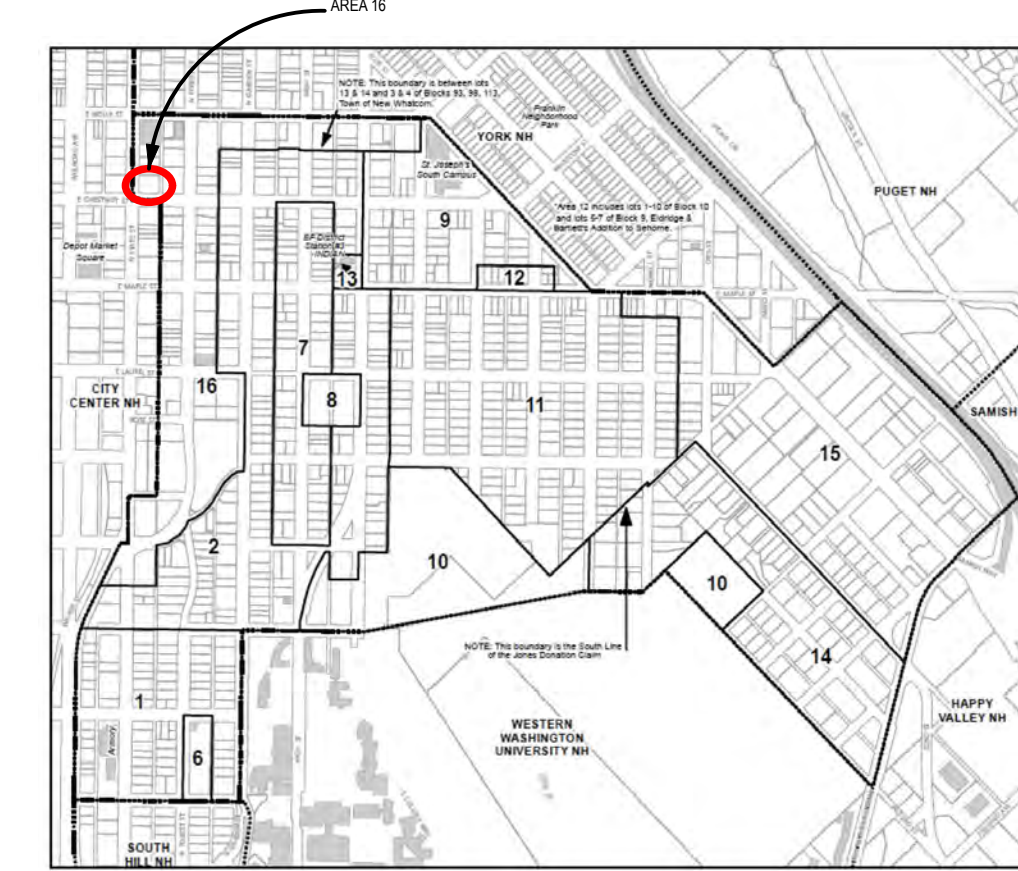
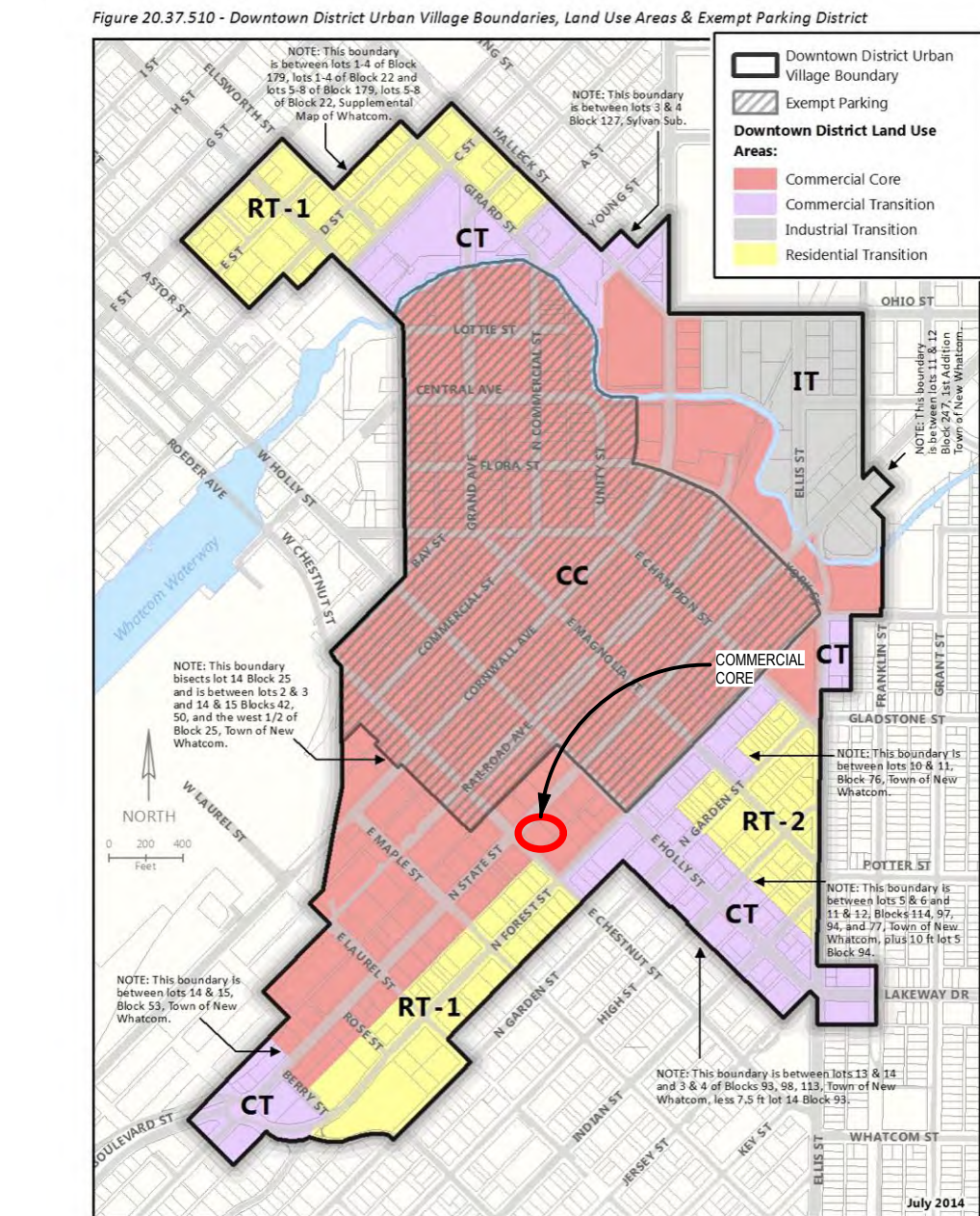




Assessor Property Info	Appraised Property Value
Property ID: 75061	Land value: \$717,750
Assessor address: 1210 N STATE ST	Improvement value: \$506,998



Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
16	Urban Village	Downtown District	See BMC 20.37.500 through 20.37.560, downtown district urban village	None	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 (5), 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	AREA	CC (1)	RT-1	RT-2	IT
10. Multifamily	CC (1)	P	P	P	P(3)

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 unoccupied parking lots. Most buildings are early twentieth century, two or three are contemporary.

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 grade.

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 Chestnut 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.

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

- 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.
- 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

Color, roof top elements, balconies, garage at grade

Strong corner, two story entry balconies

DEVELOPER: STATE STREET APARTMENTS, LLC
P.O. BOX 31548
BELLINGHAM, WA 98228

ARCHITECT: JED C CLARK • AIA
ARBOUR NORTH ARCHITECTURE • INTERIORS
3647 TOAD LAKE ROAD
BELLINGHAM, WA 98226
360.671.2550
jed@arbournorth.com

Neighborhood Meeting Notes

Date: March 15, 5:30 PM
Location: Bellingham Public Library
Attendance: Four from local area, plus city staff and developer
Comments:
• Color choice needs to be thoughtfully considered as to not be trendy or shocking.
• Noise from neighboring buildings will be significant. Mitigate as necessary.
• 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.
• Vertical orientation concept is nice.
• Modulation of some other buildings in the area prematurely dates buildings, Herald Bldg is not modulated.
• Parking is and an issue. Parking is needed.
• Security, theft, trespass is a real issue and should be mitigated.

PROJECT ADDRESS: 1210 N STATE STREET
TAX PARCEL NUMBER: 380330201040

BUILDING USE / SCOPE OF WORK: FIVE STORY WOOD FRAMED APARTMENT (5-A) BUILT OVER TWO-STORY CONCRETE COMMERCIAL AND PARKING (1-A) BUILDING

ZONING: NEIGHBORHOOD, SEHOME, AREA 16

BUILDING LOT: 13,750 SF
IMPERVIOUS: 100%
LOT COVERAGE: 100%

BUILDING CONST. TYPE: R-2 MULTI FAMILY = TYPE 5-A
S-2 ENCLOSED PARKING = TYPE 1-A
B COMMERCIAL = TYPE 1-A

ALLOWABLE AREA: R-2, TYPE V-A (SM) NFPA 13 = 36,000 SF PER FLOOR
ALLOWABLE HEIGHT IBC: 70 FEET FROM AVERAGE HEIGHT TO ROOF
75 FEET FROM FIRE TRUCK ACCESS TO TOP FLOOR

ALLOWABLE HEIGHT PER COB ZONING: COMMERCIAL CORE = UNLIMITED HEIGHT

SETBACKS: ZERO, ALL SIDES

Drawing Index

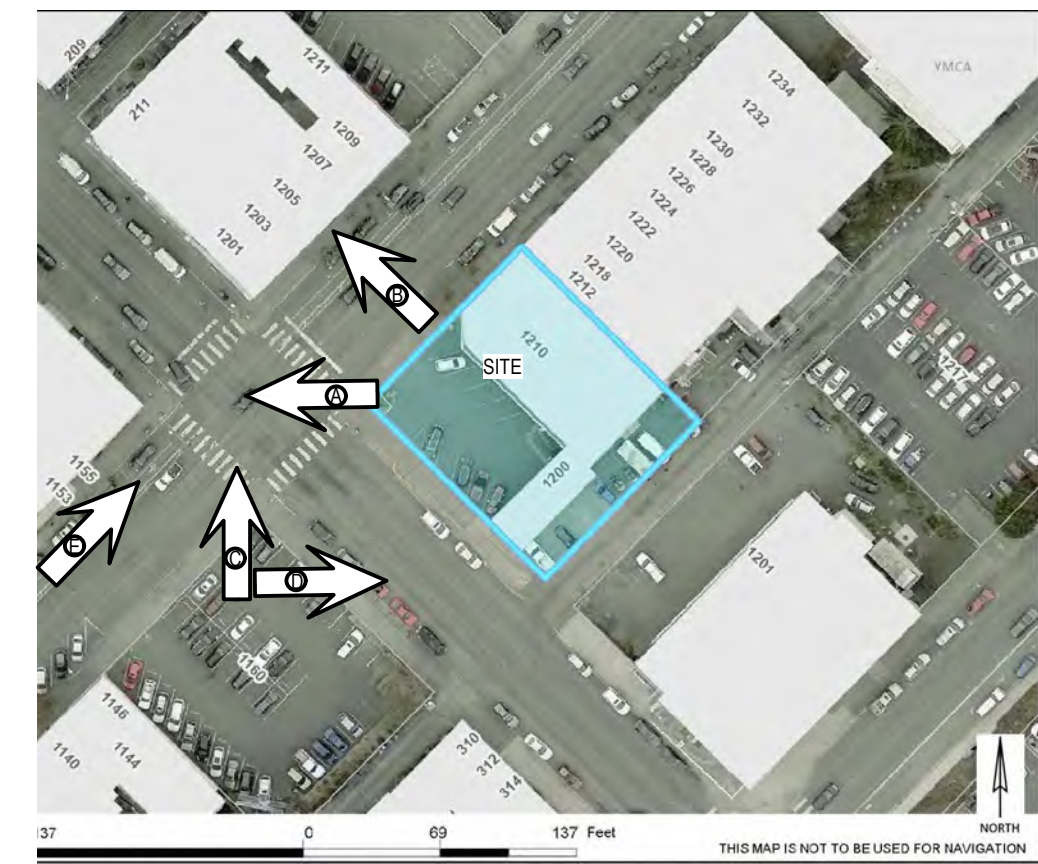
- A-1 COVER SHEET PROJECT INFO, NEIGHBORING BLDGS
- A-2 MASS MODELS, EXAMPLE BUILDINGS, NEIGHBORHOOD CONTEXT
- A-3 ELEVATIONS, MASSING PERSPECTIVE
- A-4 LOWER LEVEL PLAN OPTIONS
- A-5 FLOOR PLANS UPPER LEVELS BUILDING SECTION



A... HERALD BLDG NE CORNER



B... SUNRISE BLDG EAST ELEVATION



C... SUNRISE BLDG SE CORNER



E... COLOR POT AND PARKING LOT TO SOUTH



D... TELECOMMUNICATIONS BLDG

Neighboring Buildings



YMCA BUILDING ENTRANCE FROM STATE STREET
BELOW A RAISED CANOPY



SINGLE STORY WITH VACANT PRCEL TO NORTH



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



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



E CHESTNUT AND
LARGE SURFACE PARKING LOT



E CHESTNUT AT THE HERALD BUILDING
LIMITED ACCESS DUE TO SLOPE. STEPPED WINDOWS



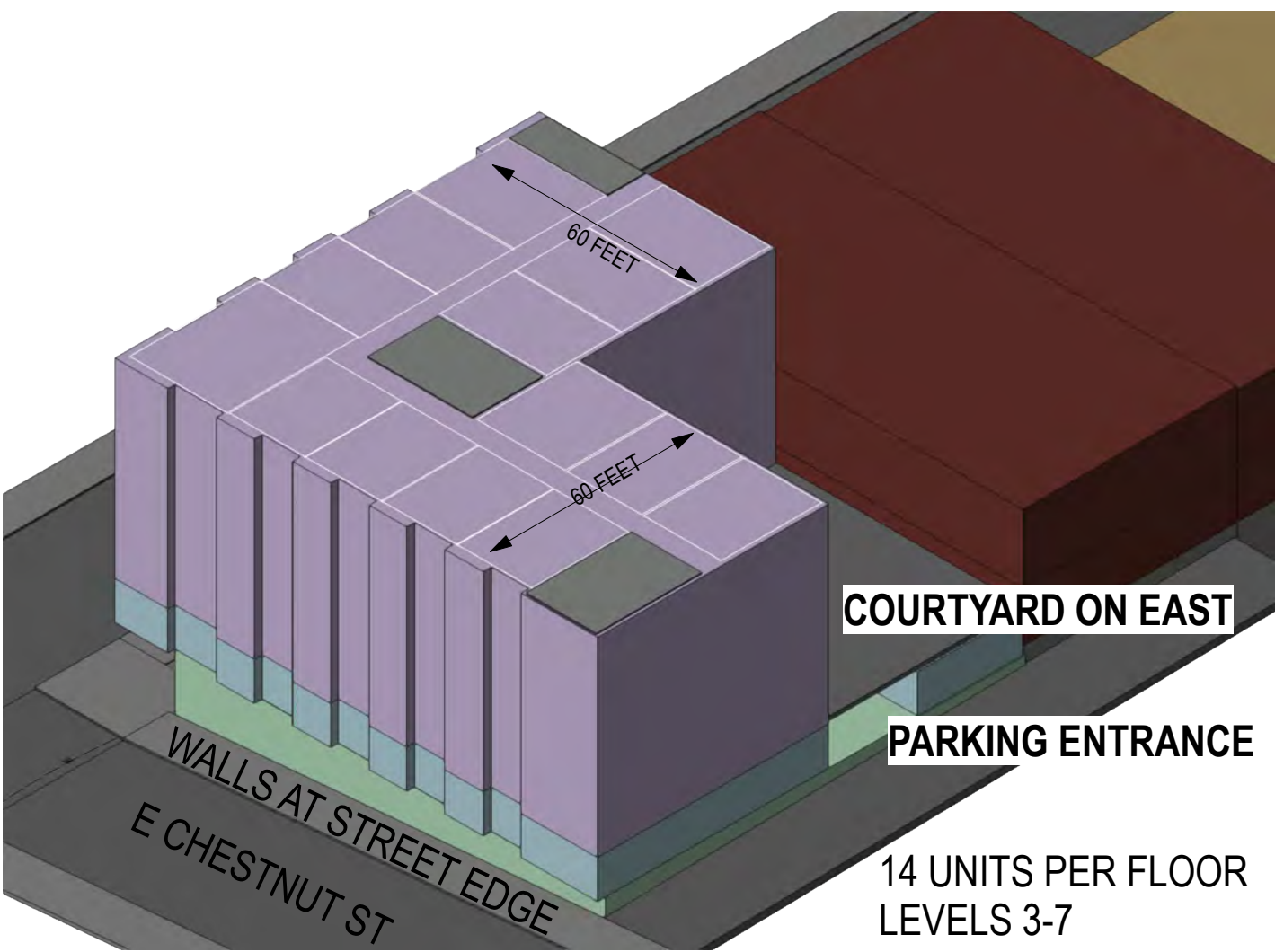
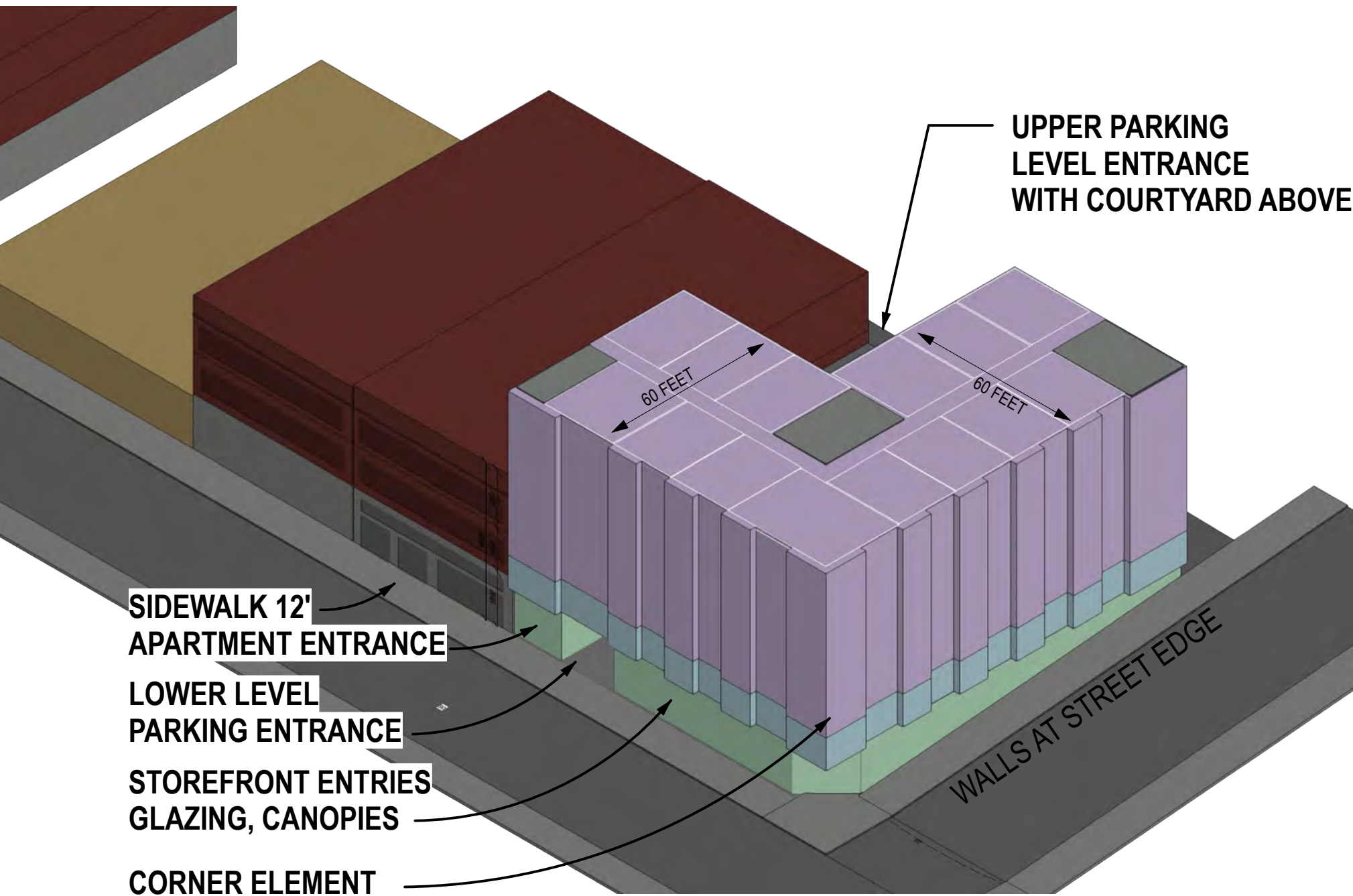
E CHESTNUT AT THE DAYLIGHT BUILDING
LIMITED ACCESS DUE TO SLOPE. SMALL WINDOWS OF VARIED HEIGHT



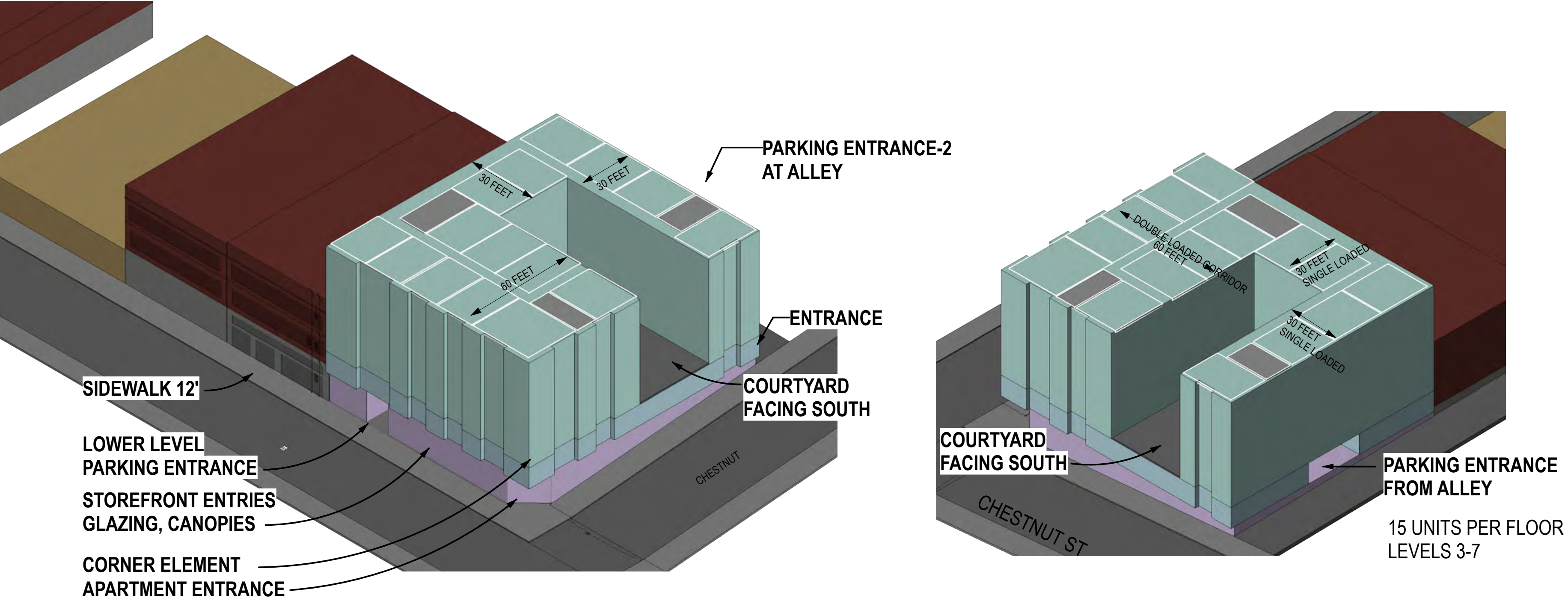
HISTORIC LAUBE AND WINDSOR HOTELS DIRECTLY NORTH OF THE PROPOSED BUILDING



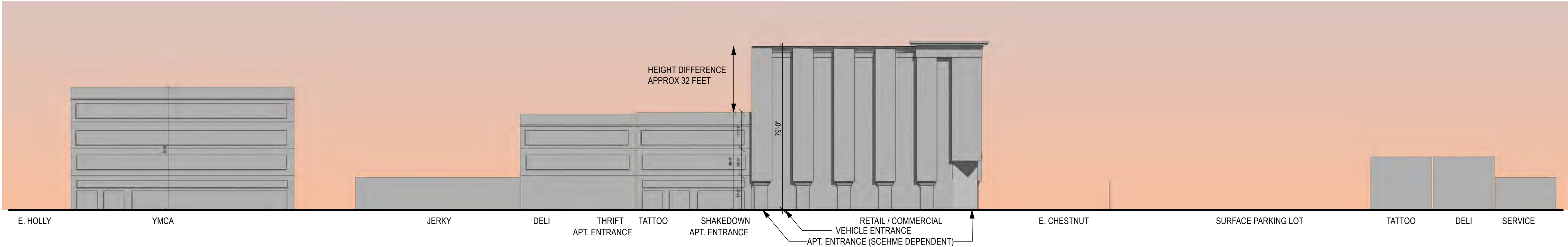
Scheme-2, Courtyard facing East. Parking access from State Street and Alley



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



Street View, East Holly and beyond E Chestnut





VEHICLE ENTRANCE AUTOMATED GATE

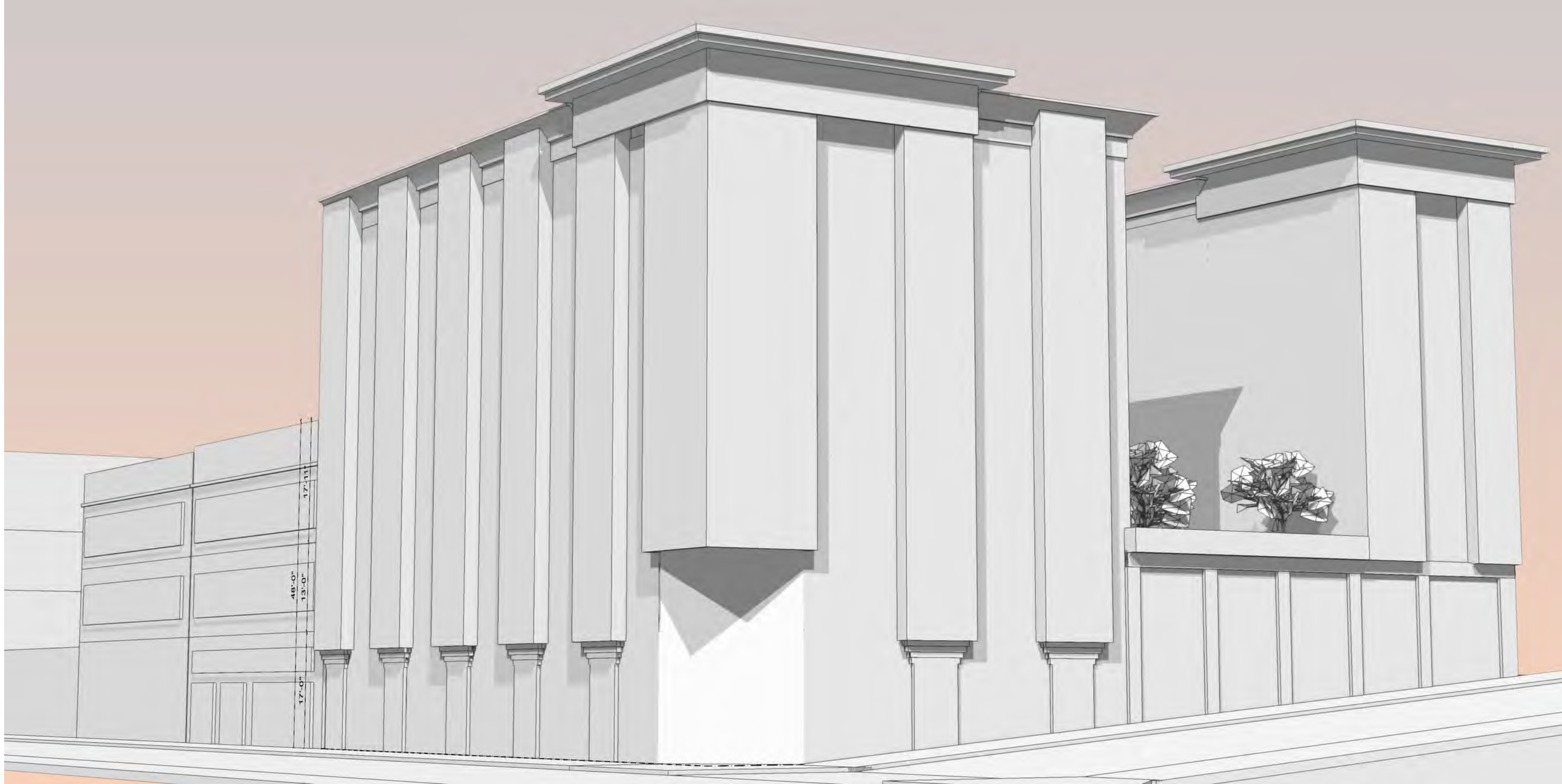
STOREFRONT SYSTEM ADAPTABLE FOR A VARIOUS ENTRY CONFIGURATIONS

STEEL AND GLASS CANOPY CURVILINEAR FORMS BUILDING AND PATH LIGHTING

CMU OR LARGE BRICK CONTRASTING SPLAYED PILASTERS WITH CORBELED TOP COURSES

CORNER ENTRY WITH HIGH CANOPY

West Street Edge



LOOKING NORTHEAST

Perspective Courtyard Scheme



Values of Violet

Values of Blue

Values of Red Violet

Greys, Light and Dark

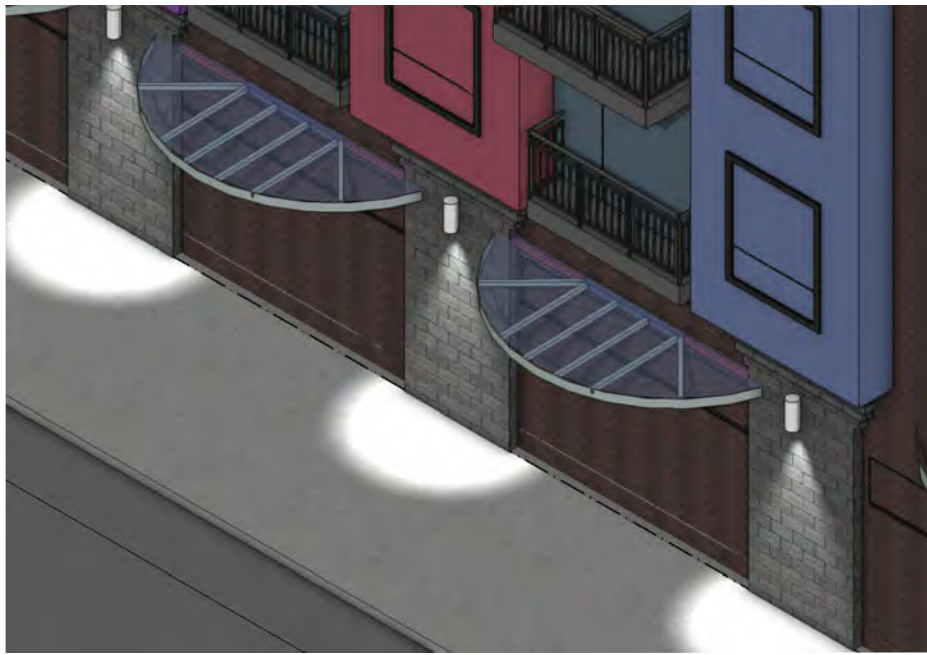
Earthtone, Black and Brown

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

Colors of Subdued Excitement



Buildings Nearby With Color Themes



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

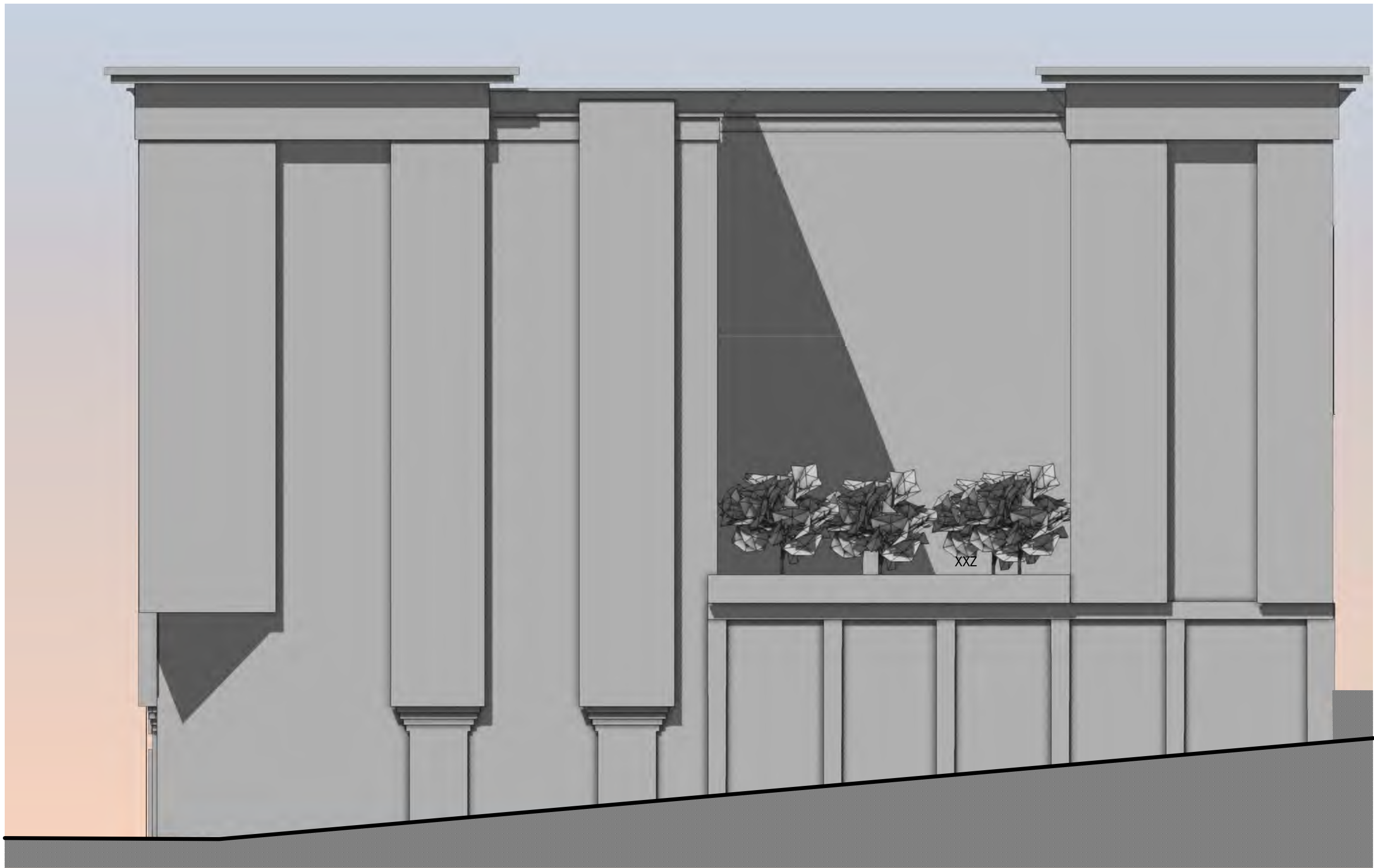
Canopies



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

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.

Materials Detail at Grade



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

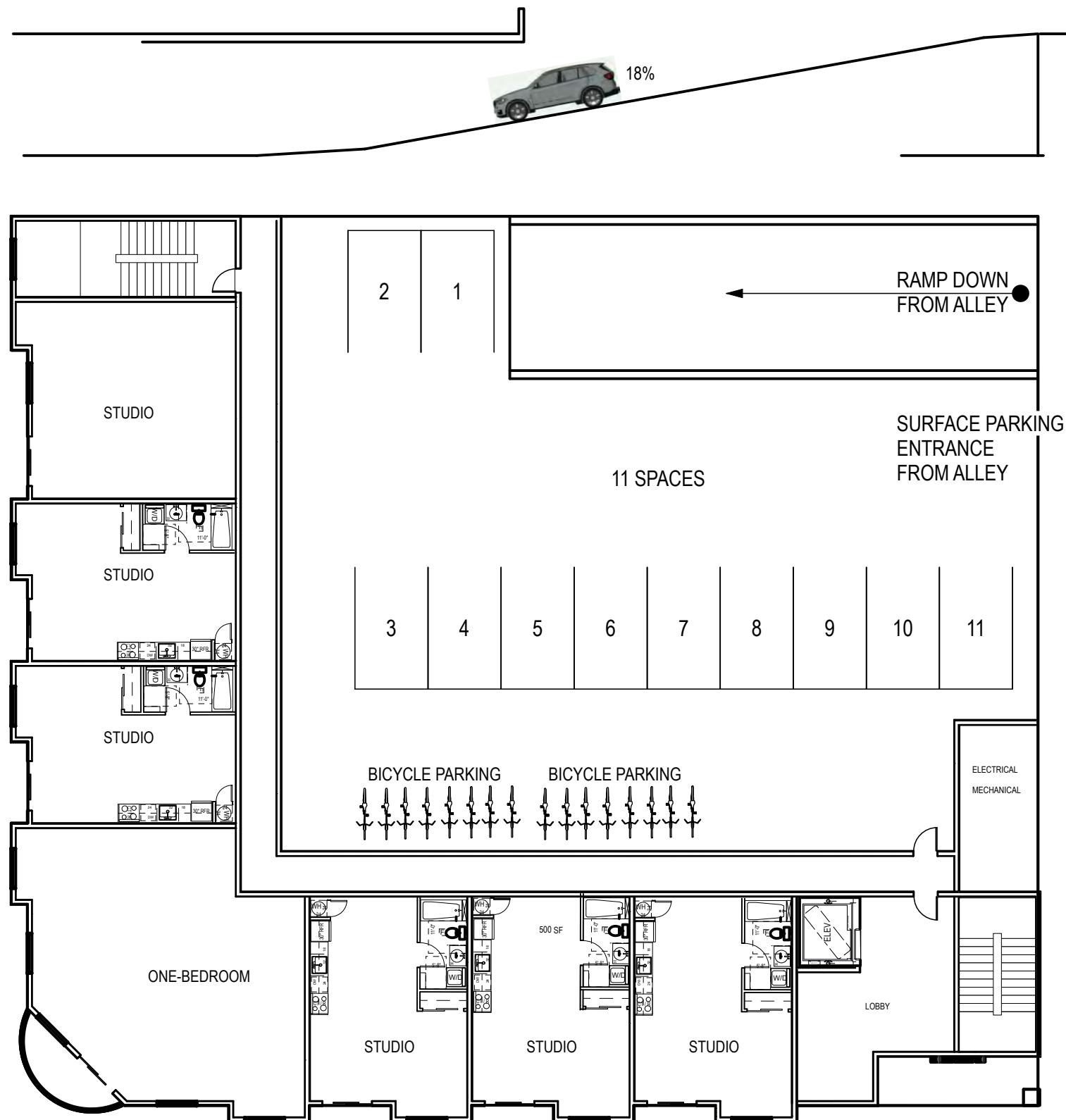
STAIR STEP WINDOW PATTERN PROVIDING LIGHT TO BELOW GRADE PORTION OF LOWER FLOOR

South Courtyard

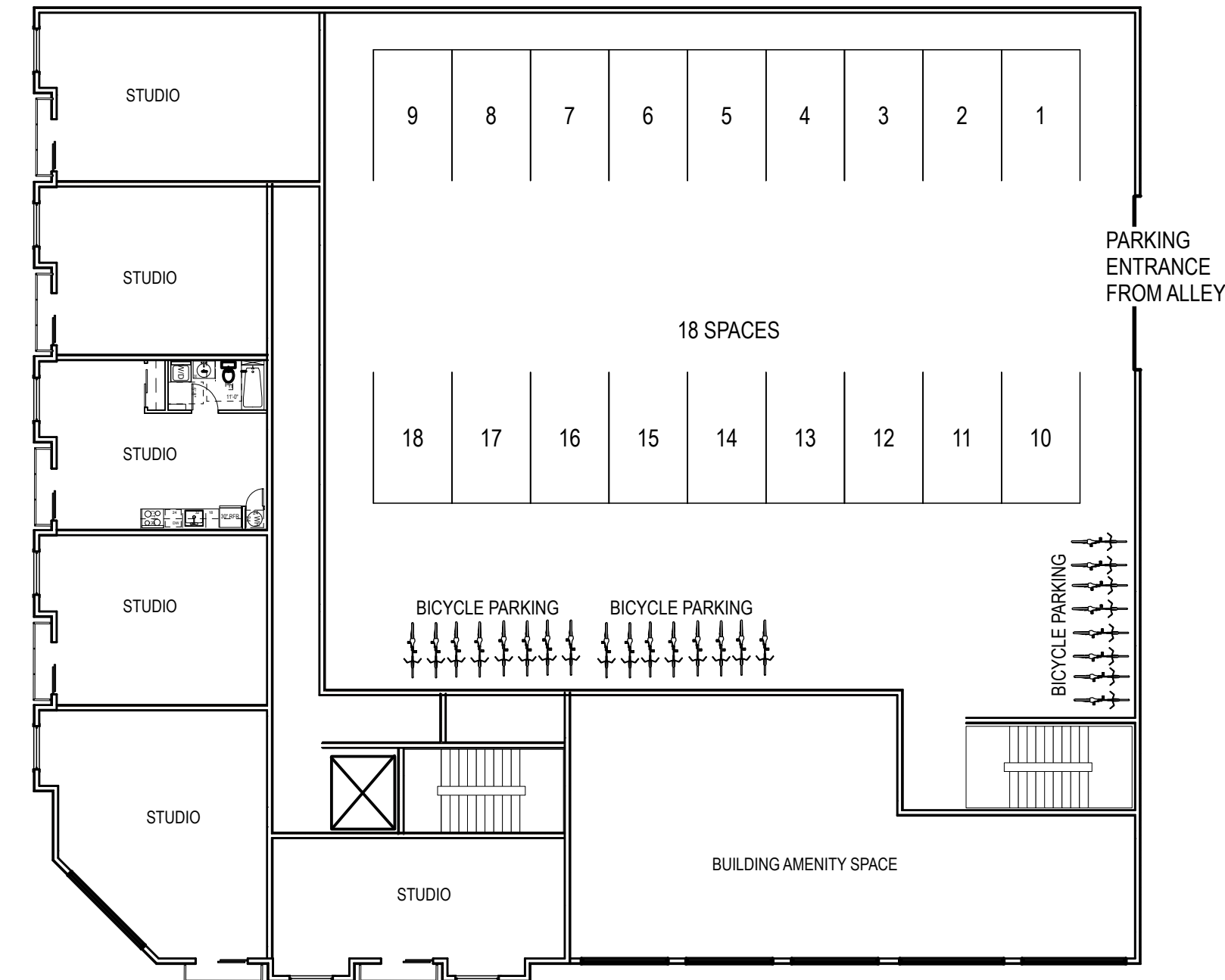
Elevations
Scale
Materials



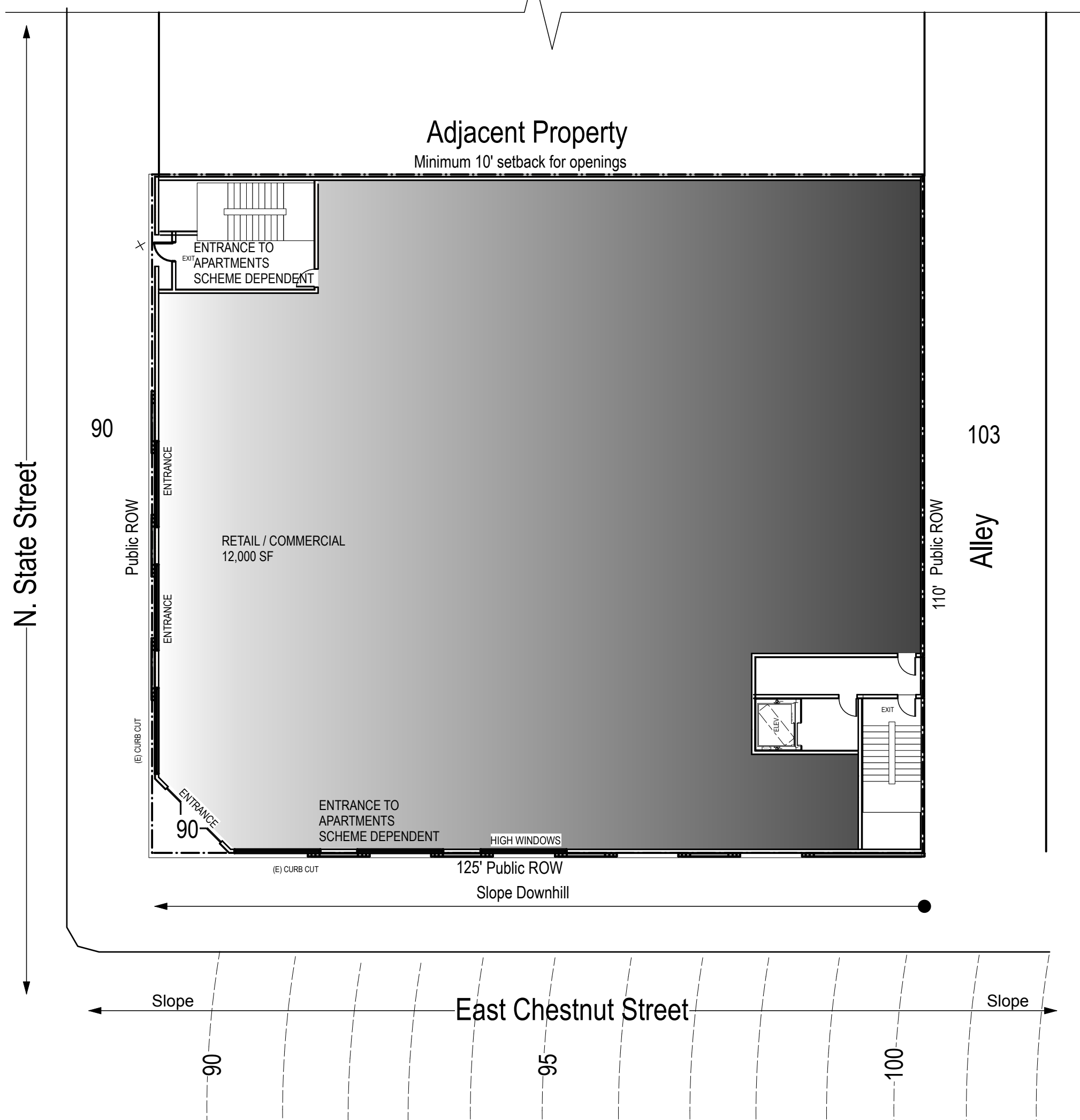
Second Floor. Similar Both Schemes



Second Floor. Similar Both Schemes



Second Floor. Similar Both Schemes



Comment

- 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
- Approximately the same parking count as Option-A
- 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.

Floor Plan Grade, Similar Both Schemes

Option -C

12,000 SF Commercial
40 Parking Spaces
65 Housing Units



Comment

- Option -B is a study to understand the ramifications of an internal ramp.
- This option does not appear to be feasible due ramp length.
- Ramp uses valuable space that could otherwise be used for retail or parking

Floor Plan Grade, Similar Both Schemes

Option -B

4300 SF Commercial
28 Parking Spaces
72 Housing Units



Comment

- Option -A is the Preferred Scheme for this project.
- Provides the maximum number of parking spaces.
- Separates the parking ingress and egress to two locations, thus lowering the use of each entrance.
- Locates the retail / commercial use adjacent the windows and light.
- Locates the parking deep underground in the least desirable space for business.

Floor Plan Grade, Similar Both Schemes

Option -A

3800 SF Commercial
38 Parking Spaces
72 Housing Units
Required Parking = Approx.
1/2 space per unit = 36 spaces
Plus Commercial (depends on use)

