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General Concepts Charrette Report 2

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Bellingham Central Waterfront
Development Plan

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March 25, 1986

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Mr. Rick Fackler
Long Range Planner/Project Manager
City of Bellingham
Planning and Economic Development
210 Lottie Street
Bellingham, Washington 98225

U.S. DEPARTMENT OF COMMERCE NOAA
COASTAL SERVICES CENTER
2234 SOUTH HOBSON AVENUE
CHARLESTON, SC 29405-2413

Dear Rick:

We are pleased to transmit the documentation of progress on Phase II (Technical Report #2) of the Bellingham Central Waterfront Development Study related to our second charrette. This document is intended to be a working data base to be built upon and modified by all participants. It represents our two-week investigation of precepts, general concepts, and economic development incentives that will be used to assist in the refinement of land use alternatives for the Central Waterfront area.

We are working on the third step of the study process which is the Development of Refined Land Use Concepts for the area. We look forward to our next charrette, scheduled for April 15, 1986.

Sincerely,



Vincent Vergel de Dios, AICP
Director of Planning

"The preparation of this report was financially aided through a grant from the Washington State Department of Ecology with funds obtained from the National Oceanic and Atmospheric Administration, and appropriated for Section 306b of the Coastal Zone Management Act of 1972."

Washington State Department of Ecology
HT 168.84 G4 / 1986

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INTRODUCTION/SUMMARY

On March 18, 1986, the second in a series of full-day "charrettes" - or intensive work sessions - was held at the Roeder School District offices to discuss general concepts for the Bellingham Central Waterfront. This charrette is part of the on-going planning process, begun in February to prepare a Central Waterfront Development Plan. The session was sponsored by the City of Bellingham Department of Planning and Economic Development and included representatives from the City, Planning staff, members of the Central Waterfront Task Force and Technical Committee, the Port of Bellingham, the Fourth Corner Development Company, Georgia Pacific, and the general public.

The purpose of this charrette was to review and "brainstorm" general Land Use Concepts for Bellingham's Central Waterfront. This report documents a two-week effort that developed general concepts for the Central Waterfront and additional ideas received during the charrette.

This Technical Report #2 includes the "general concept" charrette materials reviewed on March 18, 1986 and with Technical Report #1, "Issues and Directions," will be considered a separate Technical Appendix to the final report. This report is organized in the following sections.

- Key Issues & Directions - A review was completed of the key issues expressed during the prior Issues and Directions Charrette. These key issues are:
 - That the plan be an Implementation Plan;
 - Concern for the Type, Amount, and Location of Land Uses;
 - A need for Economic Development within the area; and
 - A need for Group Consensus for Action.

Suggested Actions - Based on the Issues and Directions Charrette, the following actions were suggested for further investigation:

- Encourage investment, not just market response;
- Change or modify zoning in the area;
- Protect and enhance existing businesses;
- Improve Roeder and Holly Streets;
- Improve the Maritime Heritage Center;
- Control nuisances such as odors; and
- Create land use flexibility through such things as design guidelines.

- Precepts - General organizing principles or ideas common to all the concepts were prepared. These included:
 - General precepts
 - Land use compatibility
 - Linkages
 - Development action
- Concept Components - Eleven components were identified and used in different combinations or mixes to create each unique concept. These "building blocks" included:
 - Whatcom Creek focus
 - Linkages
 - Land use mix
 - Land use interfaces
 - Vistas and overlooks
 - Gateways
 - Public right-of-ways
 - Parcelization
 - City-owned property
 - Vacant parcels
 - Zoning
- Organization Concepts - Six categories were described to characterize the general concepts. Within each organization concept a number of variations suggested themselves. The 6 categories included:
 1. Dispersed Development
 2. Expanded Industrial Core
 3. Expanded CBD Core
 4. Expanded Port/Squalicum Harbor Core
 5. Whatcom Creek As Focus
 6. Linkages and Corridors
- Urban Design Precepts - Some preliminary alternative design guidelines were suggested for Holly and Roeder Streets based on the City of Bellingham Public Works Department's standards.

- Economic Development Incentives - Some ideas were presented for public-sector actions or programs to induce economic growth and market demand within the Central Waterfront. A number of federal, state, and local programs were suggested as having been used in the past in other places. The current status of these programs was discussed considering the current budget cuts which effect many of the programs. The following programs appear to be the most likely sources for development and infrastructure improvement financing.
 - For Project Development
 - .. UDAG's (Urban Development Action Grants)
 - .. SBA (Small Business Administration 503 and 7A Loan programs)
 - .. Block Grants
 - Infrastructure Financing
 - .. C.E.R.B. (Community Economic Revitalization Board Loans and Grants)
 - .. Public Infrastructure Trust Programs
 - .. E.D.A (Economic Development Administration Title I Grants)
 - .. City General Obligation Bonds
- Evaluation Criteria - The following evaluation criteria were discussed as a means of evaluating the refined Land Use Alternatives. These criteria were agreed to be necessary for a successful plan.
 - Land use compatibility
 - Linkages/water access
 - Environment quality improvement
 - Economic growth and feasibility
 - Ease of implementation
 - Public/private acceptance

The Urban Design Precepts and Economic Development Incentives were introduced only as a preview and will be further refined as the concepts are refined.

As part of the participatory and consensus building effort, participants were all given "stick-on" dots to use as votes to express their preferences for a particular concepts. The Technical Committee and public sessions voiced a clear preference for the Whatcom Creek Focus and the idea of Linkages and Corridors. A number of votes for changing the zoning were expressed although it might not have to be the same zoning as the CBD since the intent is that the Central Waterfront will not compete with the CBD.

During the evening Task Force charrette, a number of votes were given to the concept of an expanded industrial core and use of the Central Waterfront area as a light industrial and manufacturing area.

In addition, a number of public comments were collected on maps of the study area. The public was asked to "create their own plan." The comments and ideas included:

- Whatcom Creek as a tourist-oriented area
- Limited new development around the Creek with an emphasis on the park and the general visual improvement of the area
- A public market
- A "boatel" or a transient moorage area.
- "Let alone" much of the area.

The next step will be to develop 3 or 4 land use alternatives in further detail. These alternatives will be discussed at the next charrette scheduled for April 15, 1986, at which time these concepts will be described and modified based on everyone's input.

PARTICIPANTS

TASK FORCE

Tim Douglas, Mayor, City of Bellingham
Hal Arnason, Jr., Arnason Realty
Carl Nielsen, General Welding
Georg Leshefka, Planning Commission Chairperson
Don Cole, Vice President, Western Washington University

TECHNICAL COMMITTEE

Bill Geyer, City of Bellingham
Ed Dahlgren, Georgia-Pacific
Art Choat, Harbormaster, Port of Bellingham (for Jeff Kaspar)
Wayne Schwandt, Fourth Corner Development Group

OTHERS

Rick Fackler, City of Bellingham
Vickie Matheson, City of Bellingham
William Hager, City of Bellingham
George S. Graham
Anne Nelson
Kevin Baker
Catharine Stimpson
Larry Harriman
George Thomas
Verga Whittaker
Emil Baijot
Glo Harriman
Michael Newlight
Brent Walker
Carl Akin
Tip Johnson
Steve Brinn
Ralph Akers
Carl Akers
Roger Almskaar
Larry Willman
Rick Gilbert
Susanne Stevens

CONSULTANT

Management and Planning Services/The NBBJ Group

Vincent Vergel de Dios
Dennis Tate
Yves Mizrahi

Key Issues and Actions

KEY ISSUES

IMPLEMENTABLE PLAN

TYPE, AMOUNT &
LOCATION OF
LAND USES

ECONOMIC DEVELOPMENT

GROUP CONSENSUS
FOR ACTION

SUGGESTED ACTIONS

ENCOURAGE
INVESTMENT

(NOT JUST MARKET RESPONSE)

CHANGE
ZONING

PROTECT & ENHANCE
EXISTING BUSINESSES

IMPROVE ROEDER
& HOLLY

IMPROVE MARITIME
HERITAGE CENTER

CONTROL NUISANCES

(ODOR)

CREATE LAND USE FLEXIBILITY

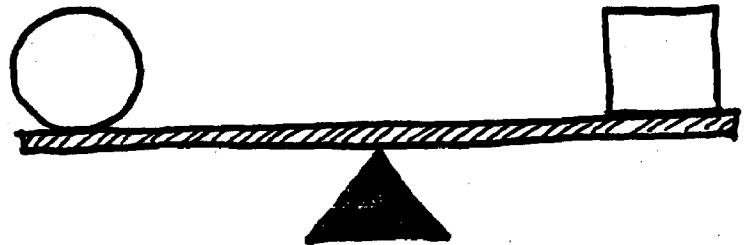
(DESIGN GUIDELINES)

Precepts

GENERAL PRECEPTS

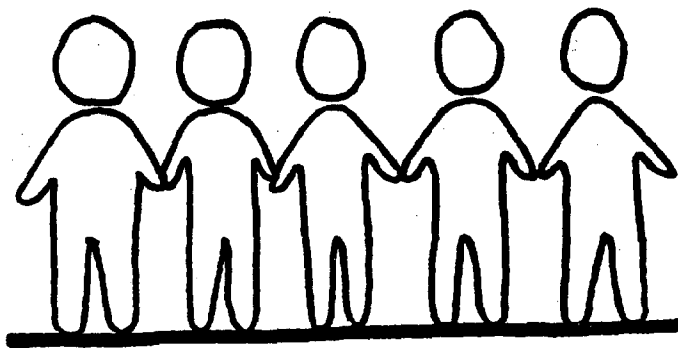
PRECEPTS

BALANCE OF
PRACTICALITY &
IMAGINATION



PRECEPTS

GROUP CONSENSUS
WILL ALLOW ACTION



PRECEPTS

COMPATIBILITY

- LAND USES
- PEOPLE INTENSITY

PRECEPTS

THE KEY IS THE TYPE,
LOCATION & AMOUNT
OF LAND USES



PRECEPTS

ECONOMIC DEVELOPMENT
WILL BENEFIT ALL

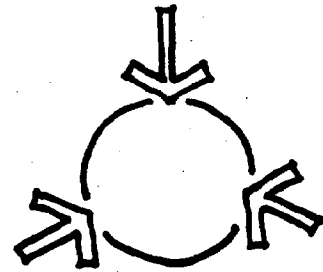


PRECEPT

PUBLIC/PRIVATE
COOPERATION

PRECEPTS

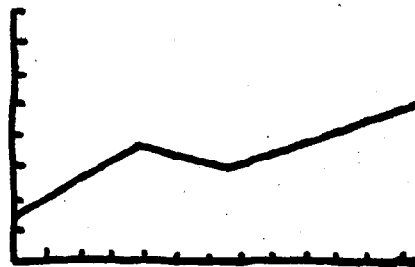
ECONOMIC/LAND USE INFLUENCES OF THE ENVIRONS



PRECEPTS

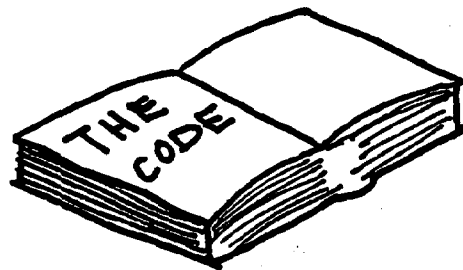
INCENTIVES FOR ECONOMIC DEVELOPMENT

- MORE THAN ONLY MARKET RESPONSE



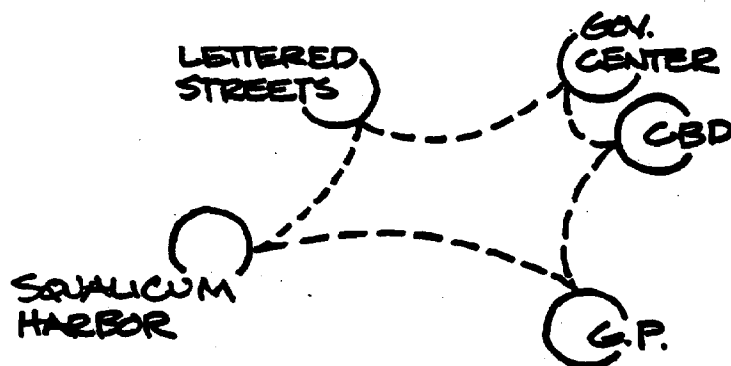
PRECEPTS

FLEXIBLE REGULATIONS FOR PREDICTABILITY



PRECEPTS

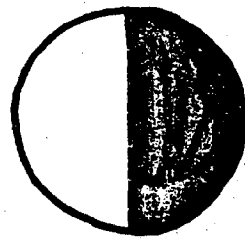
DISTINCTIVE SUPPORT AREA



PRECEPTS

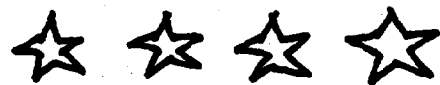
JUXTAPOSITION OF CONTRAST

- DIVERSITY
- BLEND



PRECEPTS

QUALITY ENVIRONMENT



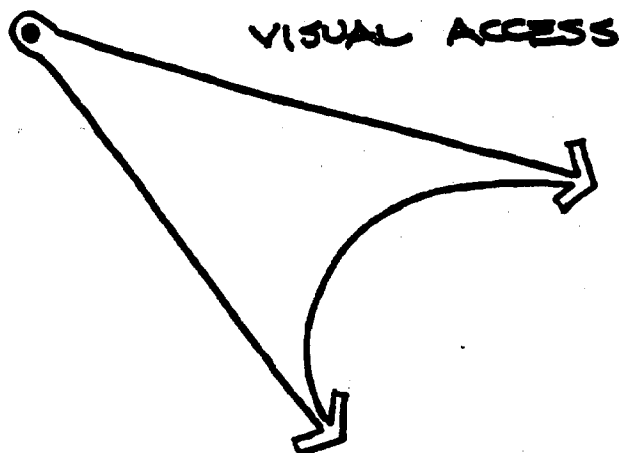
PRECEPTS

WHATCOM CREEK IS
THE AMENITY



PRECEPTS

WATERWAY VISTA



PRECEPTS

PRESERVE CITIZEN'S DOCK

- RELOCATION/RECONSTRUCTION
IS ACCEPTABLE

PRECEPTS

LAND ASSEMBLAGE

- COOPERATION FOR
MUTUAL BENEFITS
- WHOLE GREATER THAN
SUM OF PARTS

PRECEPTS

GOOD, CLEAR ACCESSIBILITY

BETWEEN DISTRICTS - WITHIN AREA - WATERFRONT



PRECEPTS

EFFICIENT VEHICULAR MOVEMENT

PRECEPTS

CONVENIENT PARKING

PRECEPTS

CONSIDER THE VEHICLE TRAVEL EXPERIENCE

- PERCEPTION AT TRAFFIC SPEEDS
- 'GATEWAYS'
- SIGNAGE



PRECEPTS

PEDESTRIAN AMENITIES

- WALKING & BICYCLE
EXPERIENCE

PRECEPTS

BETTER UNDERSTANDING OF INDUSTRY

- INTERPRETIVE CENTERS
- INFORMATION EXCHANGE

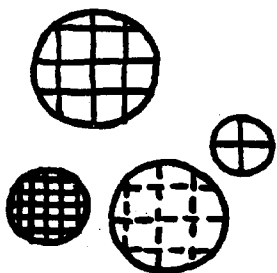
WHAT COM CREEK

- ASSUMES ACCESS AT OTHER POINTS ALONG THE BAT
 - REMOVE POINTS OF ACCESS AT OTHER AREAS. NO PUBLIC ACCESS AT SOME AREAS
-

THE PLAN IS NOT "GIVING UP" ACCESS TO WATER FRONT

LAND USE COMPATIBILITY

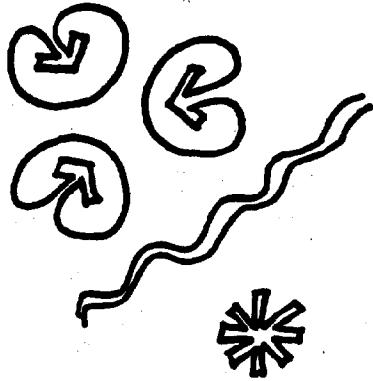
USE COMPATIBILITY



GROUPING OF
SIMILAR
USES/ACTIVITIES

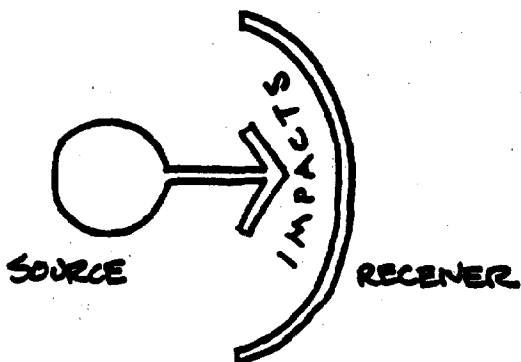


USE COMPATIBILITY



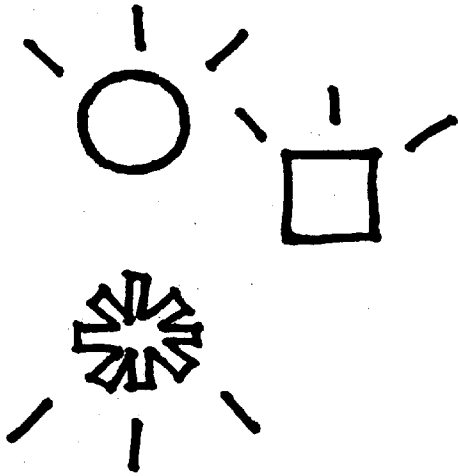
ORIENTATION AND ISOLATION OF USES

USE COMPATIBILITY



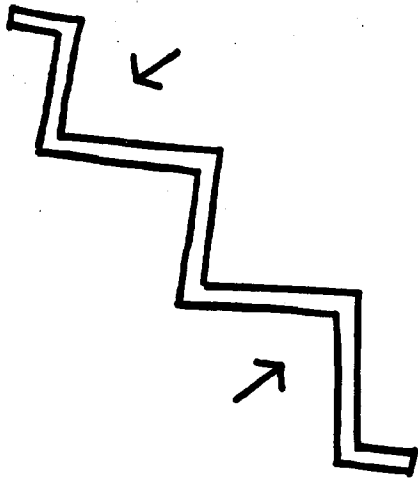
LAND USE CONFLICT MITIGATION

USE COMPATIBILITY



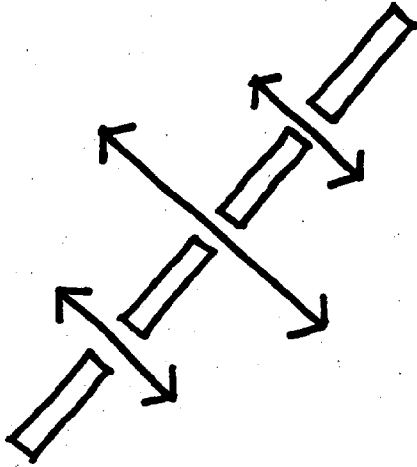
CELEBRATE
THE
DIFFERENCES

BUFFERS / EDGES



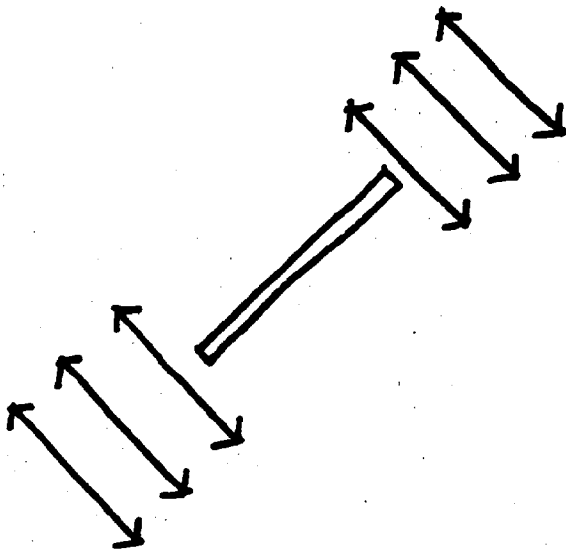
COMPLETE
PHYSICAL/VISUAL
SEPARATION

BUFFERS/EDGES



SEPARATION
BUT SOME
CONNECTIONS

BUFFERS/EDGES

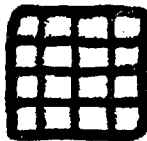
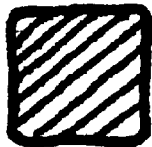


CONTROLLED
AND LIMITED
SEPARATION

CELEBRATE THE USE

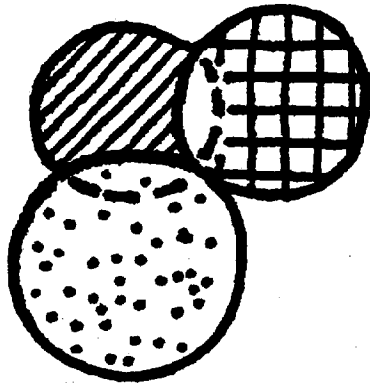
G.P. INTERPRETIVE CENTER
TO UNDERSTAND THE USE

LAND USE ORGANIZATION:



USES
SEPARATED

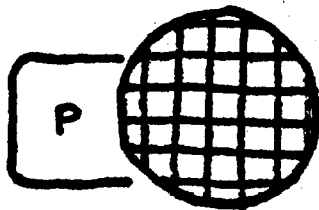
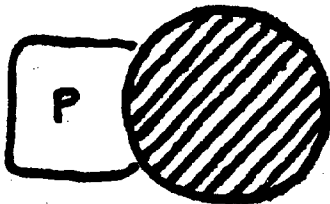
LAND USE ORGANIZATION



USES
MIXED

- HORIZONTAL
- VERTICAL

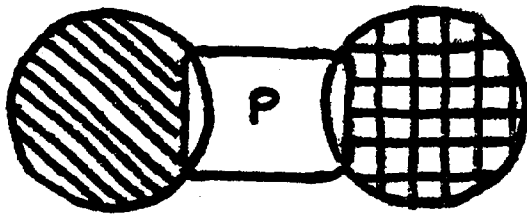
LAND USE ORGANIZATION



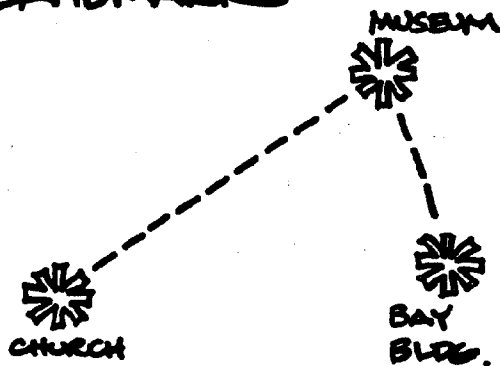
INDEPENDENT
SUPPORT
USES

LAND USE ORGANIZATION

SHARED
SUPPORT
USES

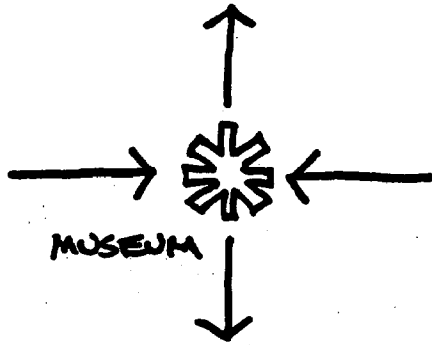


LANDMARKS



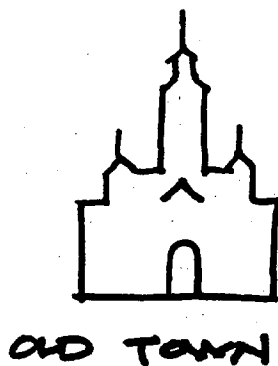
VISUAL
PROMINENCE
ASSISTS
ORIENTATION

LANDMARKS



LOCATION IS ANCHOR
TO DEVELOPMENT
AND MOVEMENT

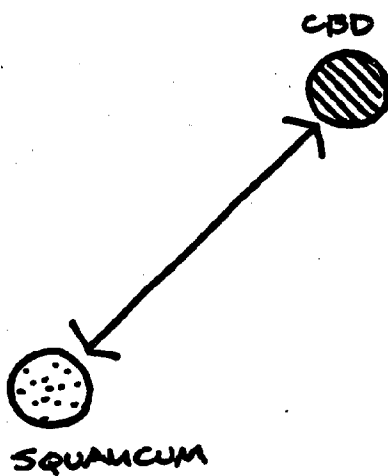
LANDMARKS



HISTORICAL IMAGE
ESTABLISHES
THEME

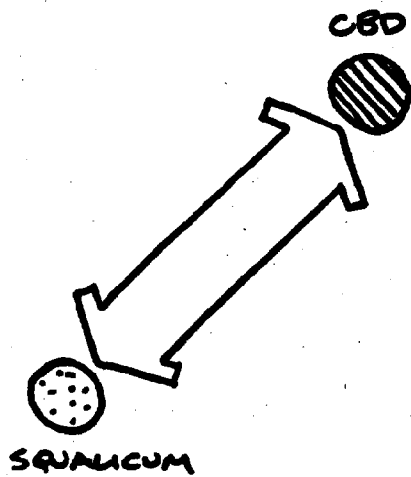
LINKAGES

LINKAGES



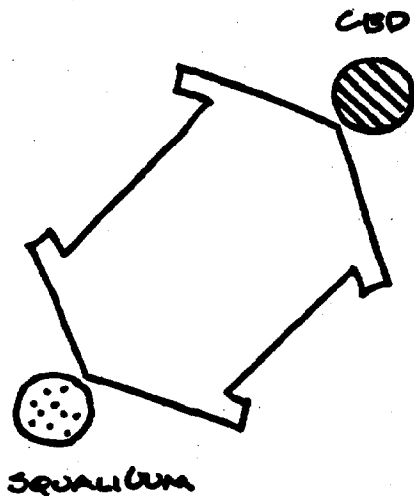
CONNECTION CLEARLY
DEFINED BUT
SUBORDINATE TO
PLACES IT CONNECTS

LINKAGES



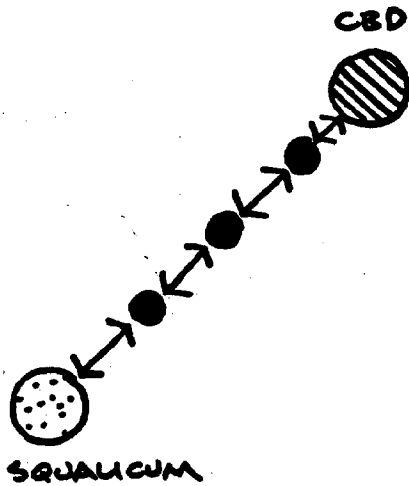
UNIFORM AND
CONTINUOUS
DEVELOPMENT

LINKAGES



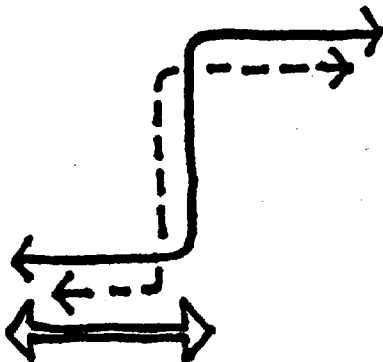
CORRIDOR IS MORE
DISTINCTIVE THAN
THE END POINTS

LINKAGES



SEQUENCE OF SECONDARY ACTIVITIES

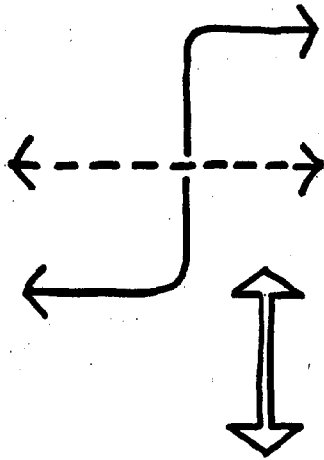
CIRCULATION



COMBINED MODES

- VEHICULAR
- PEDESTRIAN
- BICYCLE
- TRANSIT
- WATERBORNE

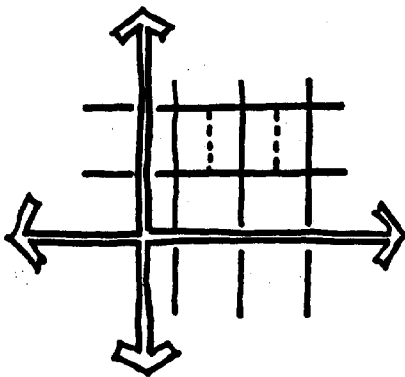
CIRCULATION



SEPARATED MODES

- VEHICULAR
- PEDESTRIAN
- BICYCLE
- TRANSIT
- WATERBORNE

CIRCULATION

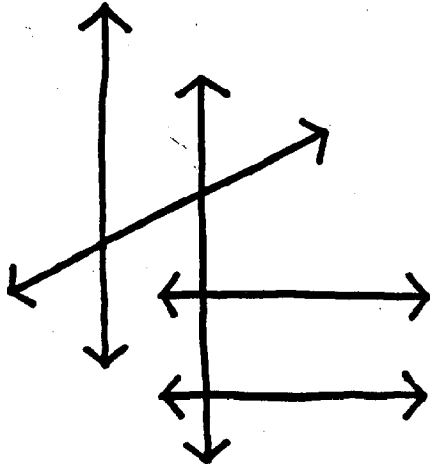


DISTINCT HIERARCHY

- PRIMARY
- SECONDARY
- LOCAL

CIRCULATION

UNIFORM NETWORK



LINKAGES

WHICH IS THE DRIVER?

- LAND USE
- TRANSPORTATION

LINKAGES

ROEDER AVE. IMPROVEMENTS

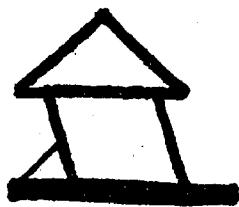
- PLANNED
- PROPOSED

LINKAGES

WHATCOM CREEK TRAIL
SYSTEM IS AN EXISTING
SYSTEM OR LINKAGE
BUILD ON EXISTING SYSTEM

DEVELOPMENT ACTION

DEVELOPMENT ACTION



REHABILITATION

- PAINT UP
- FIX UP
- CLEAN UP
- REMODEL

DEVELOPMENT ACTION



INFILL

DEVELOPMENT ACTION



NEW CONSTRUCTION

- RE-DEVELOPMENT

DEVELOPMENT ACTION

ELIMINATE ANY UNDUE
CONSTRAINTS

- FLEXIBILITY
 - PHASING
-

TWO WAY HOLLY ST
THRU C.B.D. POLITICAL
QUESTION

LINKAGE

PROBLEMS @ INTERSECTION
OF HOLLY & MAGNOLIA &
PERSPECT BAT

HOLLY ST.

DEEMPHASIS OF OTHER
STREETS W/IN AREA.

'C', 'D.' STREETS. IN ORDER
TO EMPHASIZE 'F' STREET.

LINKAGE PRECEPT

- TRAFFIC OFF FRWY TO
SQAL HARBOR OK,
PROBLEM IS FROM SQWAL
TOWARD CBD; ROEDER
EASIER ROUTE; NEED TO
REDIRECT
-

Concept Components

CONCEPT COMPONENTS

CONCEPT COMPONENTS :

- WHATCOM CREEK FOCUS
- LINKAGES
- LAND USE MIX
- LAND USE INTERFACES
- VISTAS & OVERLOOKS
- GATEWAYS
- PUBLIC RIGHT-OF-WAY
- PARCELIZATION
- CITY OWNED PROPERTY
- VACANT PARCELS
- ZONING

1. WHATCOM CREEK: THE INLAND FOR US

2. SOUND CONNECTION LINKAGE: BODIES

3. HALL CONNECTION & BODIES

4. INDUSTRIAL CAPTURE & BODIES

5. LAND USE INTERFACES: BODIES

6. SEPARATIONS / CONNECTIONS / BODIES

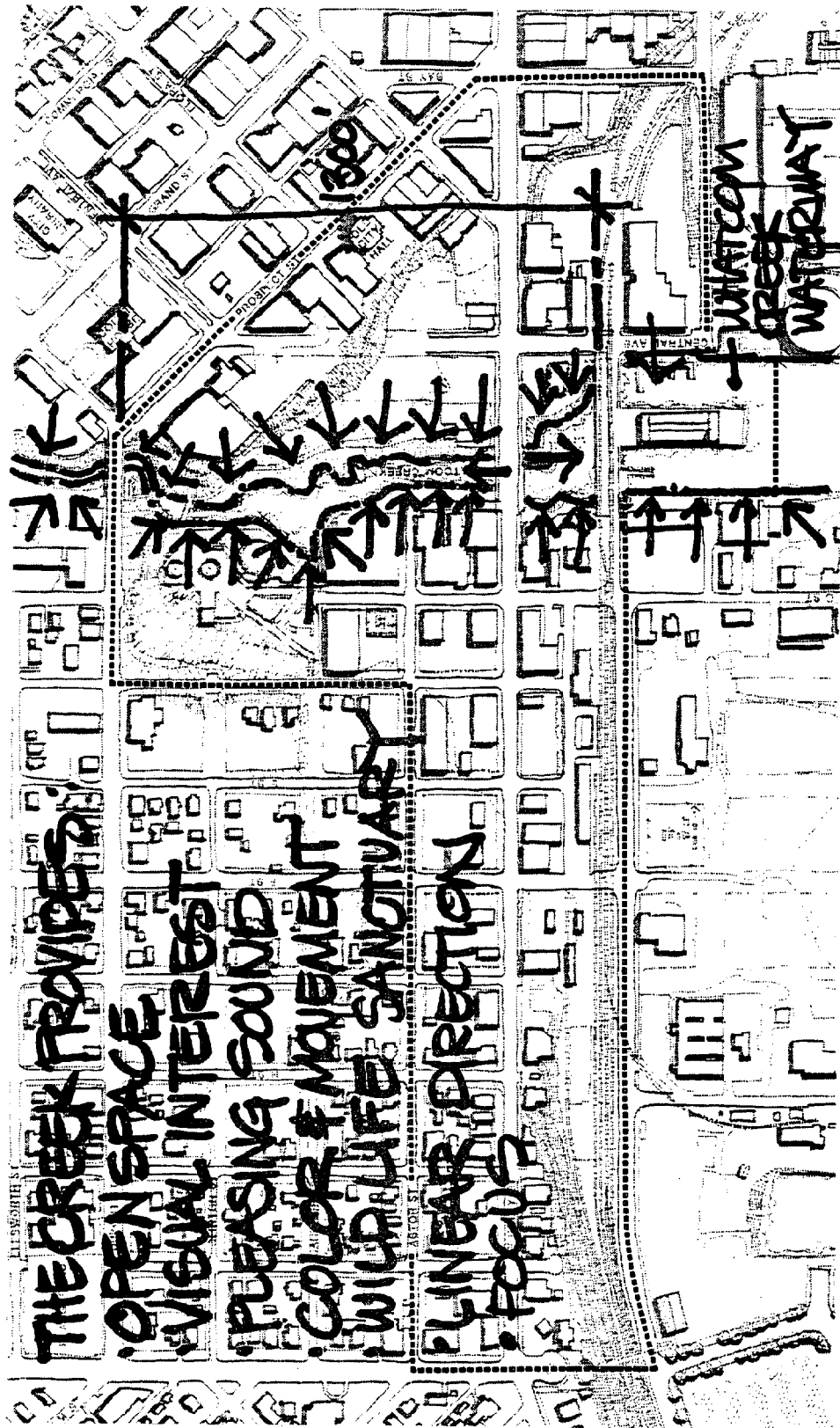
7. VISTAS & BODIES: BODIES

GRAND RELATIONSHIP: LETTERED STREETS, CIVIL CENTER, MUSEUM

4. CRAND RATIONSHIP: LETTERED STRIP:
GAL. CENTER, MUSEUM.

MANAGEMENT AND PLANNING SERVICES

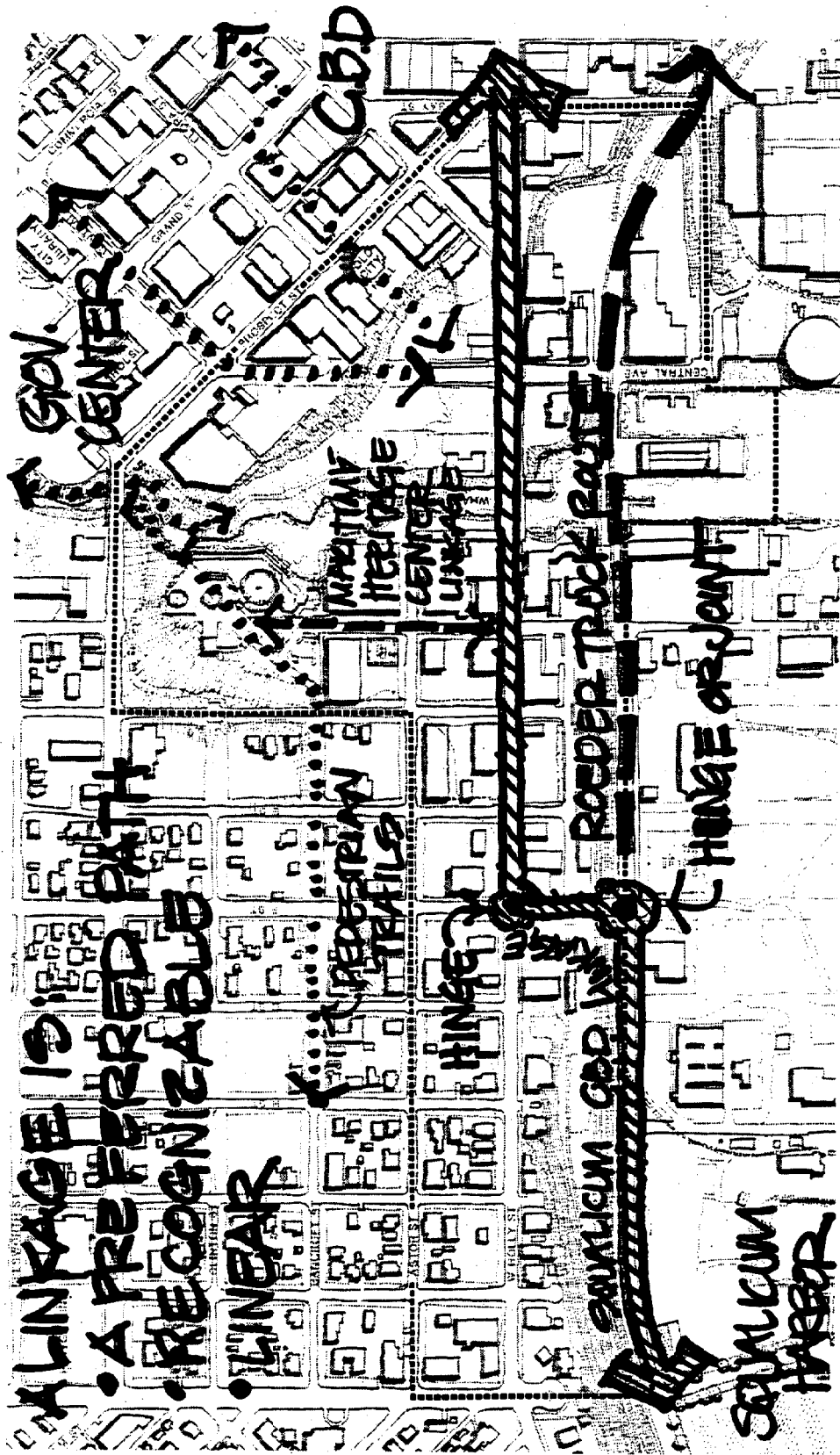




CONCEPT ELEMENT : WHATCOM CREEK FOCUS

BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

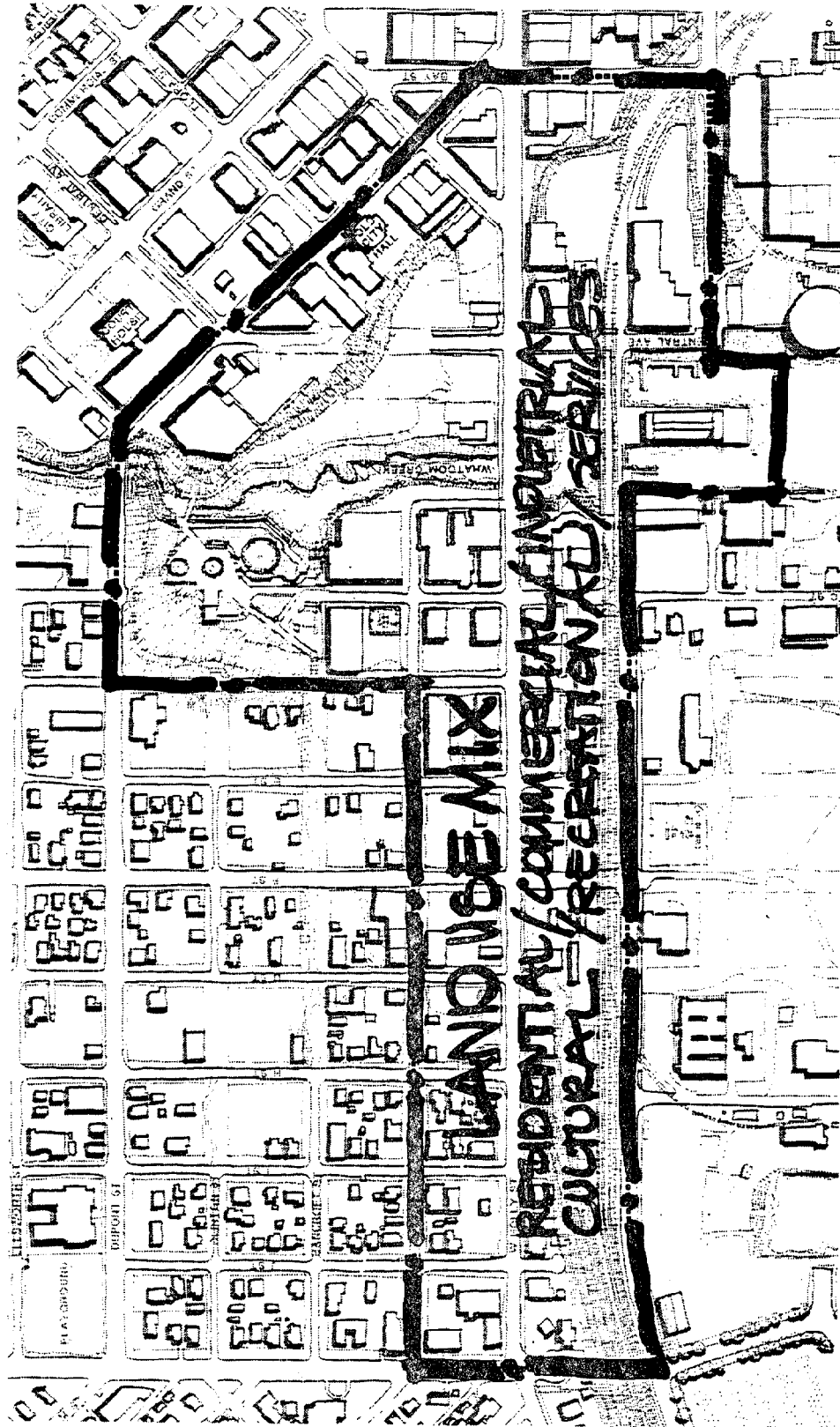
MANAGEMENT AND PLANNING SERVICES



CONCEPT ELEMENT: LINKAGE

BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

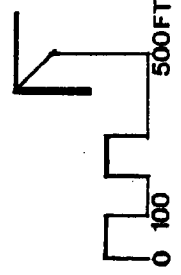
MANAGEMENT AND PLANNING SERVICES

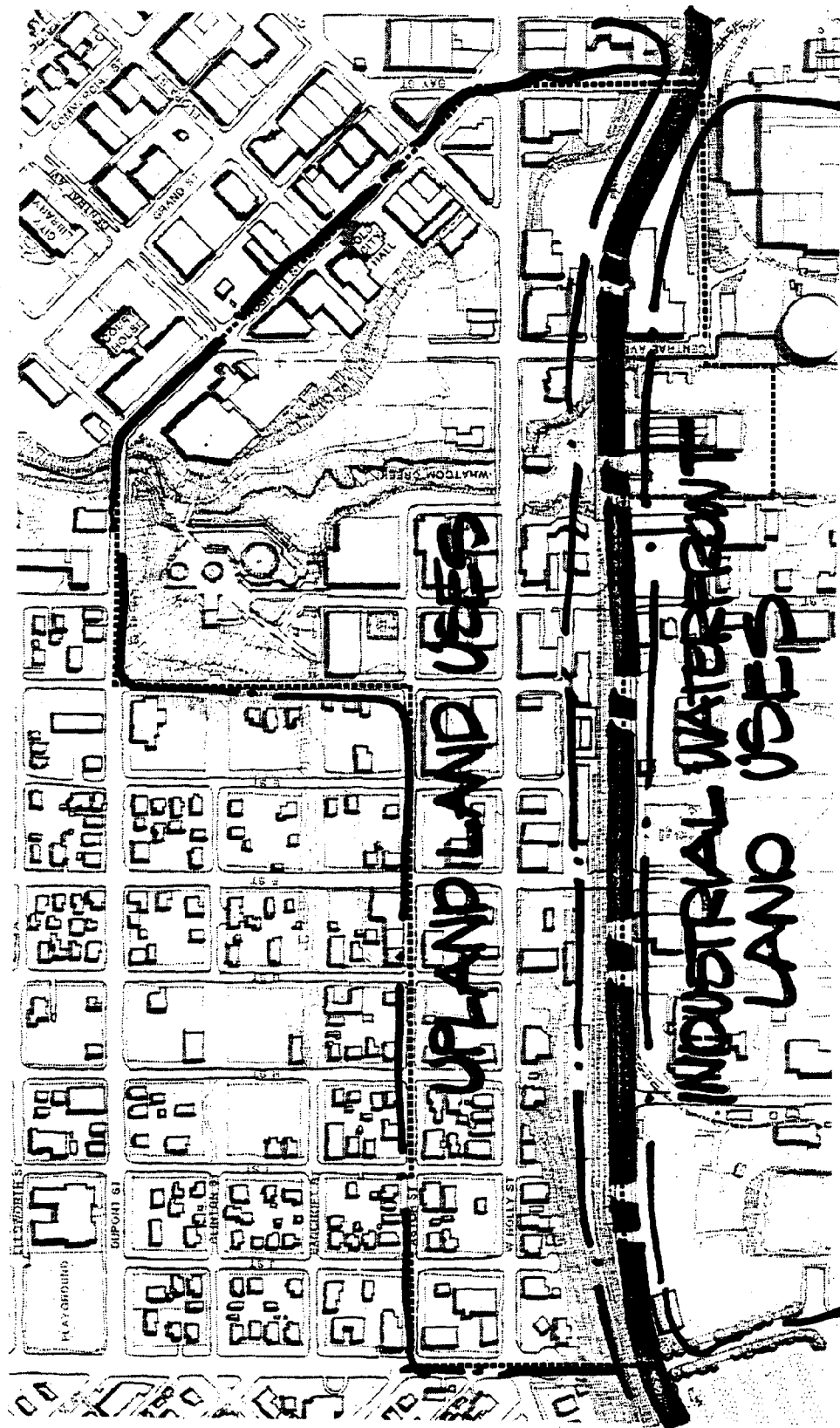


CONCEPT ELEMENT : LAND USE MIX

BELLINGHAM CENTRAL WATERFRONT
DEVELOPMENT PLAN

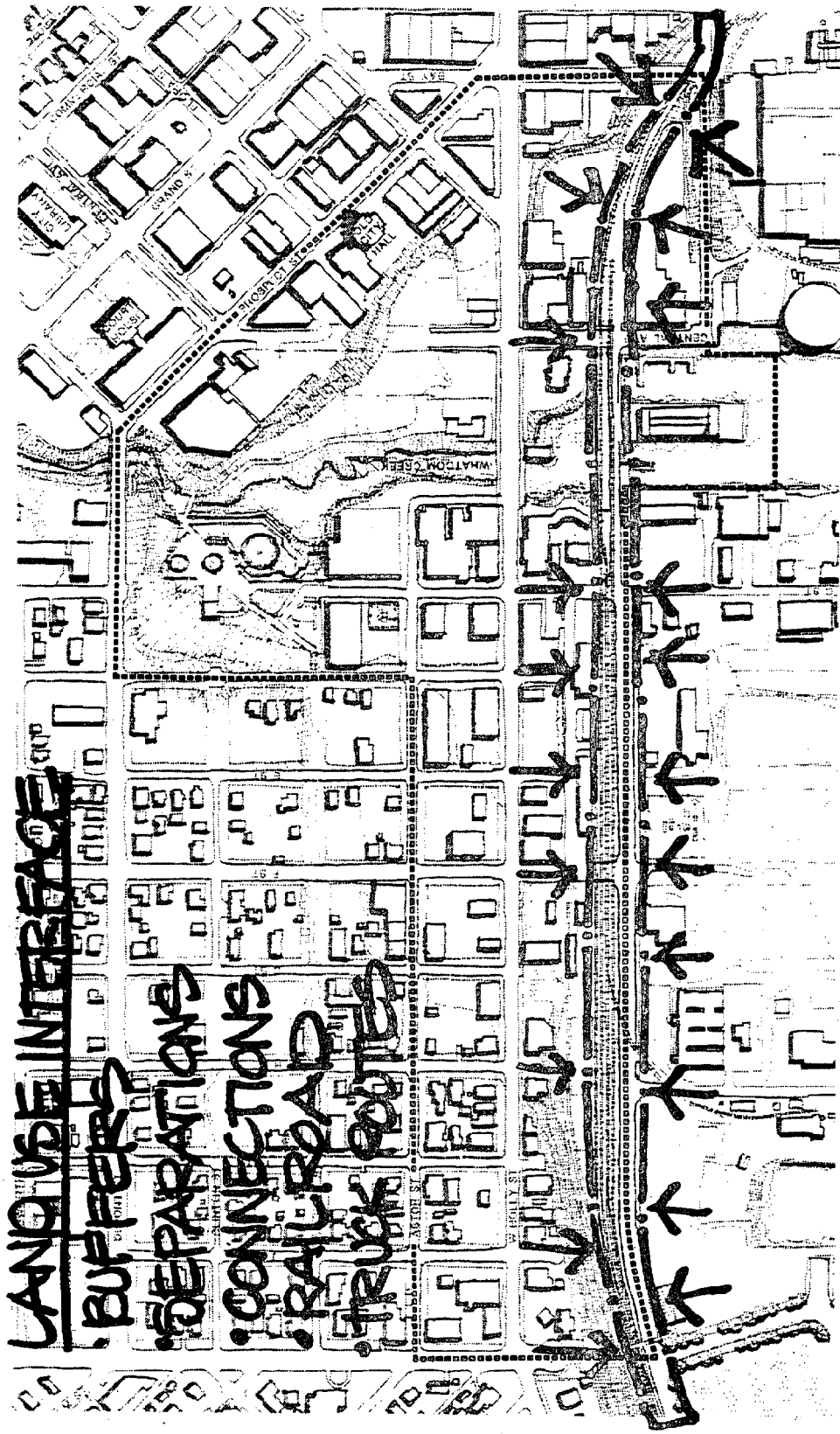
MANAGEMENT AND PLANNING SERVICES





BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

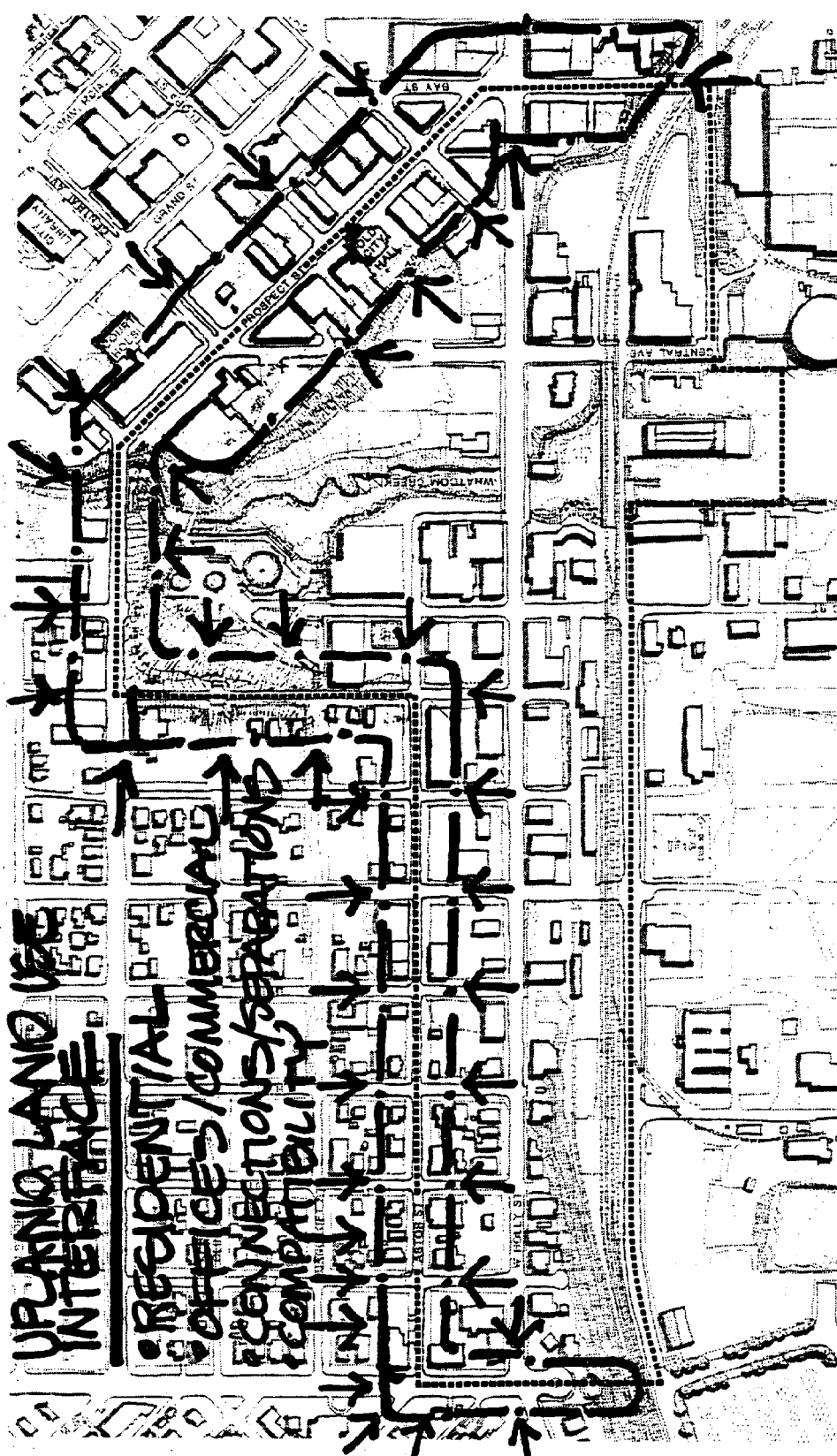
MANAGEMENT AND PLANNING SERVICES



CONCEPT ELEMENTS: LAND USE INTERFACE

BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES

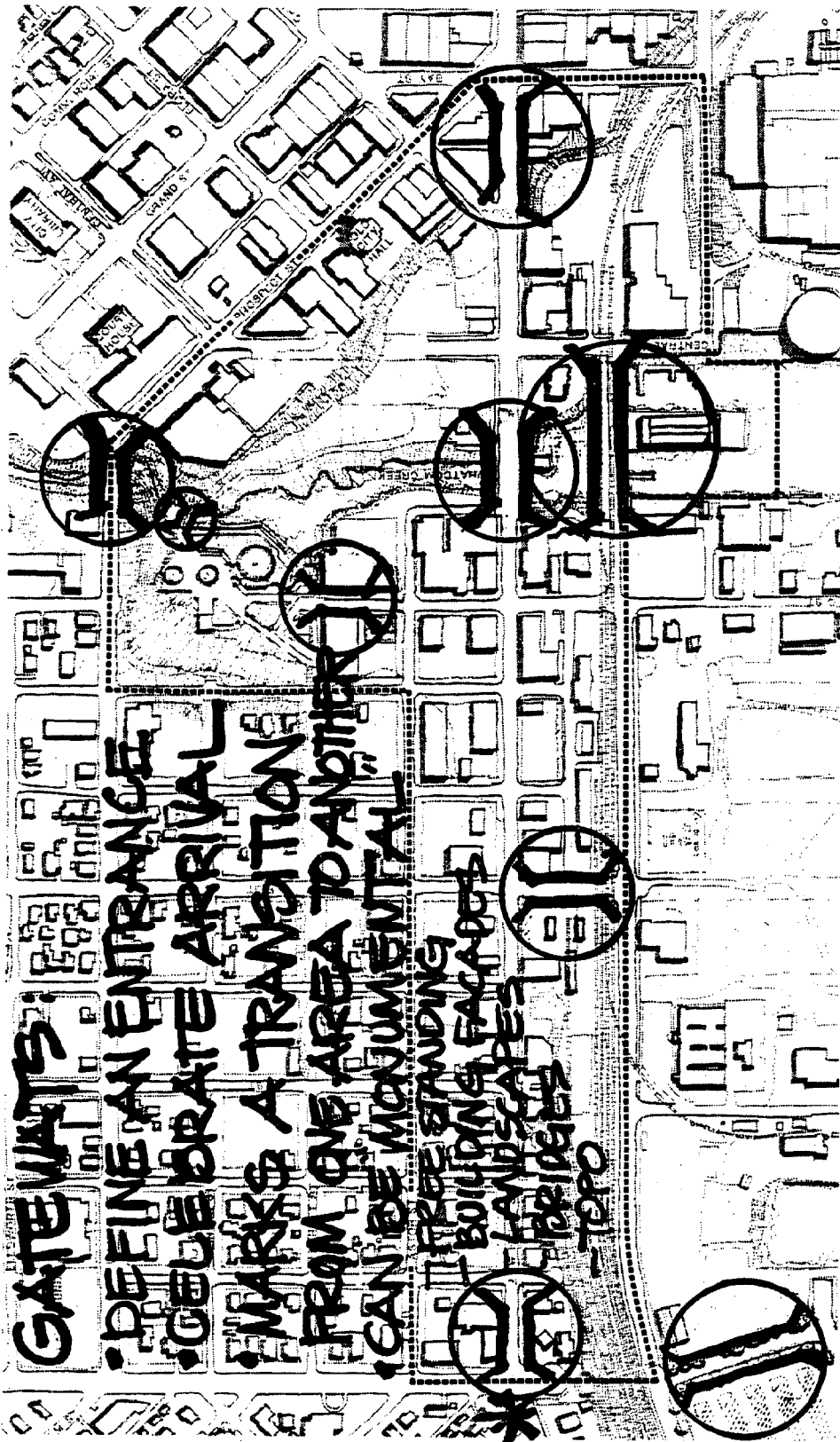


CONCEPT ELEMENTS: UPRANO LAND USE INTERFACED

BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN



MANAGEMENT AND PLANNING SERVICES



GATEWAYS:

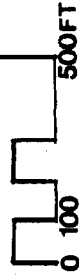
- DEFINE AN ENTRANCE
- GUESS BRATE ARRIVAL
- MARKS A TRANSITION
- FROM ONE AREA TO ANOTHER
- CAN BE MONUMENTAL

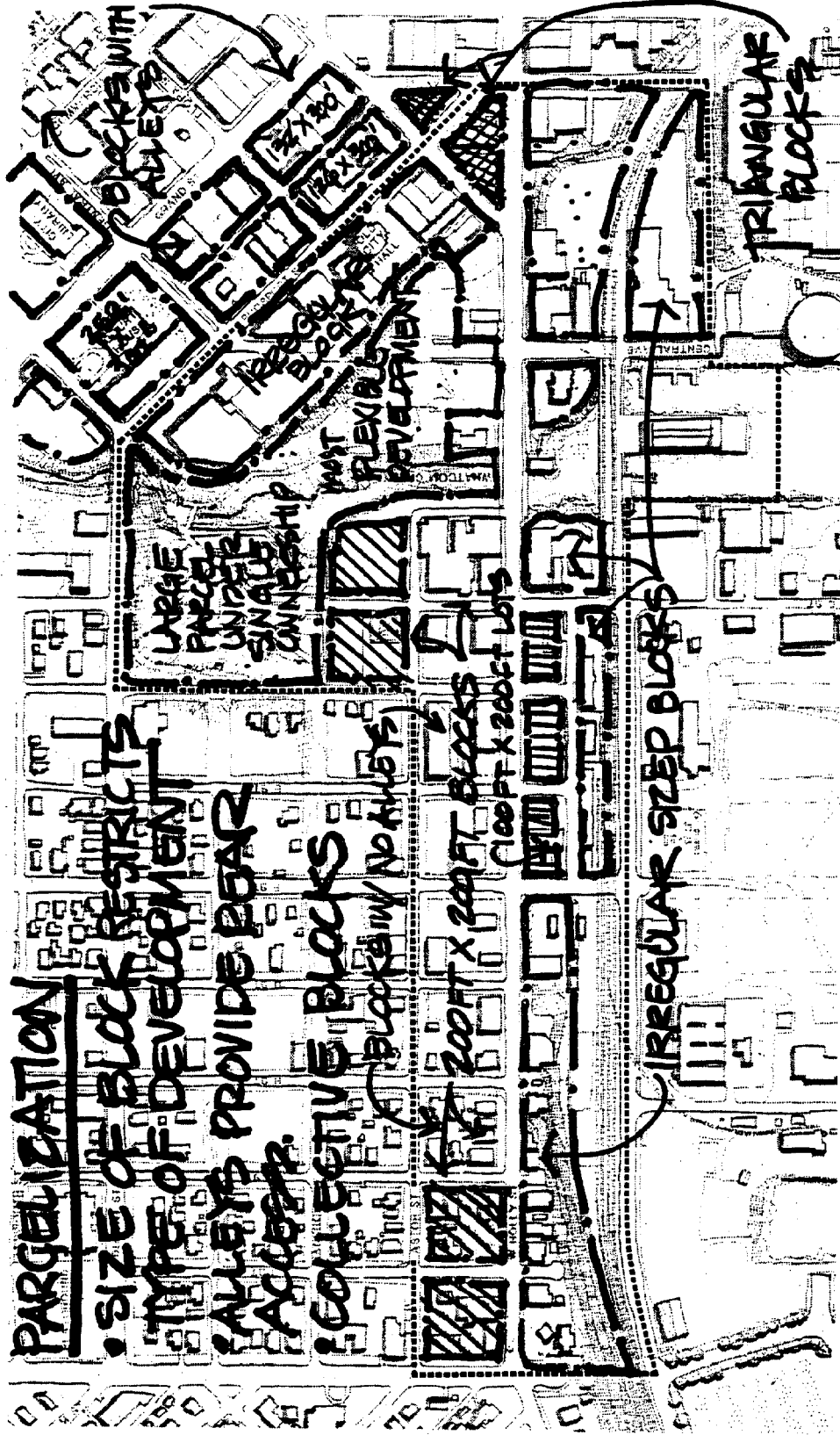
- TREE STANDING
- BUILDING FACADES
- LANDSCAPES
- BRIDGES
- TOPO

CONCEPT ELEMENT : GATEWAYS

BELLINGHAM CENTRAL WATERFRONT
DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES





PARCELIZATION

• SIZE OF BLOCK RESTRICTS
TYPE OF DEVELOPMENT
ALLEYS PROVIDE DEAR
ACCEPT.

COLLECTIVE BLOCKS

200 FT X 200 FT BLOCKS
100 FT X 200 FT LOTS

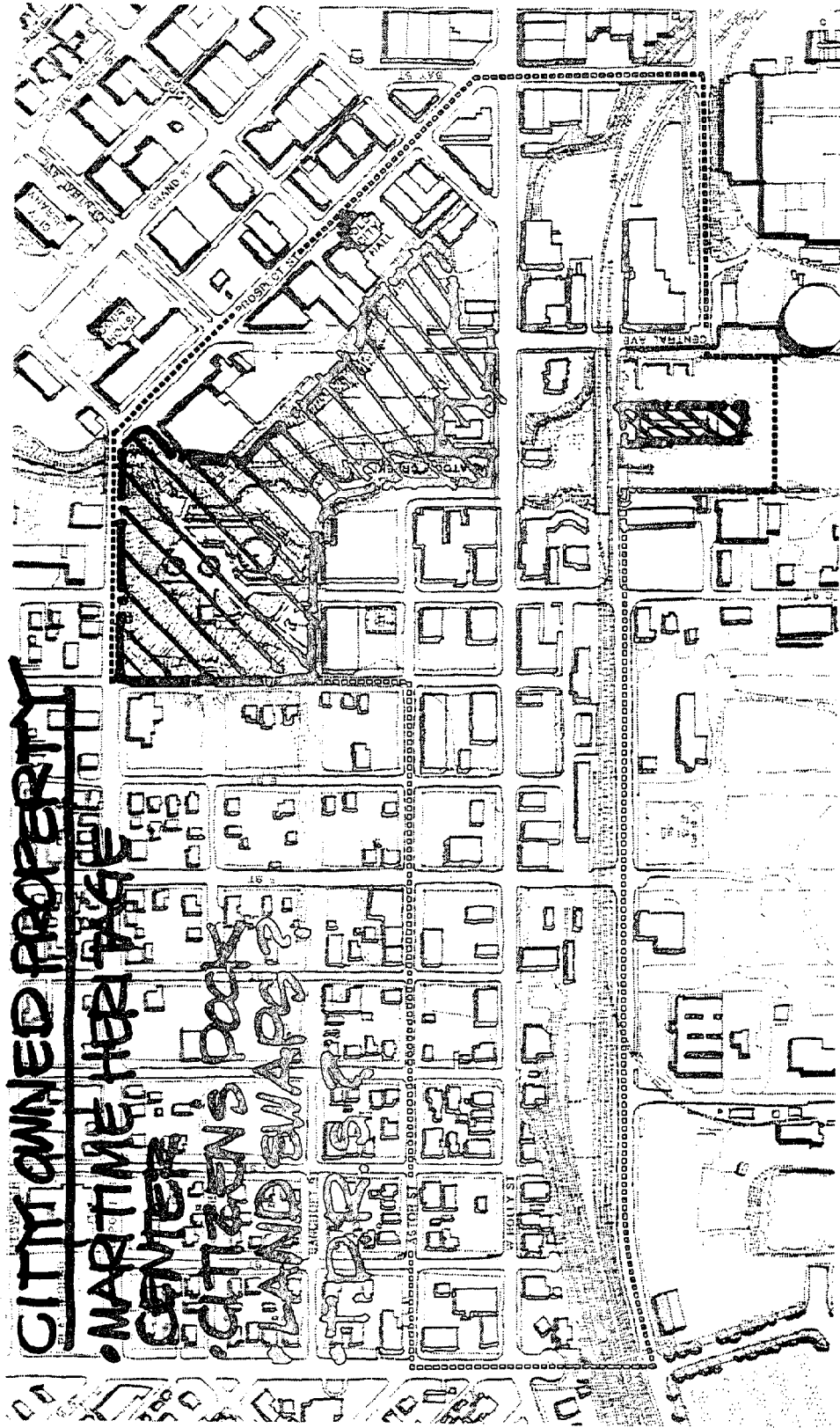
IRREGULAR STEP BLOCKS

TRIANGULAR BLOCKS

CONCEPT ELEMENT: PARCELIZATION

**BELLINGHAM CENTRAL WATERFRONT
DEVELOPMENT PLAN**

MANAGEMENT AND PLANNING SERVICES



CITY OWNED PROPERTY

MARTIME HERITAGE

CENTRE

CITIZENS BOOK

LAND SWAPS?

WATER ST

BAY ST

ALICE ST

JACKSON ST

KING ST

QUEEN ST

PRINCE ST

DUPONT ST

COVING ST

MAY ST

JANUARY ST

CITY OWNED PROPERTY

MARTIME HERITAGE

CENTRE

CITIZENS BOOK

LAND SWAPS?

WATER ST

BAY ST

ALICE ST

JACKSON ST

KING ST

QUEEN ST

PRINCE ST

DUPONT ST

COVING ST

MAY ST

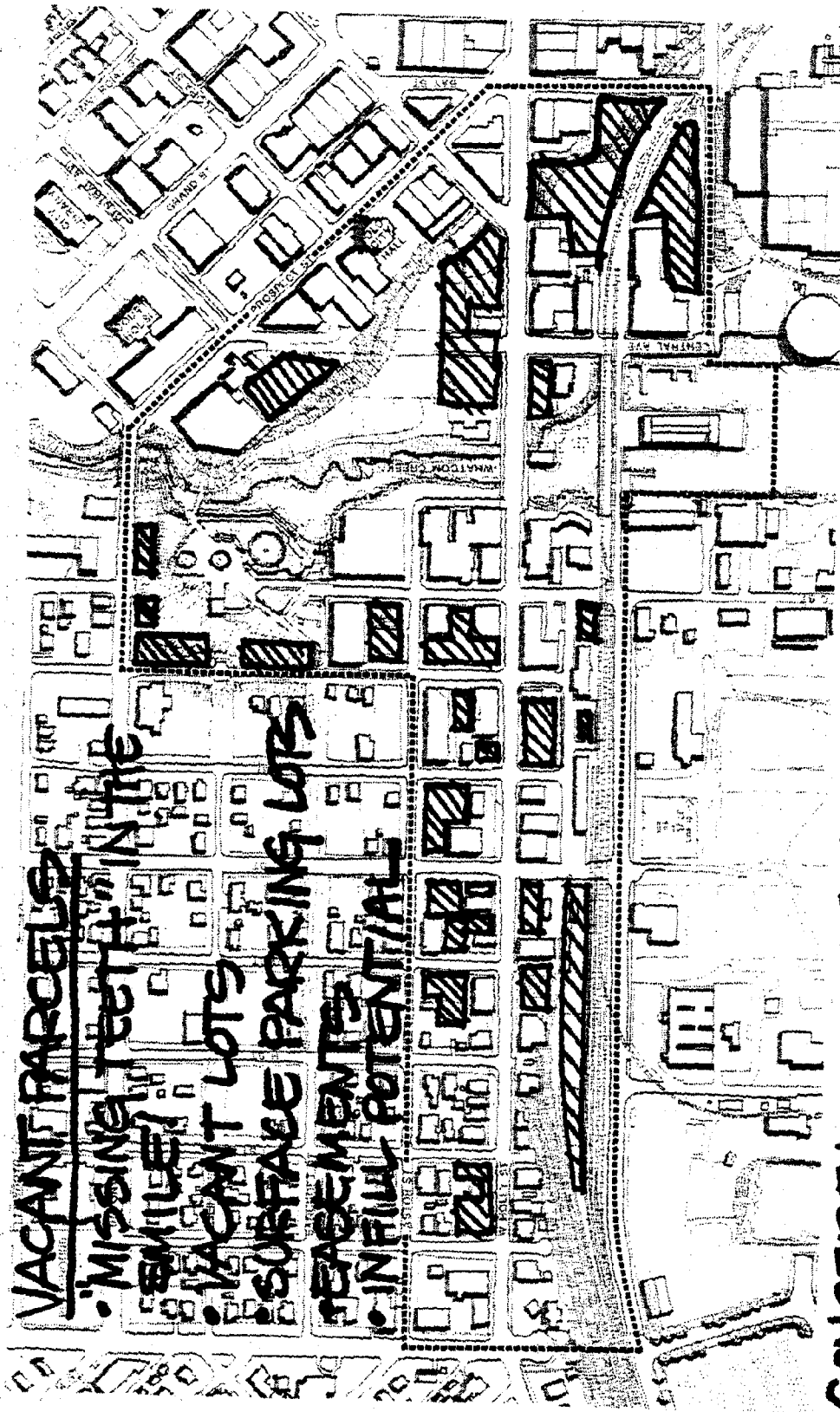
JANUARY ST

CONCEPT ELEMENT: CITY OWNED PROPERTY

**BELLINGHAM CENTRAL WATERFRONT
DEVELOPMENT PLAN**

MANAGEMENT AND PLANNING SERVICES



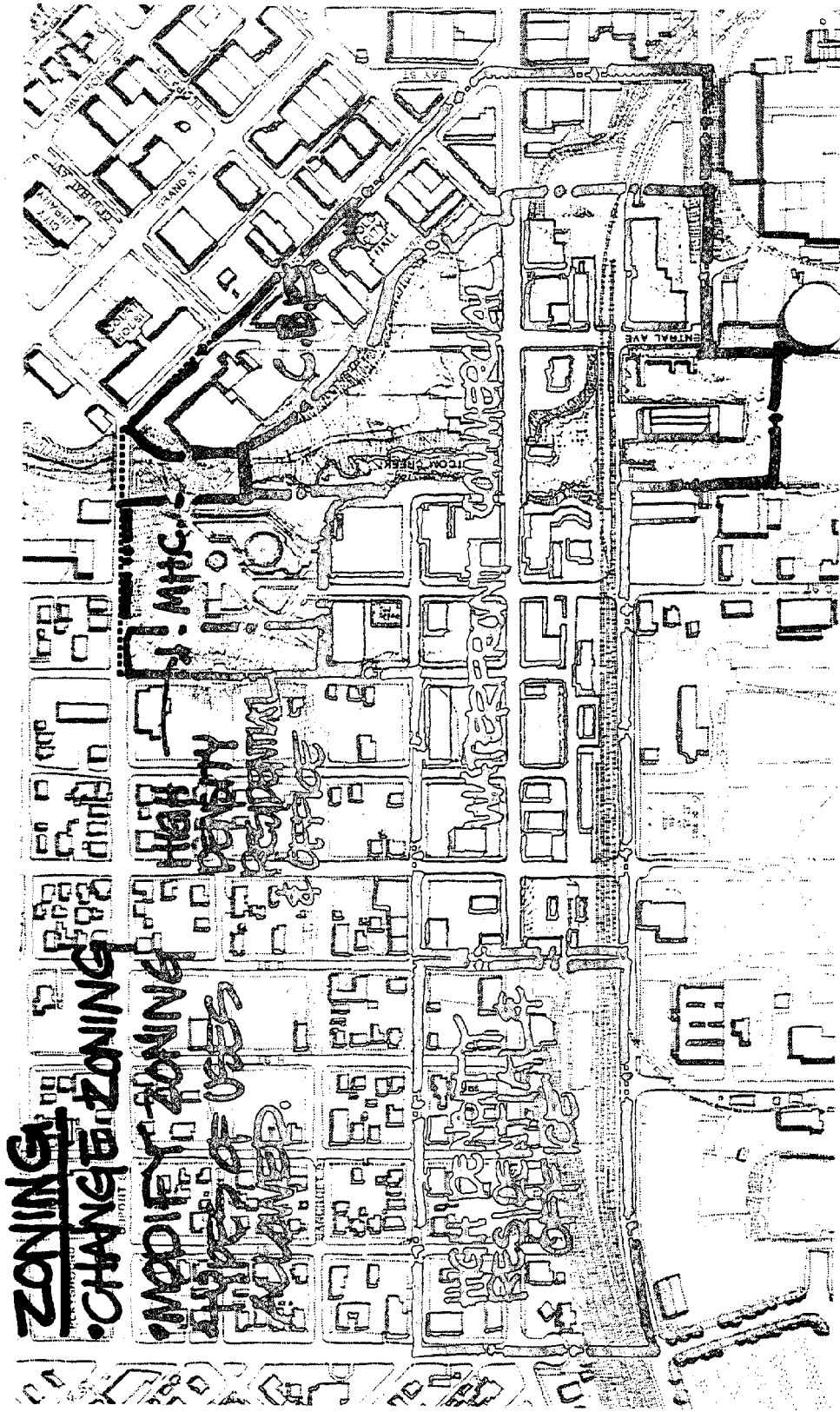


- VACANT PARCELS
- MISSING TEETH IN THE SMILE
- VACANT LOTS
- SURFACE PARKING LOTS
- SEASIDE PARKING
- INFILL POTENTIAL

CONCEPT ELEMENT: VACANT PARCELS

BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

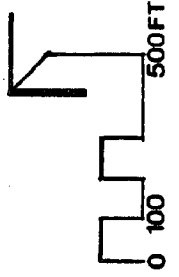
MANAGEMENT AND PLANNING SERVICES



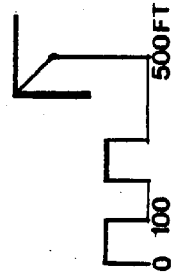
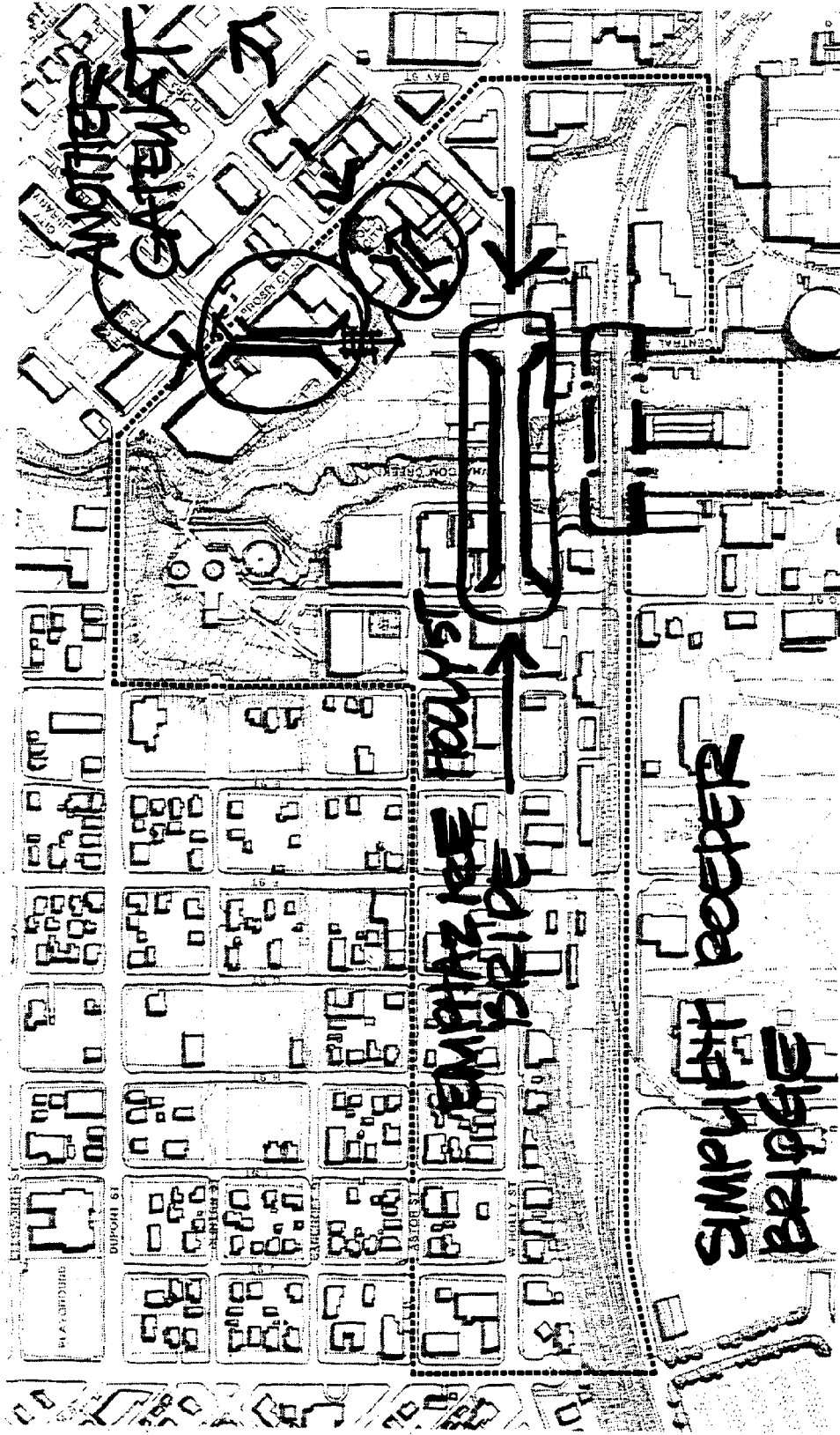
CONCEPT ELEMENT: EXISTING ZONING

BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES



GATEWAYS



BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES

LAND USE INTERFACE

ORIENTATION OF BUSINESS
ALONG HOLLY IS FACING
ON HOLLY; TURNS IT BACK
TOWARD ROEDER & TRACKS
CURRENT SITUATIONS.

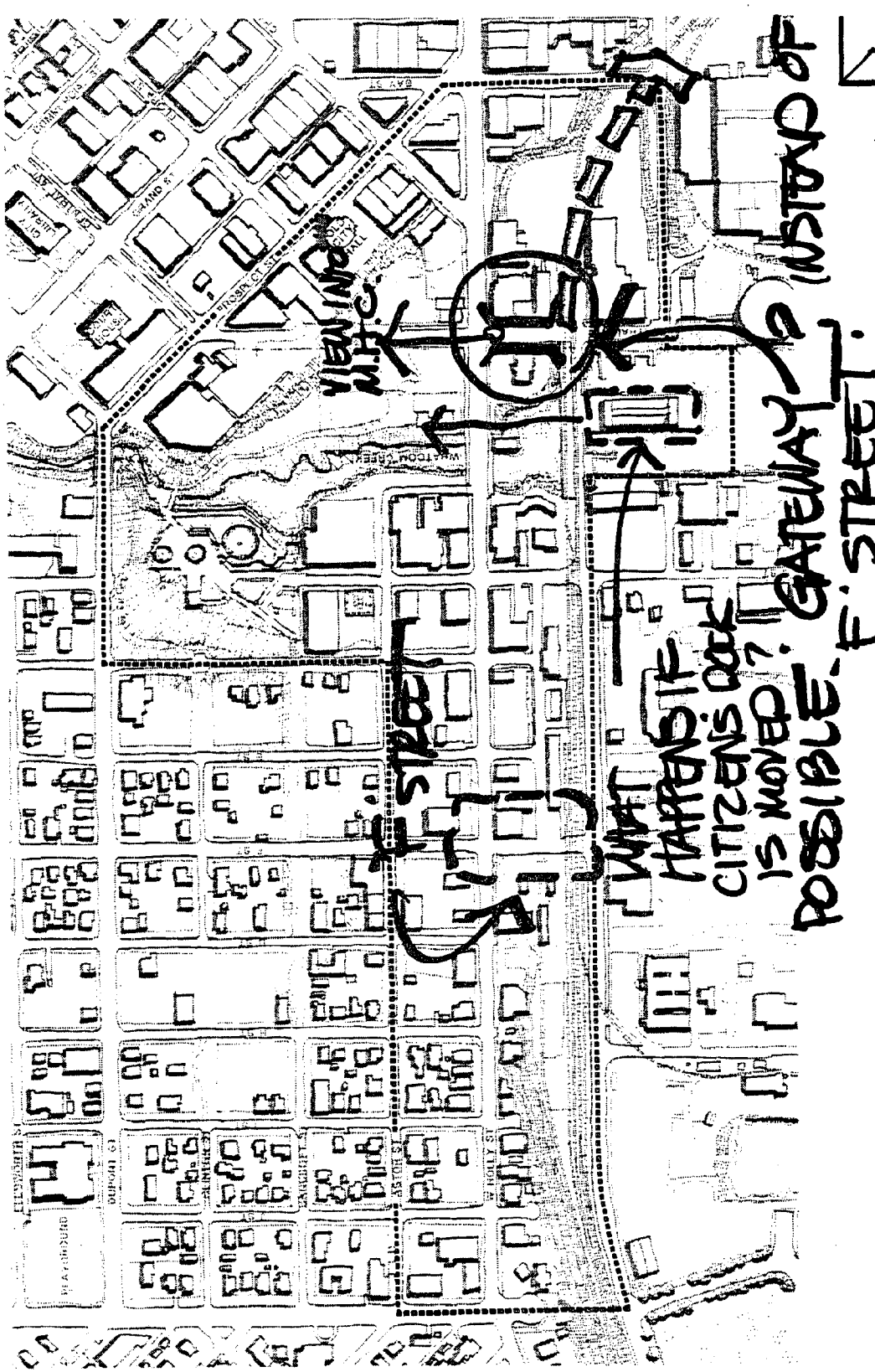
INTERFACES

PROSPECT ST. INTERFACE IS
SEPARATE FROM AREA BELOW.
ON TOP OF RIDGE WHAT
HAPPENS BELOW NEED NOT
RELATE TO PROSPECT. ?

INTERFACE

THE "RIM" & POST OFFICE

- FIRE HOUSE ON PROSPECT WILL
BE VACATED IN FUTURE
THEATER / ARTS / CULTURAL
USES ALONG PROSPECT.
-



**BELLINGHAM CENTRAL WATERFRONT
DEVELOPMENT PLAN**

MANAGEMENT AND PLANNING SERVICES

GATEWAYS

CENTRAL & ROEDER
INTERCHAGE IS 'F' STREET
& ROEDER

CONCEPT
MAY NEED TO ↑
HIGH DENSITY
RESIDENTIAL TO
BRING LIFE TO
WATERFRONT AREA

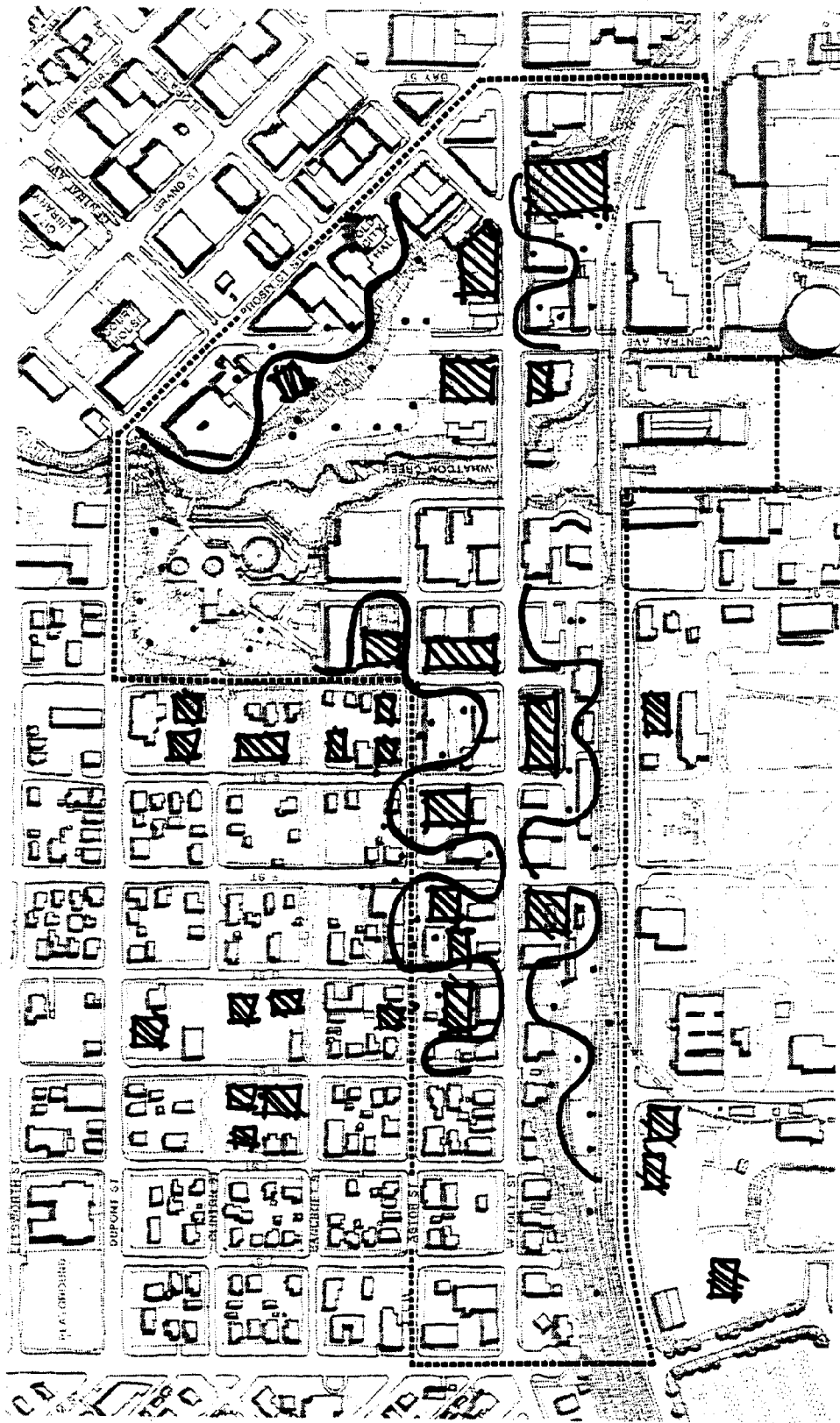
Organizational Concepts

ORGANIZATIONAL CONCEPTS

1. DISPERSED DEVELOPMENT
2. EXPANDED INDUSTRIAL CORE
3. EXPANDED C.B.D. CORE
4. EXPANDED PORT/SQUALICUM
HARBOR CORE
5. WHATCOM CREEK FOCUS
6. LINKAGES & CORRIDORS

CONCEPT 1.

DISPERSED
DEVELOPMENT



CONCEPT: DISPERSED DEVELOPMENT

BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES



CONCEPT: DISPERSED DEVELOPMENT

CHARACTERISTICS:

• INDEPENDENT PROPERTY
DEVELOPMENT (STATUS

quo)

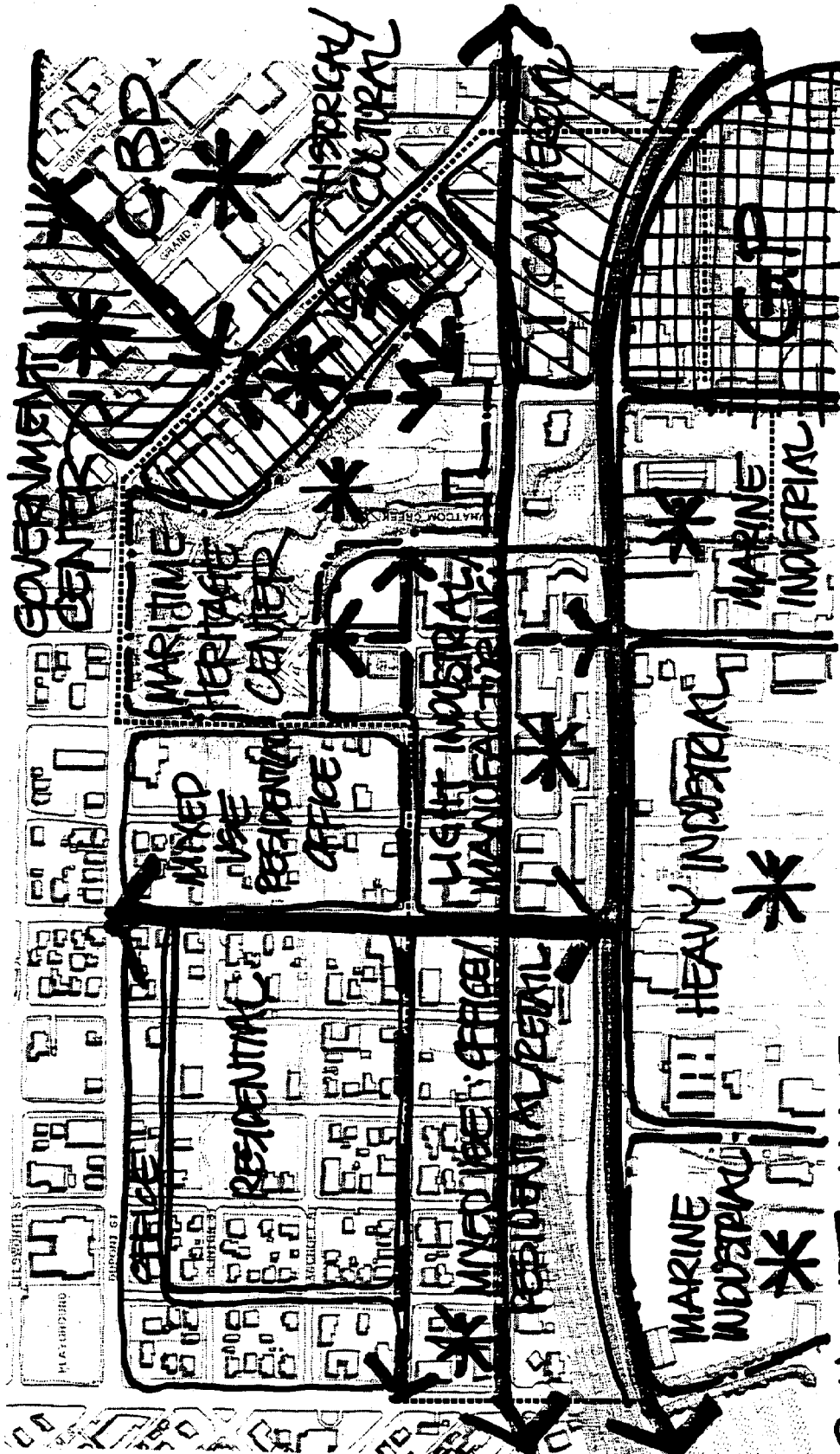
• EMPHASIS ON "SEPARATE-
NESS"

• DIVERSITY & UNIQUENESS
OF PARTS.

• NO LINKAGES

• CLEAN-UP

FIX-UP



CONCEPT: MULTIPLE CENTERS BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES

CONCEPT: MULTIPLE CENTERS

CHARACTERISTICS:

- SEVERAL SEPARATE AND LINKED CENTERS.
- POTENTIAL HIERARCHY AND USE DISTINCTION.
- CLUSTERED OR DISTRIBUTED ORGANIZATION.
- LINKAGES
- NEW LIGHT INDUSTRIAL & COMMERCIAL CENTERS.

CONCEPT 2.

EXPANDED
INDUSTRIAL
CORE

EXPANDED INDUSTRIAL CORE

• ALLOW FOR COMPATIBLE INDUSTRIAL USES

• THAT RELATE TO G.P. & OTHER MANUFACTURING USES SUCH AS SHOPS

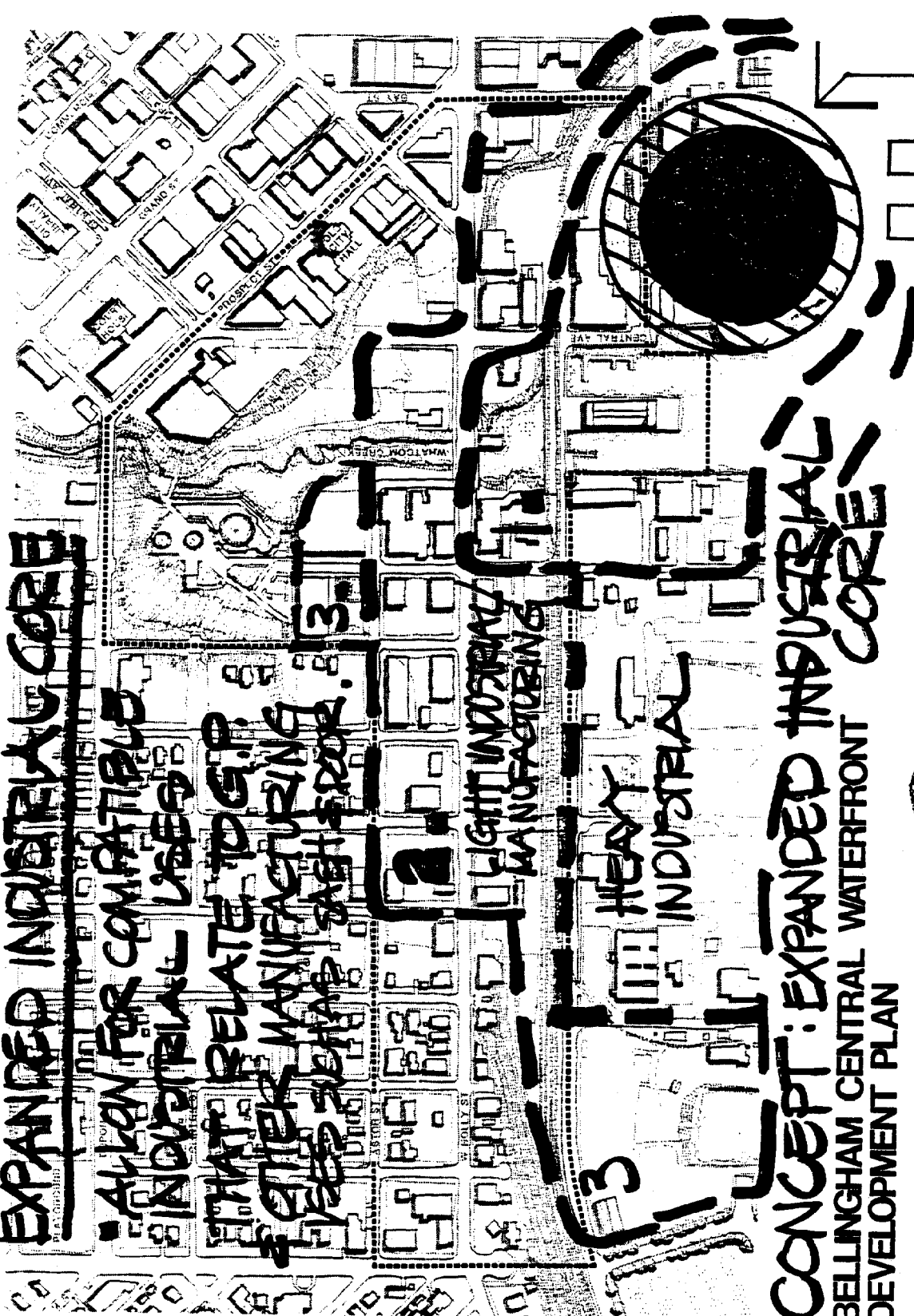
Light Industrial Manufacturing

Heavy Industrial

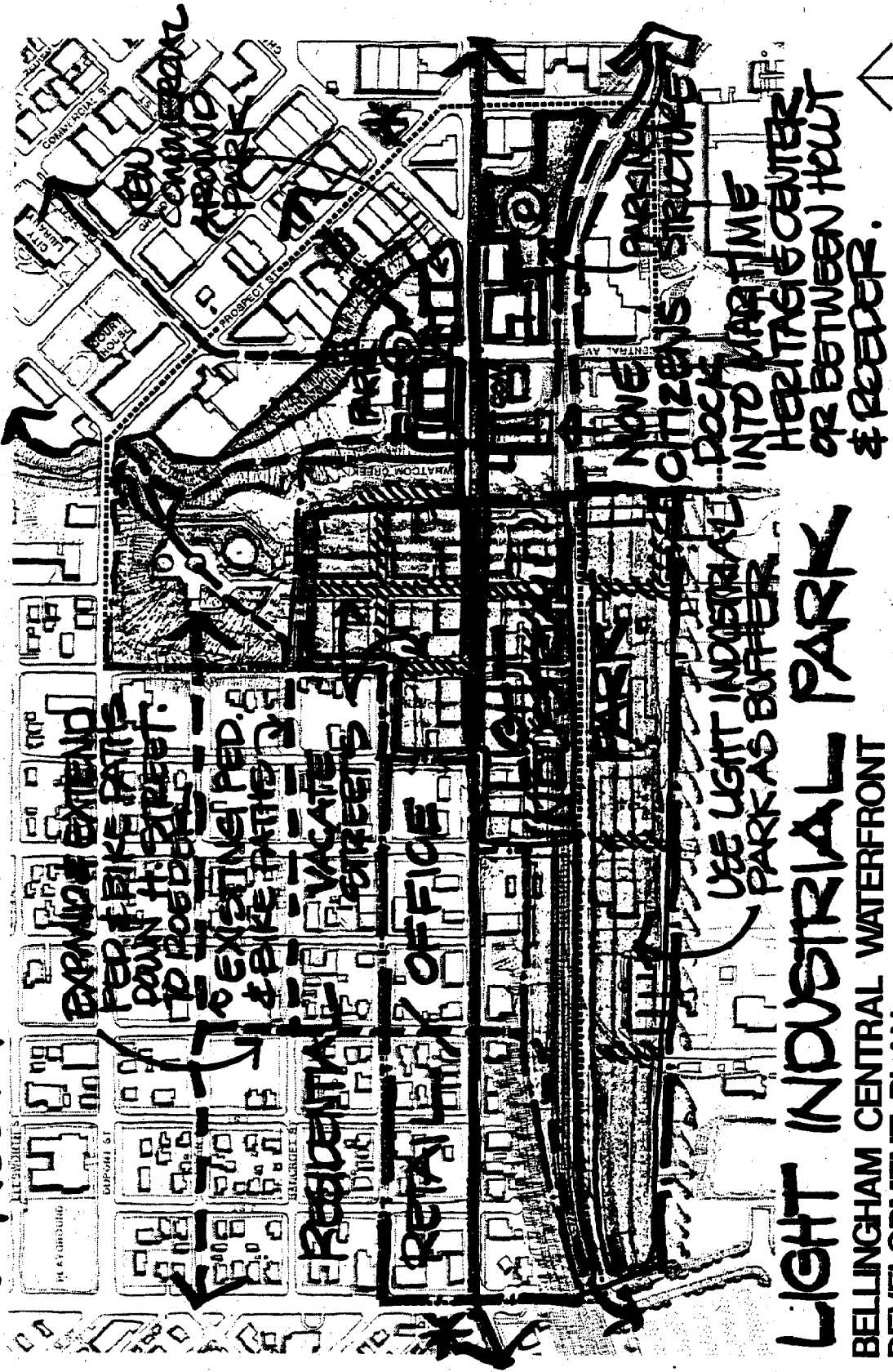
CONCEPT: EXPANDED INDUSTRIAL CORE

BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES



CONCEPT



LIGHT INDUSTRIAL PARK

BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

AND PLANNING SERV



CONCEPT: LIGHT INDUSTRIAL PARK

- REZONE AREA FOR LIGHT INDUSTRIAL USES
- VACATE STREETS TO CREATE LARGER PARCELS FOR LIGHT INDUSTRIAL PARK
- EXPAND PARK AT MARITIME HERITAGE CENTER AS "BUFFER" TO UPLANDS.
- MOVE CITIZEN'S DOCK INTO PARK & CREATE NEW COMMERCIAL USES IN RELATIONSHIP TO DOCK.
- DEVELOP NEW PUBLIC PARKING GARAGE AT HOLLY & BAY
- EXPAND PEDESTRIAN LINKAGES UPLAND.

CONCEPT 3.
EXPANDED CRD
CORE

CONCEPT: EXPANDED CORE

CHARACTERISTICS:

- SINGLE BUT LARGE CENTER
- POSSIBLE SUB-AREAS W/IN CENTER, ALL CONTRIBUTING TO THE WHOLE.
- PHASED INFILL TO INTENSIFY OVER TIME.

CONCEPT: CHANGE ZONING



REVISION TO WATERFRONT COMMERCIAL ZONING
BELLINGHAM CENTRAL WATERFRONT MARINE INDUSTRIAL
DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES

500 FT

- UNDERGROUND UTILITIES
- SPECIAL STREET LIGHTING & FURNITURE

STREET IMPROVEMENTS ALONG
HOLLY AVE. & P.E. & CENTRAL
STREETS

EXPAND
STREET TREES
PEDESTRIAN PATHS

EXPAND
GATEWAY
ROEDER & P. ST.

RELOCATE CITIZEN'S
ROCK INTO M.H.C.

PREPARE
OUT NEW
WORAGE

SPECIAL STREET
PAVING & STREET
FURNITURE

M. RICHMOND ST. CROSSING

RELOCATE CITIZEN'S ROCK INTO M.H.C.

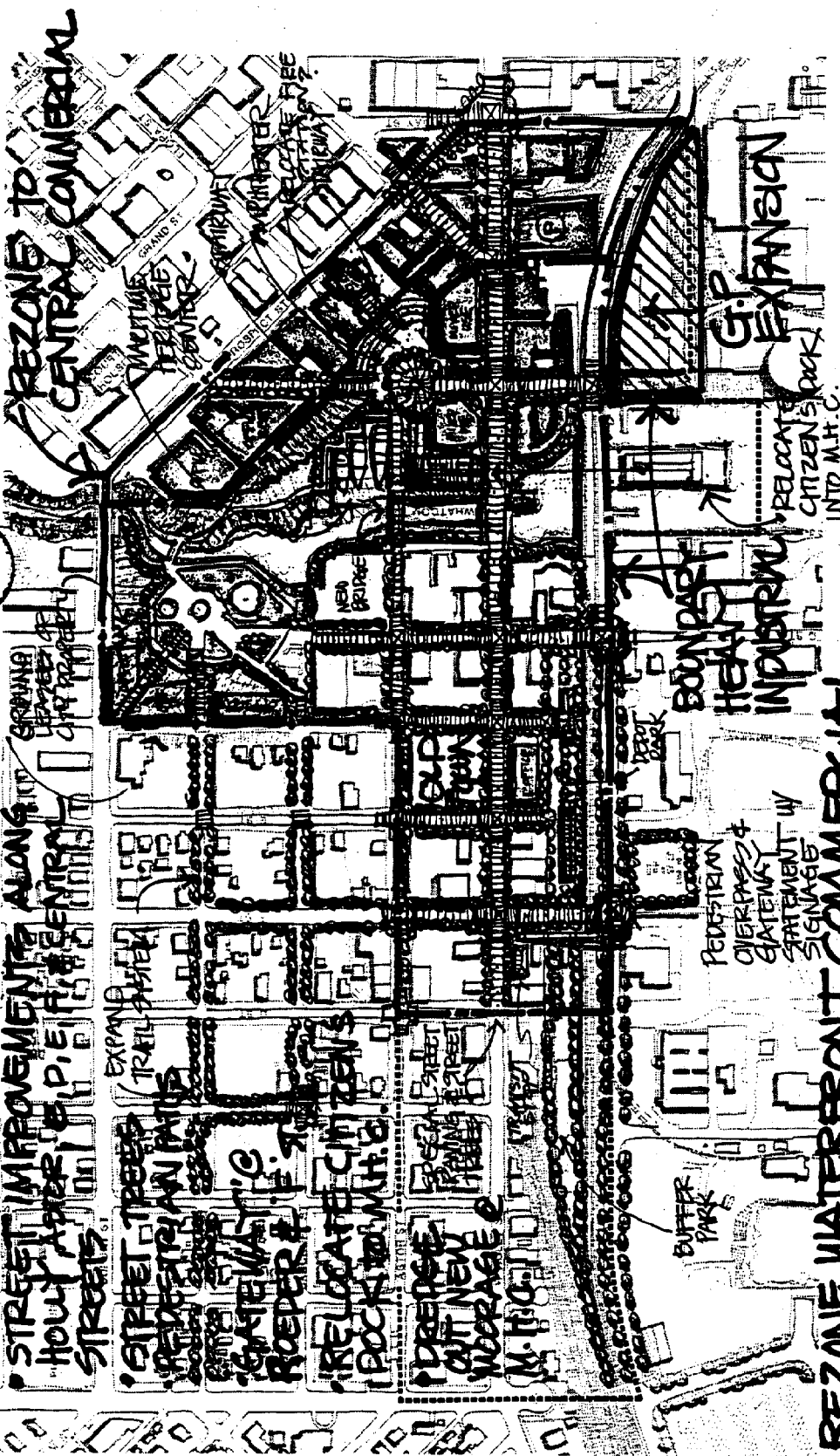
PEDESTRIAN
OVERPASS &
GATEWAY
SIGNAGE

BOUNDARY
HEALTH
INDUSTRIAL

REZONE WATERFRONT COMMERCIAL
AREA TO CENTRAL COMMERCIAL.

BELLINGHAM CENTRAL WATERFRONT
DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES



CONCERNED WITH
'EX-POST FACTO' ZONING:
DON'T PROHIBIT EXISTING
USES

DON'T DISPLACE
EXISTING USES

- DON'T DRAMATICALLY
CHANGE AREA
- DESIRABLE CONCEPTS
BUILD UPON EXISTING

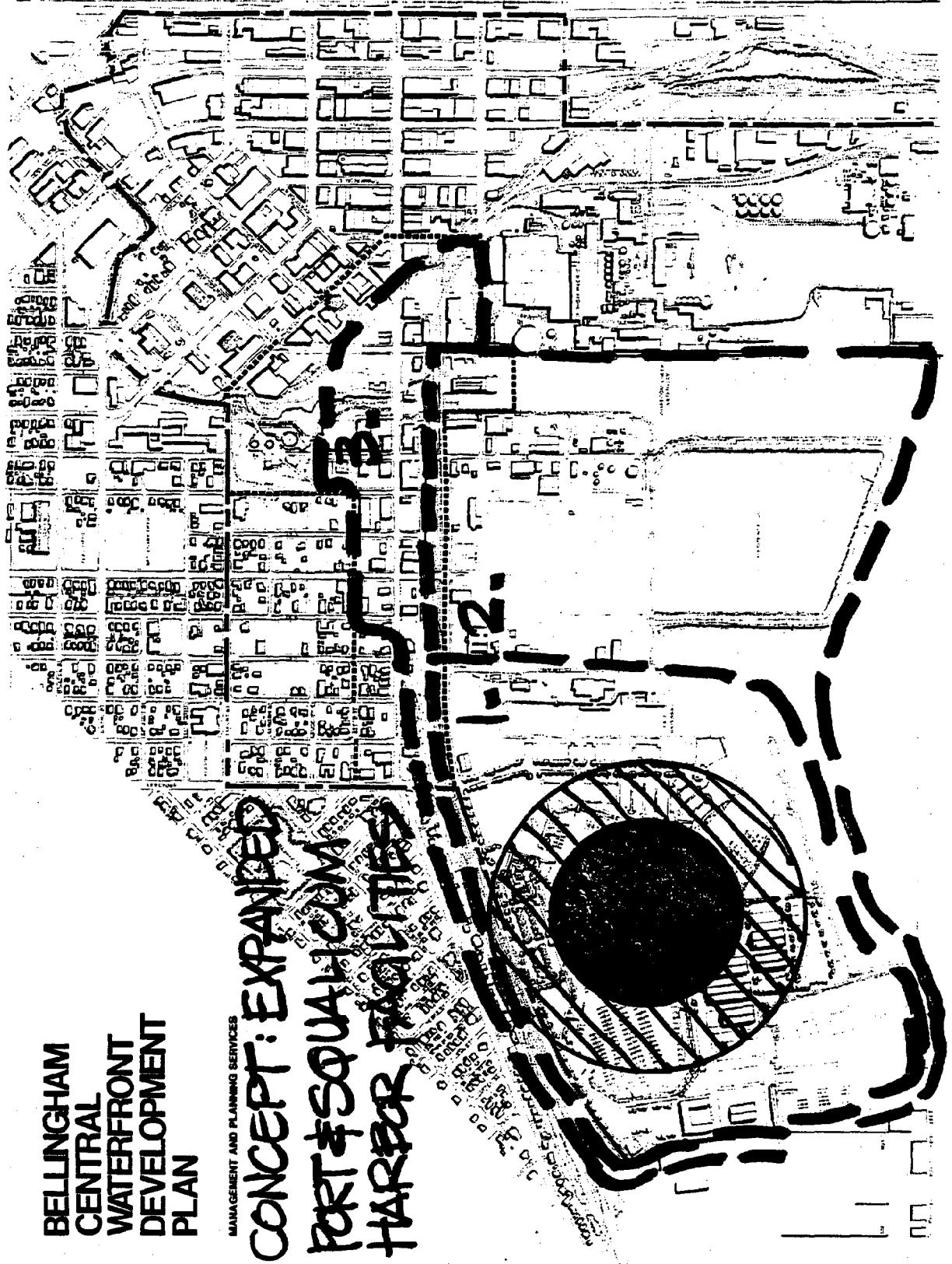
CONCEPT 4.

EXPANDED PARTY
SQUALICUM
HARBOR CORE

BELLINGHAM
CENTRAL
WATERFRONT
DEVELOPMENT
PLAN

MANAGEMENT AND PLANNING SERVICES

CONCEPT: EXPANDED
PORT & SQUAHAM
HARBOR FACILITIES

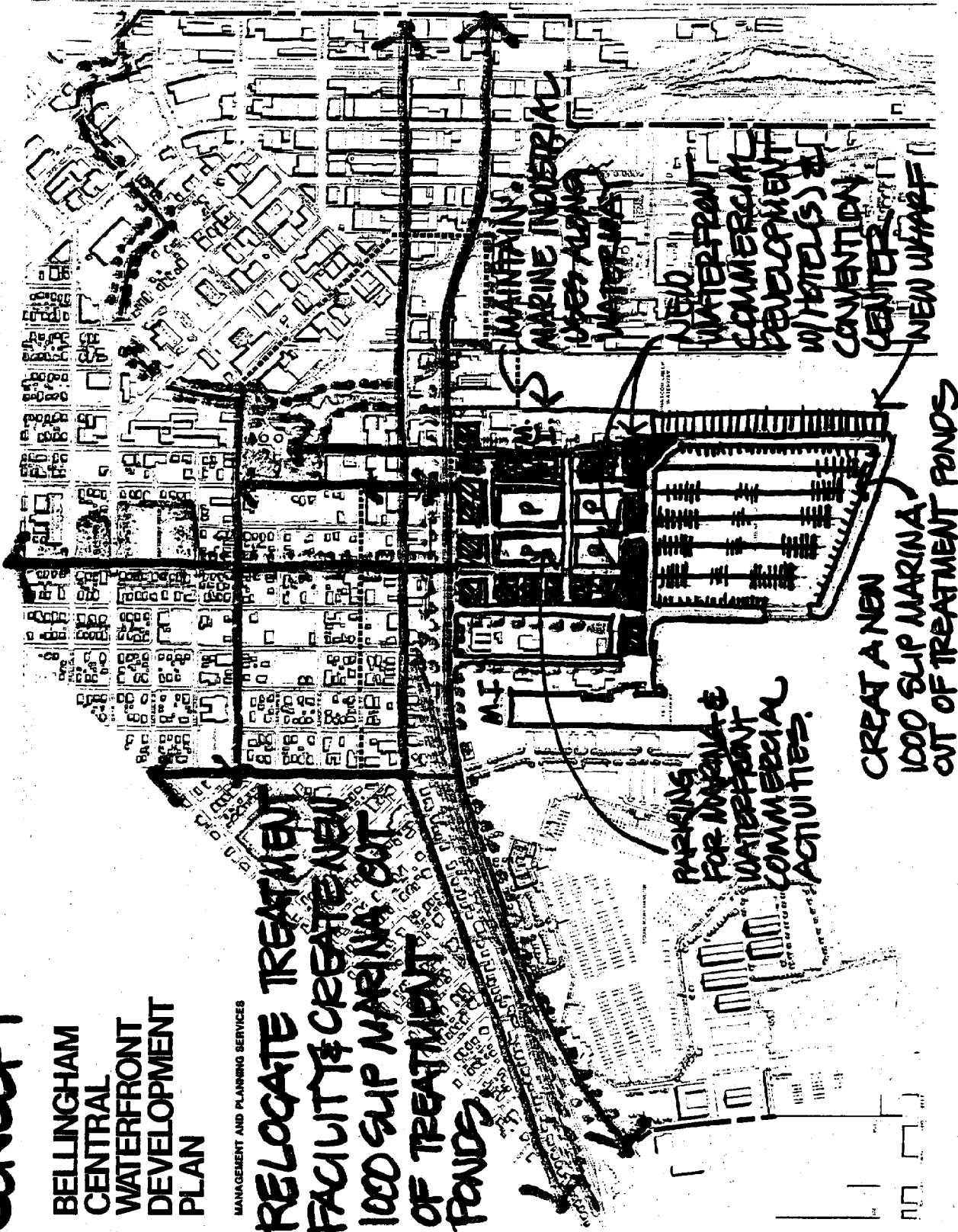


CONCEPT

BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES

RELOCATE TREATMENT
FACILITY & CREATE NEW
1000 SLIP MARINA OUT
OF TREATMENT
PONDS



CONCEPT: NEW MARINA & WATERFRONT COMMERCIAL/CONVENTION CENTER

- RELOCATE TREATMENT PONDS AS PART OF 2ND
- ART SEWAGE TREATMENT
- USE EXISTING PONDS AS SEAWALL TO CREATE NEW MARINA.
- USE UPLAND FILL AREA FOR MOORAGE PARKING & DEVELOP NEW WATERFRONT COM. MERCIAL & CONVENTION

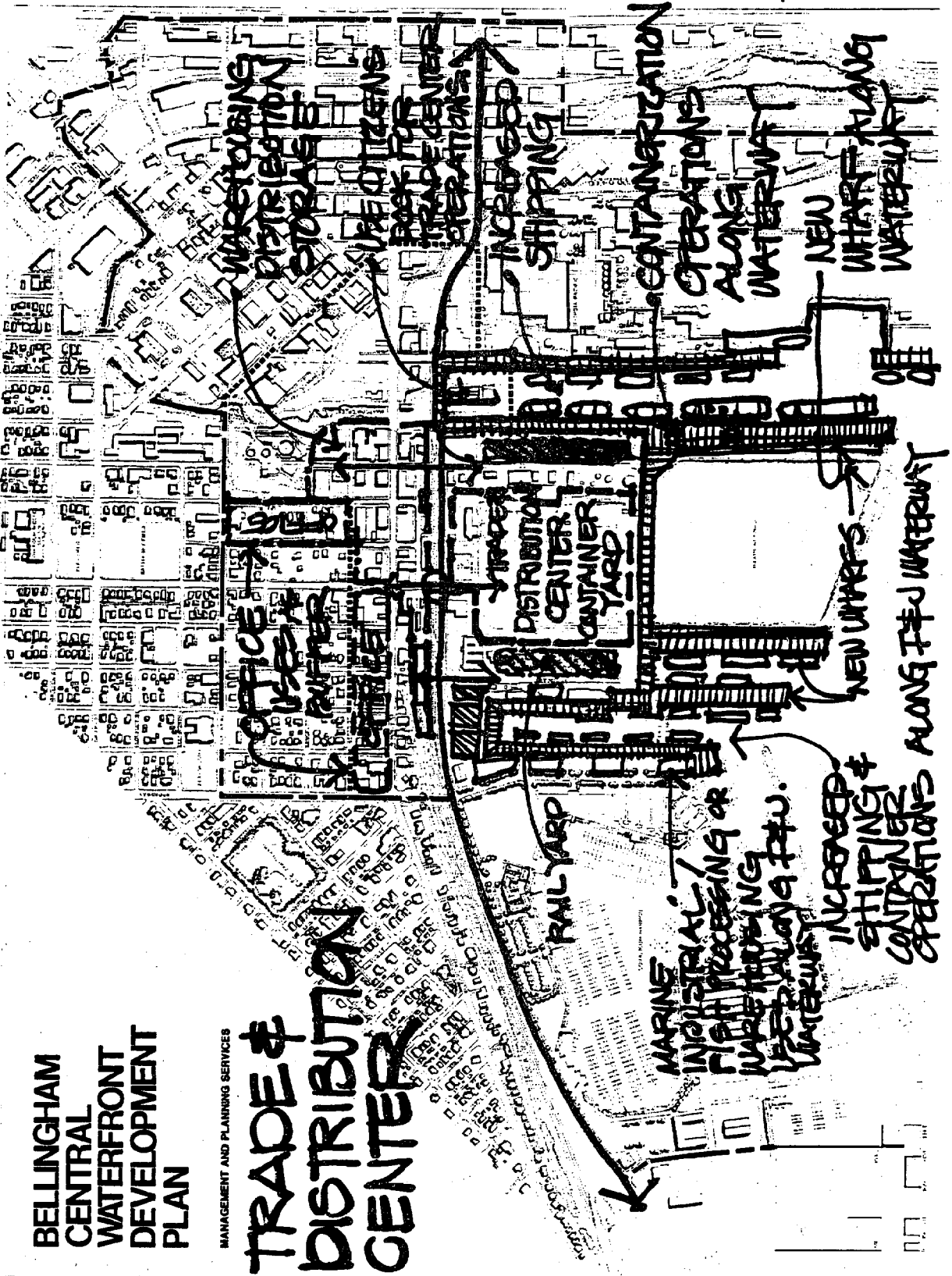
- CENTER: RESTAURANTS, HOTEL, CONVENTION, HALL, RETAIL STORES, RESIDENTIAL, ETC.
- 1000 SLIP MARINA, & 30 AC. COMMERCIAL AREA W/ PARKING.
- LINKAGE

CONCEPT:

BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES

TRADE & DISTRIBUTION CENTER



PROBLEM OF PUBLIC/PRIVATE
COMPETITION

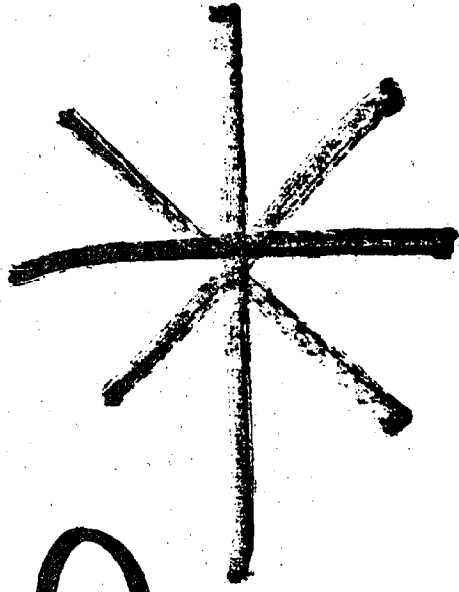
DON'T WANT CITY/PRIVATE
COMP.

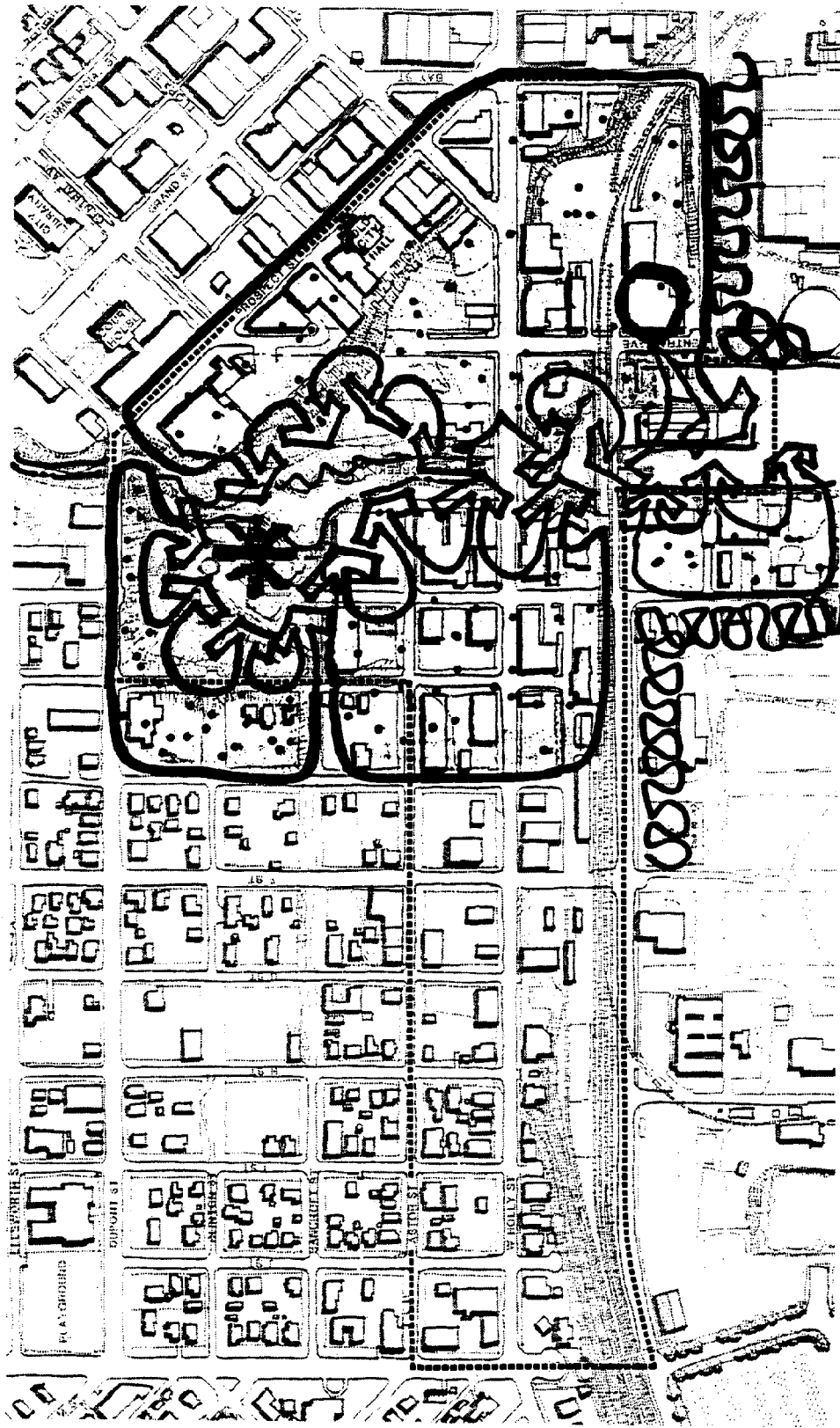
EXPANDED CBD
CONCEPT MAY BE
PROBLEM GIVEN
RETAIL MALL @ BELLIS
FAIR - NEED TO
CONTRACT CBD

CONCEPT 5.

WHATCOM CREEK

AS FOCUS





CONCEPT: WHATCOM CREEK AS FOCUS

**BELLINGHAM CENTRAL WATERFRONT
DEVELOPMENT PLAN**

MANAGEMENT AND PLANNING SERVICES



CONCEPT: WHATCOM CREEK AS FOCUS

CHARACTERISTICS:

- FOCUS DEVELOPMENT TOWARD WHATCOM CREEK & PARK.
- "TURN BACK" ON VISUAL CONNECTION TO G.P. INDUSTRIAL WATER-FRONT
- HIGHER DENSITY DEVELOPMENT AROUND CREEK & PARK.

HISTORIC MODELS

GRAND CANAL VENICE

COPENHAGEN DENMARK

RIVERWALK SAN ANTONIO

REVENUE TO CHURCHMASTER

PROGRAM MAY BE INTERESTING

LUNGERS DEN. FLUUS WHARTON CREEK

WHATCOM CREEK

RIVER WALK

REORGANIZATION OF MARITIME HERITAGE CENTER

NEW OFFICES OR NEW BUILDING

NEW BRIDGE

BACKGROUND OF LEASES OF CITY OWNED PROPERTY

RETAIN CITY LEAS DOCK

WHATCOM CREEK

FED. REVENUE ALONG CREEK

WATERWAY

GRAND CANAL VENUE

COTTAGE DISTRICT OF COPENHAGEN DENMARK

RIVERWALK SAN ANTONIO

REVENUE TO DRILL

CHOPIN MUSEUM

PROMENADE WALK BE

LUNAR DECK ALONG RIVERWALK CREEK

WHATCOM CREEK

RIVER WALK (RE-ORGANIZATION OF MARITIME HERITAGE CENTER)

WHATCOM RIVERWALK FROM WALK

PLANE CREEK

BY RETAIL AT GROUND LEVEL

OFFICE ABOVE

GROUND OF LEASES OF CITY OWNED PROPERTY

RETAIN CITY'S DECK

WHATCOM WALK

FED. RECREATION

ALONG CREEK

WATERWAY

[illegible]

COPENHAGEN DENMARK
SILVERWALK SAN ANTONIO
REVENUE TO
PROPERTY OWNER
PROVIDING WATER BE
NECESSARY
LUNAR DEN FILMS
WHATCOM CREEK
RIVER WALK
REORGANIZATION OF MARITIME HERITAGE CENTER
NEW BRIDGE
WHATCOM CREEK
RIVER WALK
REVENUE TO
PROPERTY OWNER
PROVIDING WATER BE
NECESSARY
LUNAR DEN FILMS
WHATCOM CREEK
RIVER WALK
REORGANIZATION OF MARITIME HERITAGE CENTER
COPENHAGEN DENMARK
SILVERWALK SAN ANTONIO
REVENUE TO
PROPERTY OWNER
PROVIDING WATER BE
NECESSARY
LUNAR DEN FILMS
WHATCOM CREEK
RIVER WALK
REORGANIZATION OF MARITIME HERITAGE CENTER

[illegible]

PREVIOUS PLAN MAY BE
 INTERFERED BY
 LUNCH DECK FOUNTAIN
 CREEK
 WHATCOM CREEK
 RIVER WALK
 (RE-ORGANIZATION OF MARITIME HERITAGE CENTER)

GROUND LEASES OF CITY OWNED PROPERTY

RETAIN EXISTING DOCK

WHAT CAN I DO WITH THE OLD FARMHOUSE

WALK ALONG CREEK & WATERWAY

WHAT CAN I DO WITH THE OLD FARMHOUSE

LUNAR DECK ALONG RIVER WALK

NEW ORLEANS

RIVER WALK

(RE-ORGANIZATION OF MARITIME HERITAGE CENTER)

LINEAR DEVELOPMENT ALONG WILLAMETTE RIVER

WALK

FED. FREIGHTWAY

ALONG CREEK

WATERWAY

GROUND OF LEASES OF CITY OWNED PROPERTY

RETAIN

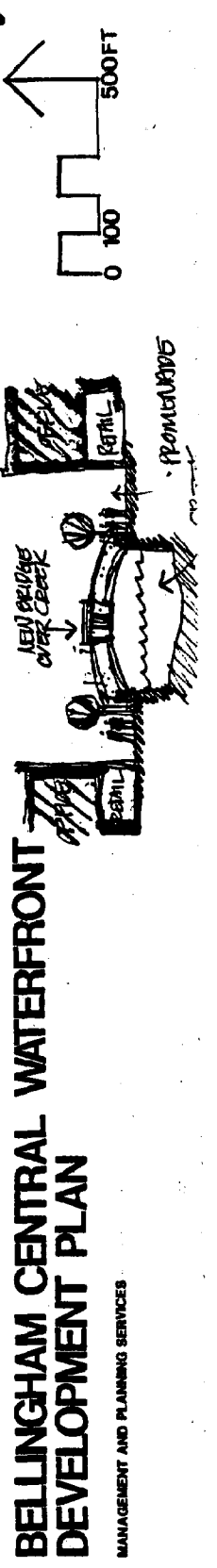
CITY LEAS DOCK

WILLAMETTE RIVER WALK (RE-ORGANIZATION OF MARITIME HERITAGE CENTER)

[illegible]

WHATCOM ORBITER
"RIVER WALK" (RE-ORGANIZATION OF MARITIME HERITAGE CENTER)

"RIVER WALK" (REORGANIZATION OF MARITIME HERITAGE CENTER)



CONCEPT: WHATCOM CREEK WALK

• "VENICE" ON THE WHATCOM • HISTORICAL MODELS

• REURBANIZATION

OF THE MARITIME

HERITAGE CENTER W/

GROUND LEASES FROM

CITY TO PRIVATE DEV.

• CREATE A PEDESTRIAN

PROMENADE ALONG

CREEK & ENCLOSED

BY BUILDINGS

• SMALL PARKS & PLAZAS

VS. LARGE OPEN SPACE.

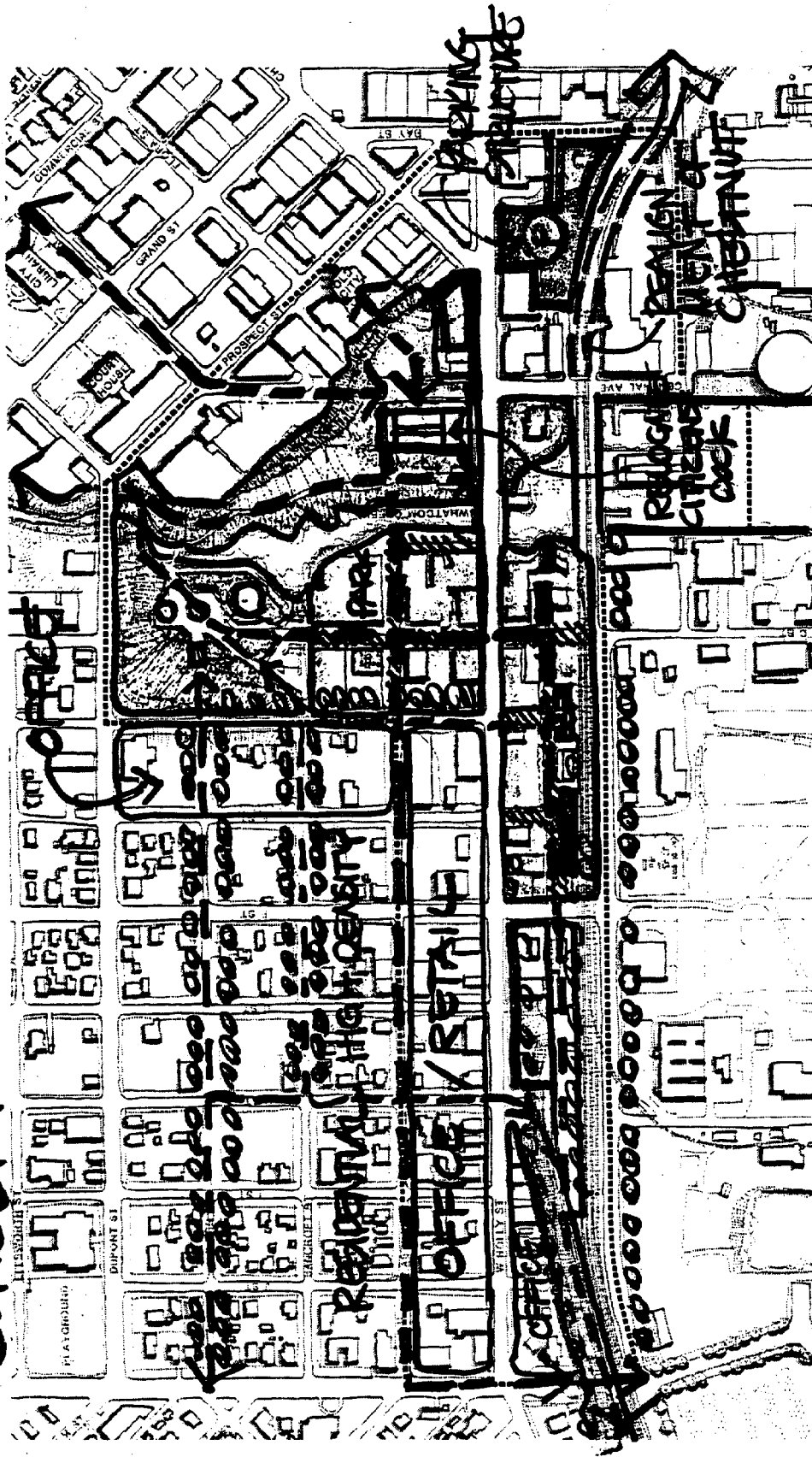
- RIVER WALK IN
SAN ANTONIO TEX.

- CANAL DISTRICT
COPENHAGEN DENMARK

- CANALS OF VENICE

• NEW BRIDGE ACROSS
CREEK AT ASTER ST.

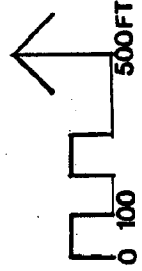
CONCEPT



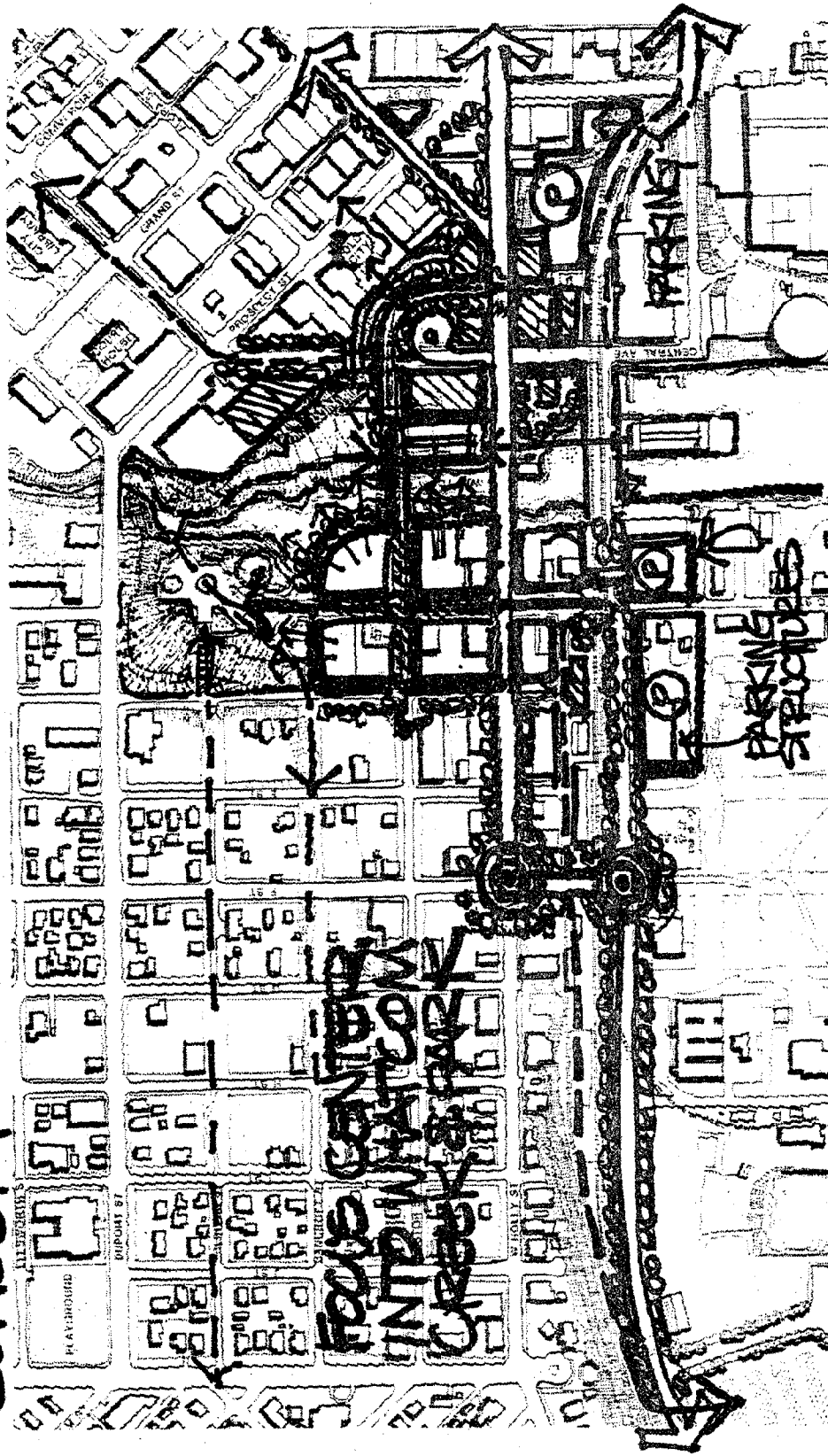
CENTRAL PARK

BELLINGHAM CENTRAL WATERFRONT
DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES



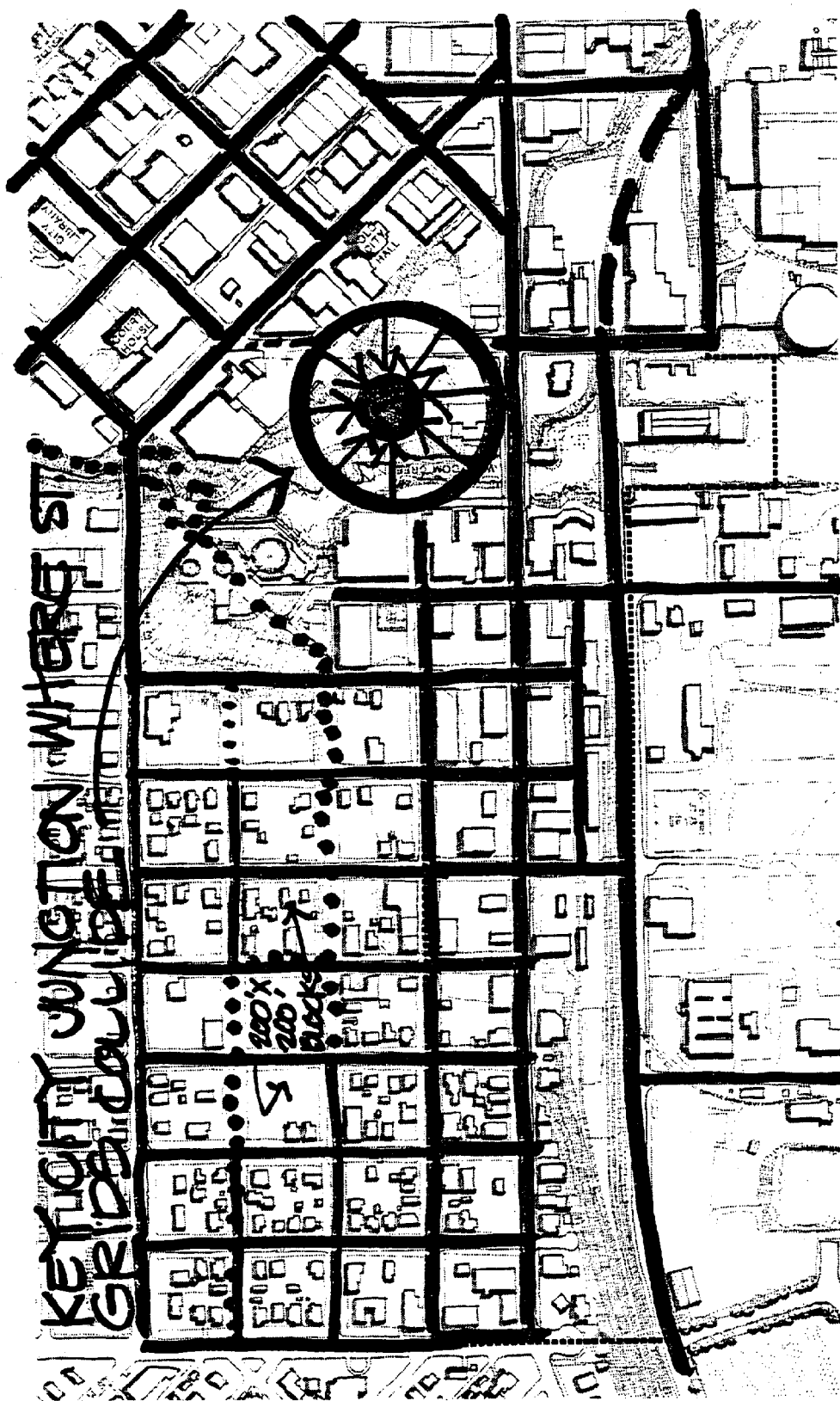
CONCEPT



CONVENTION & ARTS CENTER

BELLINGHAM CENTRAL WATERFRONT
DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES



CONCEPT: THE "ELBOW"

BELLINGHAM CENTRAL WATERFRONT
DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES

CONCEPT: THE 'ELBOW'

CHARACTERISTICS:

- KEY CITY JUNCTION
- WHERE STREET
- GRIDS COLLIDE
- WHATCOM CREEK
- AS KEY CITY JUNCTION

TO:

- DOWNTOWN
- WATER
- GEORGIA PACIFIC
- MUST CONSIDER

TRANSITIONS &
LINKAGES & COM.
PATIBILITY.

WHATCOM CREEK FOCUS

WHY A FOCUS @ WHATCOM CREEK?

- CLOSE TO WHERE PEOPLE WORK
- MARITIME HERITAGE CENTER
AN EXISTING AMENITY
- NOT TOO MANY PLACES LIKE IT.

CONCEPT COMPONENTS

- * WHATCOM CREEK AS A LINKAGE
- * G.P. AS AN AMENITY. HOW THE
INDUSTRY WORKS

WHATCOM CREEK FOCUS

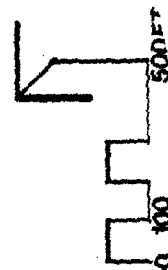
* DAMS & WATERFALL TO
TRAP WATER IN CREEK
TO REDUCE IMPACTS OF
TIDAL CHANGES.

* TIDAL CHANGES IN WHATCOM
CREEK ?

- ODORS
- VISUALLY

TALK TO FORT
RE: NOOKSACK
RIVER SILTATION
& DREDGING NEEDS
AT I & J & W.C. WATERWAY

CONCEPTS
LINKAGE
CORRIDOR



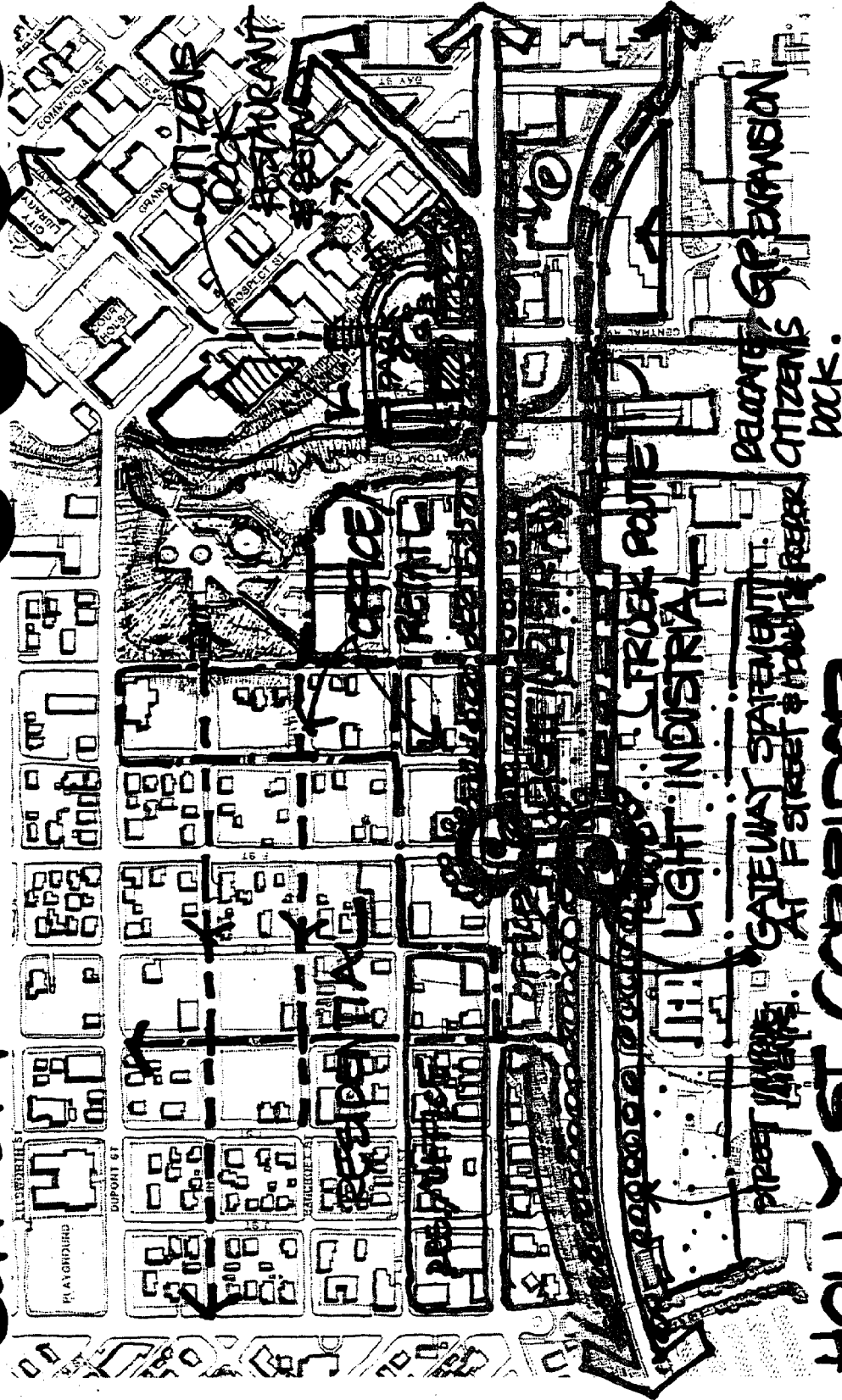
MANAGEMENT AND PLANNING SERVICES

CONCEPT: CORRIDORS

CHARACTERISTICS:

- LINEAR CIRCULATION BASED CONFIGURATION
- SINGLE MOST IMPORTANT DISTRICT/ROUTE EMPHASIZED
- FRONT/BACK & DUAL FRONTS

CONCEPT



HOLLY ST. CORRIDOR

BELLINGHAM CENTRAL WATERFRONT
DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES

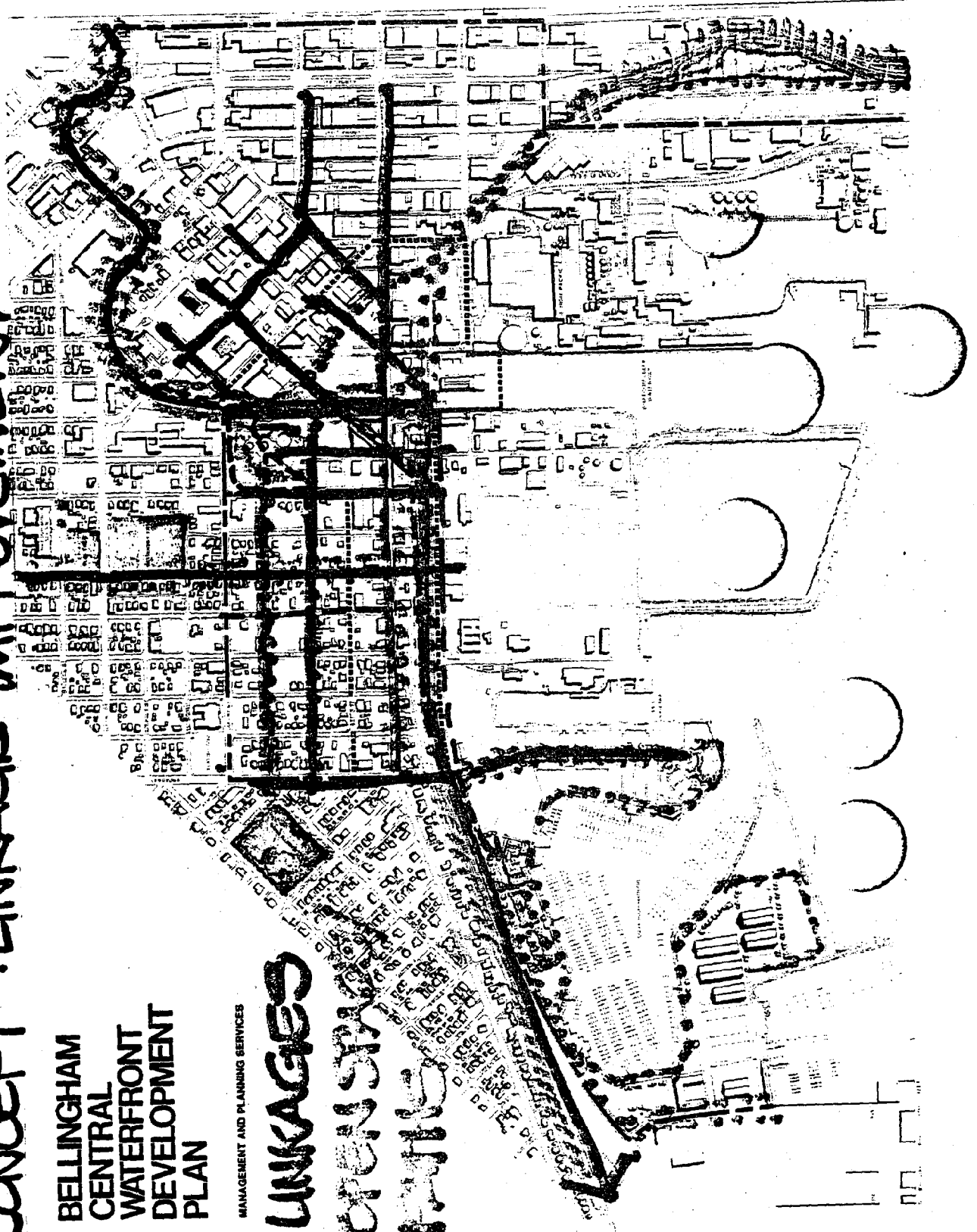
CONCEPT: LINKAGE IMPROVEMENT

BELLINGHAM
CENTRAL
WATERFRONT
DEVELOPMENT
PLAN

MANAGEMENT AND PLANNING SERVICES

LINKAGES

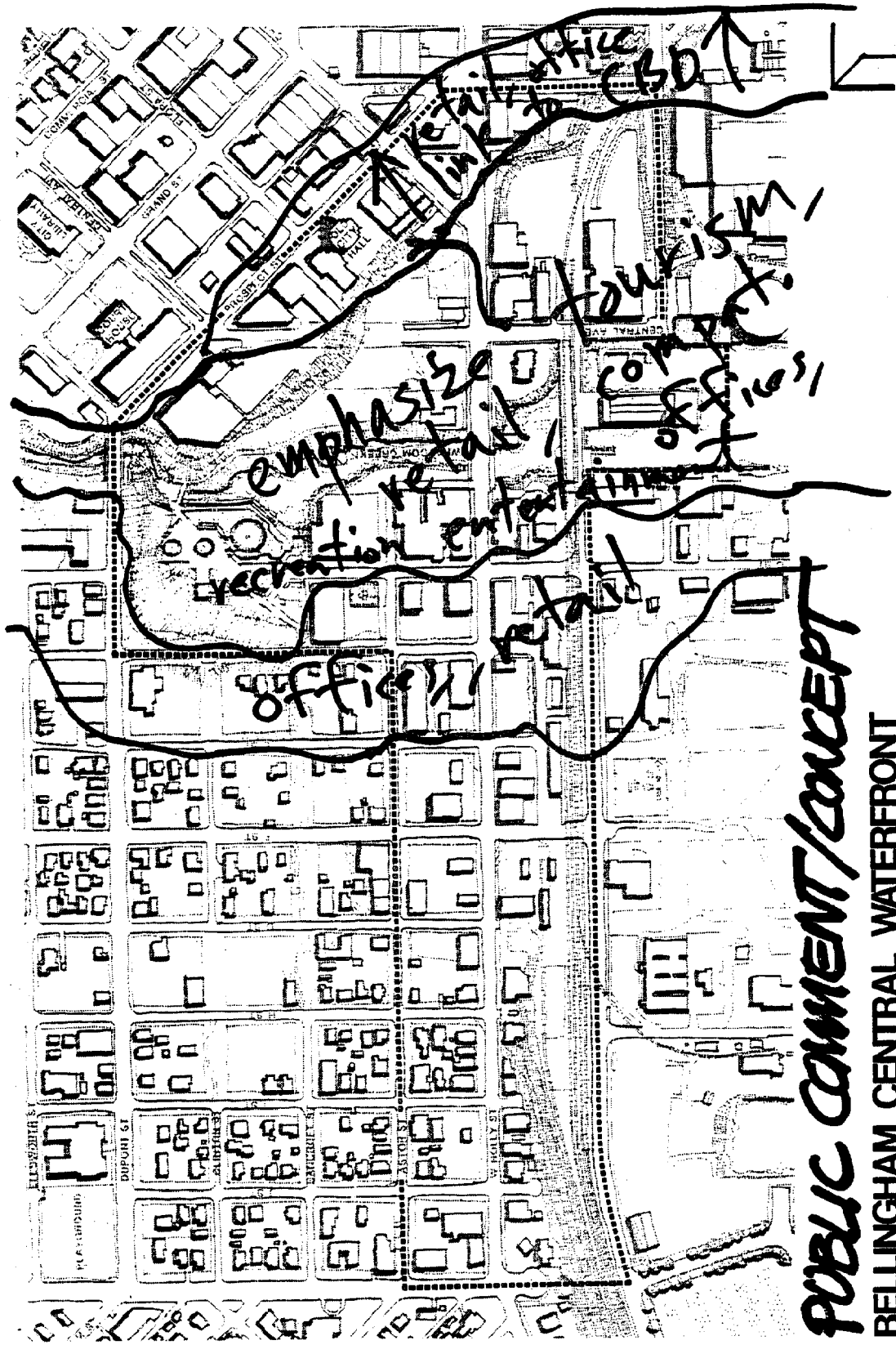
OPEN SPACE



COMMENTS ON CONCEPTS

- VISUAL CONNECTION TO G.P. UPLAND OF HOLLY ST.
- CONNECT RAILROAD DEPOT TO HOLLY (CONSOLIDATE 3 BLOCKS)
- HOLLY CORRIDOR MORE INTENSIVELY DEVELOPED (INFILL, CONTINUOUS FACADE)
- KEEP VIEWS OPEN TOWARD CREEK ALONG HOLLY @ CENTRAL
- POSSIBLE TERRACED DEV. W/CREEK VIEWS BEHIND MUSEUM
- POSSIBLE GROUND LEASES OF CITY PROPERTY ABOVE MAR. HERT. CTR. (DUPONT & 'D' ST.)
- INTER. CTR (LOG MILL, ETC.) WITHIN LOWER PARK AREA

- SANDSTONE BEDROCK & FILL
ALONG CREEK SHORELINE
- HISTORICAL CHAR. ALONG RIM
OF LETTERED STREETS
AREA (POSSIBLE GROUPING
OF BED/BREAKFAST)



PUBLIC COMMENT/CONCEPT

BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

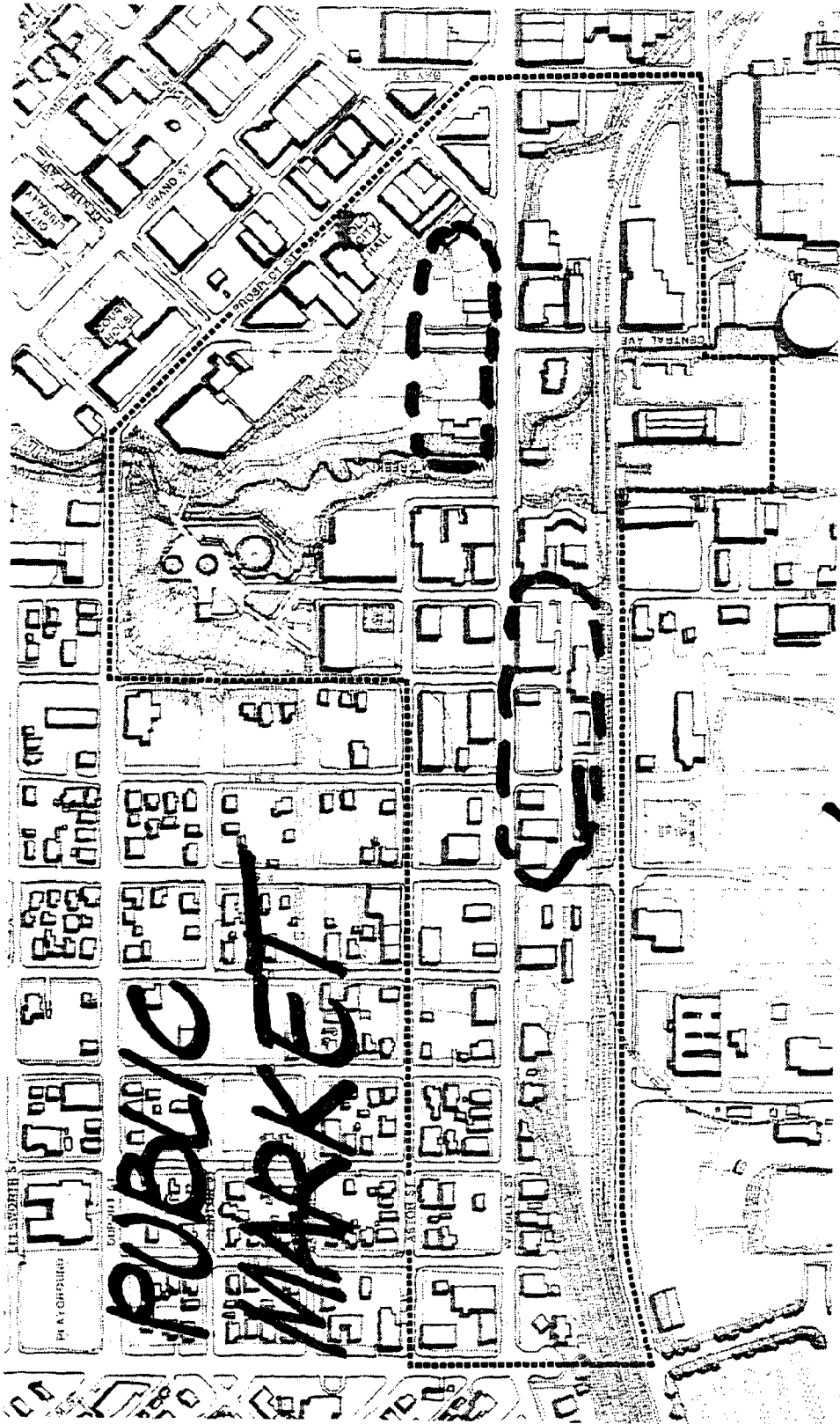
MANAGEMENT AND PLANNING SERVICES

DEVELOP F'HAVEN/B'HAM FERRY
HARBOR TOWNS
ISLAND PASSENGER SERVICE
ALSO RESTAURANTS
SPECIALTY SHOPS

CITY COUNCIL MAN'S IDEA/CONCEPT
BELLINGHAM CENTRAL WATERFRONT
DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES

7

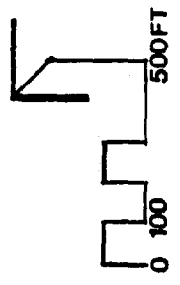


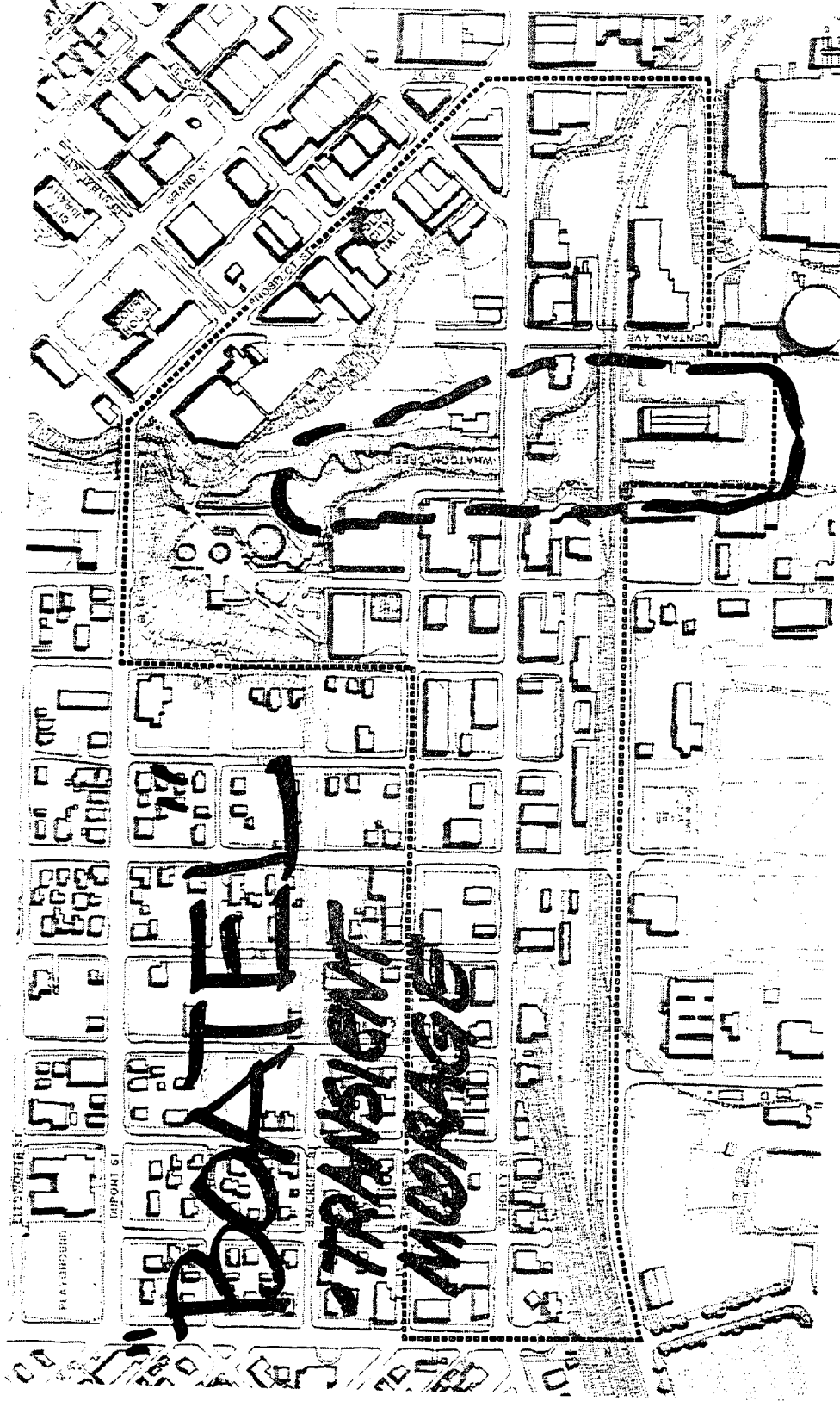
PUBLIC MARKET

Public comment / concept

**BELLINGHAM CENTRAL WATERFRONT
DEVELOPMENT PLAN**

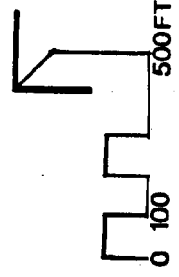
MANAGEMENT AND PLANNING SERVICES





BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES



Urban Design Precepts

HOLLY - F. ST. - ROEDER

URBAN DESIGN

PRECEPTS

ENHANCE EXISTING
AMENITIES

- CREEK
- VIEW
- PROXIMITY TO OTHER
FEATURES

TREATMENT OF STREET
SHOULD BE RESPONSIVE
TO NATURE OF EACH
STREET

- ROEDER.
 - HIGHER VOL. TRAFFIC/
PRIMARY ARTERIAL
 - TRUCK TRAFFIC
 - INDUSTRIAL USES

HOLLY - F. ST. - ROEDER

URBAN DESIGN

PRECEPTS

ENHANCE EXISTING
AMENITIES

- CREEK
- VIEW
- PROXIMITY TO OTHER
FEATURES

TREATMENT OF STREET
SHOULD BE RESPONSIVE
TO NATURE OF EACH
STREET

- ROEDER.
- HIGHER VOL. TRAFFIC/
PRIMARY ARTERIAL
- TRUCK TRAFFIC
- INDUSTRIAL USES

- F ST.

- MINIMIZE REALIGNMENTS REQUIRED

- TRANSITION BETWEEN 2 DISTINCT STREET-SCAPES

- HOLLY ST.

- SECONDARY ARTERIAL/

- MINIMIZE SPEEDS

- COMMERCIAL USES

- HIGHER POTENTIAL FOR PEDESTRIANS.

CREATE A CONTINUOUS
FACADE LINE ON HOLLY

- INFILL VACANT
PARCELS
 - REHAB. EXISTING
BLDGs.
-

- LOCATE PARKING LOTS
AT REAR OF BLDGS.

BALANCE PEDESTRIAN & VEHICLE NEEDS

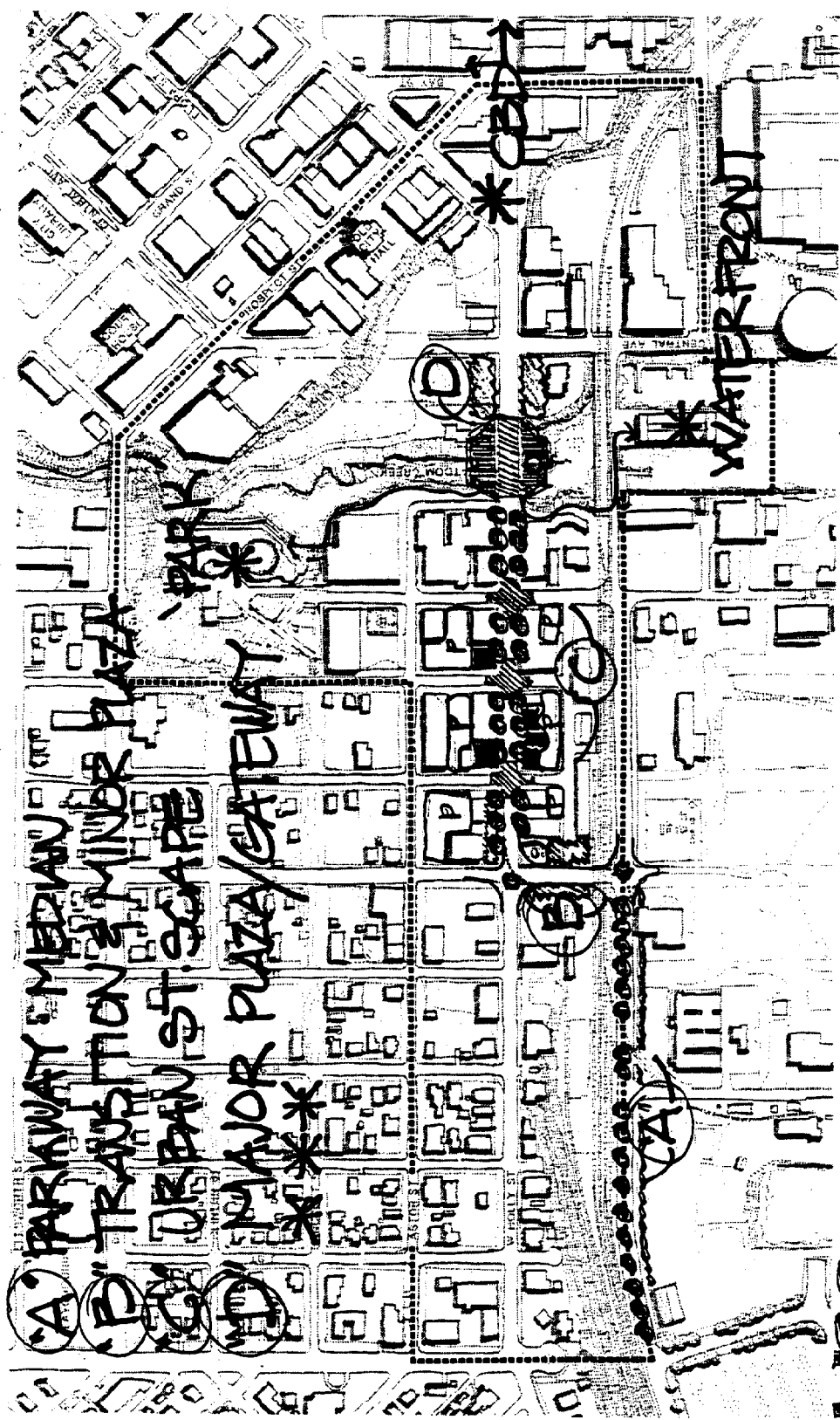
- IMPROVE CROSSWALKS
 - MAINTAIN ON STREET PARKING
-

USE A CO-ORDINATED PALETTE OF MATERIALS-

- FACADE TREATMENT
 - SIGNAGE
 - STREET SCAPE
- ALONG A THEME

POSSIBLE THEMES:

- "HISTORIC DISTRICT"
 - "WORKING WATERFRONT"
 - "SPECIALTY SHOPS"
 - GALLERIES
 - ANTIQUES
 - ETC.
-

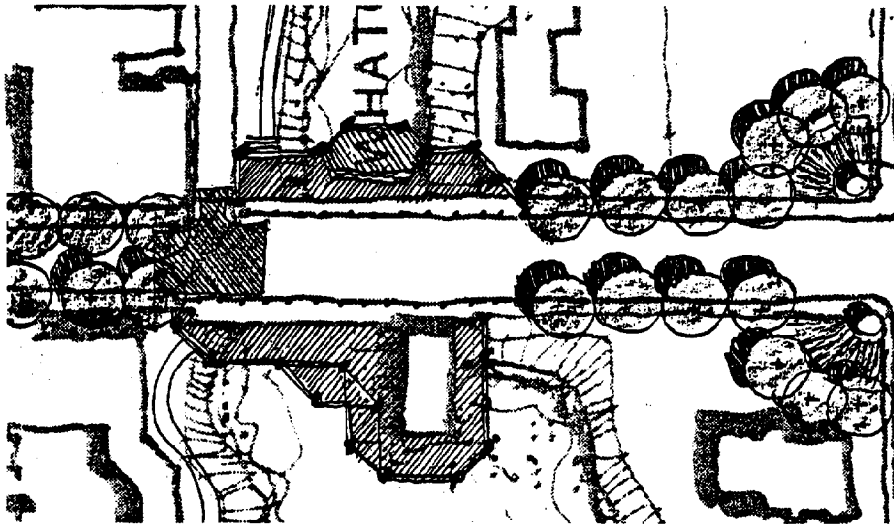


URBAN DESIGN ELEMENTS

BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES

"MAJOR PLAZA-GATEWAY"

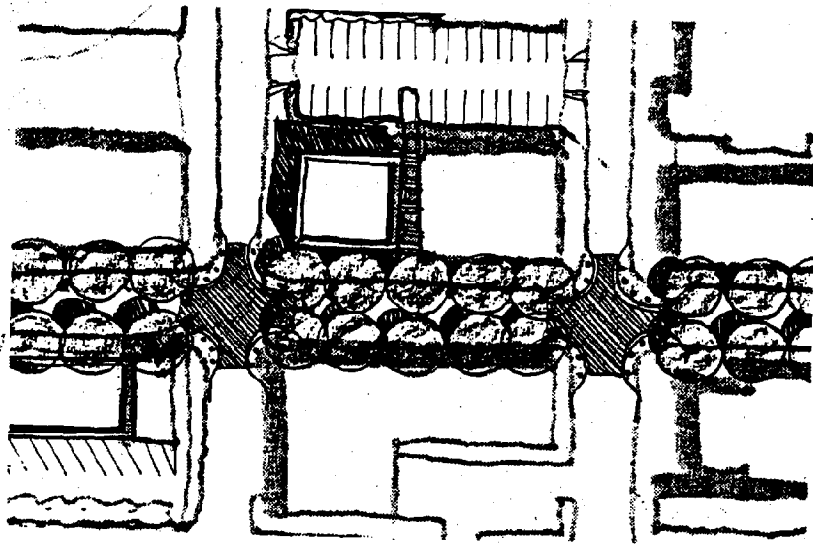


MAJOR PLAZA · GATEWAY

- AT CROSSROADS -
LINK TO: CBD
MARINE H. PARK
WATERFRONT
- IDENTIFY AREA

- BOARDWAY @ CREEK.
OVERLOOKS,
 - SPECIAL TREATMENT @
CENTRAL & HOLLY.
 - SIGNAGE.
 - ART/SCULPTURE
 - PLANTING
 - START STREETSCAPE
-

"URBAN STREETSCAPE"



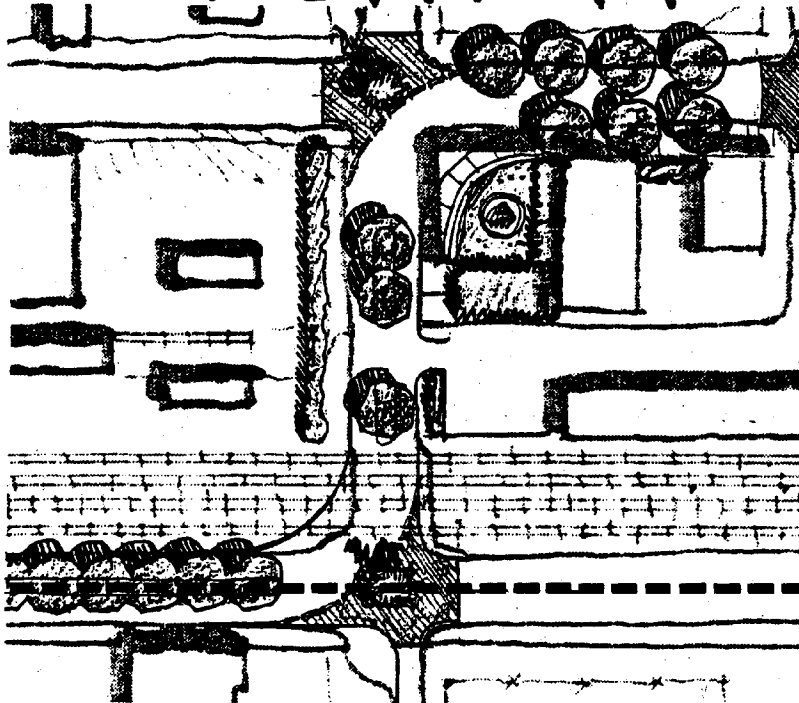
URBAN STREETSCAPE- HOLLY ST.

- INFILL DEVELOPMENT
 - PARKING @ REAR
 - MAINTAIN ON ST. PARKING
 - ENHANCE PED. AREAS.
-

- 'NUBS' @ CORNERS
- ST. TREES
- ST. FURNITURE
 - BOLLARDS
 - BENCHES
 - LIGHTING
 - TRASH CONTAINERS
 - BIKE RACKS

- PHONES
- FACADE & SIGNAGE CONTROLS
- DECORATIVE PAVING
- ART

"TRANSITION"

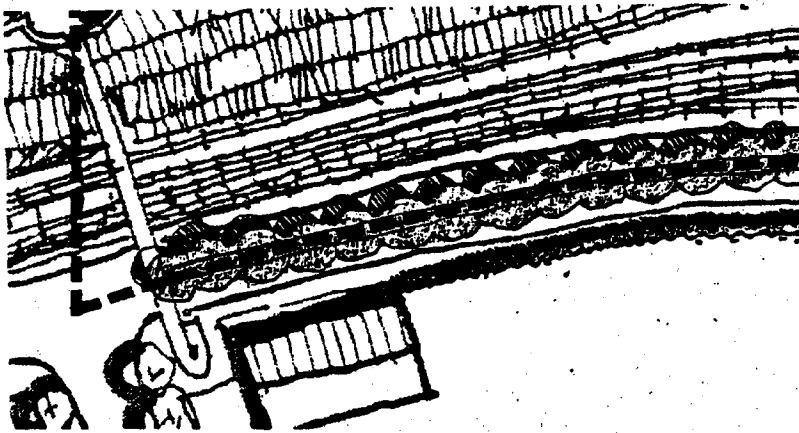


TRANSITION - "F" STREET

- INCREASED RADIUS TURNS
75' VS 20'
 - MEDIAN
 - CIRCLES AT INTERSECTION
TO DIRECT FLOW
-

- MINOR PLAZA · MINI PARK TO
MARK STREETScape ·
 - FOUNTAIN
 - BENCHES
 - ARCADE · TRELLIS
 - PLANTING
 - LIGHTING

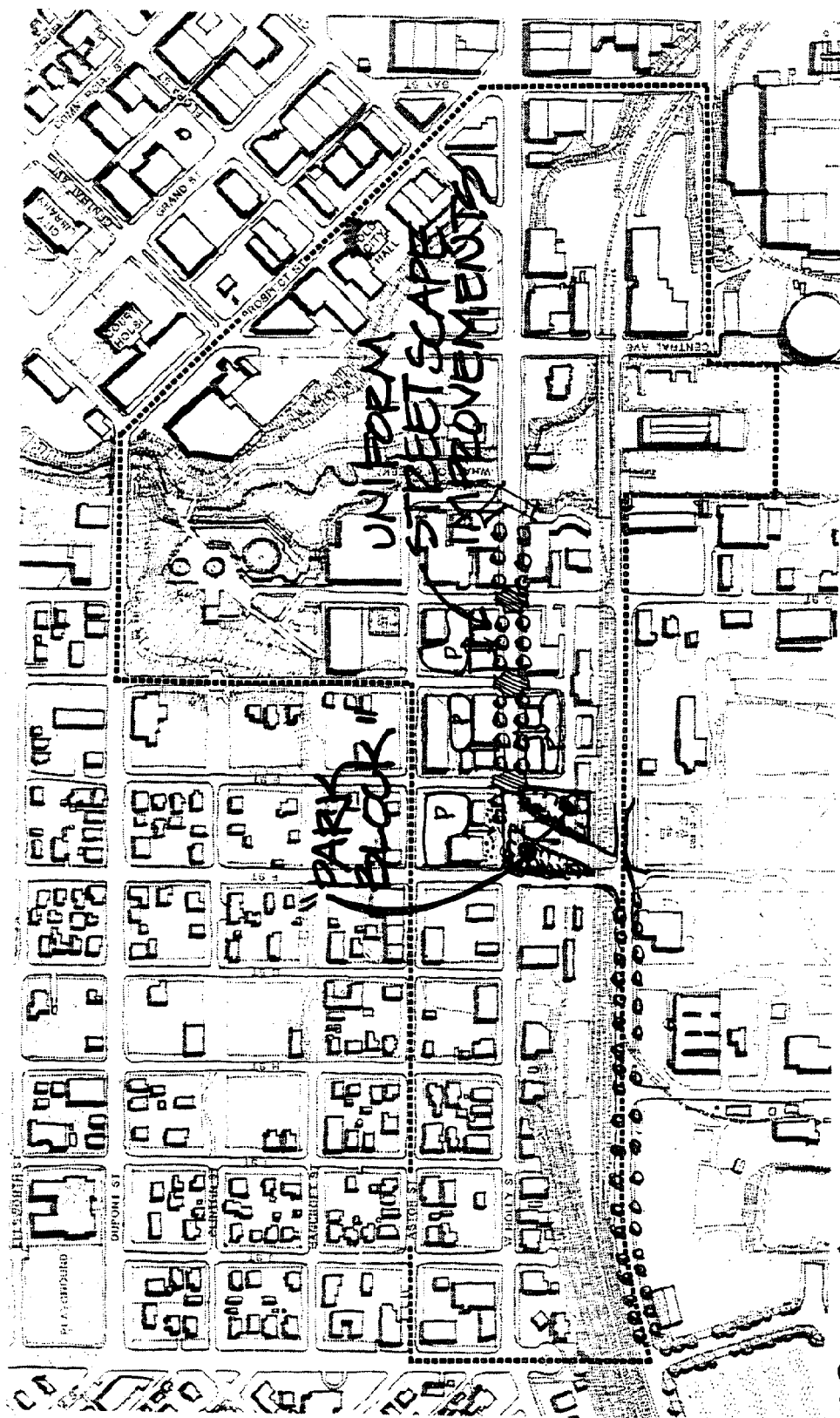
"PARKWAY - MEDIAN"



ON
ROEDER

PARKWAY - MEDIAN : ROEDER

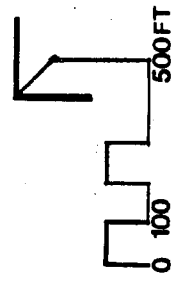
- PLANTED MEDIAN STRIP
- 2-LANES EACH WAY
- NO ON ST. PARKING
- WALK ON 1 SIDE / BIKES ON OTHER
- FENCE/HEDGE TO SCREEN VIEWS

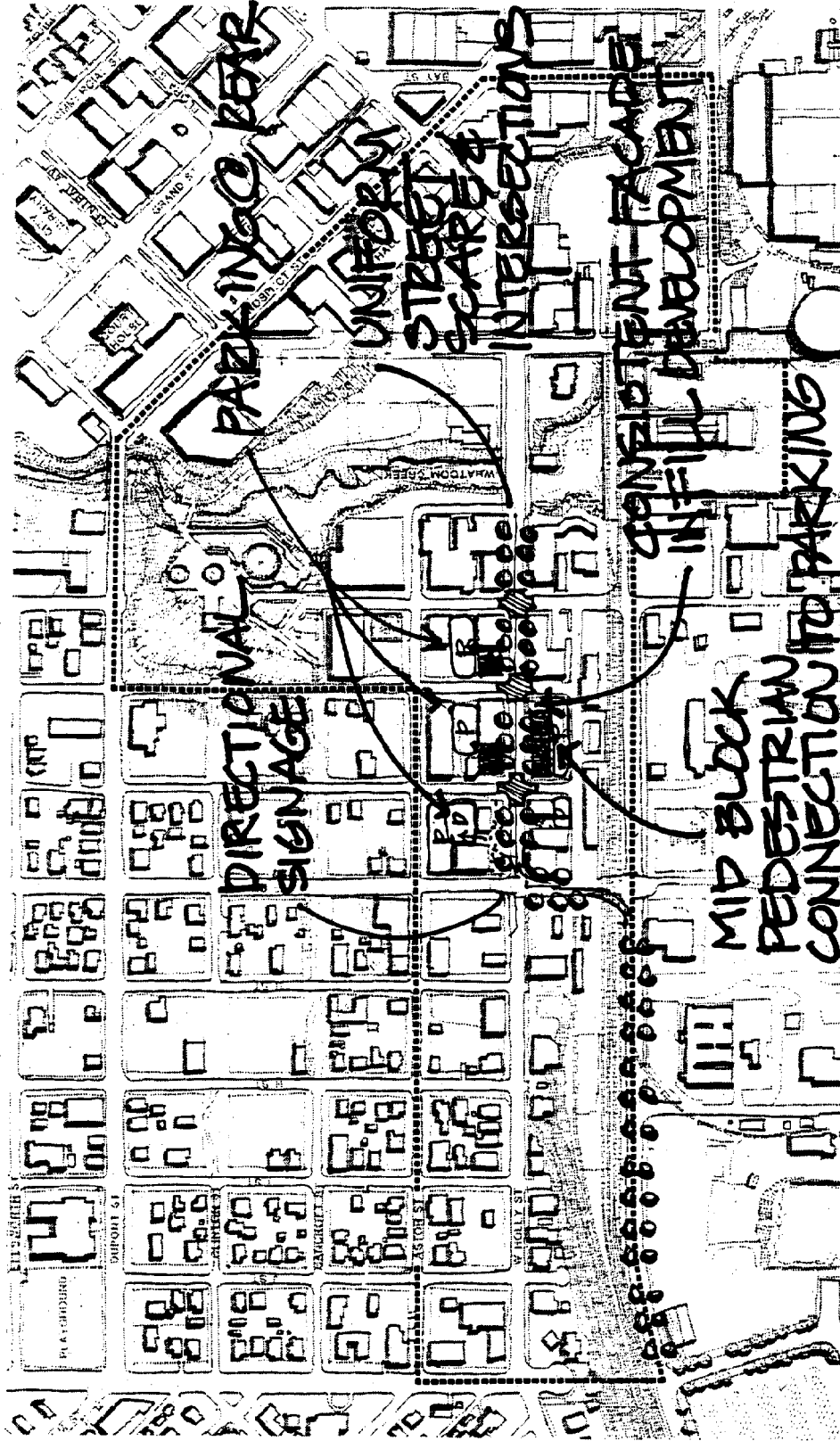


REALIGN "F" ST.

BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES



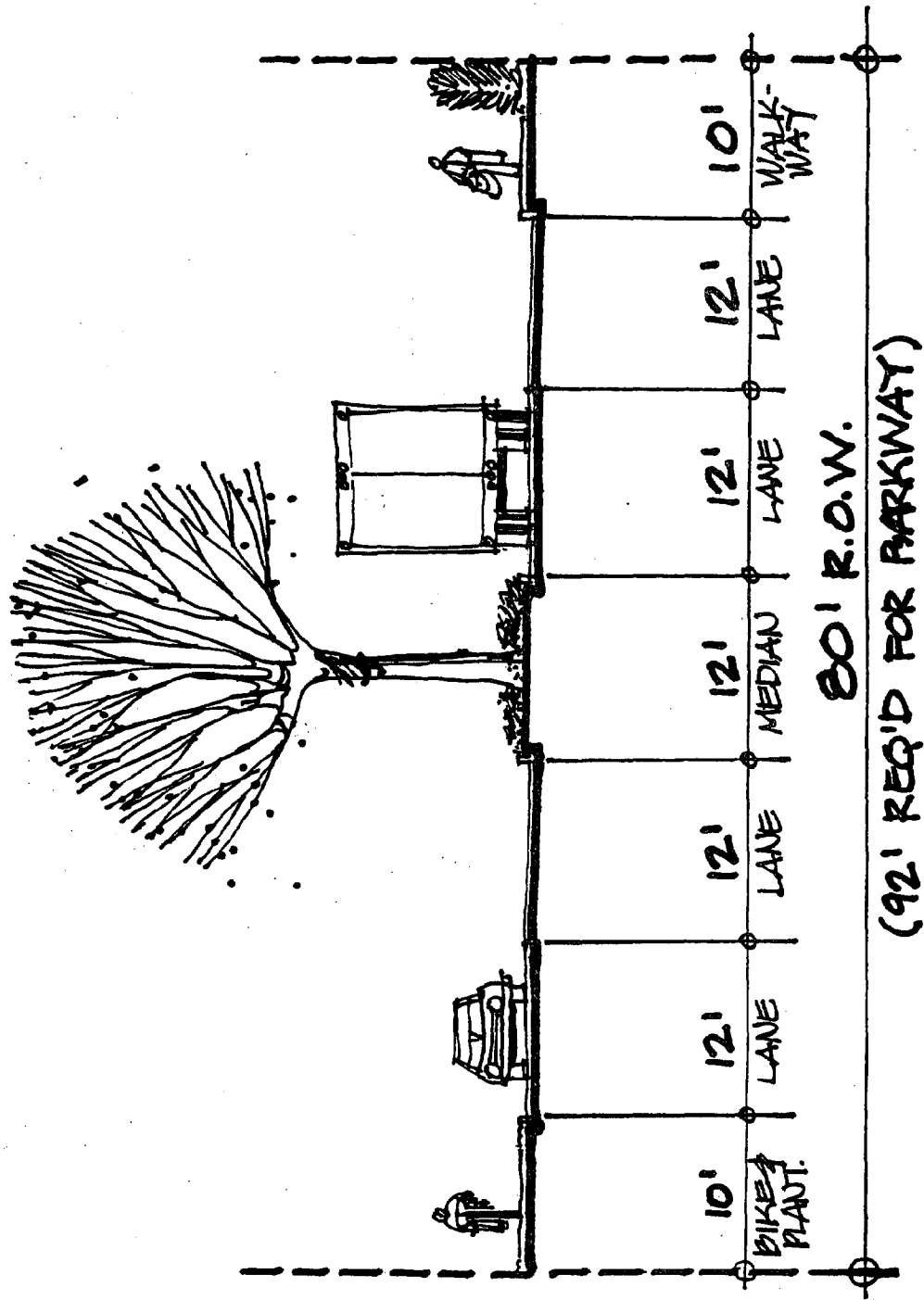


IMPROVE TURNING MOVEMENT

BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

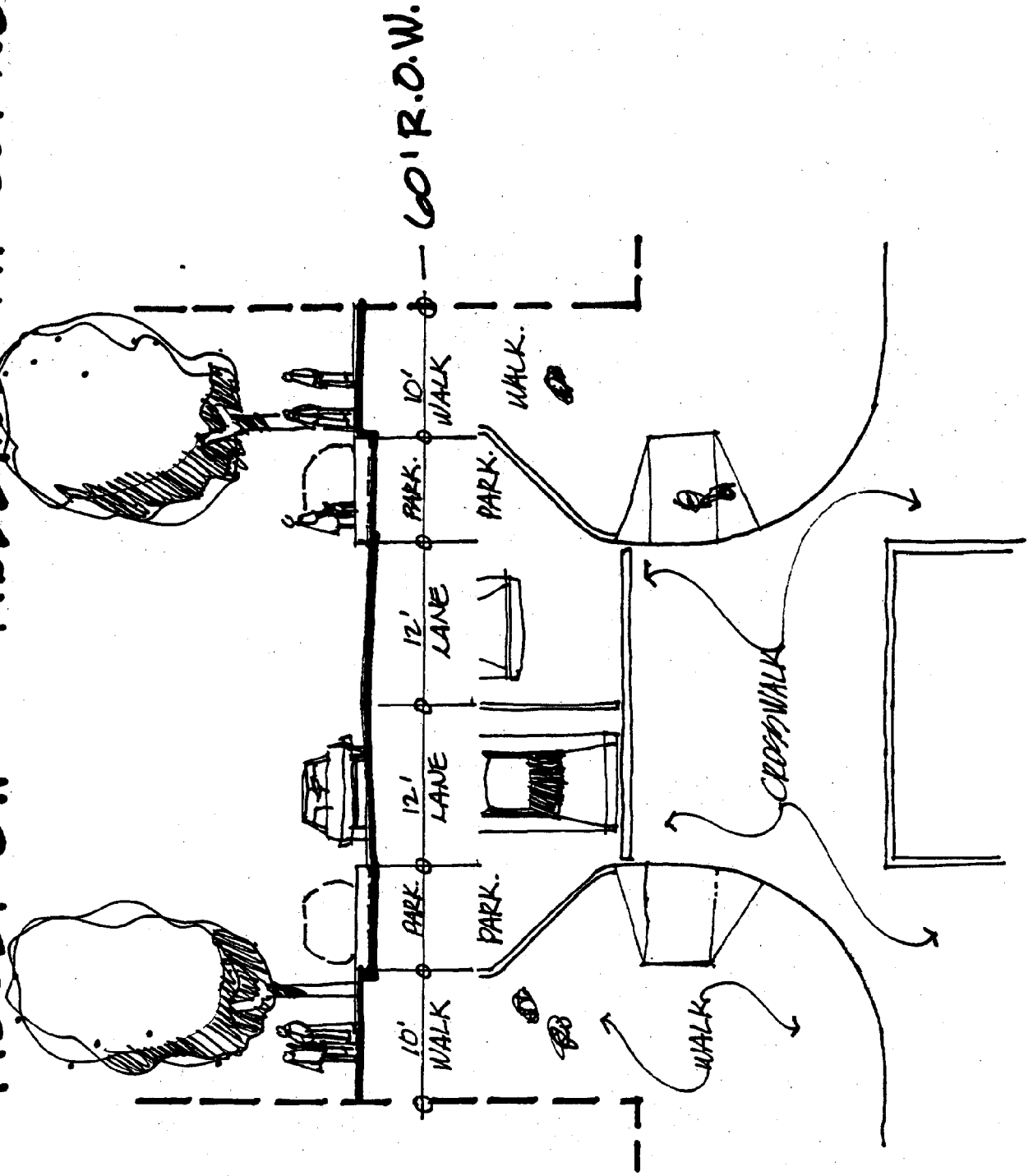
0 100 500FT

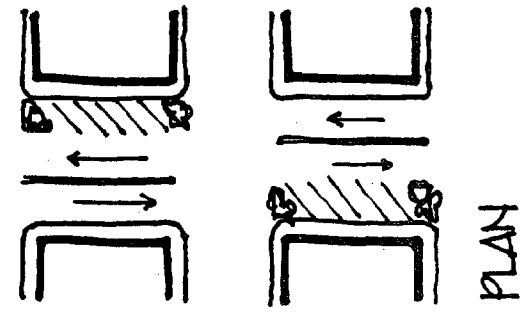
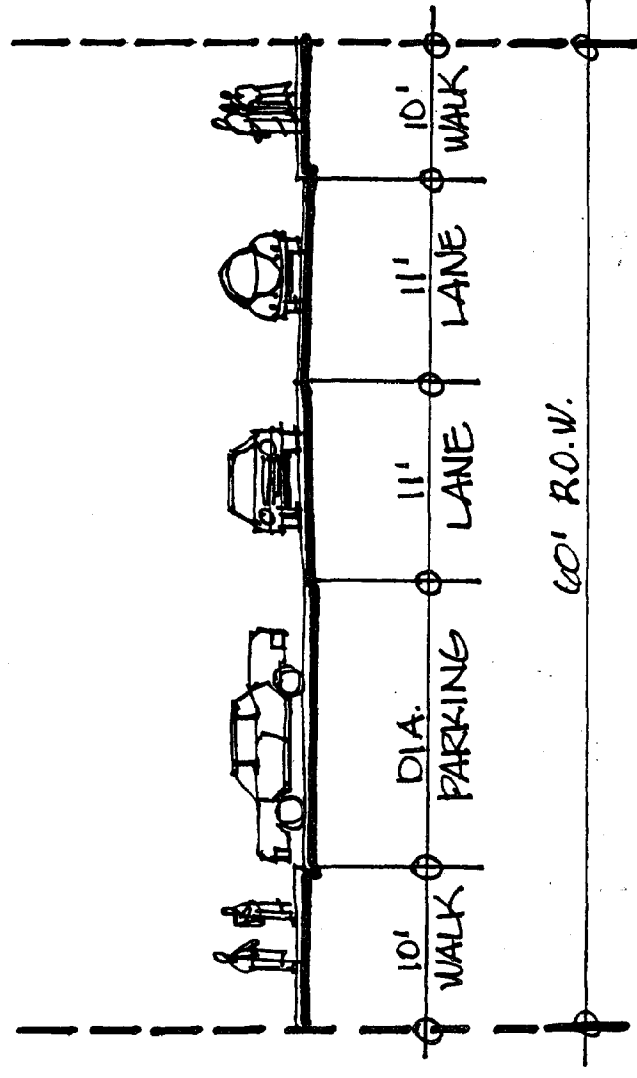
MANAGEMENT AND PLANNING SERVICES



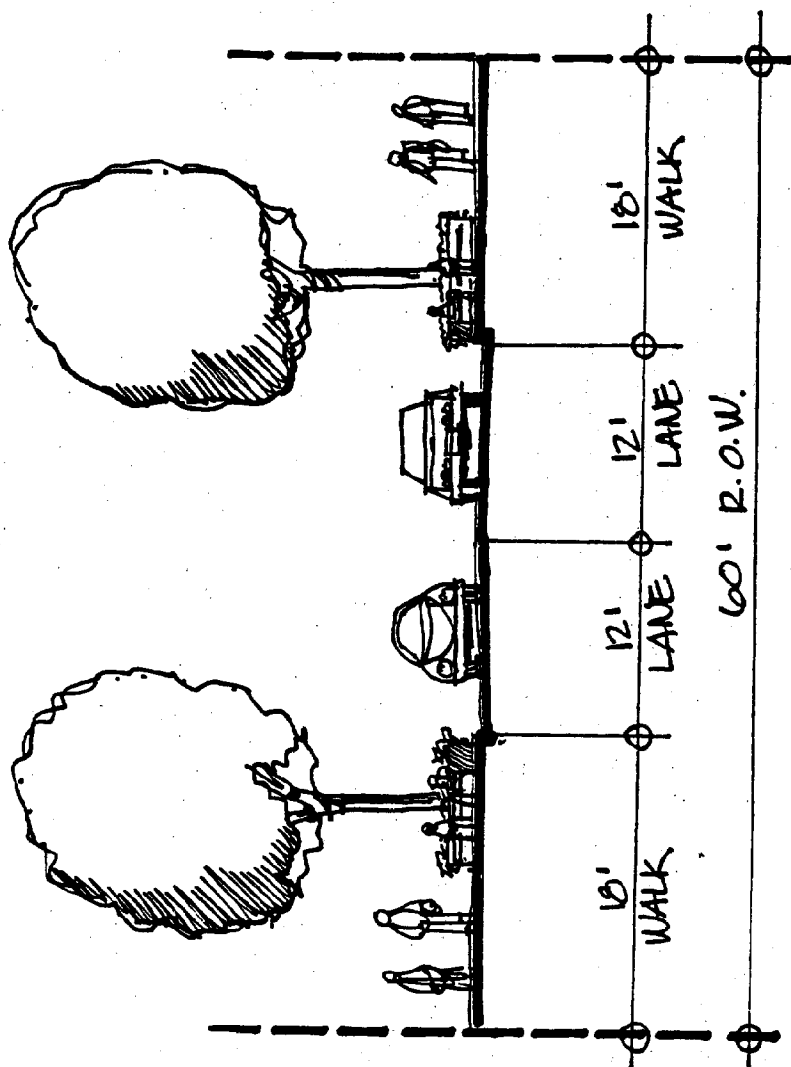
ROEDER "PARKWAY" & 4 LANES

HOLLY ST. "HUBBING" AT CORNERS

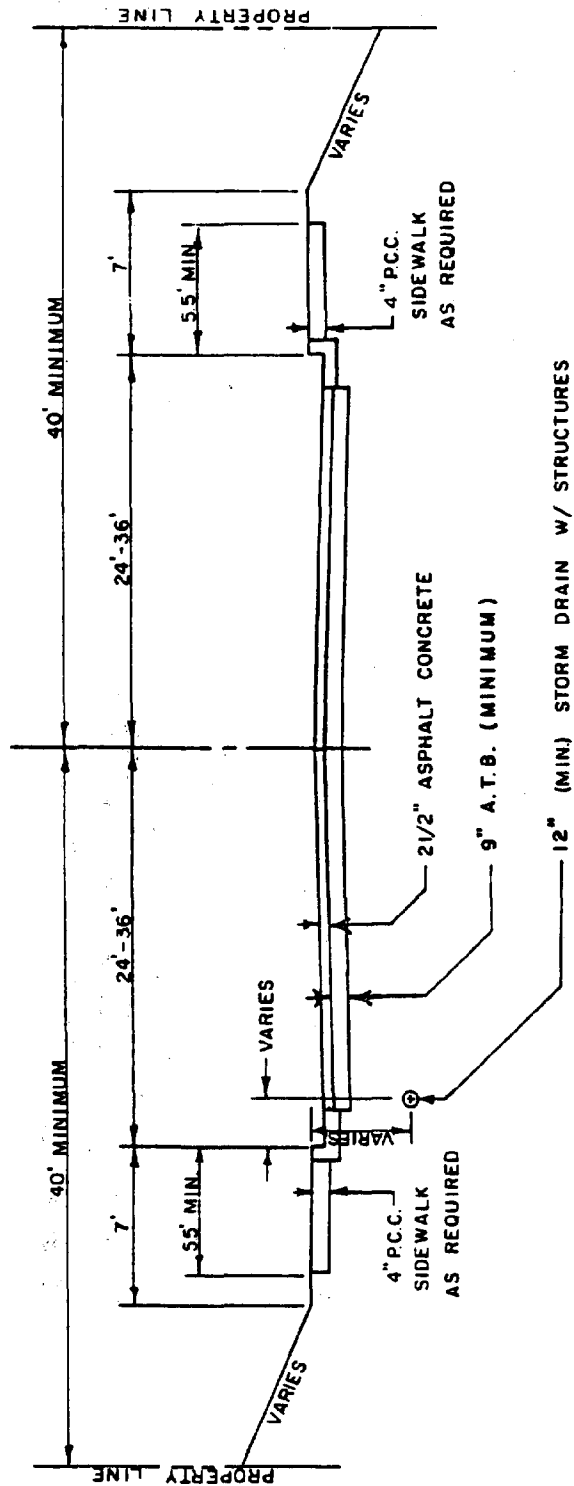




HOLLY ST. : DIA. PARKING - ALT BLOCKS



HOLLY ST. : NO ON ST. PARKING



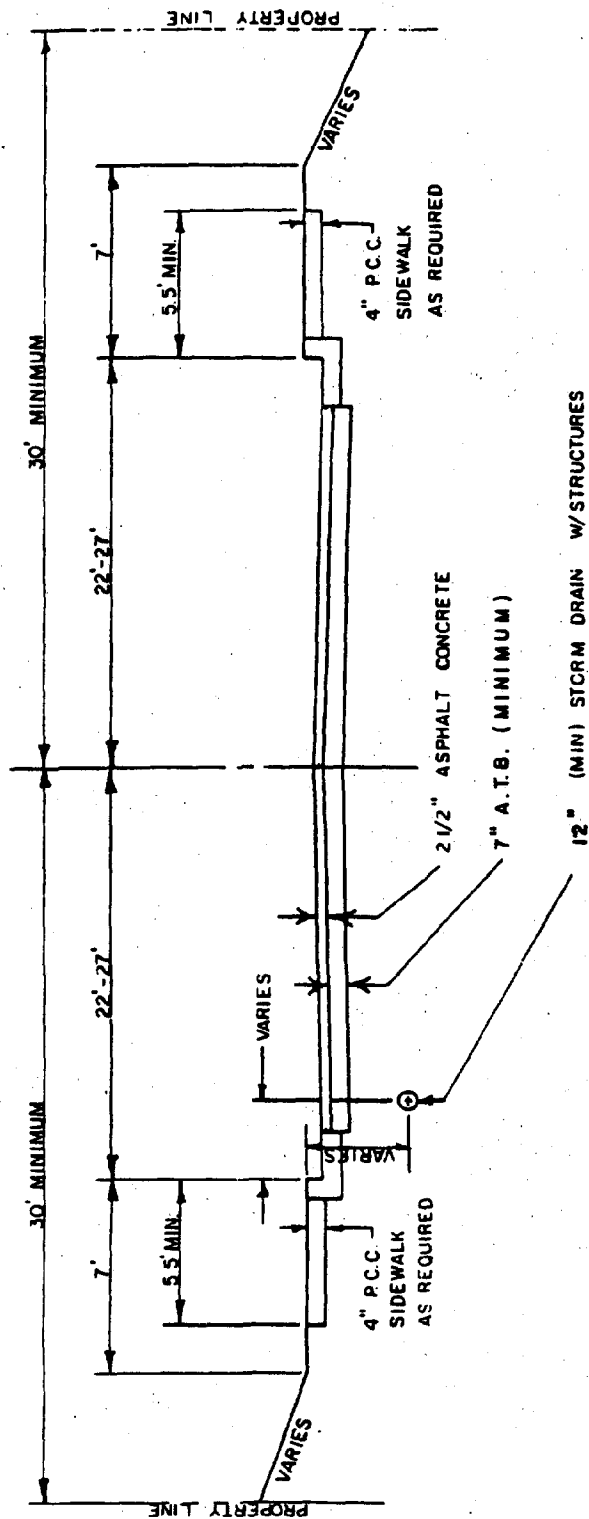
NOTE: 1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE PROVISIONS OF APPLICABLE SECTIONS OF A PWA "STANDARD SPECIFICATIONS" AND SHALL CONFORM TO THE REQUIREMENTS OF THE CITY ENGINEER.

APPROVED
TOM ROSENBERG
 CITY ENGINEER

5-85
 DATE

CITY OF BELLINGHAM
 STANDARD A.C.C. SECTION
 PRIMARY ARTERIAL

DRAWING
 ST-26



NOTE: 1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE PROVISIONS OF APPLICABLE SECTIONS OF A PWA "STANDARD SPECIFICATIONS" AND SHALL CONFORM TO THE REQUIREMENTS OF THE CITY ENGINEER.

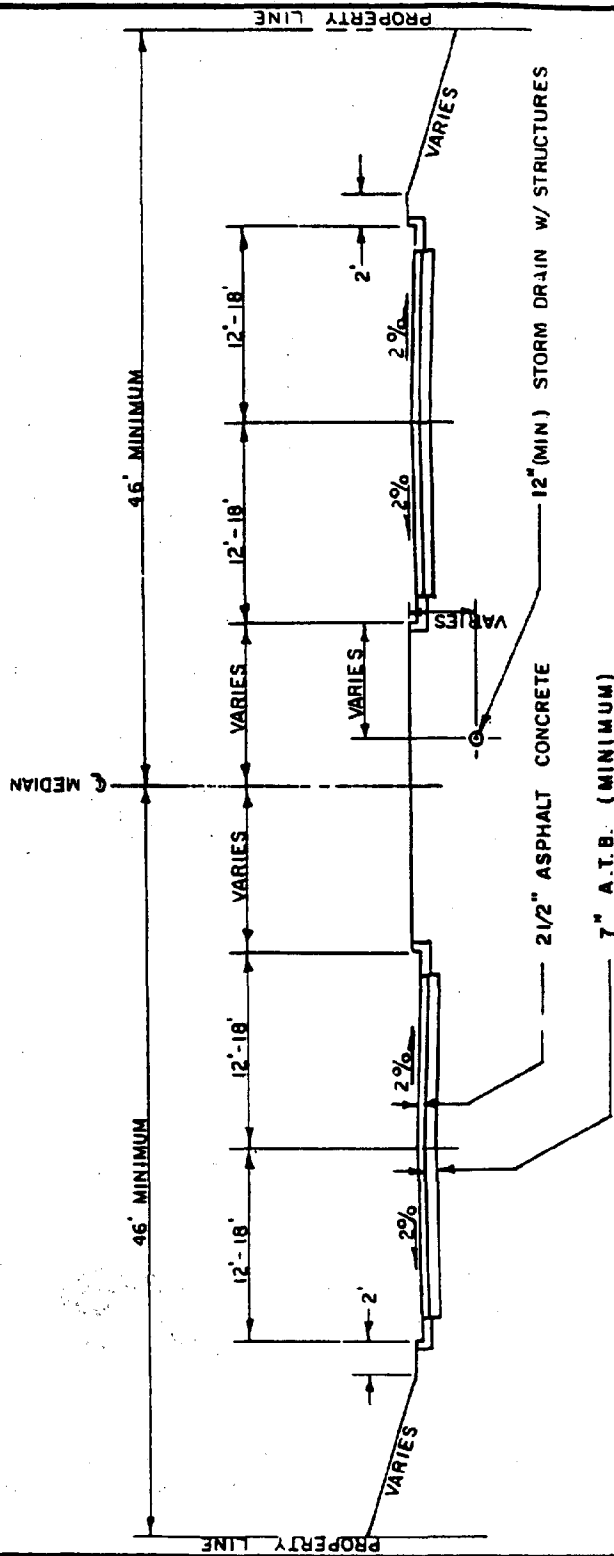
APPROVED

TOM ROSENBERG
CITY ENGINEER

5-85
DATE

CITY OF BELLINGHAM
STANDARD A.C.C. SECTION
SECONDARY ARTERIAL

DRAWING
ST-25

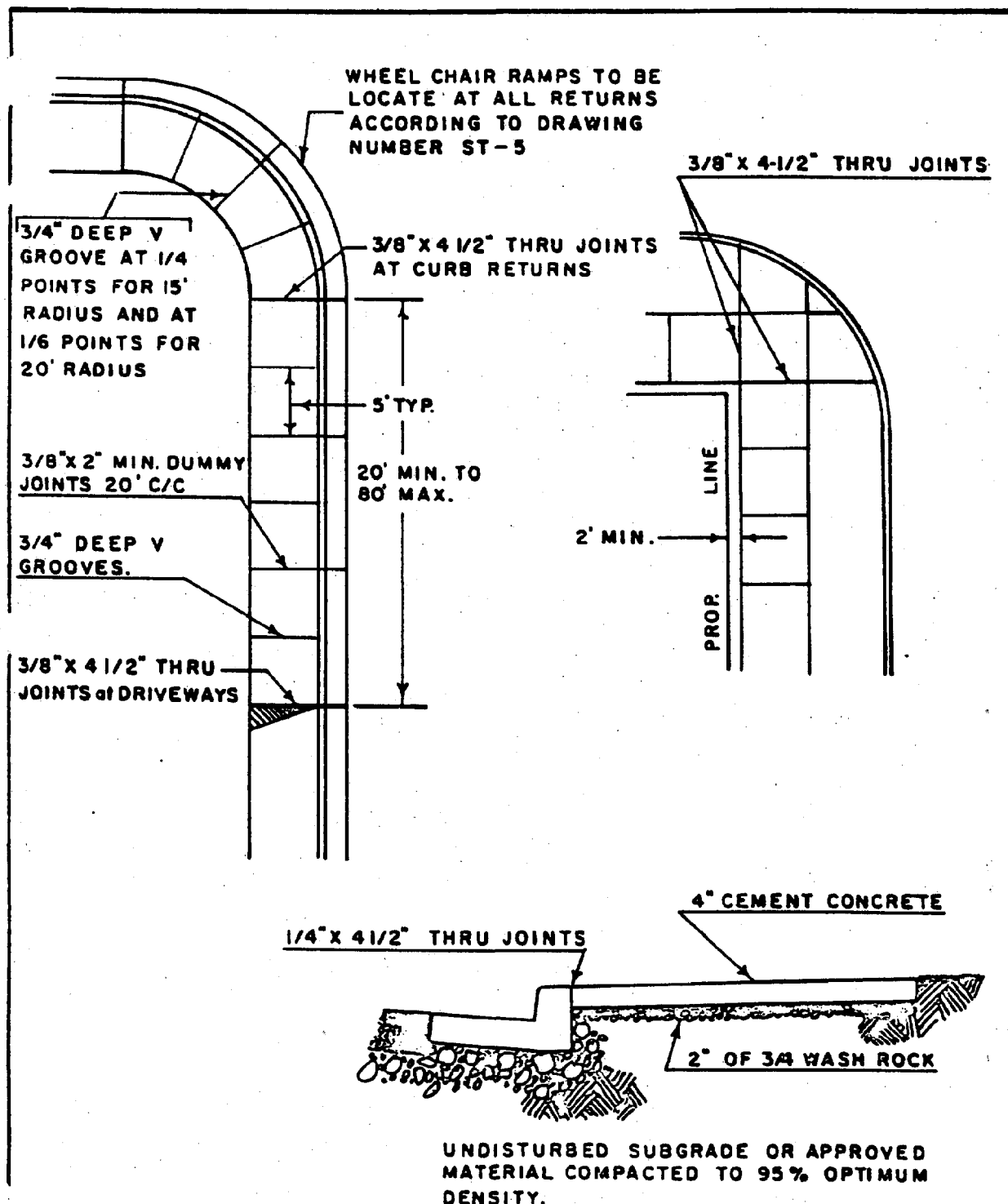


NOTE: 1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE PROVISIONS OF APPLICABLE SECTIONS OF APWA "STANDARD SPECIFICATIONS" AND SHALL CONFORM TO THE REQUIREMENTS OF THE CITY ENGINEER.

APPROVED
TOM ROSENBERG
 CITY ENGINEER
 5-85
 DATE

CITY OF BELLINGHAM
 STANDARD A.C.C. STREET
 PARKWAY SECTION

DRAWING
 ST-27



APPROVED

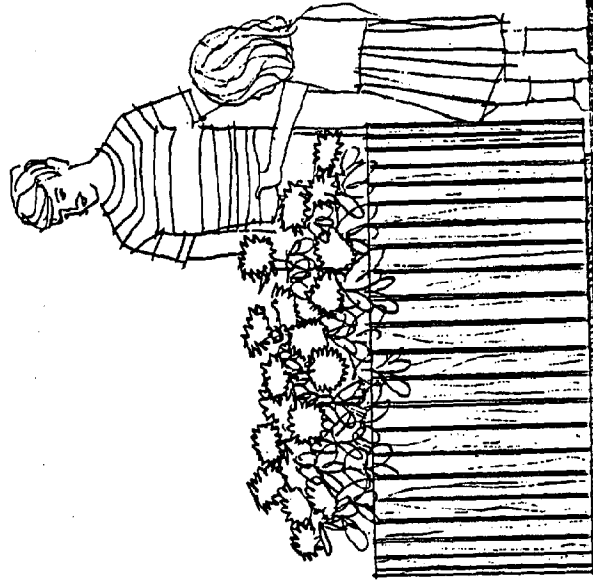
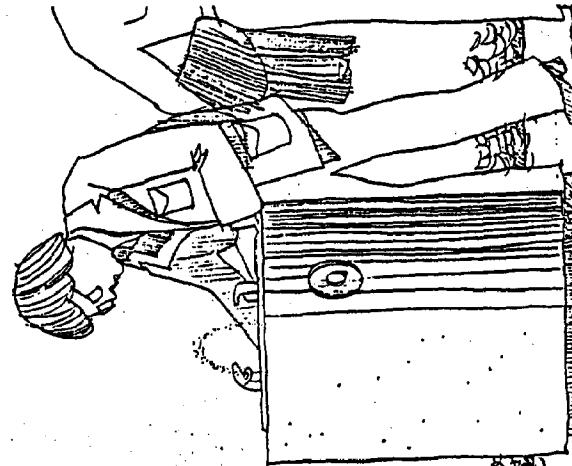
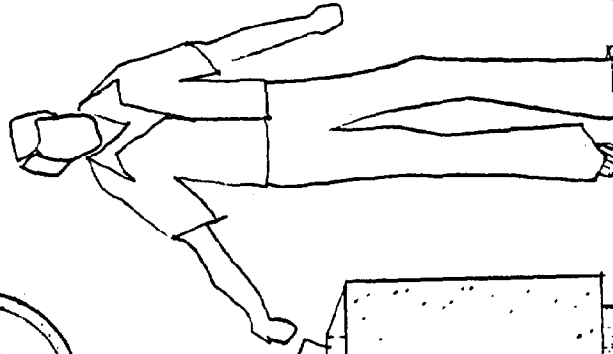
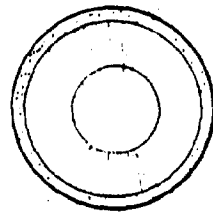
CITY ENGINEER

DATE

CITY OF BELLINGHAM
SIDEWALK

DRAWING
ST-14
1 of 2

STREET FURNITURE



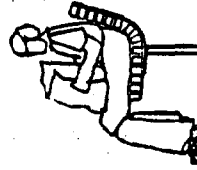
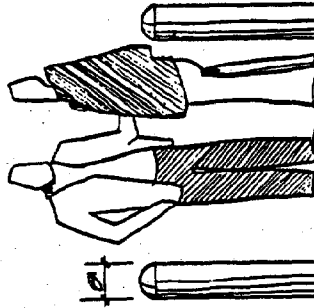
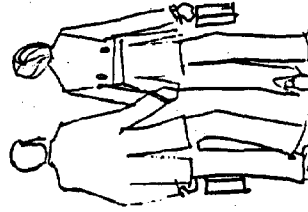
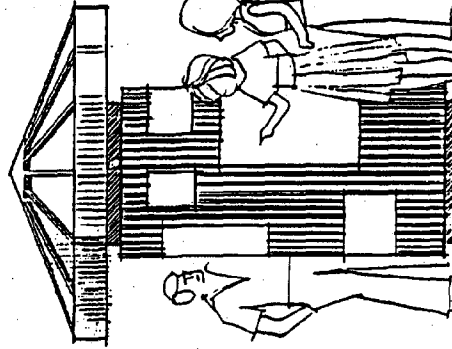
FLOWER

TRASH
CONTAINER

DRINKING
FOUNTAIN

POTS

STREET FURNITURE

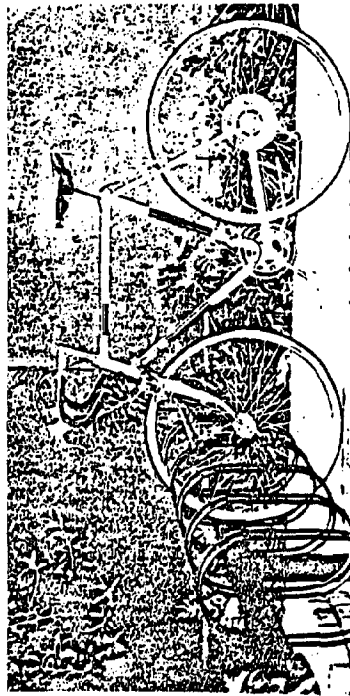
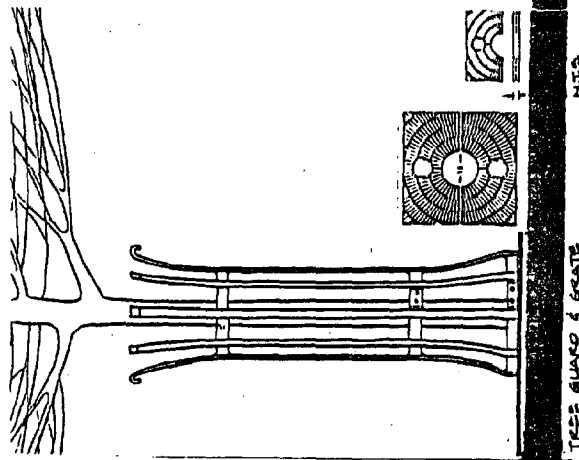


KIOSK

BOLLARD

BENCH

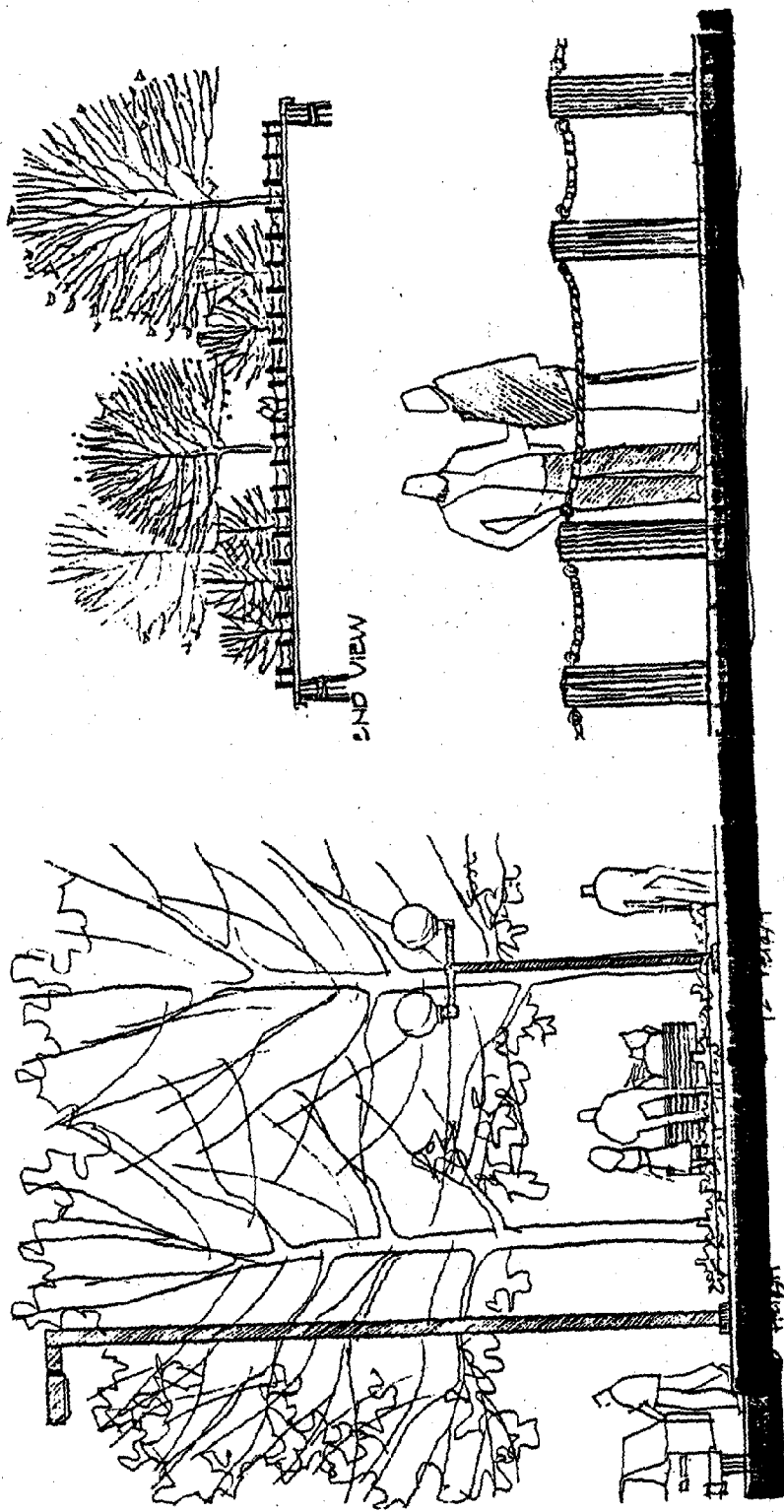
STREET FURNITURE



TREE
GUARD &
GRATE

BIKE RACK

STREET FURNITURE



LIGHTING THEME



DEPARTMENT OF PUBLIC WORKS, 210 Lottie St., Bellingham, Washington 98225
Telephone (206) 676-6361

GENERAL NOTES

MINIMUM SIDEWALK WIDTHS TO BE 5' FOR RESIDENTIAL, 8' FOR COMMERCIAL/BUSINESS WITH 60' ROW, & 10' FOR COMMERCIAL/BUSINESS WITH 80' ROW.

MINIMUM RADIUS OF CURB RETURN TO BE 15' ON RESIDENTIAL ACCESS STREETS AND 20' ON ARTERIAL, COMMERCIAL, BUSINESS & INDUSTRIAL STREETS.

CONCRETE SHALL BE CLASS 5(3/4) OR 5(1-1/2) WITH 5% AIR ENTRAINMENT.

3/4" DEEP "V" GROOVES TO BE PLACED 5' C/C.

3/8" X 2" MINIMUM DUMMY JOINTS TO BE PLACED 20' C/C IN LINE WITH CONTRACTION JOINTS IN CURB.

3/8" X 4-1/2" EXPANSION JOINTS TO BE PLACED AT CURB RETURNS, DRIVEWAY SECTION, COLD JOINTS, CHANGES IN SECTION, OR MAXIMUM 80' C/C. JOINTS TO PROTRUDE 1/2" BELOW SIDEWALK.

1/4" X 4-1/2" EXPANSION JOINTS TO BE PLACED BETWEEN SIDEWALK & BACK OF CURB & AROUND ALL JUNCTION BOXES, METER BOXES, ETC.

ALL JOINTS TO BE CLEANED & EDGED WITH 1/4" RADIUS.

SIDEWALK TO BE BRUSH FINISHED IN TRANSVERSE DIRECTION WITH FIBER HAIR BRUSH EXCEPT AT DRIVEWAYS, WHERE IT SHALL BE BRUSHED LONGITUDINALLY.

CONCRETE SHALL BE CURED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.

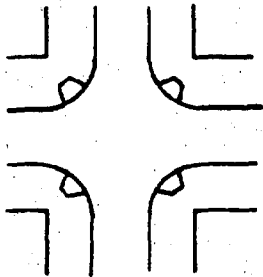
SIDEWALKS IN CUT SECTIONS SHALL BE DRAINED ACCORDING TO STANDARD PLAN NO. ST16.

WASHED ROCK SHALL MEET 1977 APWA SPECIFICATION 3.03C5 GRAVEL (1-1/2" to 1/4").

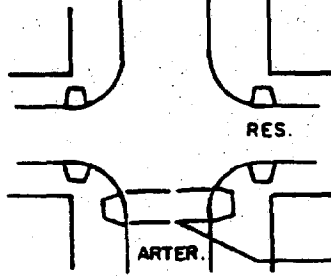
FURTHER REQUIREMENTS SHALL BE AS SPECIFIED IN THE STANDARD SPECIFICATIONS.

TYPICAL LOCATION PLANS

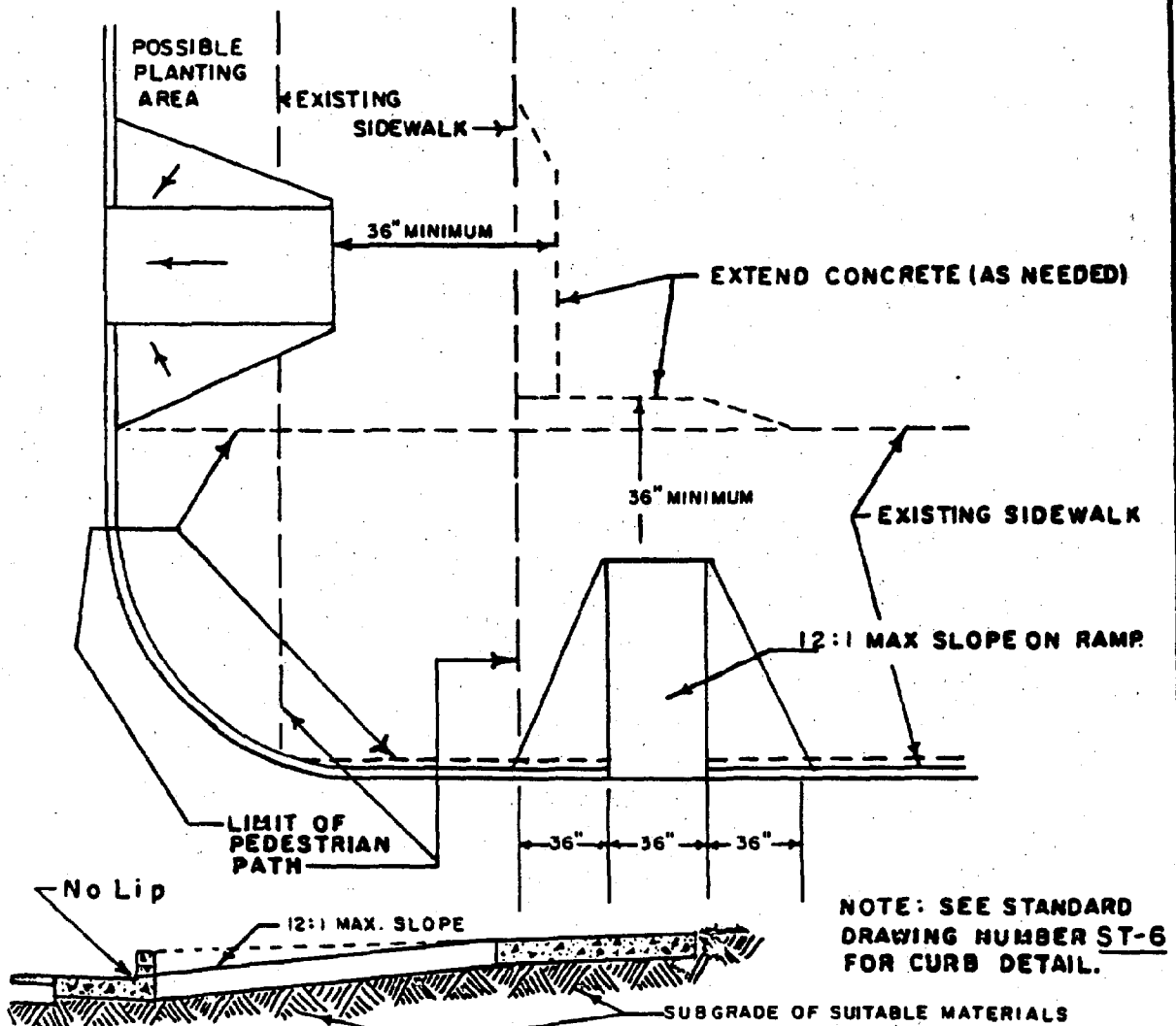
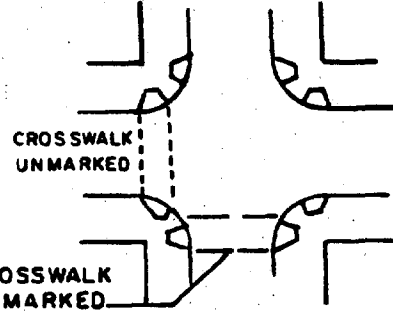
RESIDENTIAL-RESIDENTIAL



RESIDENTIAL-ARTERIAL



ARTERIAL-ARTERIAL



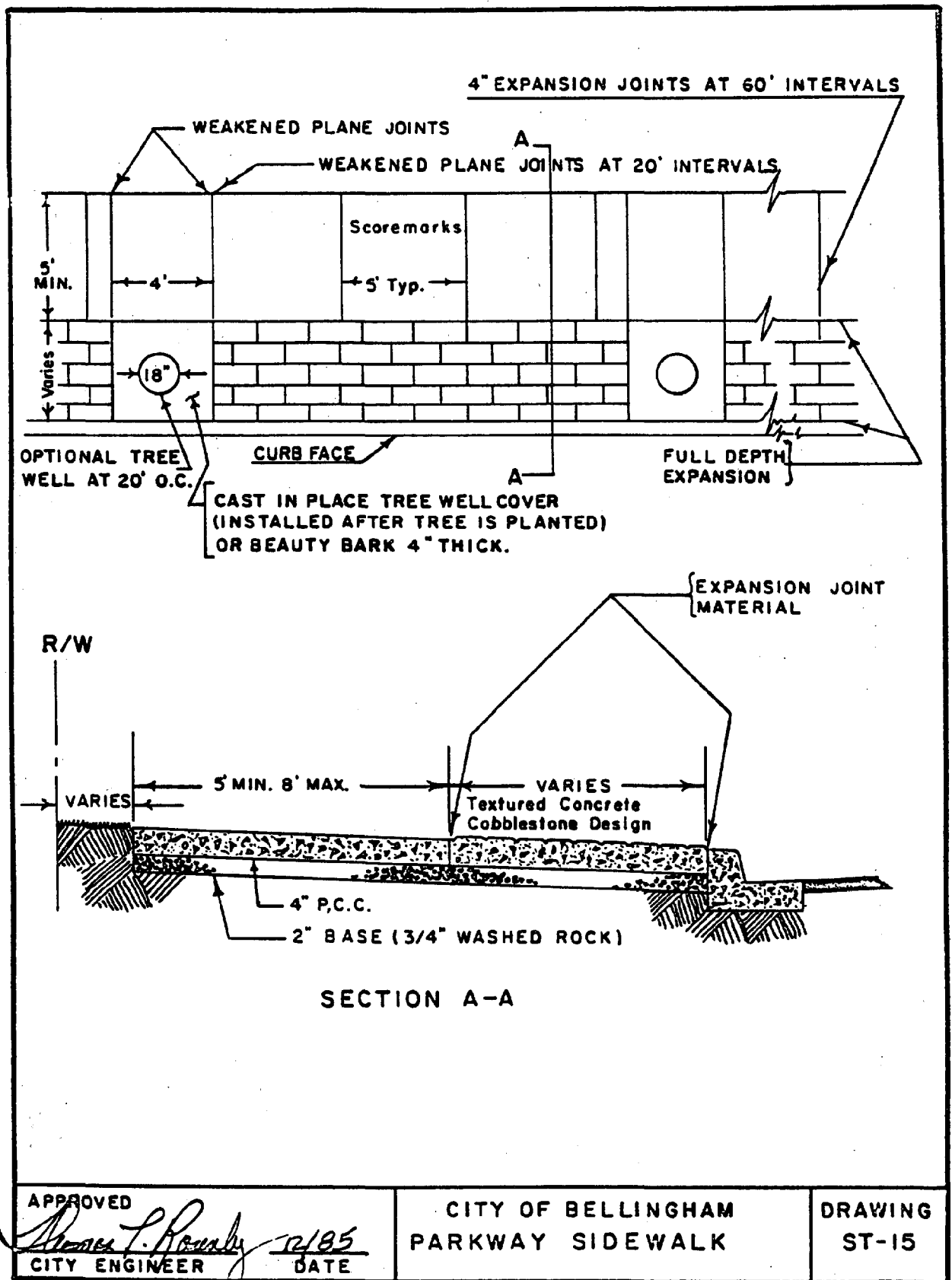
NOTE: SEE STANDARD
DRAWING NUMBER ST-6
FOR CURB DETAIL.

APPROVED:

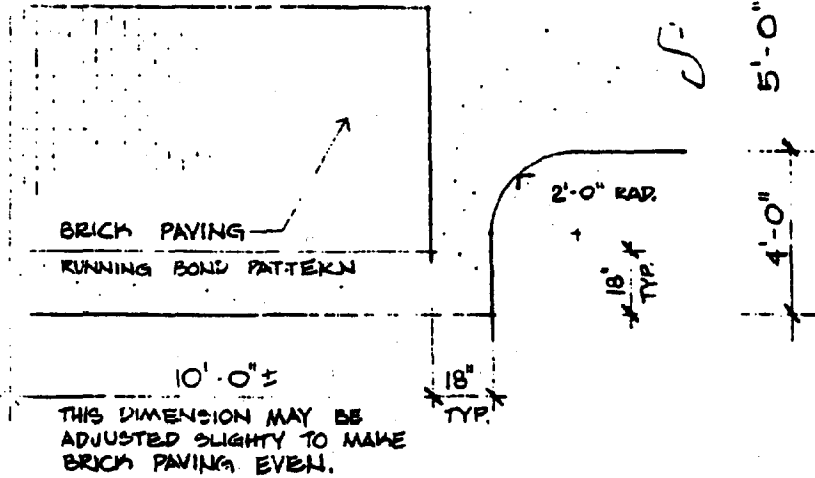
Thomas J. Rosenberg 12/84
CITY ENGINEER DATE

CITY OF BELLINGHAM
CURB RAMPS

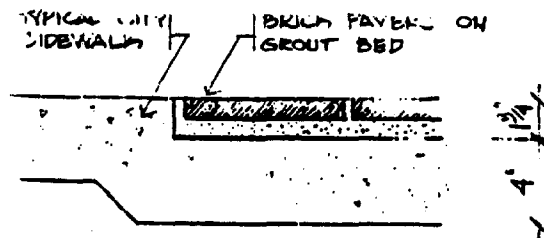
DRAWING
ST-5



TYPICAL CITY SIDEWALK
DETAIL & FINISH



PLAN • 1/4" = 1'-0"



PAVERS TO BE 4x8x1/2" BRICK
PAVERS DISTRIBUTED BY
MUTUAL MATERIALS (OR EQUAL)
COLOR: "CHOCOLATE BROWN"

SECTION • 1/2" = 1'-0"

5-85 DATE	CITY OF BELLINGHAM BRICK PAVING ENLARGEMENT	DRAWING ST-33
----------------------	--	--------------------------

Economic Development Incentives

PUBLIC ACTIONS TO INDUCE MARKET DEMAND

TAX INCENTIVES FOR
DEVELOPERS (REDUCING
TAXES) E.G. TAX ABATEMENT
INCENTIVES

- TAX STABILIZATION
- ITC

**FAVORABLE PRICING
OF PUBLIC SERVICES
WHICH REDUCE COST OF
DOING BUSINESS**

- WATER**
 - SEWER**
-

**PUBLIC LEASE
COMMITMENTS FOR
SPACE IN NEW
DEVELOPMENTS**

- PROVIDES STABLE PRIMARY
TENANT OR STABLE INITIAL
TENANT IN LARGE PROJECT.**

PUBLIC FINANCING ASSISTANCE

SPECIAL TAXATION DISTRICTS (LID)

- PROPERTY TAX
ASSESSED ON AREA
PROPERTIES

- FUNDS USED TO
PROVIDE SPECIAL
SERVICES AND/OR
PUBLIC IMPROVEMENTS
IN TARGETED AREA

TAX INCREMENT
FINANCING

PUBLIC ASSISTANCE IN SITE ASSEMBLY TECHNIQUES

QUICK TAKE
(EMINENT DOMAIN)
- APPROPRIATE PRIVATE
LAND FOR PUBLIC USE
OWNER COMPENSATED AT
FAIR MARKET VALUE.

LAND BANKING
CITY OR LOCAL DEVELOPMENT
CORP. ASSEMBLES LAND
& HOLDS IT UNTIL USER
IS IDENTIFIED

GROUND LEASE
- LONG TERM, MINIMUM
BASE + USUALLY % OF
PROTECT GENERATED
INCOME

- REDUCES EQUITY
OUTLAY AND RISK
TO DEVELOPER

- DEVELOPER UNDER
SUBORDINATED LEASES
CAN DEDUCT FULL
AMOUNT OF LEASE
PAYMENTS VERSUS



IF PURCHASED LAND
COULD ONLY DEDUCT
INTEREST EXPENSES

STREET & PUBLIC RIGHT-
OF-WAY VACATIONS. THE
SALE OF PUBLIC RIGHTS OF-
WAY TO ASSEMBLE LARGER
SITES.

DEVELOPMENT TRANSFER RIGHTS

- DEVELOPMENT RIGHTS
ARE SOLD FROM ONE
PIECE OF PROPERTY
-

TO ANOTHER.

- DTR'S CAN INCREASE
TOTAL BUILDING'S
TOTAL FLOOR AREA
& LOT COVERAGE

BEYOND LEVELS
NORMALLY ALLOWED
BY ZONING.

EMINENT DOMAIN
- PRIVATE USE
- SEVERAL STATES
(E.G. CALIFORNIA)
GRANT PRIVATE

**DEVELOPERS EMINENT
DOMAIN**

**LAND EXCHANGE
(SWAPS)**

**TRADE BETWEEN
PRIVATE AND PUBLIC
PROPERTIES**

**BASED ON VALUES
SET BY INDEPENDANT
APPRAISAL.**

**RELOCATION
ASSISTANCE**
- **LOANS GRANTS TO
PAY MOVING EXPENSES
OR AID IN FUNDING**

OR DEVELOPING NEW
SITE FOR THOSE
WHO MUST MOVE.

INNOVATIVE LAND USE CONTROLS

- FLEXIBLE REGULATION
AND/OR NEW ZONING
MEASURES CAN

CREATE
OPPORTUNITIES.
- PROVIDE INCENTIVES
TIED TO PUBLIC
OBJECTIVES.

WHATCOM CREEK
PARK LANDS / OPEN SPACE
HAS 'STRINGS' FROM
STATE

- RECREATIONAL VALUE

NATIONAL DEV. COMPANY (NDC)

- JOHN FINKE (LOCAL
REP)
SEATTLE
- PRIVATE NON-PROFIT
CORP., WORK UNDER
CONTRACT

EVERGREEN COMM DEVELOPMENT COMPANY

- MARY JEAN RYAN
(AREA REP, SEATTLE)
- PRIVATE NON-PROFIT

● FUNCTION

- PACKAGE & PREPARE
SBA LOANS

- ACT AS "QUASI"

- PRIVATE DEVELOPER
of JV.'S

CITY OF BELLINGHAM

- PLANNING & ECONOMIC
DEVELOPMENT DEPT.

- BILL GEYER

FUNDING SOURCES

FEDERAL PROGRAMS

URBAN DEVELOPMENT ACTION GRANT (UDAG)

- FORMED 1977 &
ADMINISTERED
BY HUD.
- PURPOSE-TO SUPPLY
INCENTIVE FOR PRIVATE
INVESTMENT IN CITY'S

- CITY MUST BE ON
ELIGIBILITY LIST
BELLINGHAM ON
LIST.

UDAG
PROGRAM ELEMENTS
PROHIBITED
ACTIVITIES

UDAG FUNDS CANNOT
BE USED FOR
PROTECT PLANNING
OR UDAG APPLICATION

APPLICATION

- SMALL CITIES (<50K
POPULATION) MAY BE
REIMBURSED FOR
COSTS OF PLANNING
A PROTECT \$PREPARING

IT'S APPLICATION
BUT ONLY TO 3%
OF APPROVED AMOUNT
OF GRANT

- CAN'T BE USED
FOR PUBLIC SERVICES
- NO ASSISTANCE
PROVIDED TO RELOCATE
INDUSTRIES FROM
ONE METROPOLITAN

AREA TO ANOTHER
UNLESS MOVE
ADVERSELY AFFECTS
UNEMPLOYMENT OR
ECONOMIC BASE OF
THE AREA.

- TERM OF LOANS
25 - 30 YRS.
 - USUALLY FINANCE
15 - 20% OF PROJECT
COST. REMAINDER
THROUGH PRIVATE
-

DEBT AND EQUITY.

UDAG

ELIGIBLE PROJECTS

- RESIDENTIAL
 - COMMERCIAL
 - INDUSTRIAL
-

UDAG

PROJECT ELIGIBILITY

CONSIDERS :

- IMPORTANCE OF PROJECT
IN STIMULATING
PRIVATE INVESTMENT.

- AMOUNT OF LT
EMPLOYMENT
GENERATED FOR
LOW AND MODERATE
INCOME PEOPLE

- POTENTIAL ECONOMIC
IMPACT OF PROJECT
ON COMMUNITY
- EFFECT OF PROJECT
ON DOWNTOWN
ECONOMY

UDAG APPLICATION CRITERIA

ECONOMIC/PHYSICAL
DISTRESS PER CAP
INCOME POP. EMPLOY.

- PERFORMANCE —
COMPLIANCE WITH
EQUAL HOUSING/
EMPLOYMENT LAWS
- PROTECT FEASIBILITY
IMPACTS ABILITY

**TO COMPLETE
PROTECT**

UDAG

**DEVELOPERS MUST
SUBMIT.**

- PROTECT DESCRIPTION**
- 10YR CASH FLOW
PROTECTION**

- "AS BUILT" PROTECT APPRAISAL
 - PROTECT COSTS
 - EVIDENCE OF SITE CONTROL
-

- BUSINESS SAME INFORMATION ALONG WITH FINANCIAL STMTS 3 PREVIOUS YEARS

UDAG

**AWARDED QUARTERLY
DEBT INSTRUMENT
USUALLY BELOW
MARKET RATES**

ECONOMIC DEVELOPMENT ADMINISTRATION (EDA.)

EDA GRANTS
PURPOSE ENHANCE
NATIONAL ECONOMY
BY ASSISTING AREAS
IN ECONOMIC
DISTRESS

- 2 SECTIONS
TITLE 199

EDA

ELEGIBILITY

- STATES
- REDEVELOPMENT
AREAS
- EDC'S

- CITIES
 - PUBLIC / PRIVATE
NON PROFITS
WORKING ON
REDEVELOPMENT
-

EDA APPLICANT CRITERIA

- UNEMPLOYMENT 6%
OR GREATER OR AT
LEAST 50% ABOVE
NOT. AVG.

- MEDIAN INCOME $\leq$ 50% OF NATIONAL AVERAGE.
 - SPECIAL IMPACT AREAS
EG LOW INCOME
-

- ↓ PER CAPITA EMPLOYMENT DURING RECENT 10YR PERIOD.

EDA TITLE I

- FUNDS INFRASTRUCTURE AND PUBLIC IMPROVEMENTS
 - FUNDS UP TO 50% OF PROJECT
-

REMAINDER BY
PUBLIC FUNDS

EDA TITLE IX

- 2 TYPES OF GRANTS
 - DEVELOPMENT —
 - STRATEGY PLANNING
 - IMPLEMENTATION —
 - IMPLEMENTING
-

STRATEGIES, I.E.
PUBLIC FACILITIES

COMMUNITY DEVELOPMENT BLOCK GRANT

UNDER HUD
DIRECTED MOSTLY
TOWARDS HOUSING
FLOW INCOME
AREAS THAN

COMMERCIAL/ INDUSTRIAL DEVELOPMENT

CDBG ELIGIBILITY
PROJECTS WHICH PROMOTE
PRIVATE INVESTMENT
& COMMUNITY
REVITALIZATION

CDBG EVALUATION CRITERIA

- AMOUNT LT EMPLOYMENT
GENERATED & ACCESSIBLE
TO LOW - MOD INCOME
PERSONS
- NECESSITY TO STIMULATE
PRIVATE INVESTMENT
- ECONOMIC IMPACT OF
THE AREA
- AVAILABILITY OF OTHER
FEDERAL FUNDS.

BLOCK GRANT
- LOW ^{\$ mod.} INCOME JOB PRODUCTION
& COM/ INDUSTRIAL DEV.
\$ 592,000 AVAILABLE

SMALL BUSINESS ADMINISTRATION 503 PROGRAM

- LT FIXED INTEREST
LOANS AT BELOW
MARKET RATES
- CAN USE FOR LAND
PURCHASE, NEW
CONSTRUCTION,

REHAB MACHINERY EQUIPMENT.

SBA TYPICAL FUNDING MIX

50% PRIVATE LENDER

40% SBA LOAN \$500K

MAX
10% EQUITY

SBA ELIGIBILITY
BUSINESS NET
WORTH AT LEAST \$6
MILLION, AFTER
TAX PROFITS UNDER
\$2 MILLION FOR

- **RESTRICTED TO**
OWNER - USERS
NOT DEVELOPERS
- **START UP BUSINESS**
ELIGIBLE ONLY IF

PRINCIPALS HAVE
VAST EXPERIENCE
IN PARTICULAR
BUSINESS AREA.

7A
PROGRAM

● FA USED FOR
WORKING CAPITAL

INDUSTRIAL REVENUE BONDS

TAX EXEMPT BONDS
FINANCED THROUGH
PUBLIC CORPORATIONS
FOR PRIMARILY
INDUSTRIAL
DEVELOPMENT.

IRB FOR:

- NEW CONSTRUCTION
 - REHABS
 - MACHINERY/EQUIPMENT
 - A/E FEES
-

IRB EVALUATION
CRITERIA

- PROTECTS THAT RETAIN
OR CREATE NEW JOBS
- ADD TO AREA'S TAX
BASE.

REVENUE BONDS

- HIGHER I. RATE
THAN G.O DUE TO
HIGHER RISK

- SECURED BY
PROTECTED ↑ IN
TAX REVENUES
WITHIN DEVELOPMENT
AREA.

**- CAN BE ISSUED
QUICKLY BECAUSE
DOES NOT NEED
VOTER APPROVAL**

**- OUTSIDE OF
CITY'S DEBT
LIMITATION.**

G.O. BONDS

GO BONDS

- REQUIRES VOTER APPROVAL
- SECURED BY SPONSORING JURISDICTION

PUBLIC IMPROVEMENTS
ATTRACT PRIVATE
INVESTMENT BY SERIES
OF IMPROVEMENTS
EITHER ADJACENT OR
IN SITE AREA.

- CAPITAL IMPROVEMENTS
(TRANSIT, STREET, STORM
& SEWER UTILITIES)
- PUBLIC FACILITIES
(SCHOOLS, CIVIC
CENTER, PARKING

- PUBLIC AMENITIES
(REC FACILITIES,
PEDESTRIAN MALLS,
OPEN SPACES,
LANDSCAPING

PARKING FACILITIES
AMONG MOST
EFFECTIVE IN
STIMULATING
DEVELOPMENT
ESPECIALLY IN CBD

CITY 'WAY BELOW'
INDEBTEDNESS LEVEL
FOR G.O. BONDING
PURPOSES

STATE PROGRAMS

STATE

- ° 38 ASSISTANCE PROGRAMS LISTED IN 1985 ECONOMIC DEVELOPMENT ASSISTANCE GUIDE

- ADMINISTERED BY STATE AGENCIES

JOB TRAINING PARTNERSHIP ACT

STPA

~~██████████~~ FOR JOB
TRAINING AND
CREATING EMPLOYMENT
FOR LOW-INCOME
ADULTS/YOUTH

AND DISPLACED
WORKERS

PUBLIC INFRASTRUCTURE TRUST PROGRAM

~~USED FOR ROEDER
AVE IMPROVEMENTS~~

~~APPLIED BUT NOT
APPROVED~~

- NO SUBJECTS
FUNDED IN
WHAT CO
• PROBABLY
WILL BE
IN 1986

COMMUNITY ECONOMIC REVITALIZATION BOARD (CERB)

CERB

LOANS AND/OR
GRANTS TO ASSIST
IN FINANCING
INFRASTRUCTURE
IMPROVEMENTS

CERB ELIGIBILITY
PROSPECTS MUST
DEMONSTRATE
INCREASE IN LT
EMPLOYMENT

SUMMARY- FUNDING

PROJECT DEV.

- LDAG
- SBA (503.7A)
- BLOCK GRANTS
(LOANS)

INFRASTRUCTURE

- CERB
- PUBLIC INFRA.
TRUST PRGM.
- EDA- TITLE I
- CITY G.O. BONDS

JOB TRAINING

- JTPA

PORT/CITY
COOP. ON FUNDING

FUNDING - CURRENT STATUS (\$)

- ALL FED GRANT PRGMS
↓ BY ~20% IN 1986

- UDAG - \$300 MILLION
APPROPRIATED 1986
(\$400 M 1985)
-

- UDAG, SBA & EDA
FUNDS CURRENTLY
DEFERRED BY REAGEN

- CURRENT LEGISLATION
PROPOSED TO RELEASE
FUNDS (TIED TO VETO-LESS
BILL, eg FARM BILL)

-
- \$300 M UDAG FUND WILL
PROBABLY BE REDUCED
WHEN FINAL BUDGET OK'D

- SBA FUNDS
APPROPRIATION (?)

- UDAG
SBA
EDA } TARGETED FOR
REMOVAL BY
REAGEN IN
1986-7

● CERB

— ^{\$}10-^{\$}12 MILLION

AVAILABLE BY STATE

— USUAL GRANT

~ ^{\$}500K RANGE

ITC

— NEW TX REFORM

PKG WILL ↓ CREDIT

TO 20% ; REMOVE

AGE STATUS FACTOR

- PRESENT ITC

- 15% BLDGS 30-39 YRS
 - 20% > 40 YRS
 - 25% CERTIFIED
HISTORIC
-

Evaluation Criteria

ALTERNATIVE EVALUATION MATRIX

EVALUATION CRITERIA

LAND USE COMPATIBILITY

LINKAGES / WATER
ACCESS

ENVIRONMENTAL
QUALITY
IMPROVEMENT

ECONOMIC/GROWTH
FEASIBILITY

EASE OF
IMPLEMENTATION

PUBLIC / PRIVATE ACCEPTANCE

ALTERNATIVE

1.

ALTERNATIVE

2.

ALTERNATIVE

3.

ALTERNATIVE

4.

DATE DUE			
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