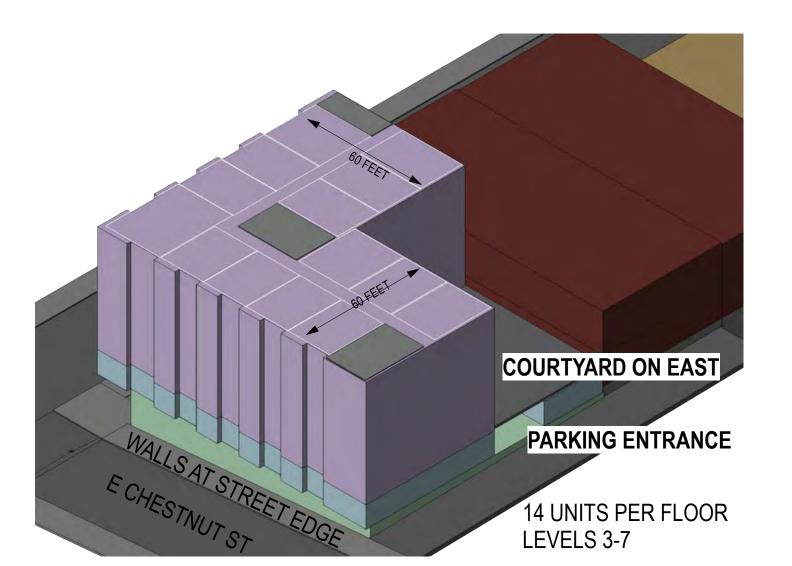


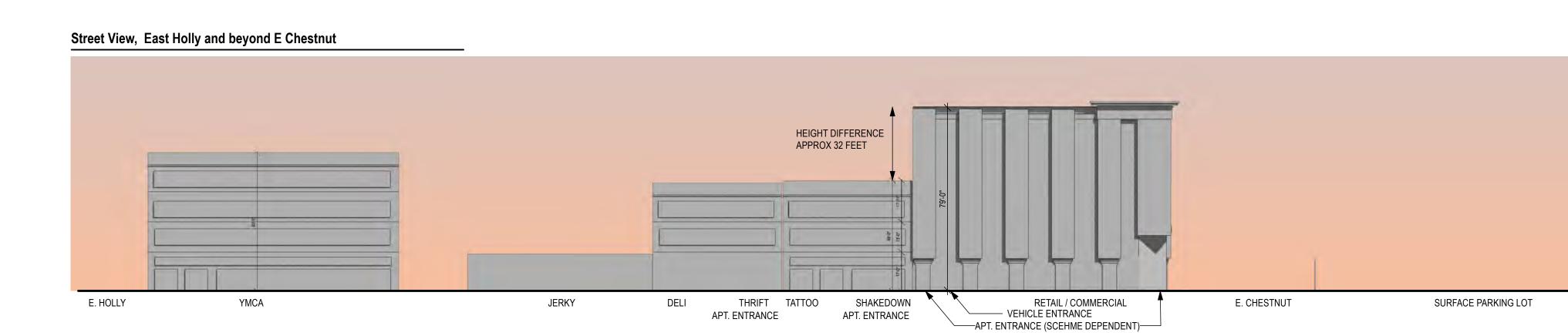
HISTORIC LAUBE AND WINDSOR HOTELS DIRECTLY NORTH OF THE PROPOSED BUILDING



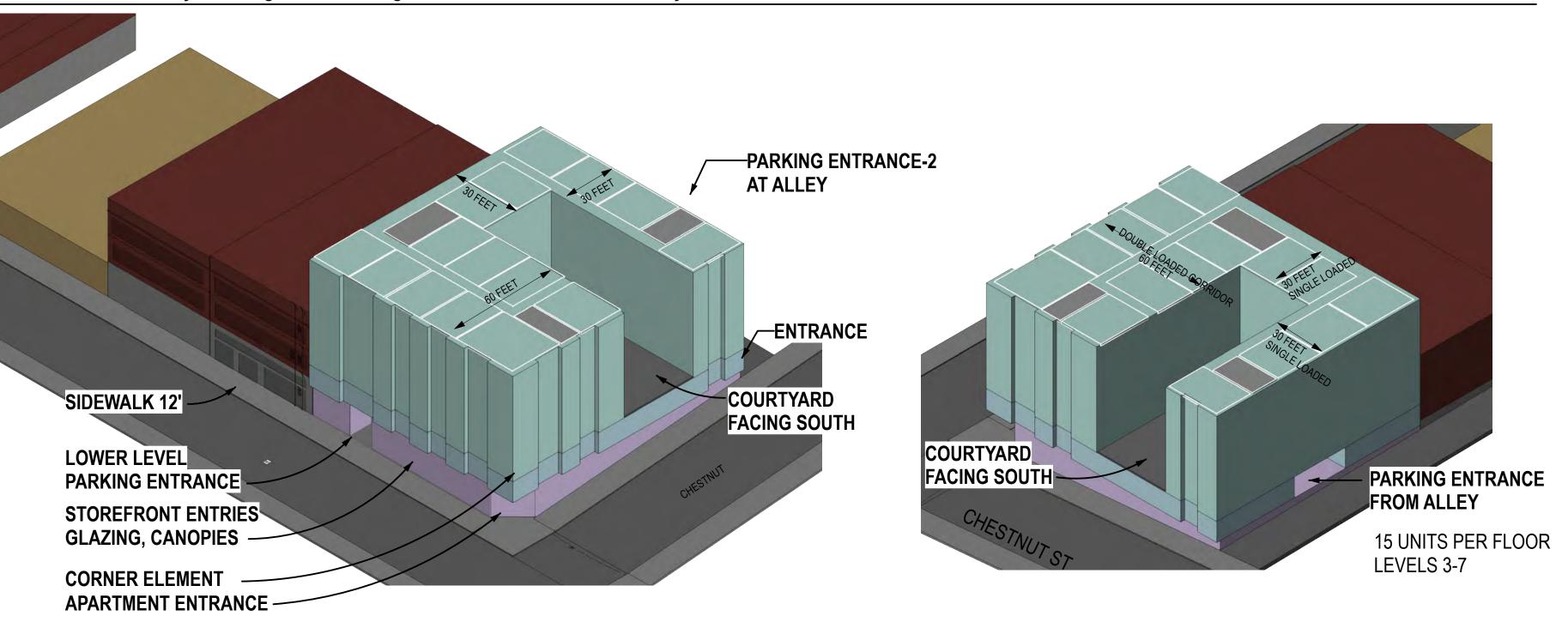
Scheme-2, Courtyard facing East. Parking access from State Street and Alley







Preferred Scheme, Courtyard facing South. Parking access from State Street and Alley



Design Guideance

Mass Models **Building Section** Building Examples

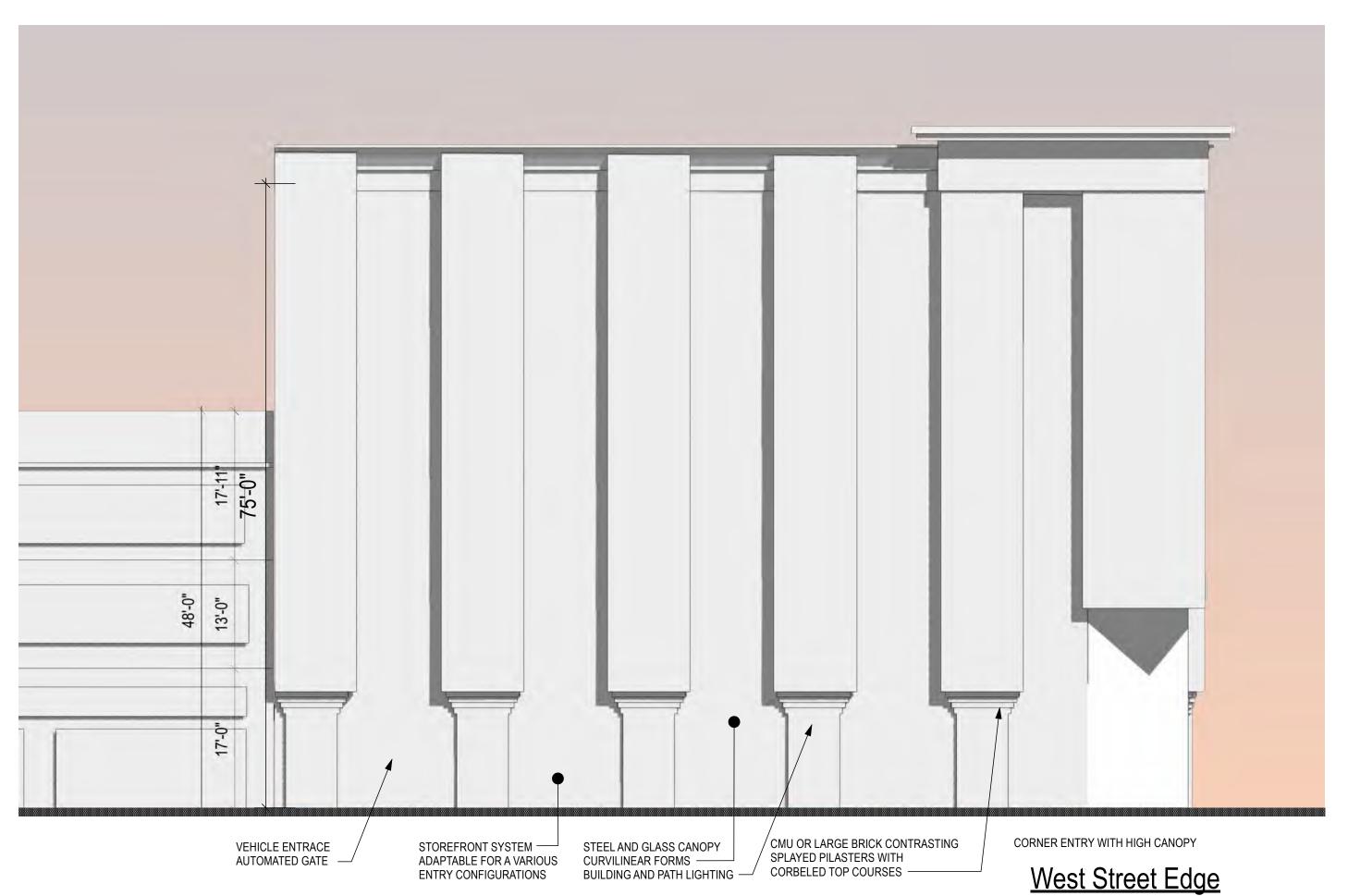
JOB NO. 0123.02 ISSUED FOR: DG Submittal R-1 May 12, 2023

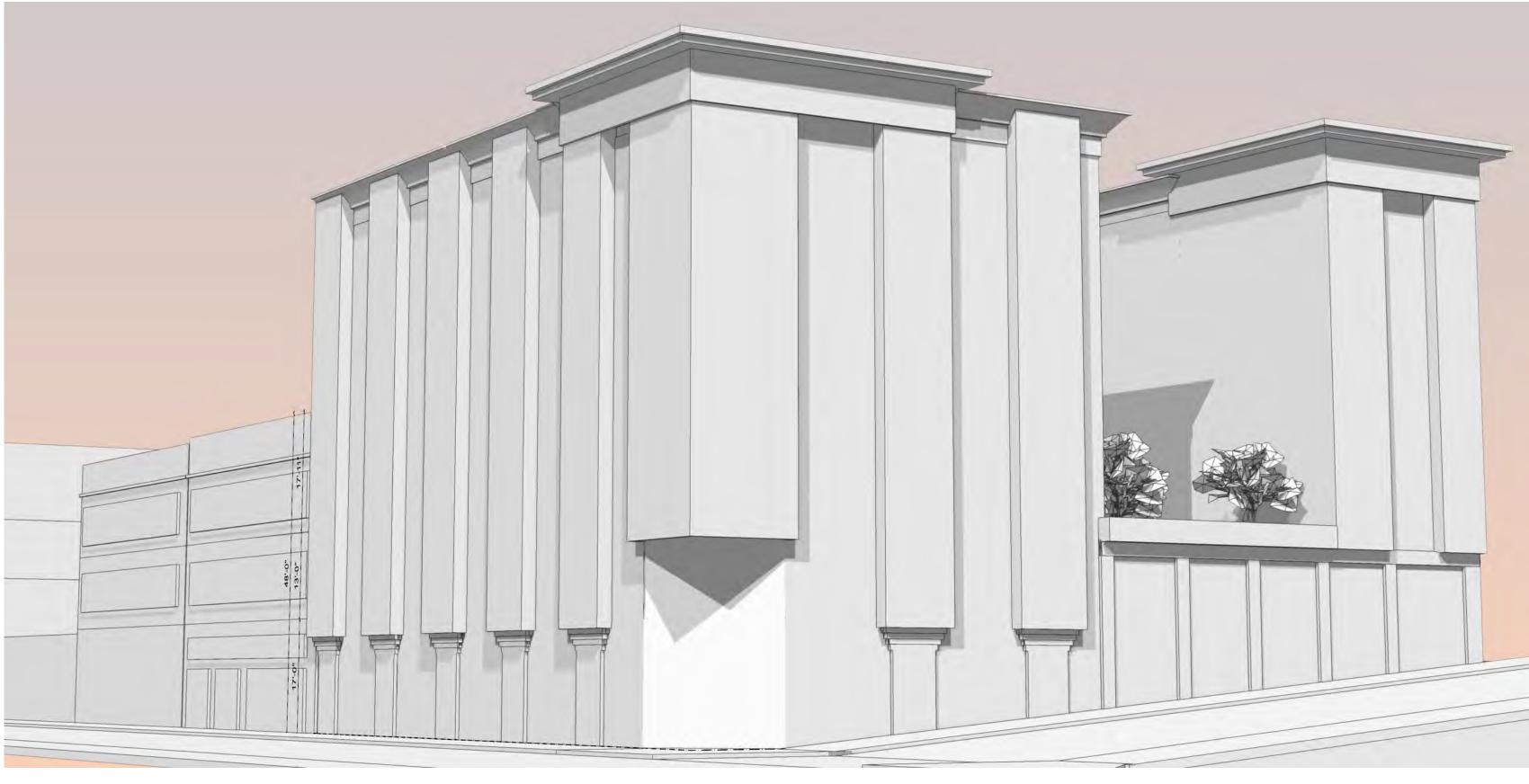
DELI

SERVICE

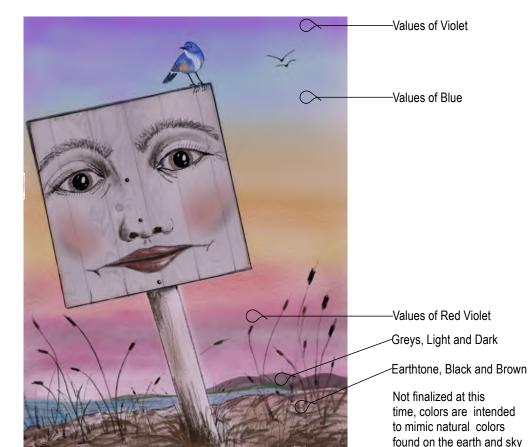
TATTOO

Sartments i Family Housing Proje Street 1210 North Color Pot Mixed-use Commercial a





LOOKING NORTHEAST Perspective Courtyard Scheme



Colors of Subdued Excitement



Buildings Nearby With Color Themes



PAINTED STEEL STRUCTURE WITH DIFUSED GLASS PANELS LOCATED ABOVE STOREFRONT EXACT SHAPE NOT RESOLVED SUPPORT BRACKETS TO THE BUILDING NOT SHOWN

<u>Canopies</u>

Not finalized at this time, colors are intended to mimic natural colors found on the earth and sky and be lively, playful and

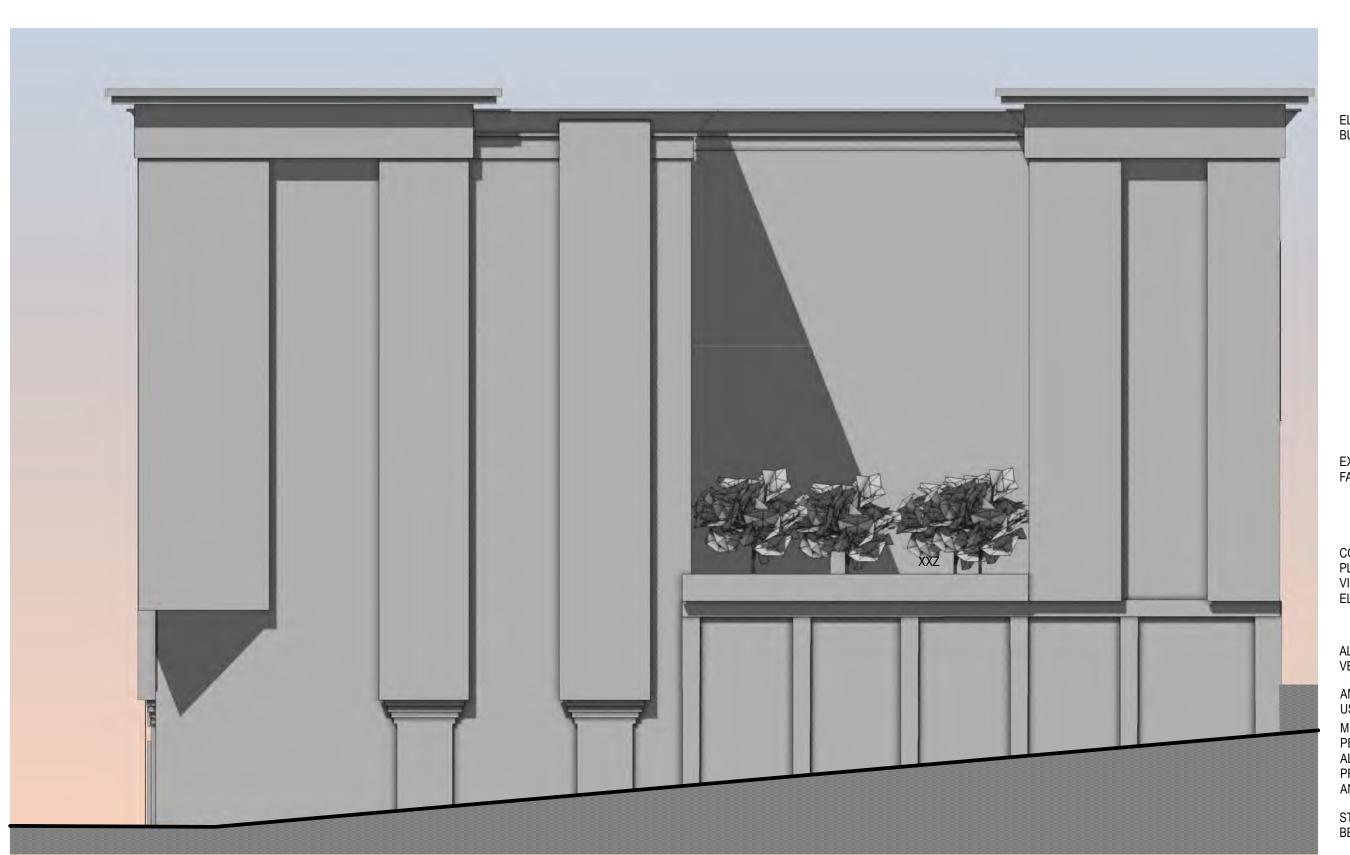
approachable



STOREFRONT SYSTEMS ALLOWING FOR ENTRY OR WINDOW DISPLAY. MULTIPLE CONFIGURATIONS POSSIBLE; WINDOW, ENTRY DOOR, MULTIPLE ENTRYS, OVERHEAD DOOR

Materials Detail at Grade

BASE / BACKGROUND BRICK WITH SPLAYED PILASTERS OVERLAYED. EARTH TONE COLORS AT LOWER LEVELS OF BUILDING. MASONTY PRODUCTS NOT SELECTED. BASE MATERIAL DARKER THAN PILASTERS. CORBELED PILASTER TOPS PROJECTING IN WIDTH AND DEPTH TO VISUALLY CARRY PROJECTED BUILDING ELEMENTS ABOVE. LOWER LEVEL BALCONIES FLUSH WITH ADJACENT PROJECTIONS.



ELEVATED PARAPETS AT EITHER END OF BUILDING. HEIGHT NOT DETERMINED

EXACT WINDOW PLACEMENT AND FACADE DETAILING NOT COMPLETE

COURTYARD FACING SOUTH PLANT LIFE, SOCIAL GATHERING VIEWS TO THE STREET LIFE ELEVATED

ALLEY ENTRANCE FOR PEDESTRIAN AND VEHICLES

AMPLIFIED GLAZING SYSTEM FOR BUILDING AMENITY USE BELOW COURTYARD MODIFIED STRUCTURAL PATTERN FOR COURTYARD PEDESTAL AND LIMITATIONS OF ACCESS ALONG CHESTNUT DUE TO SLOPE OF STREET PROVIDES A BREAK FROM MONOTONOUS FORM / PATTERN AND PROVIDES VISUAL COMPLEXITY

STAIR STEP WINDOW PATTERN PROVIDING LIGHT TO BELOW GRADE PORTION OF LOWER FLOOR

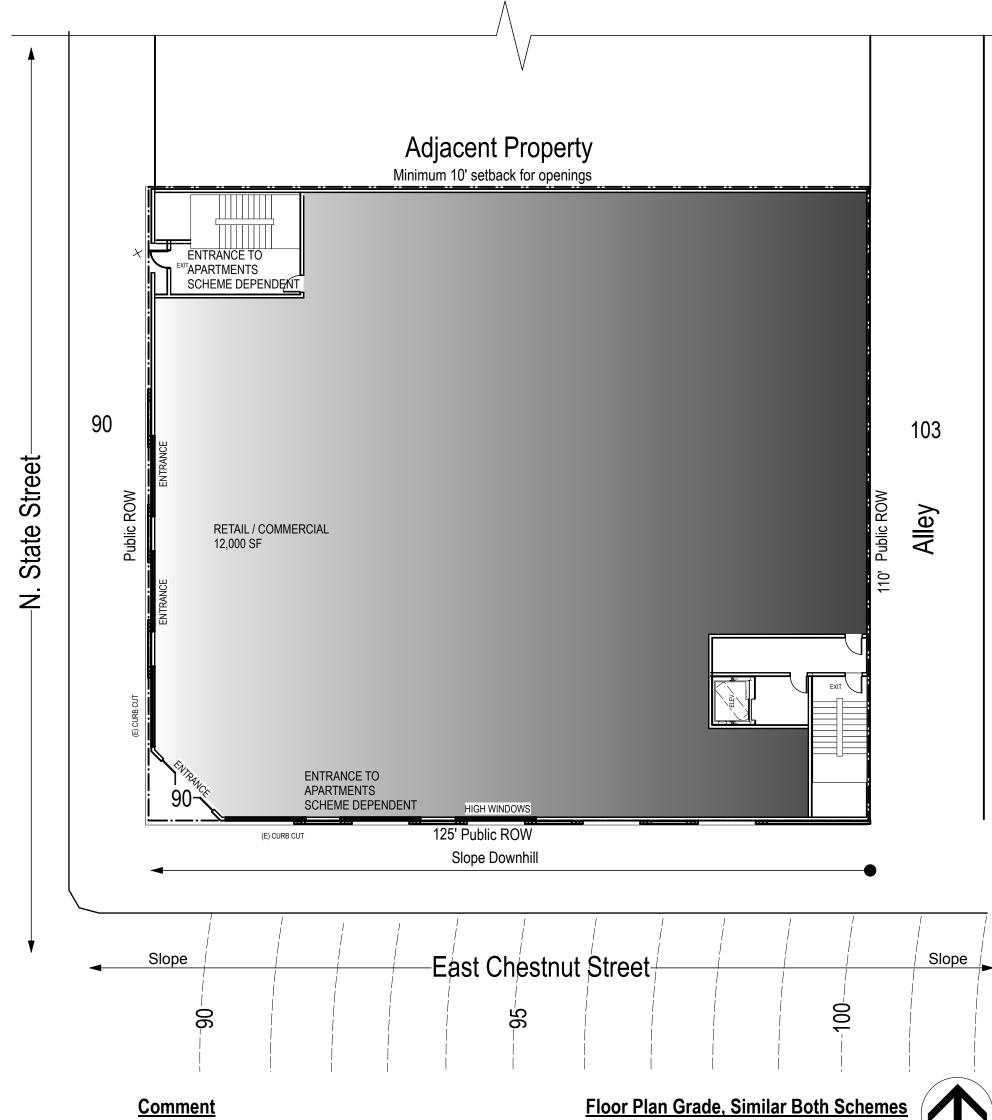
South Courtyard

Elevations

Scale

Materials





Option -C

12,000 Sf Commercial

40 Parking Spaces

65 Housing Units

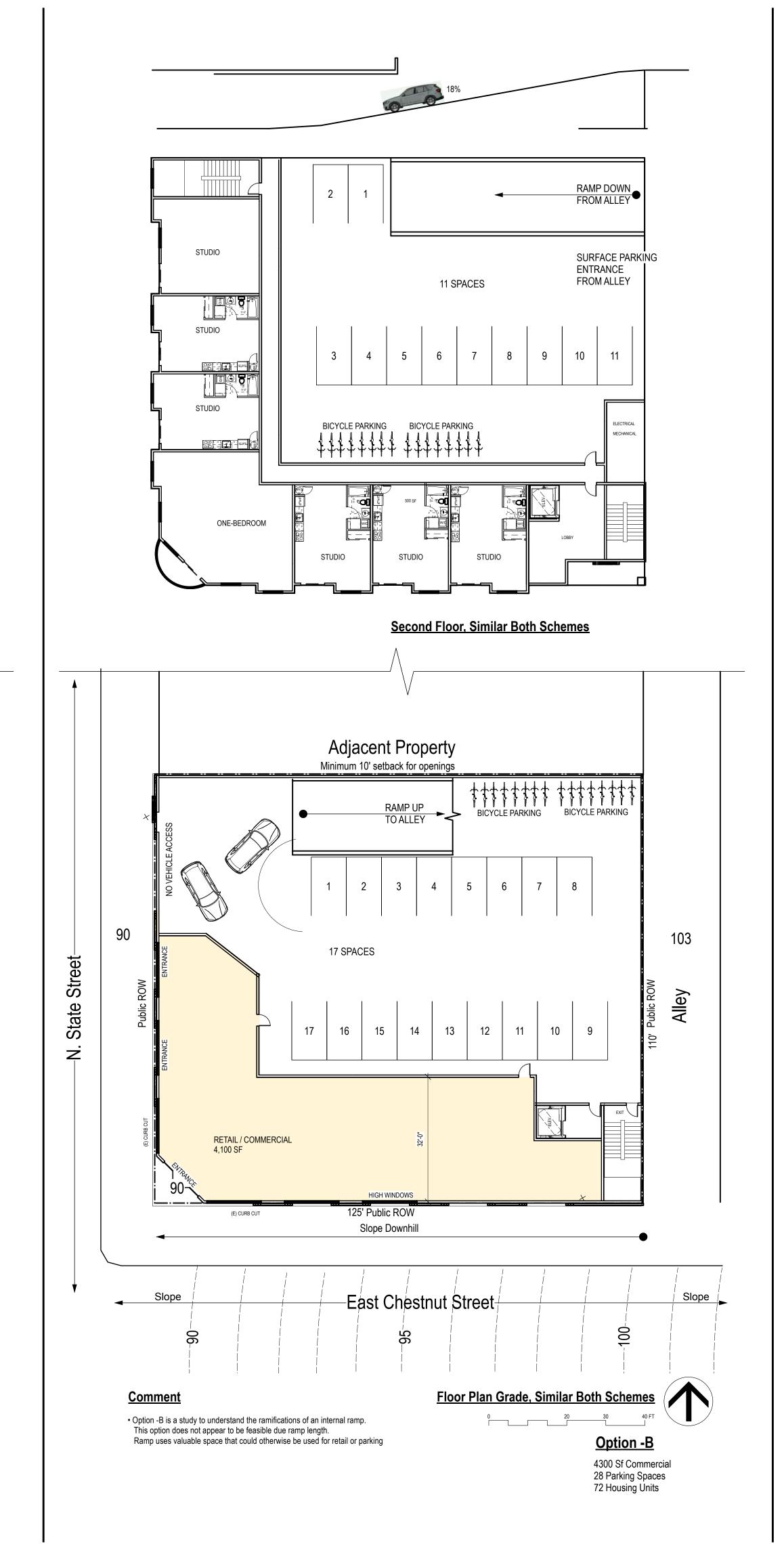
Option -C is a study to understand the ramifications of all parking on the second level
This option eliminates the lower level driveway access that crosses the State Street sidewalk

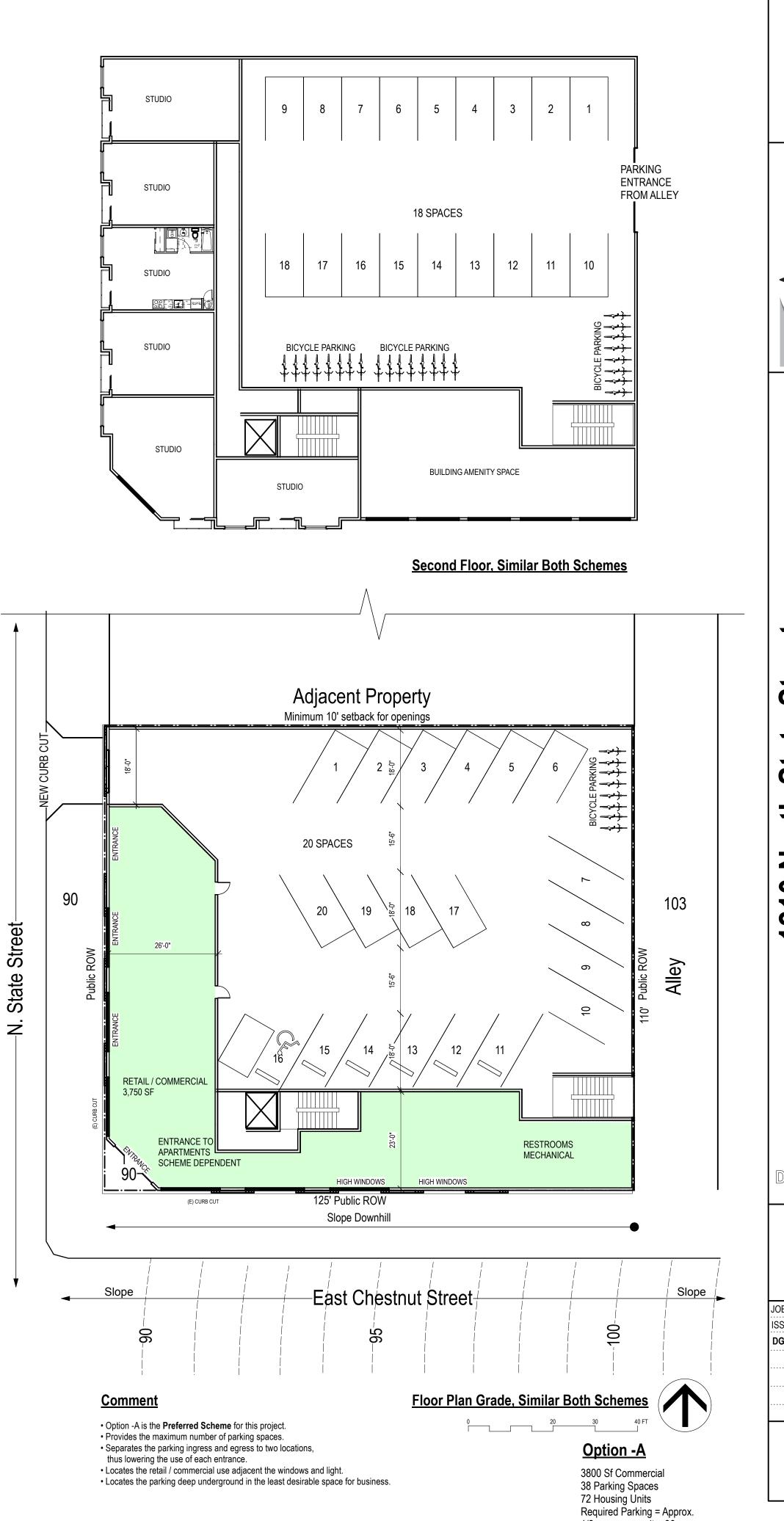
Second level is entirely consumed by automobiles in this scheme. Leaving a critical level

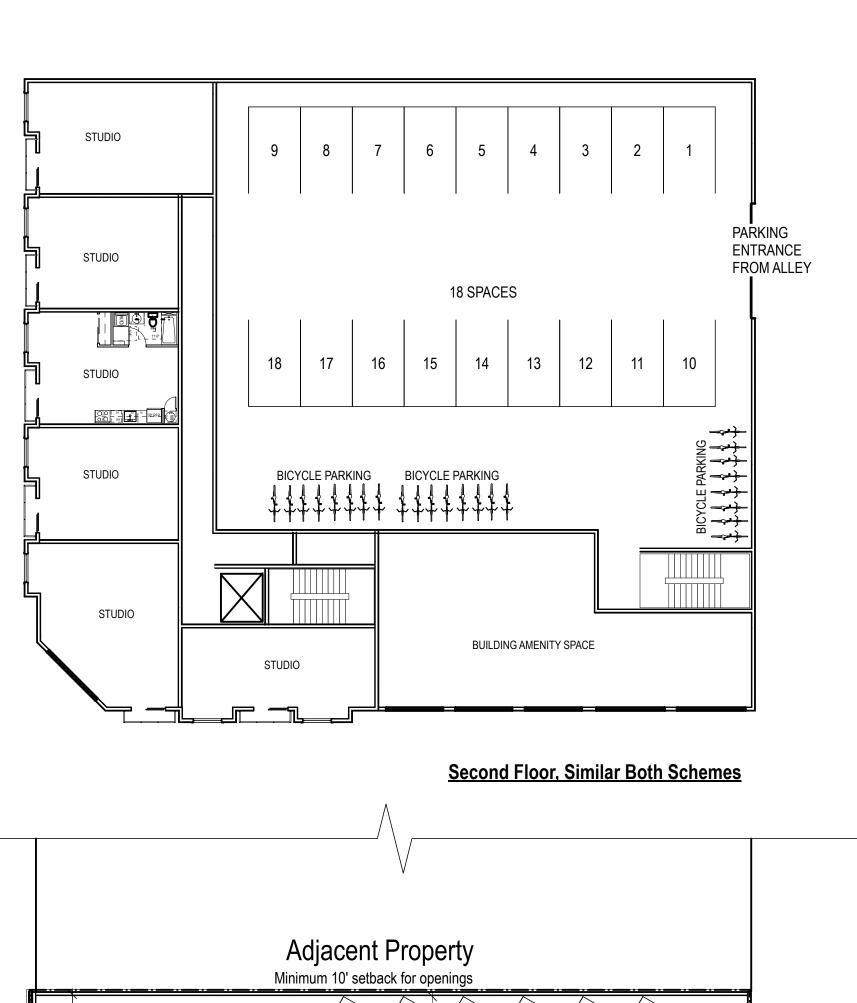
of the building (because it is close to grade) devoid of life, or the presence of life.

At grade retail / commercial is quite large, quite dark and difficult to access or divide.

Approximately the same parking count as Option-A







Dartments
ulti Family Housing Project Street S North Commercial 0 2 COOO

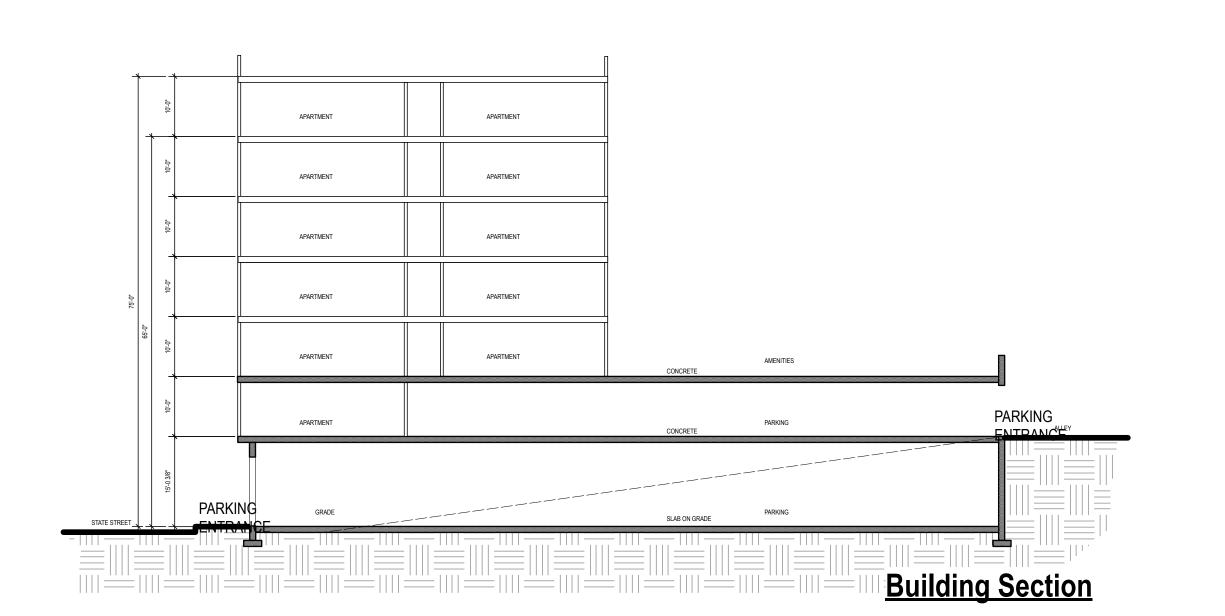
Design Guideance

Ground Floor and Second Floor Options

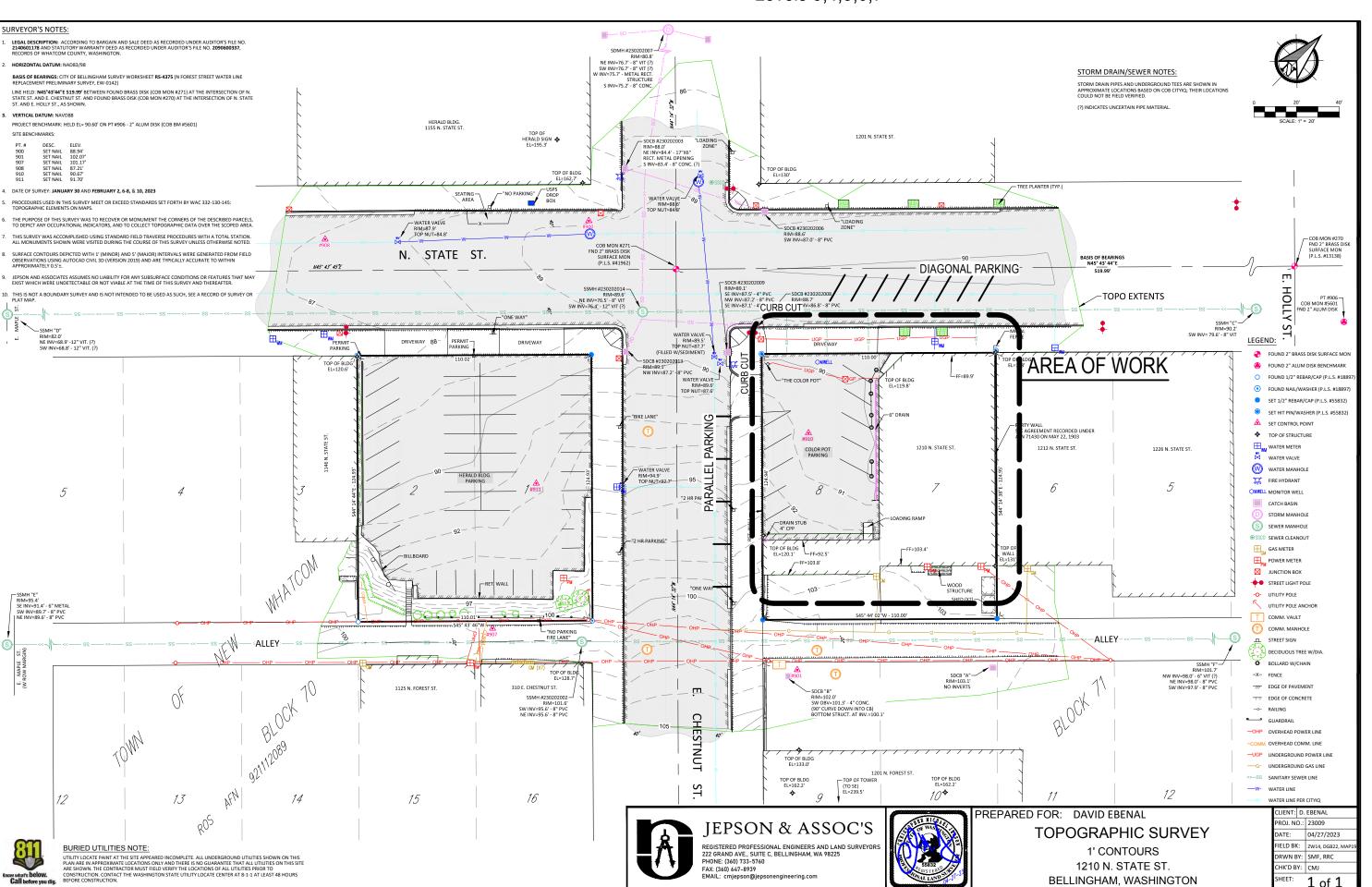
JOB NO. 0123.02 ISSUED FOR: DATE: DG Submittal R-1 May 12, 2023

1/2 space per unit = 36 spaces Plus Commercial (depends on use)











1210 North State Street

1210 North State Stre

0123.02

DATE:

ISSUED FOR:

DG Submittal R-1 May 12, 2023