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OCT 14 1986

# General Concepts Charrette Report 2

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Bellingham Central Waterfront  
Development Plan

HT  
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1986

Management and Planning Services a member of The NBBJ Group

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Economics  
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Landscape Architecture

March 25, 1986

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Mr. Rick Fackler  
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Bellingham, Washington 98225

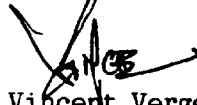
U. S. DEPARTMENT OF COMMERCE NOAA  
COASTAL SERVICES CENTER  
2234 SOUTH HOBSON AVENUE  
CHARLESTON, SC 29405-2413

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/68.84 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)

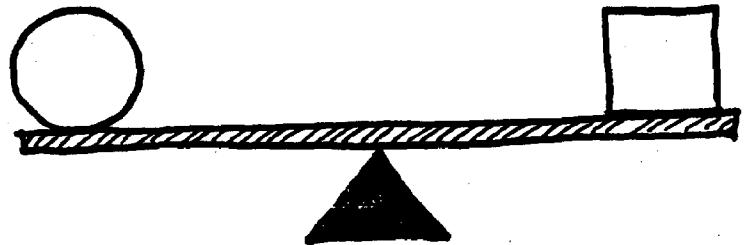


# Precepts

# GENERAL PRECEPTS

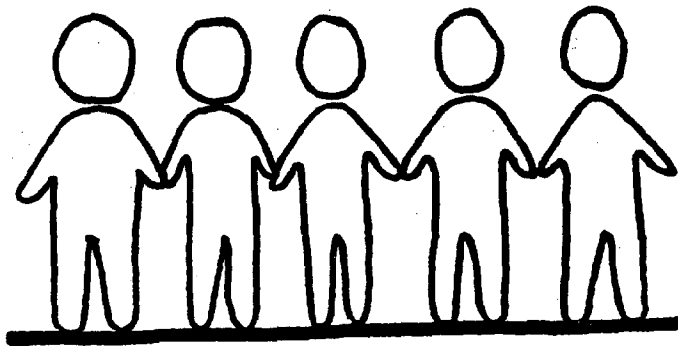
PRECEPTS

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



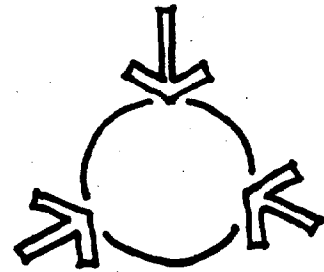
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PRECEPT

PUBLIC/PRIVATE  
COOPERATION

PRECEPTS

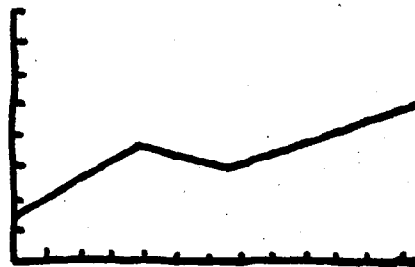
# ECONOMIC/LAND USE INFLUENCES OF THE ENVIRONS



PRECEPTS

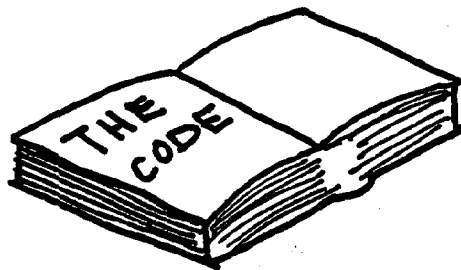
# INCENTIVES FOR ECONOMIC DEVELOPMENT

- MORE THAN ONLY MARKET RESPONSE



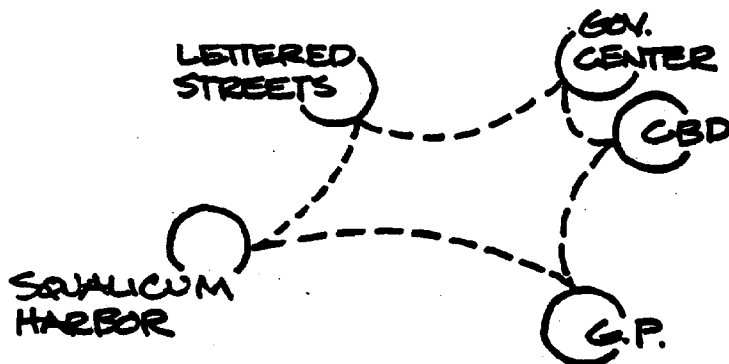
PRECEPTS

# FLEXIBLE REGULATIONS FOR PREDICTABILITY



PRECEPTS

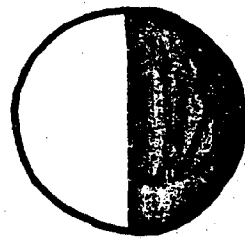
# DISTINCTIVE SUPPORT AREA



PRECEPTS

# JUXTAPOSITION OF CONTRAST

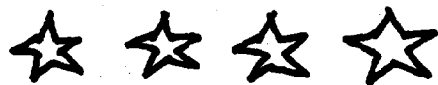
- DIVERSITY
- BLEND



---

PRECEPTS

# QUALITY ENVIRONMENT





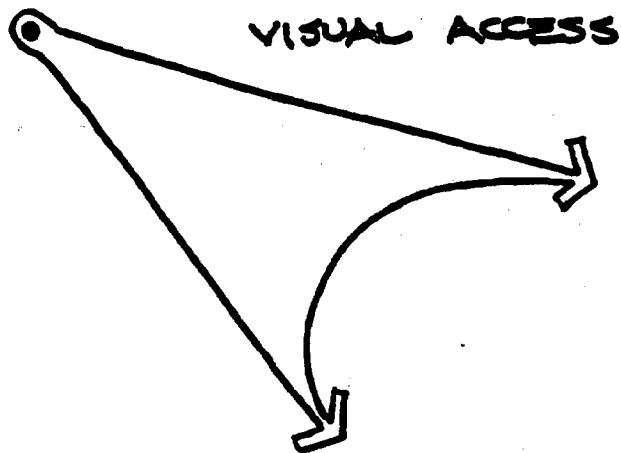
PRECEPTS

# 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

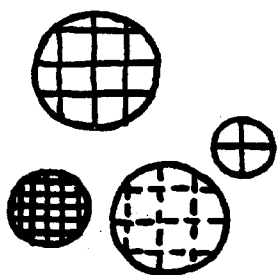
- ASSUMES ACCESS AT OTHER POINTS ALONG THE BEAT
  - REMOVE POINTS OF ACCESS AT OTHER AREAS. NO PUBLIC ACCESS AT SOME AREAS
- 

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

# LAND USE COMPATIBILITY

---

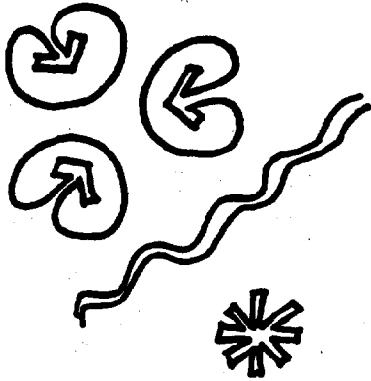
USE COMPATIBILITY



GROUPING OF  
SIMILAR  
USES/ACTIVITIES

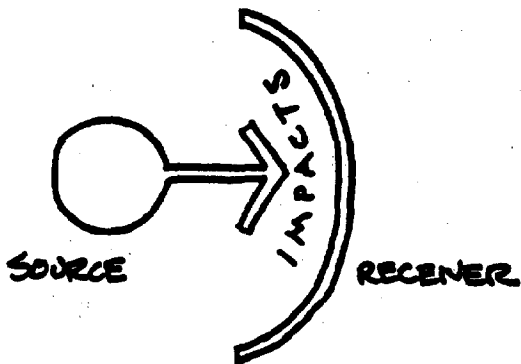


# USE COMPATIBILITY



ORIENTATION AND  
ISOLATION OF  
USES

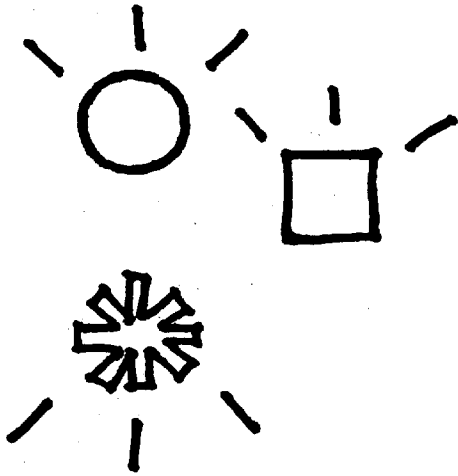
# USE COMPATIBILITY



LAND USE CONFLICT  
MITIGATION

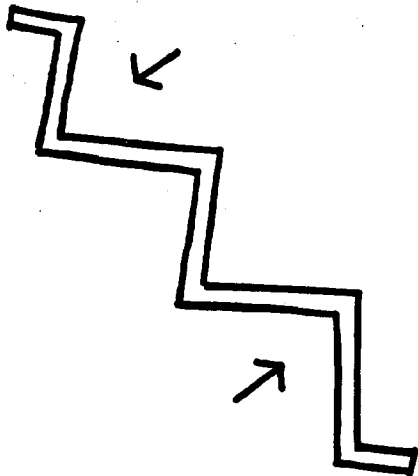


USE COMPATIBILITY



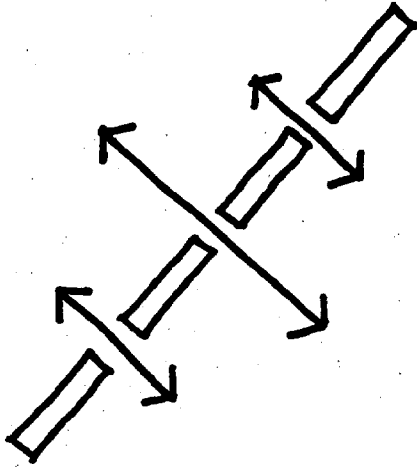
CELEBRATE  
THE  
DIFFERENCES

BUFFERS / EDGES



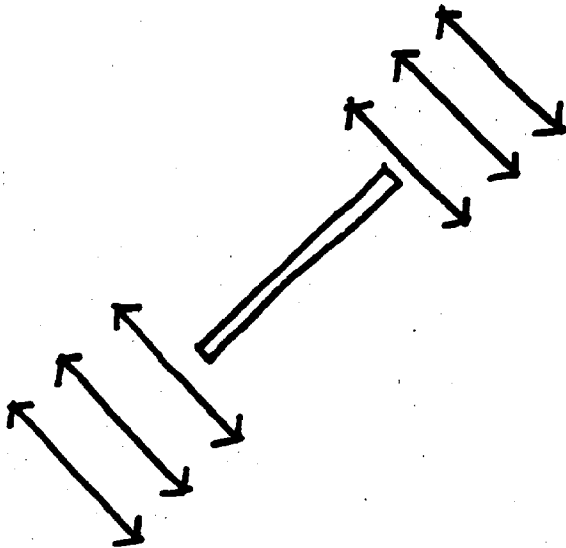
COMPLETE  
PHYSICAL/VISUAL  
SEPARATION

BUFFERS/EDGES



SEPARATION  
BUT SOME  
CONNECTIONS

BUFFERS/EDGES



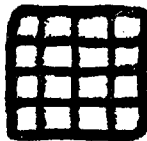
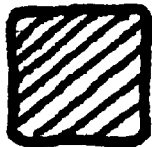
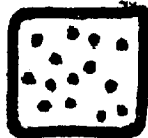
CONTROLLED  
AND LIMITED  
SEPARATION

CELEBRATE THE USE

G.P. INTERPRETIVE CENTER  
TO UNDERSTAND THE USE

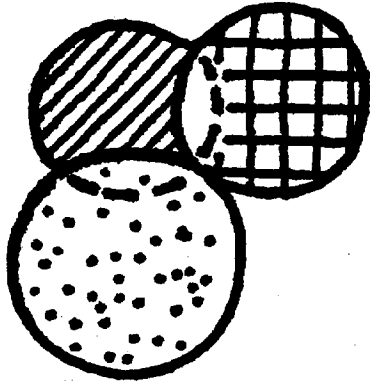
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LAND USE ORGANIZATION:



USES  
SEPARATED

## LAND USE ORGANIZATION

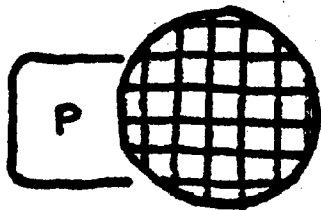
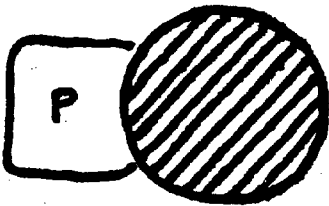


USES  
MIXED

- HORIZONTAL
- VERTICAL

---

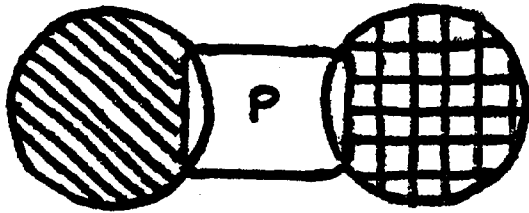
## LAND USE ORGANIZATION



INDEPENDENT  
SUPPORT  
USES

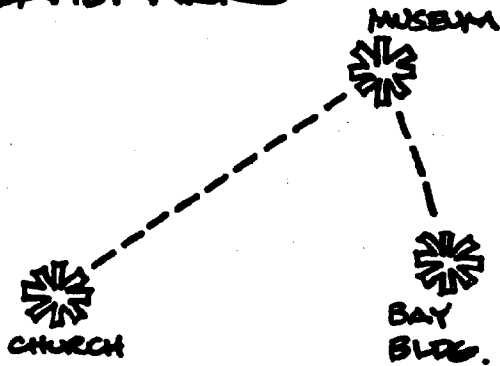
# LAND USE ORGANIZATION

SHARED  
SUPPORT  
USES



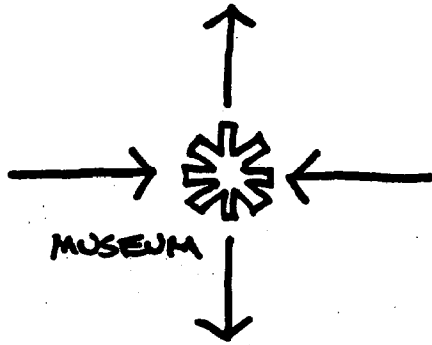
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## LANDMARKS



VISUAL  
PROMINENCE  
ASSISTS  
ORIENTATION

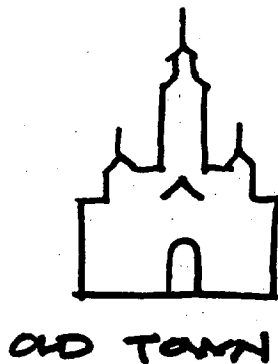
## LANDMARKS



LOCATION IS ANCHOR  
TO DEVELOPMENT  
AND MOVEMENT

---

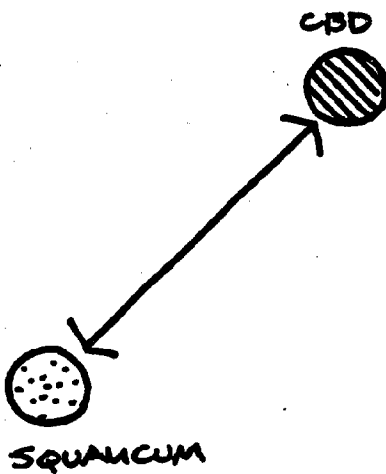
## LANDMARKS



HISTORICAL IMAGE  
ESTABLISHES  
THEME

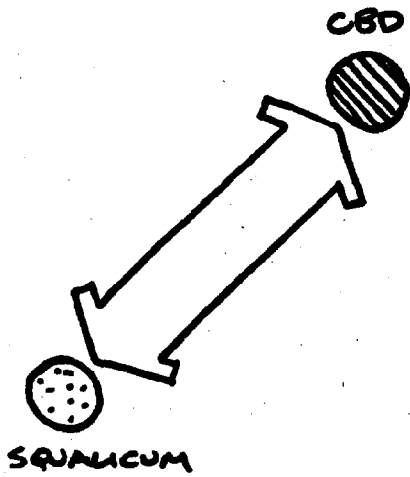
# LINKAGES

## LINKAGES



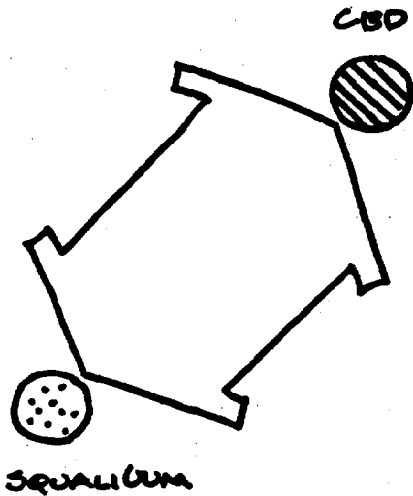
CONNECTION CLEARLY  
DEFINED BUT  
SUBORDINATE TO  
PLACES IT CONNECTS

LINKAGES



UNIFORM AND CONTINUOUS DEVELOPMENT

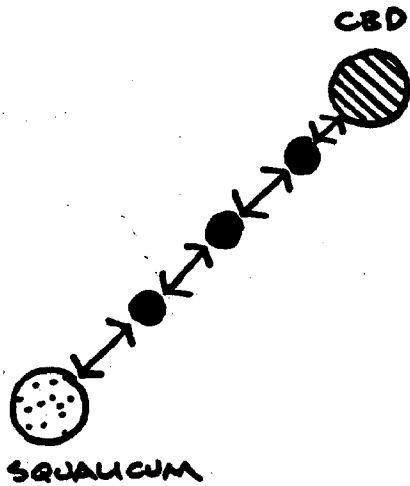
LINKAGES



CORRIDOR IS MORE DISTINCTIVE THAN THE END POINTS

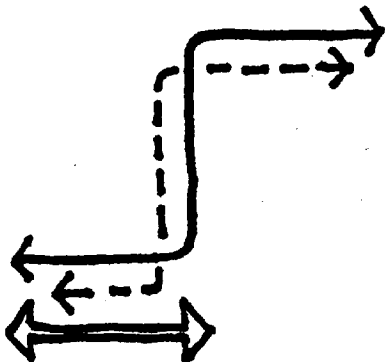


## LINKAGES



## SEQUENCE OF SECONDARY ACTIVITIES

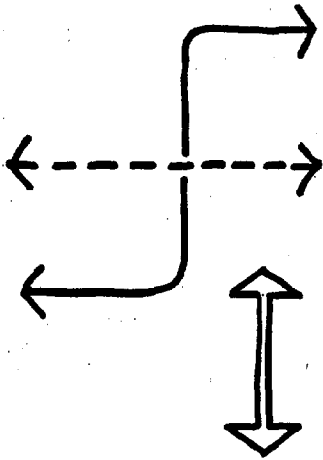
## CIRCULATION



## COMBINED MODES

- VEHICULAR
- PEDESTRIAN
- BICYCLE
- TRANSIT
- WATERBORNE

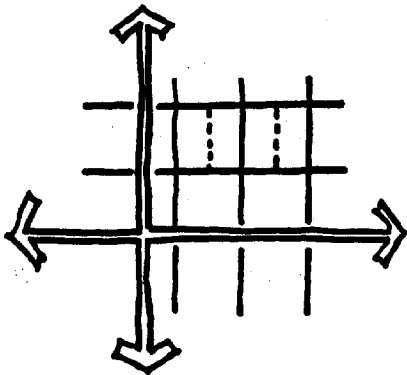
## CIRCULATION



## SEPARATED MODES

- VEHICULAR
- PEDESTRIAN
- BICYCLE
- TRANSIT
- WATERBORNE

## CIRCULATION

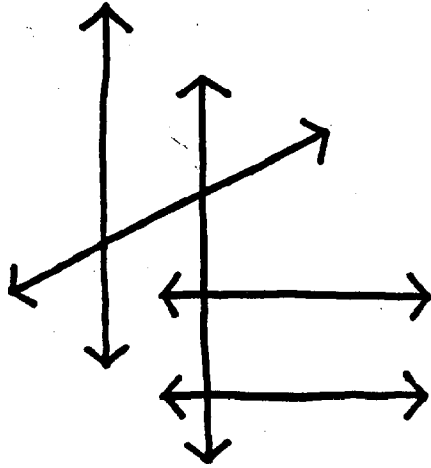


## DISTINCT HIERARCHY

- PRIMARY
- SECONDARY
- LOCAL

CIRCULATION

## UNIFORM NETWORK



---

LINKAGES

WHICH IS THE DRIVER?

- LAND USE
- TRANSPORTATION

## LINKAGES

### ROEDER AVE. IMPROVEMENTS

- PLANNED
- PROPOSED

---

## LINKAGES

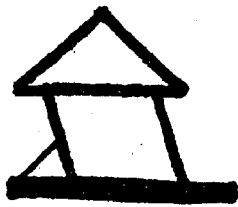
WHATCOM CREEK TRAIL  
SYSTEM IS AN EXISTING

SYSTEM OR LINKAGE

BUILD ON EXISTING SYSTEM

# DEVELOPMENT ACTION

DEVELOPMENT ACTION



## REHABILITATION

- PAINT UP
- FIX UP
- CLEAN UP
- REMODEL

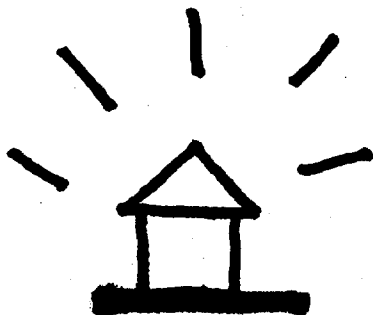
DEVELOPMENT ACTION



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 SQUAL HARBOR OK, PROBLEM IS FROM SQUAL TOWARD CBD; ROEDER EASIER ROUTE; NEED TO REDIRECT
-

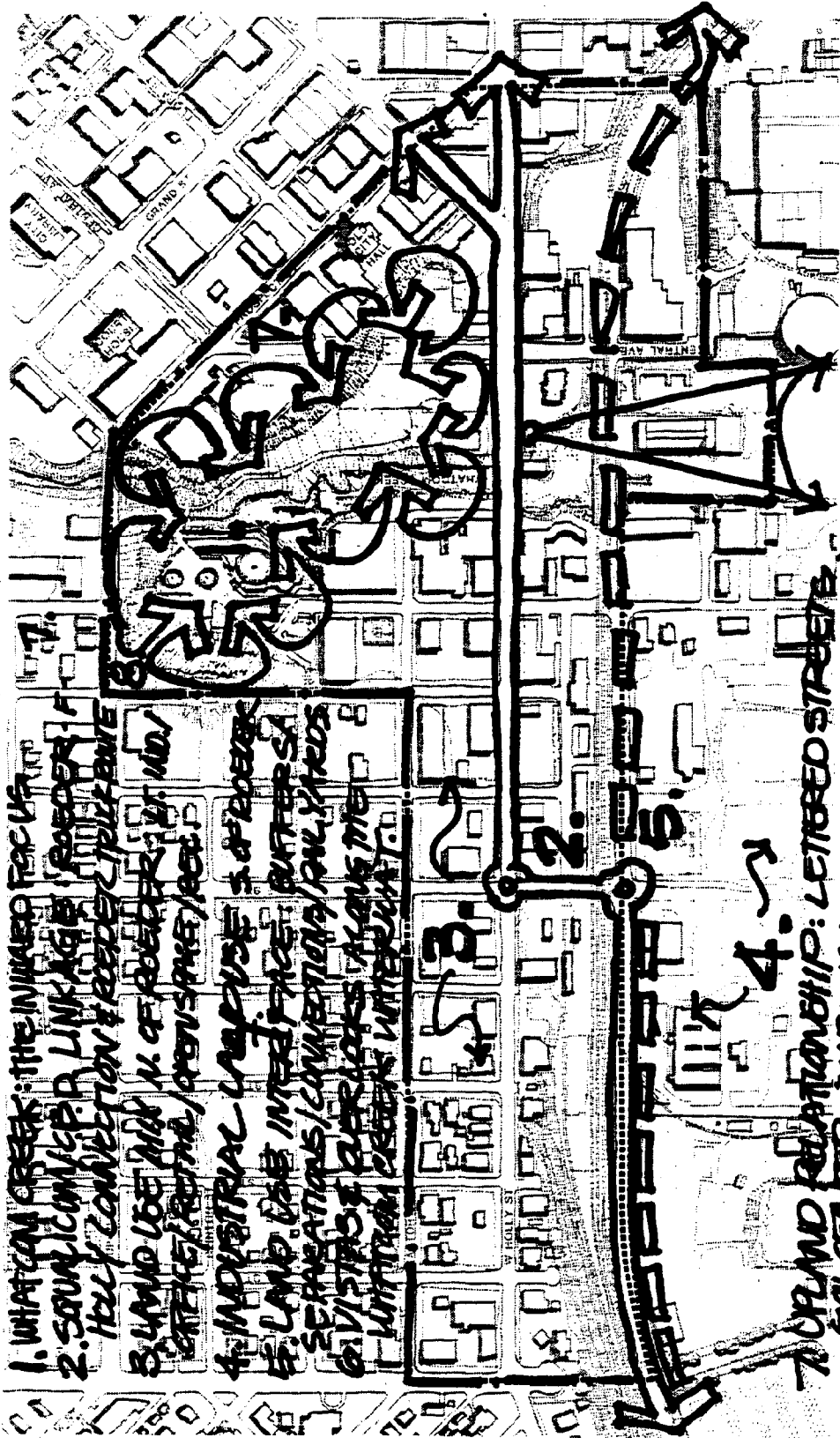
# Concept Components

# 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

# STUDY AREA COMPONENTS



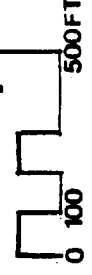
1. WHATCOM CREEK: THE INKVED FACILITY
2. SOUNDLINK VCP LINKAGE  
WALK CONNECTION & REDEVELOPMENT
3. LAND USE MIX N. OF WATERFRONT  
GATEWAY/REDEVELOPMENT/REUSE/REDEVELOPMENT
4. INDUSTRIAL LAND USE & REDEVELOPMENT
5. LAND USE INTERFACES: BUFFER SA  
SEPARATIONS/CONNECTIONS/PAVEMENTS  
DIVISIVE BARRIERS ALONG THE  
WATERFRONT

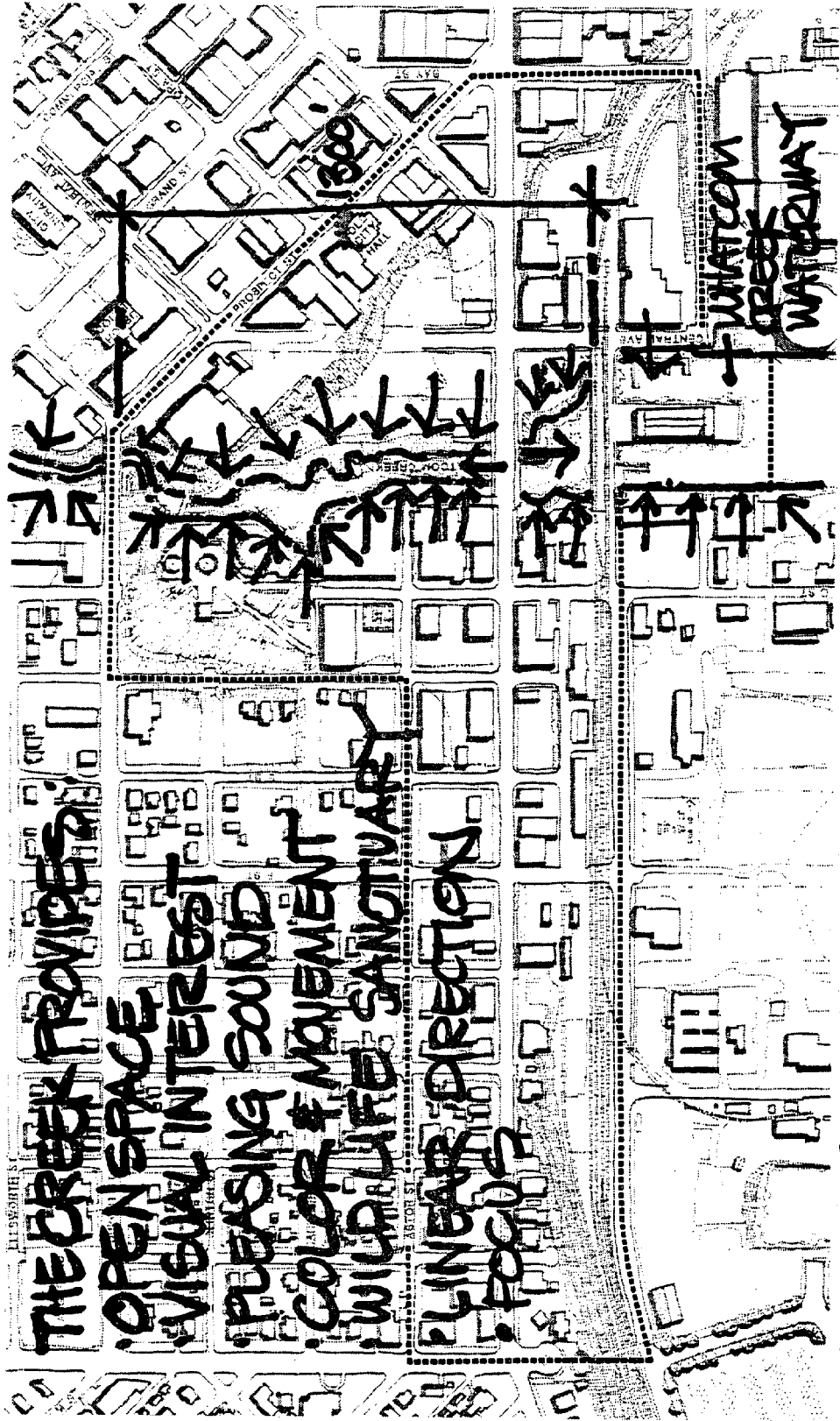
7. UPLAND RELATIONSHIP: LETTERED STREETS,  
CIVIC CENTER, MUSEUM.

8. CHARACTER BUILDERS: IMAGE, GATEWAYS, CAUDINALS, AMENITIES

## BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES

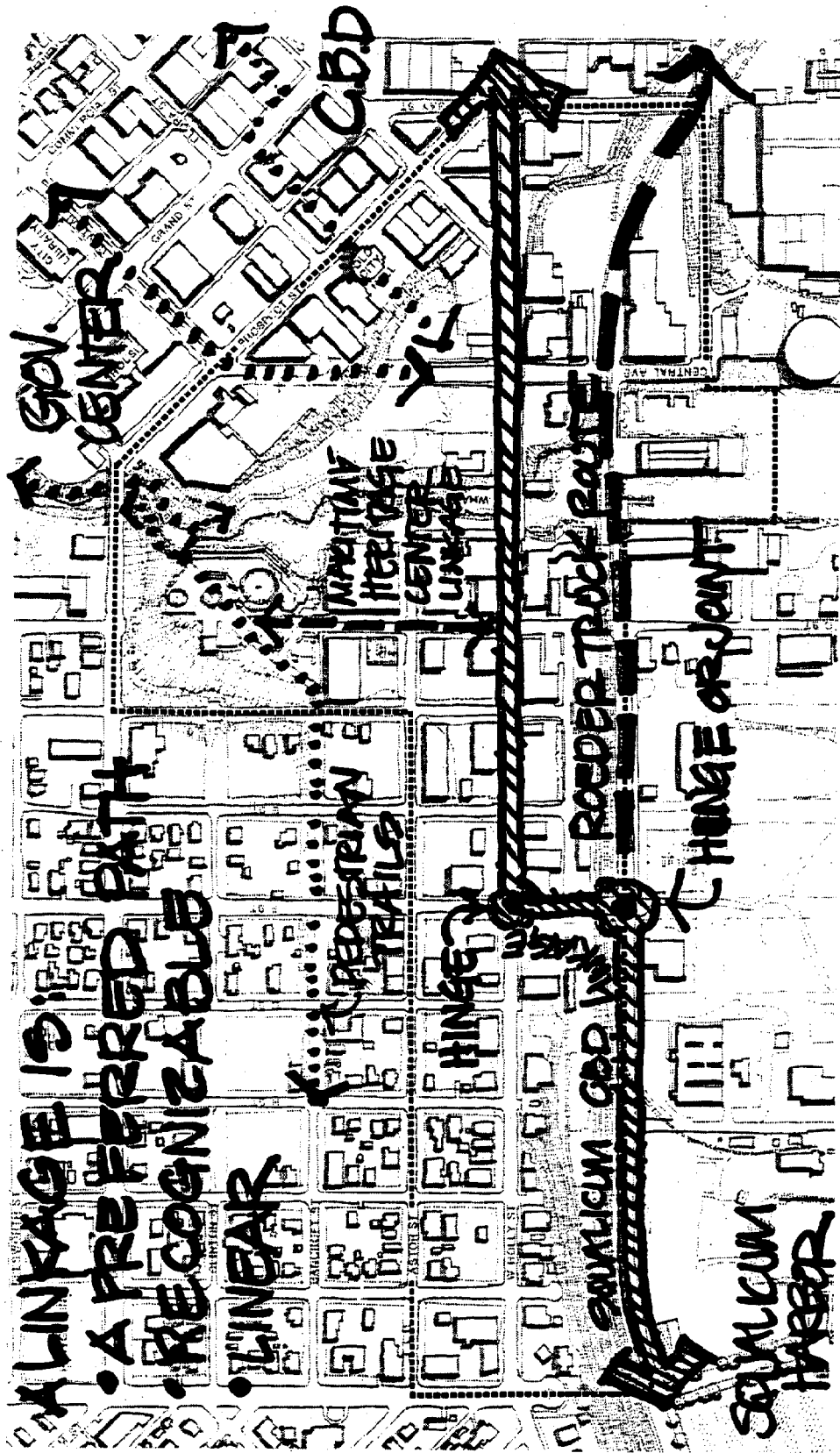




**CONCEPT ELEMENT : WHATCOM CREEK FOCUS**

**BELLINGHAM CENTRAL WATERFRONT  
DEVELOPMENT PLAN**

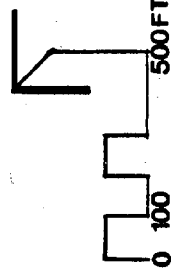
MANAGEMENT AND PLANNING SERVICES

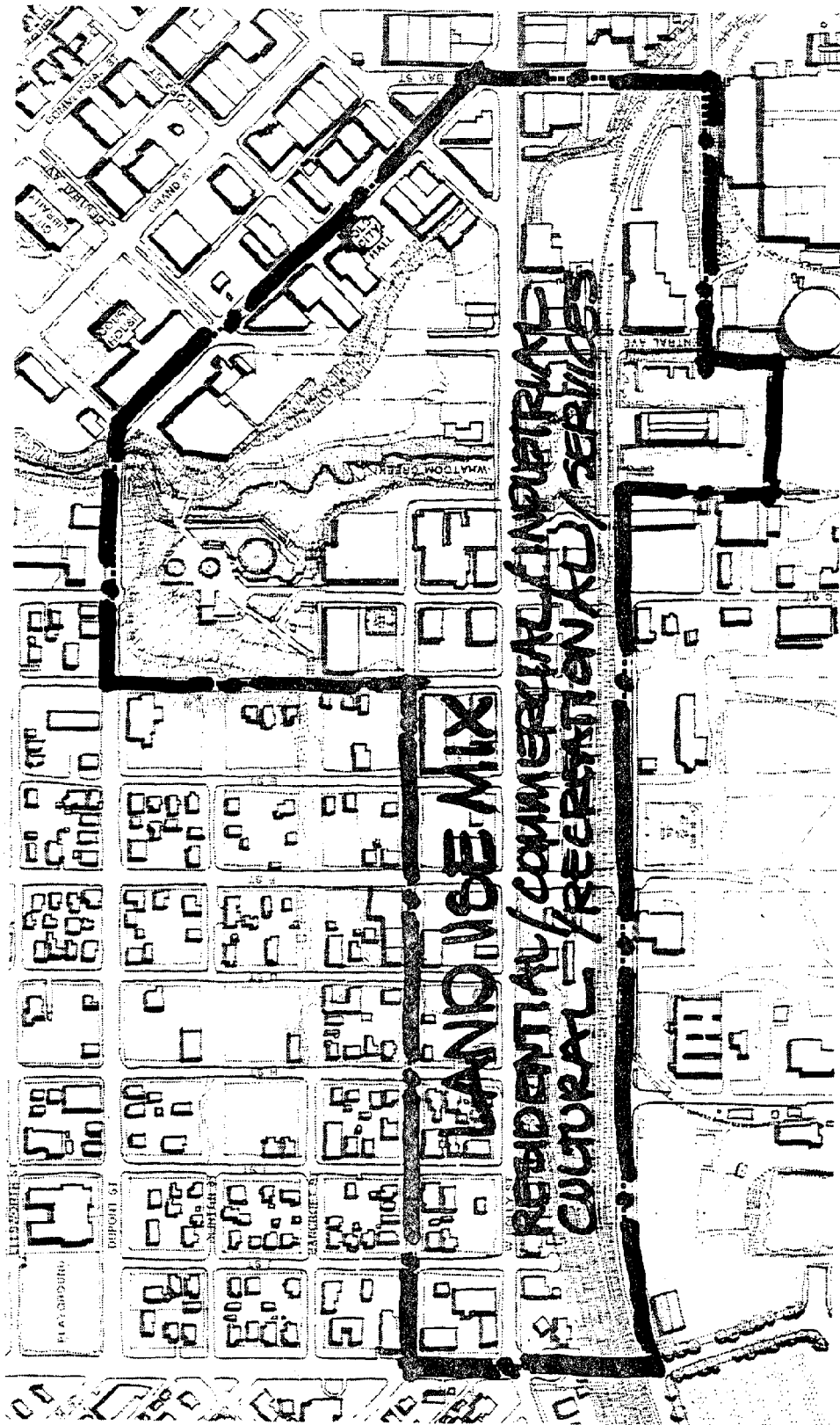


**CONCEPT ELEMENT: LINKAGE**

**BELLINGHAM CENTRAL WATERFRONT  
DEVELOPMENT PLAN**

MANAGEMENT AND PLANNING SERVICES

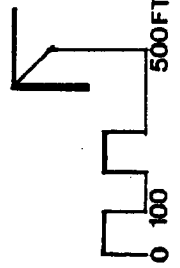




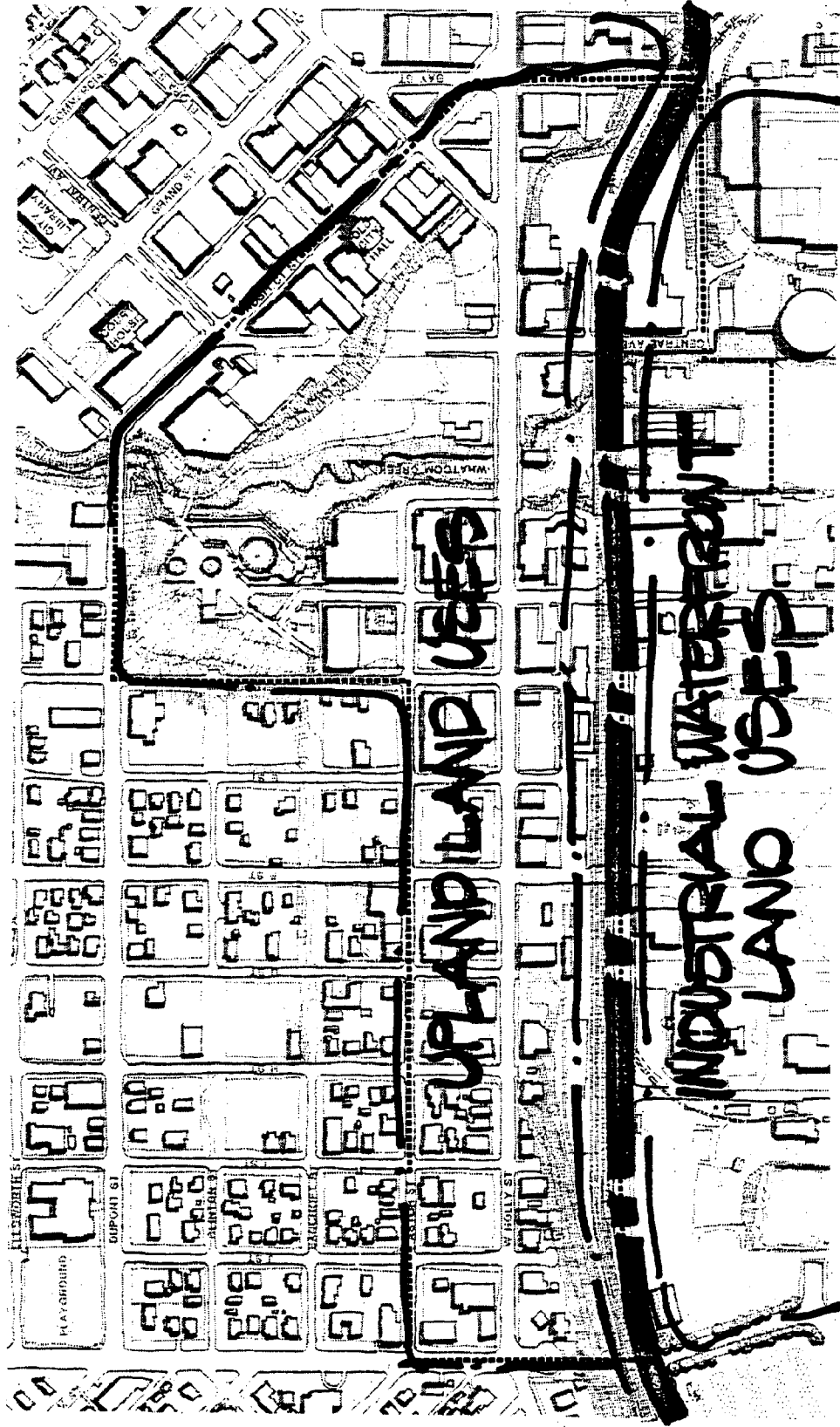
# CONCEPT ELEMENT : LAND USE MIX

## BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES

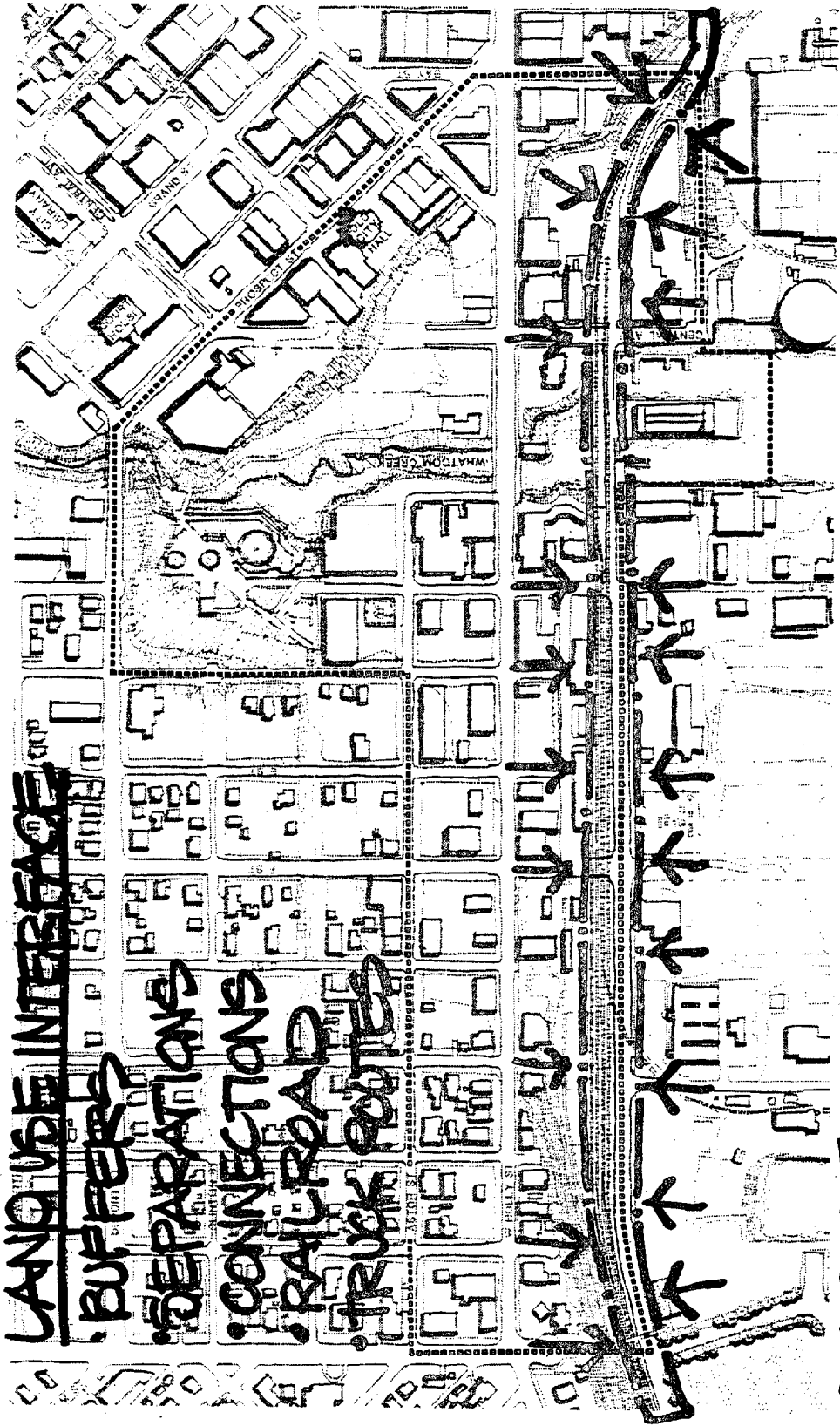






**BELLINGHAM CENTRAL WATERFRONT  
DEVELOPMENT PLAN**

MANAGEMENT AND PLANNING SERVICES



**LAND USE INTERFACES**

**BUFFERS**

**SEPARATIONS**

**CONNECTIONS**

**RAILROAD**

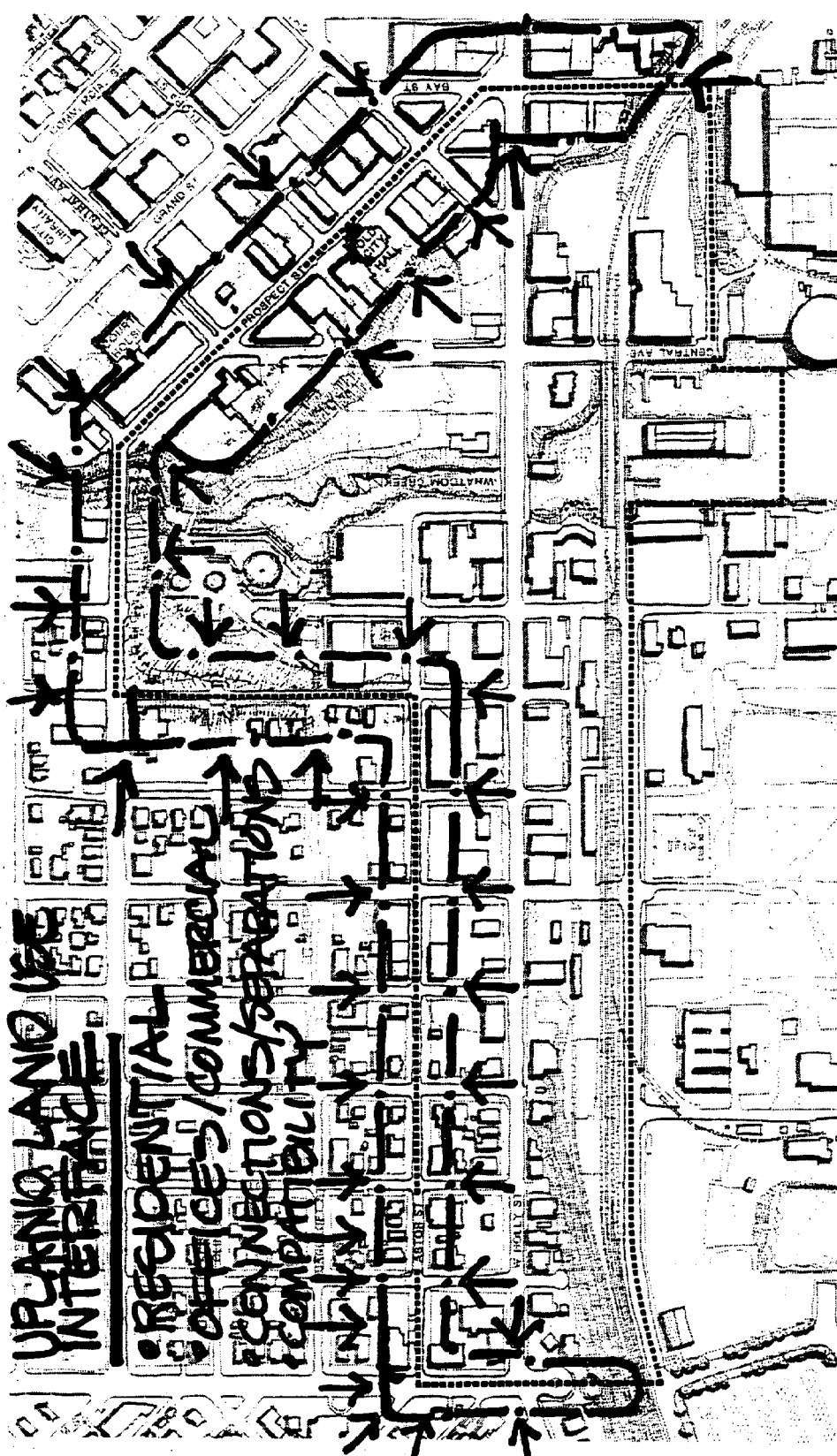
**TRUCK ROUTES**

**CONCEPT ELEMENTS: LAND USE INTERFACE**

**BELLINGHAM CENTRAL WATERFRONT  
DEVELOPMENT PLAN**

MANAGEMENT AND PLANNING SERVICES





**URBANO LAND USE INTERFERENCE**

**RESIDENTIAL OFFICES / COMMERCIAL**

**CONNECTIONS / SEPARATIONS / COMPATIBILITY**

**CONCEPT ELEMENTS: URBAN LAND USE INTERFACE**  
**BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN**



MANAGEMENT AND PLANNING SERVICES

VISTAS & OVERLOOKS

• PANORAMIC

• VIEWS DOWN STREETS

• VIEWS DOWN CREEKS

• VIEWS DOWN

• WATERWAYS

• WATERWAYS

• WATERWAYS

• WATERWAYS

• WATERWAYS

• WATERWAYS

• WATERWAYS

• WATERWAYS

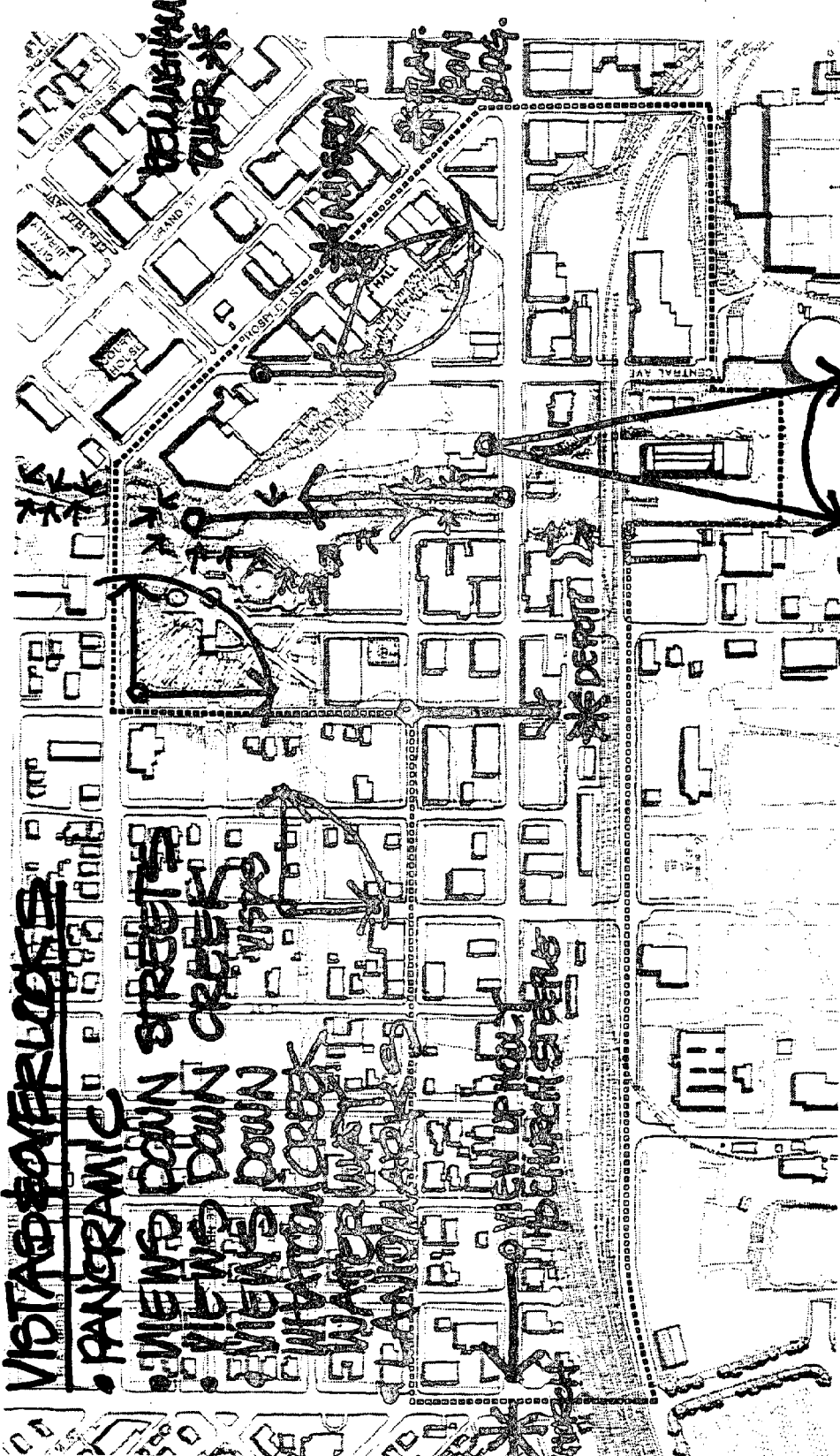
• WATERWAYS

• WATERWAYS

• WATERWAYS

• WATERWAYS

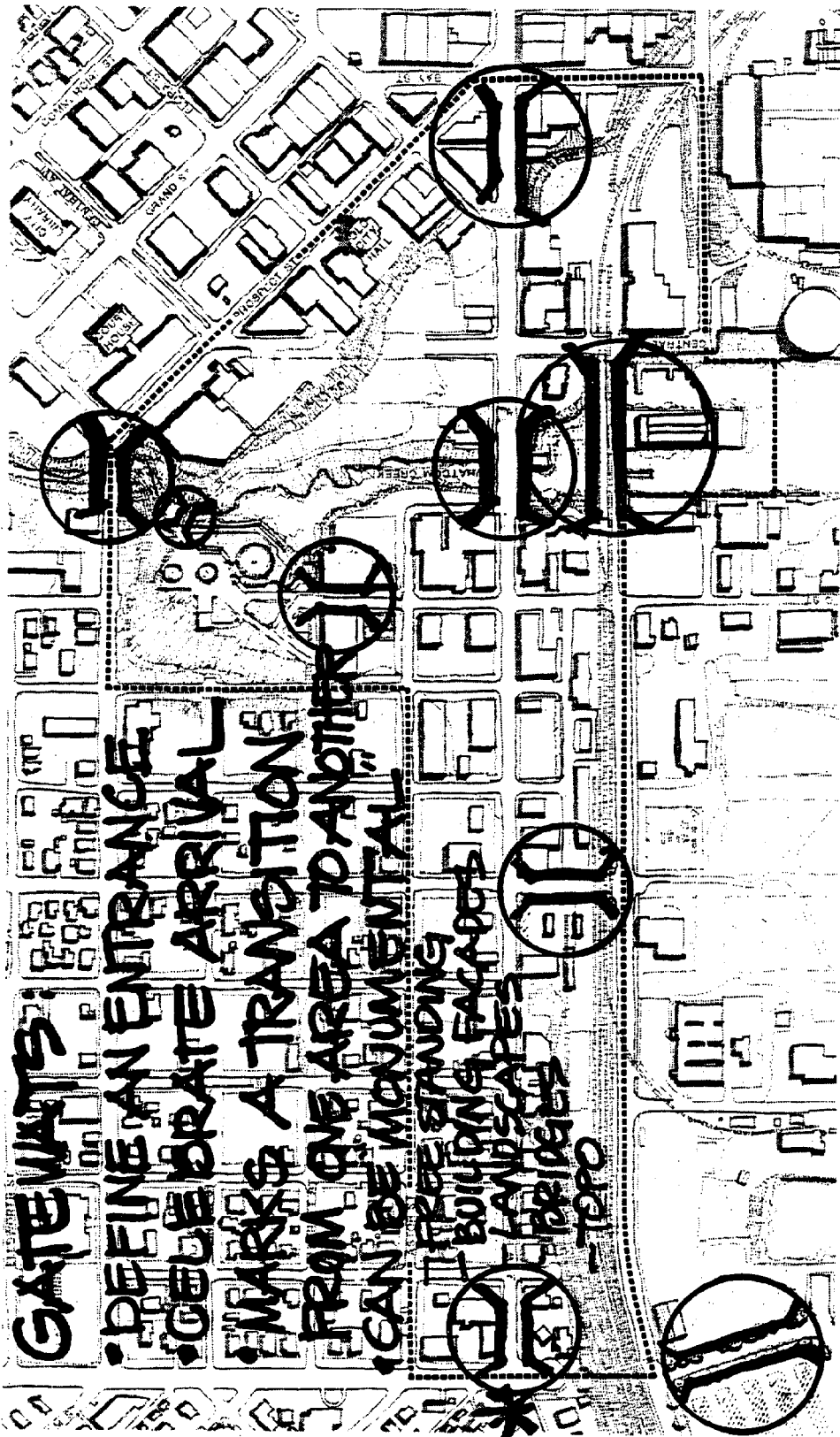
• WATERWAYS



# CONCEPT ELEMENTS: VISTAS & OVERLOOKS

BELLINGHAM CENTRAL WATERFRONT  
DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES



**GATEWAYS:**

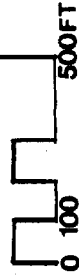
- DEFINE AN ENTRANCE
- CELEBRATE ARRIVAL
- MARK A TRANSITION FROM ONE AREA TO ANOTHER
- CAN BE MONUMENTAL

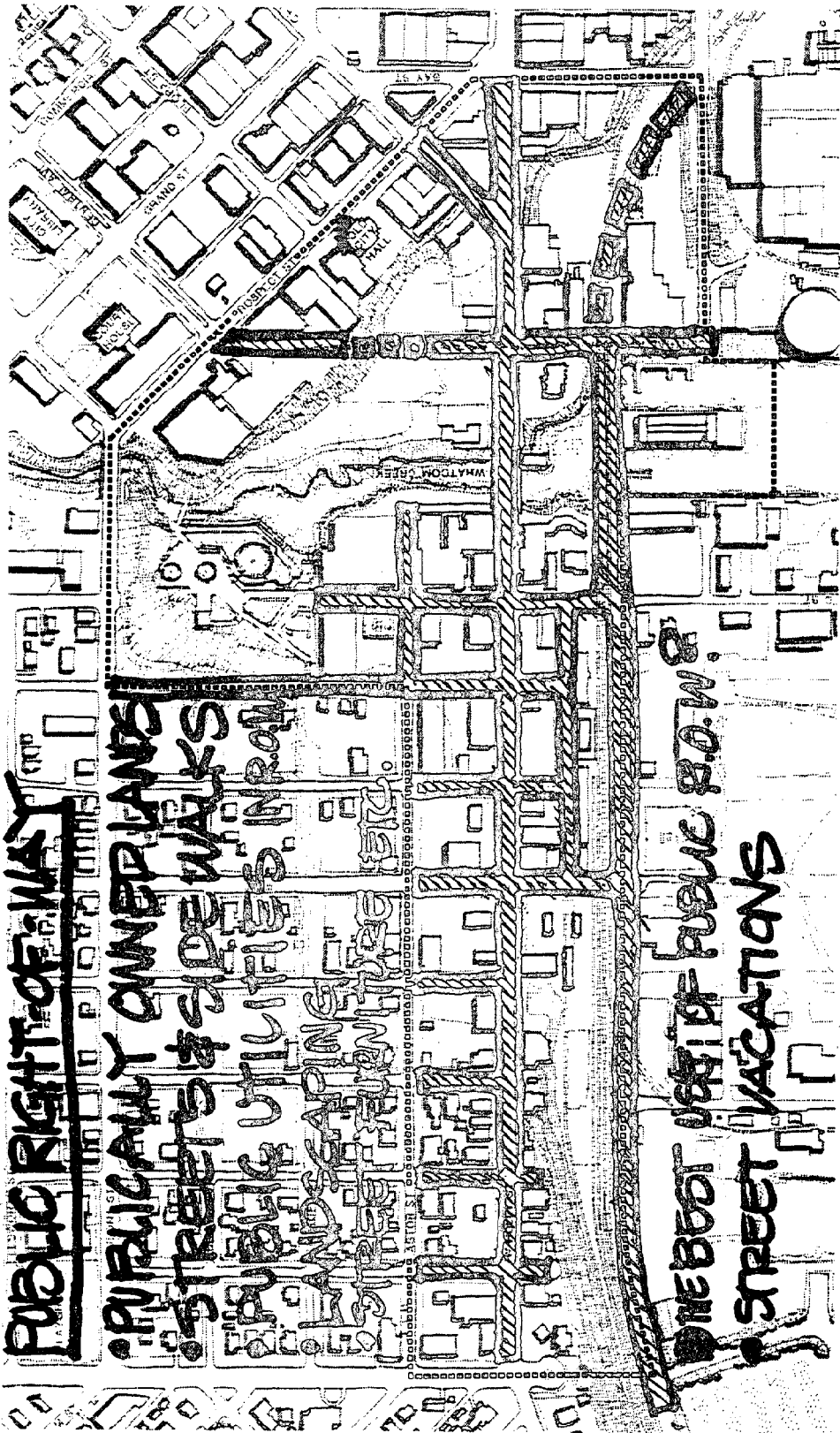
LITTLE BRANDING  
BUILDING FACADES  
LANDSCAPES  
BRIDGES  
TOPO

**CONCEPT ELEMENT: GATEWAYS**

**BELLINGHAM CENTRAL WATERFRONT  
DEVELOPMENT PLAN**

MANAGEMENT AND PLANNING SERVICES





**PUBLIC RIGHT-OF-WAY**

**PUBLICALLY OWNED LANDS**

**STREETS & SIDE WALKS**

**PUBLIC UTILITIES IN ROW**

**REBUILT WALK OF PUBLIC R.O.W.**

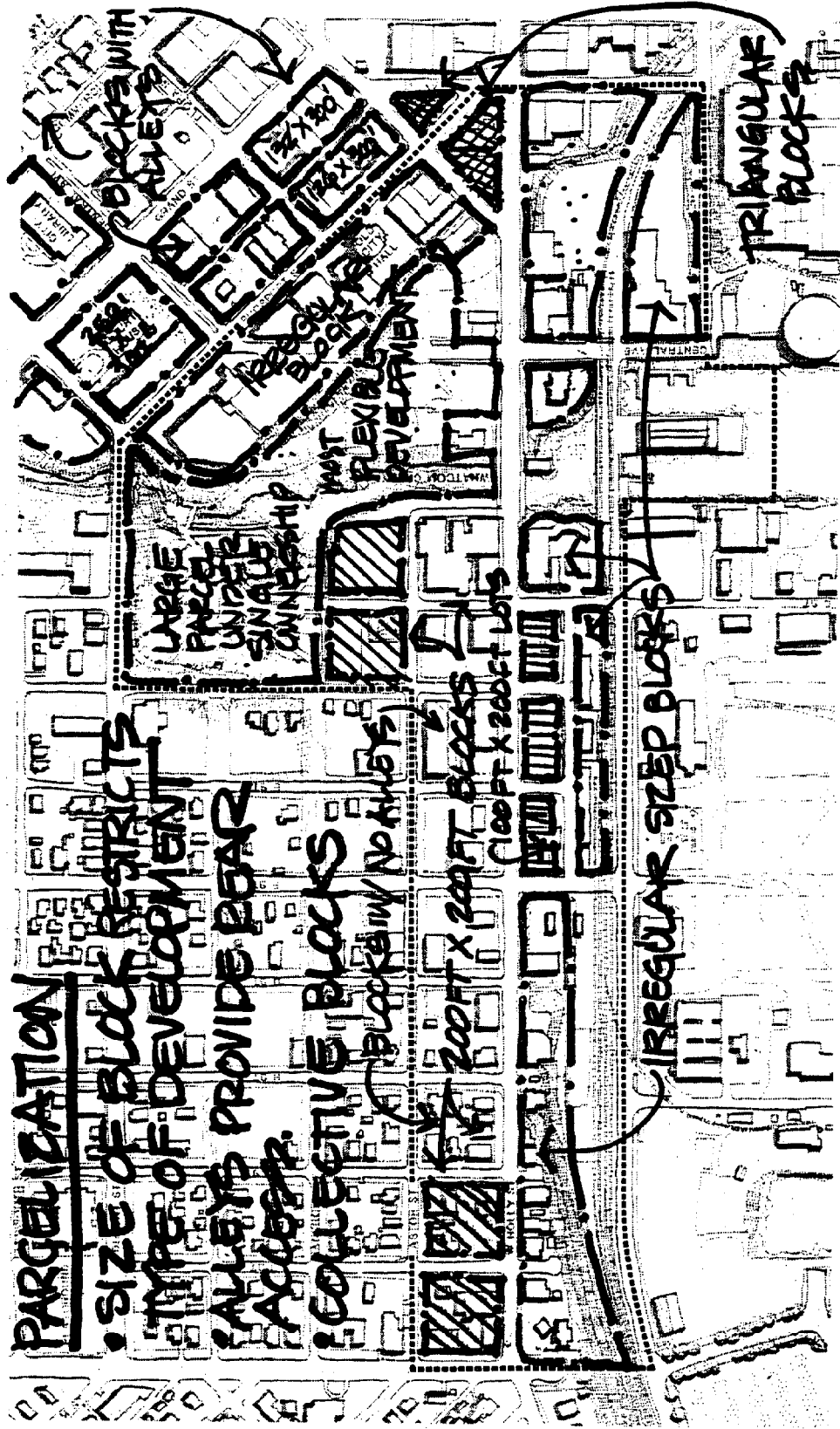
**STREET VACATIONS**

# CONCEPT ELEMENT: PUBLIC RIGHT-OF-WAY

## BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES





**PARCELIZATION**

- SIZE OF BLOCK RESTRICTS
- TYPE OF DEVELOPMENT
- ALLEYS PROVIDE BEAR ACCEPT.
- COLLECTIVE BLOCKS

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

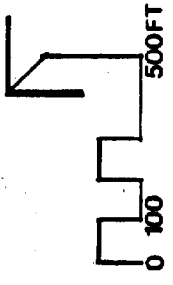
IRREGULAR SIZE BLOCKS

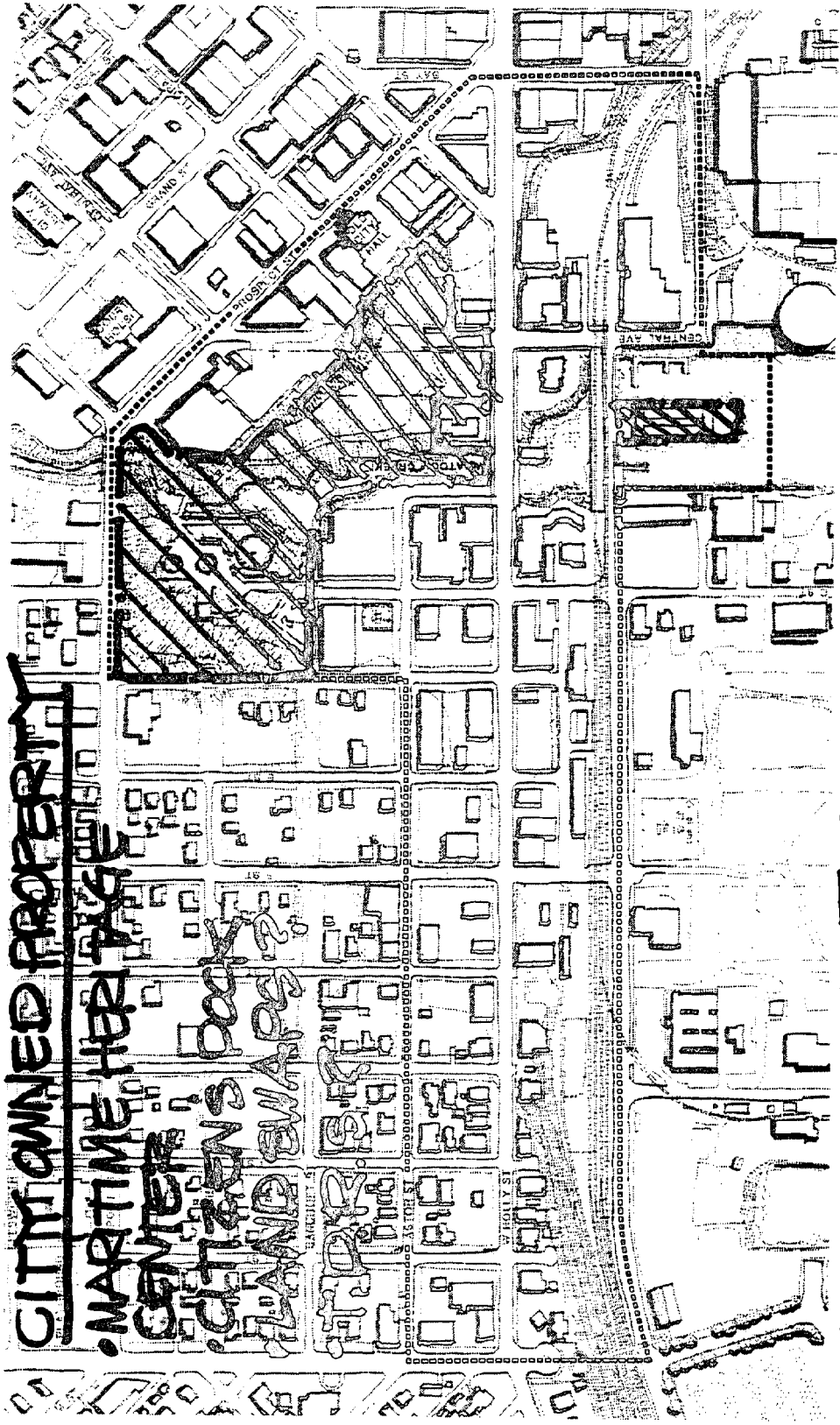
TRIANGULAR BLOCKS

**CONCEPT ELEMENT: PARCELIZATION**

**BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN**

MANAGEMENT AND PLANNING SERVICES





**CITY OWNED PROPERTY**

**MARTIME HERITAGE CENTER**

**CITIZENS BOOK**

**LAND SHAPES?**

**STAR BAR**

**PIE BAR**

**ST. JOHN'S CHURCH**

**ST. JOHN'S CHURCH**

**ST. JOHN'S CHURCH**

**ST. JOHN'S CHURCH**

**ST. JOHN'S CHURCH**

**ST. JOHN'S CHURCH**

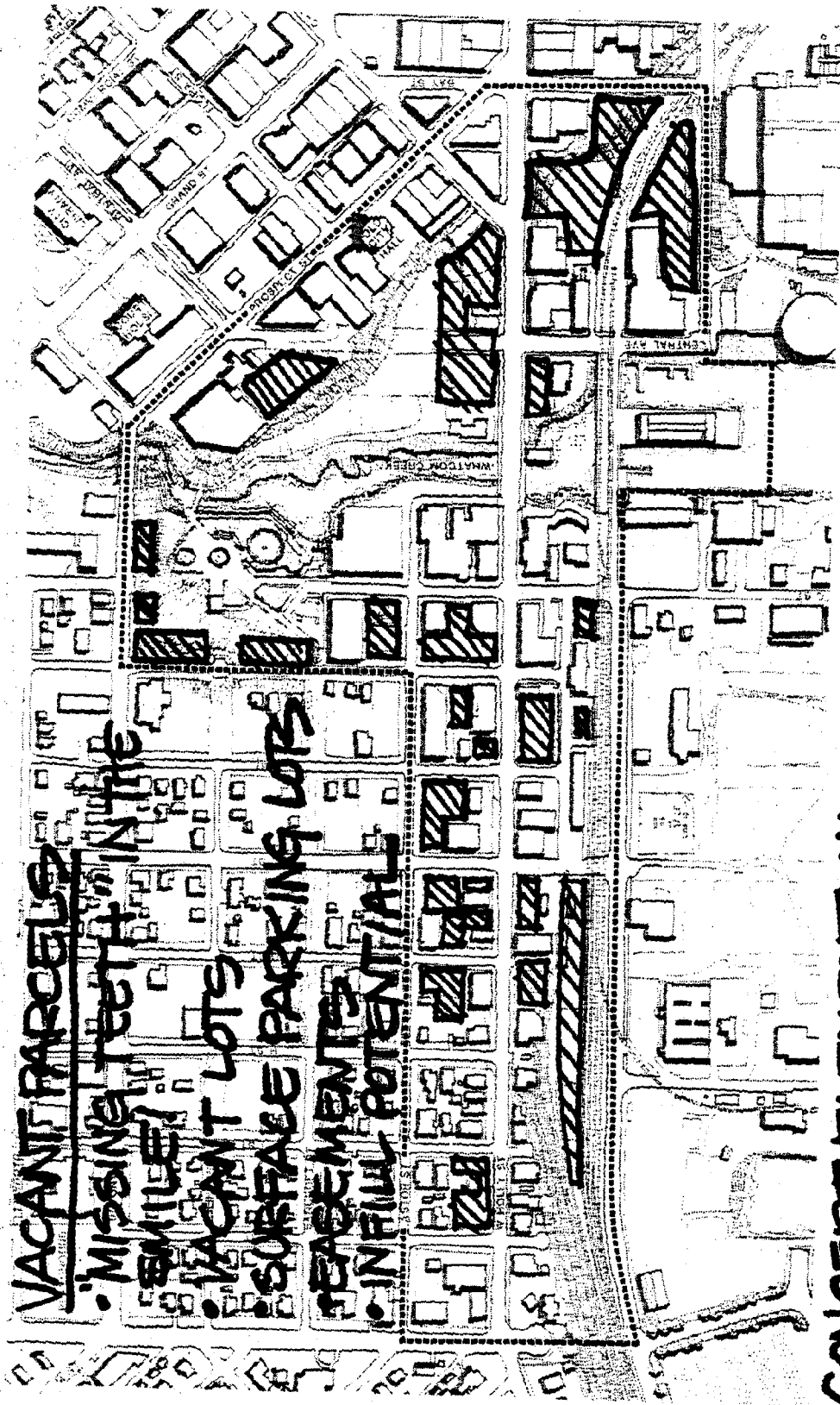
# CONCEPT ELEMENT: CITY OWNED PROPERTY

## BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES







**VACANT PARCELS**

**MISSING TIE IN**

**VACANT LOTS**

**SURFACE PARKING LOTS**

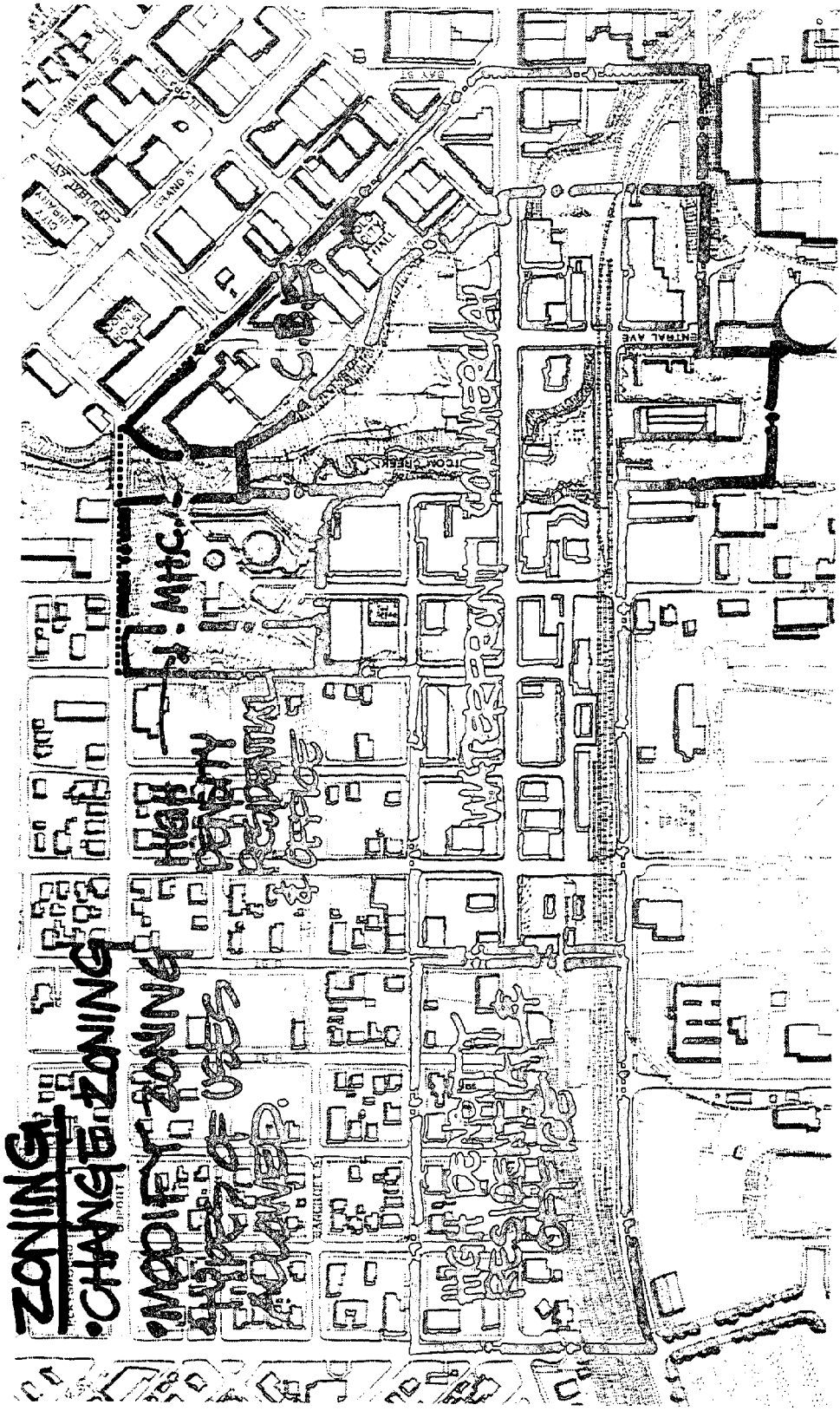
**BASEMENTS**

**INFILL POTENTIAL**

**CONCEPT ELEMENT: VACANT PARCELS**  
**BELLINGHAM CENTRAL WATERFRONT**  
**DEVELOPMENT PLAN**

MANAGEMENT AND PLANNING SERVICES



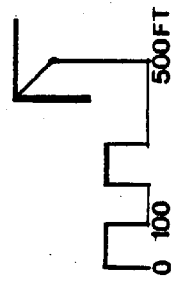
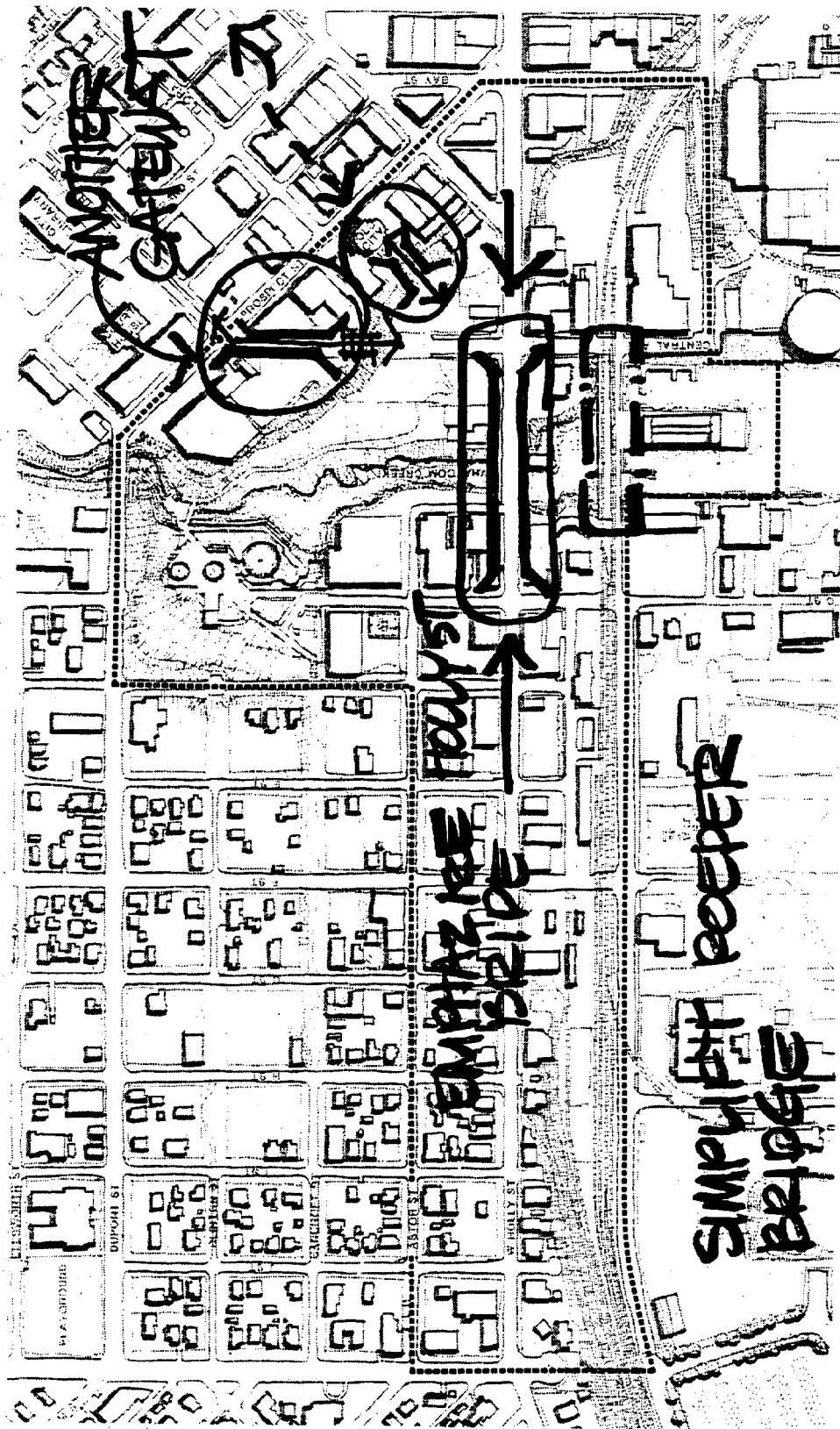


# CONCEPT ELEMENT: EXISTING ZONING

## 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.

---

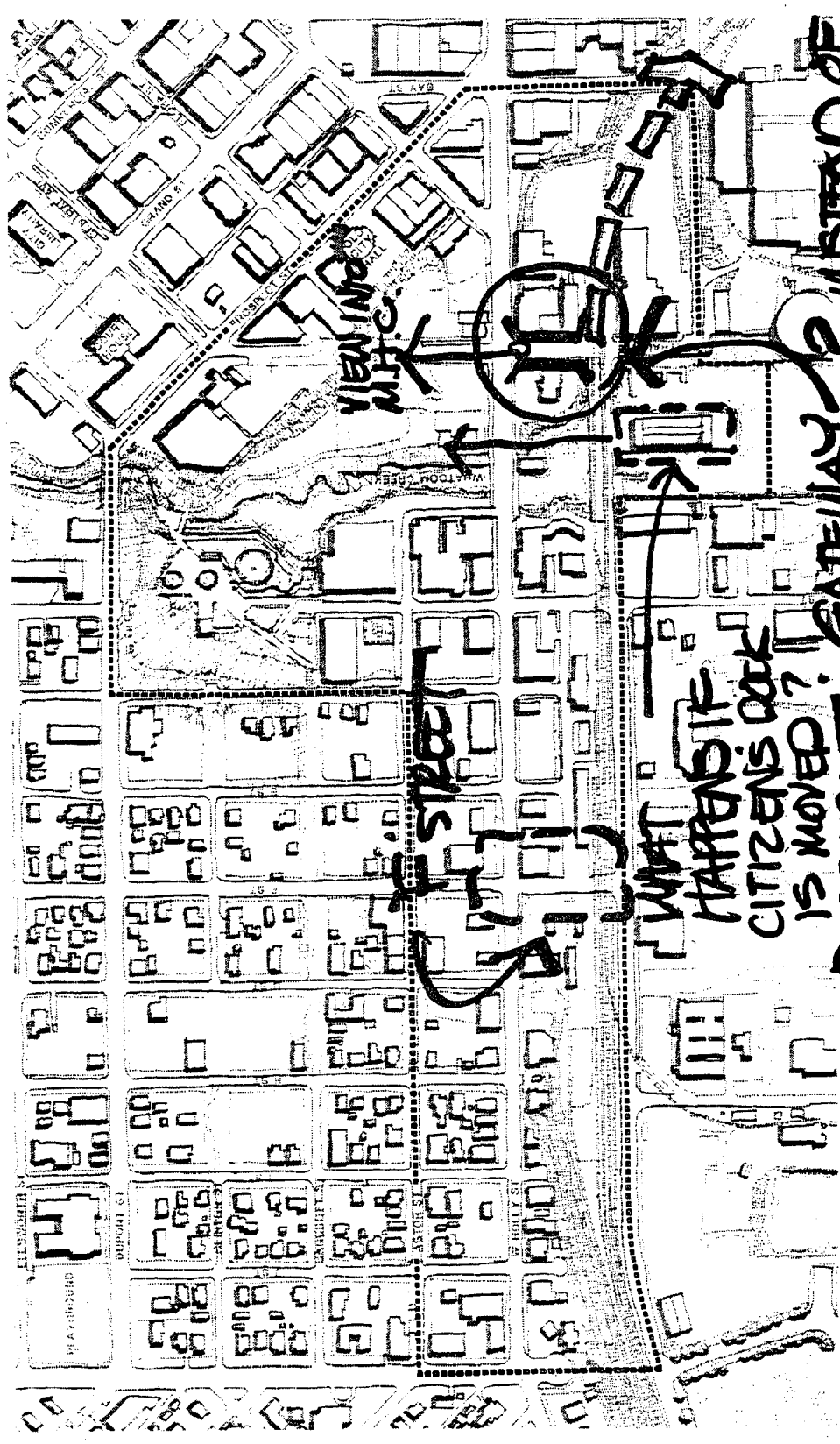
## INTERFACES

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  
INTERCHANGE IS 'F' STREET  
& ROEDER

---

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

---



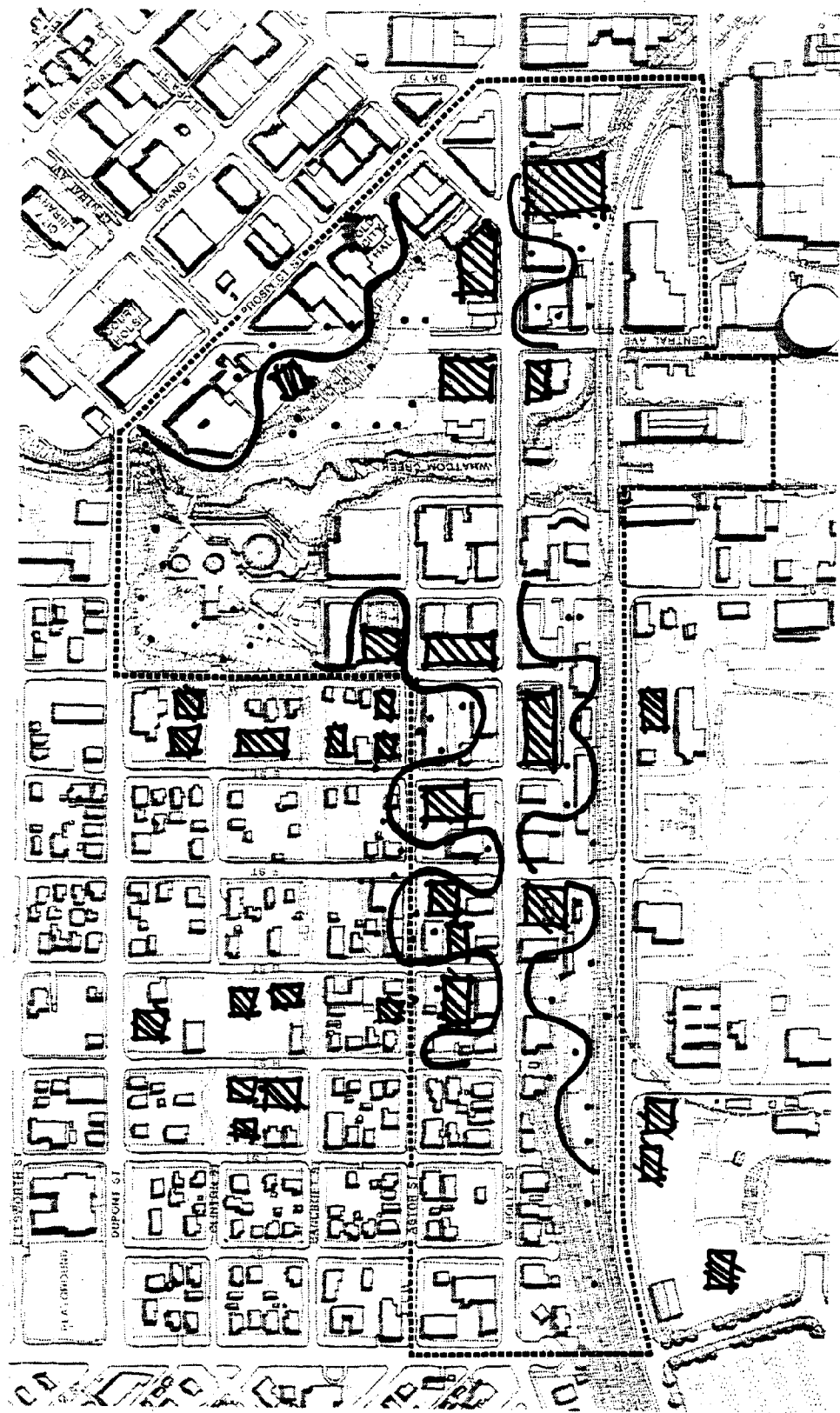
# Organizational Concepts

# 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 I.

DISPERSED  
DEVELOPMENT



**CONCEPT: DISPERSED DEVELOPMENT**  
**BELLINGHAM CENTRAL WATERFRONT**  
**DEVELOPMENT PLAN**

MANAGEMENT AND PLANNING SERVICES

# CONCEPT: DISPERSED DEVELOPMENT

## CHARACTERISTICS:

• INDEPENDENT PROPERTY DEVELOPMENT (STATUS QUO)

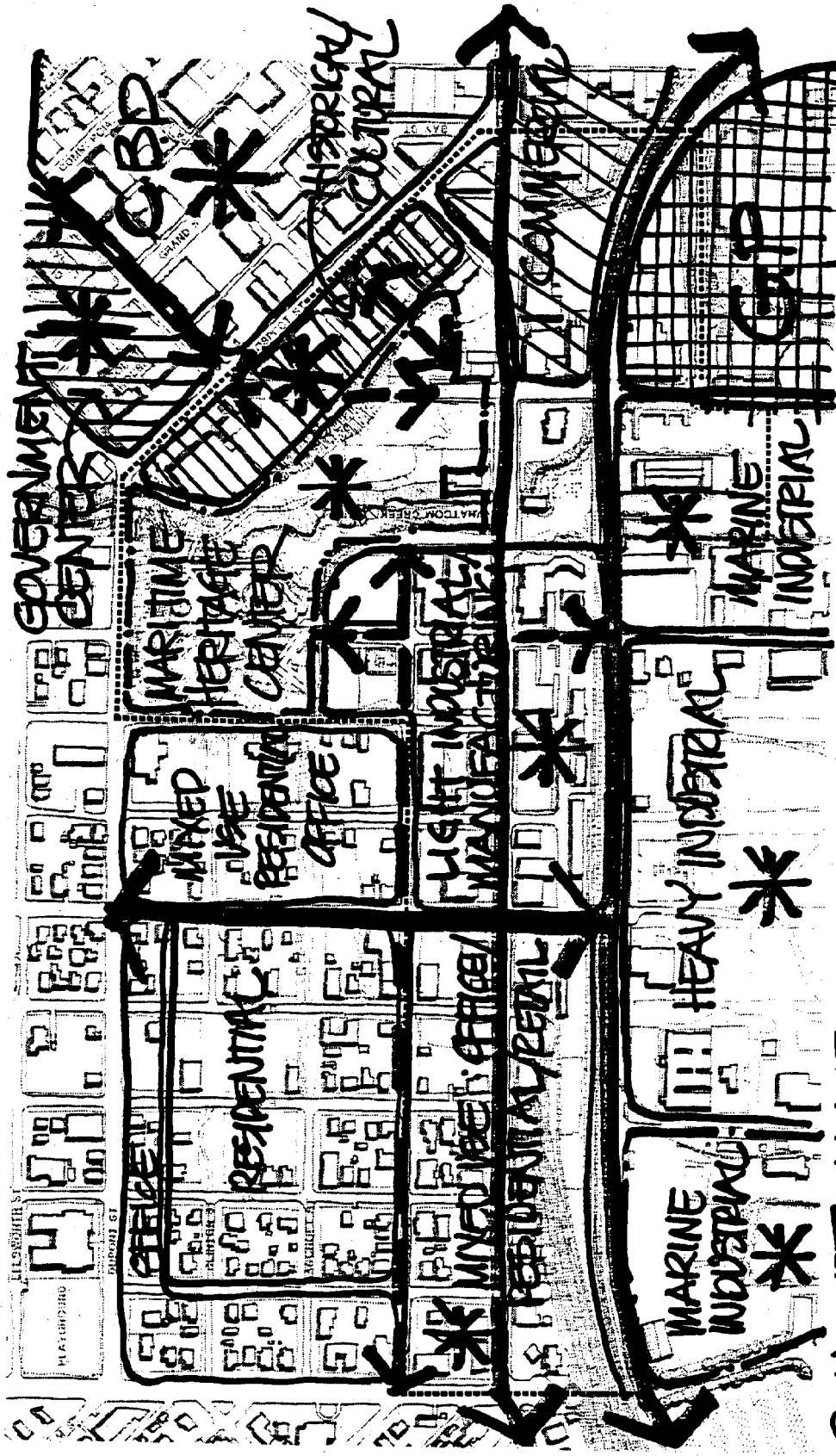
• EMPHASIS ON "SEPARATENESS"

• DIVERSITY & UNIQUENESS OF PARTS.

• NO LINKAGES

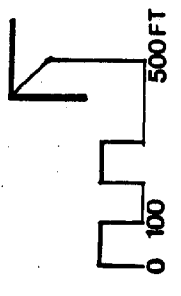
• CLEAN-UP

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 DIS-

TRIBUTED ORGANIZ-

ATION.

• LINKAGES

• NEW LIGHT INDUSTRIAL

& COMMERCIAL CENTERS.

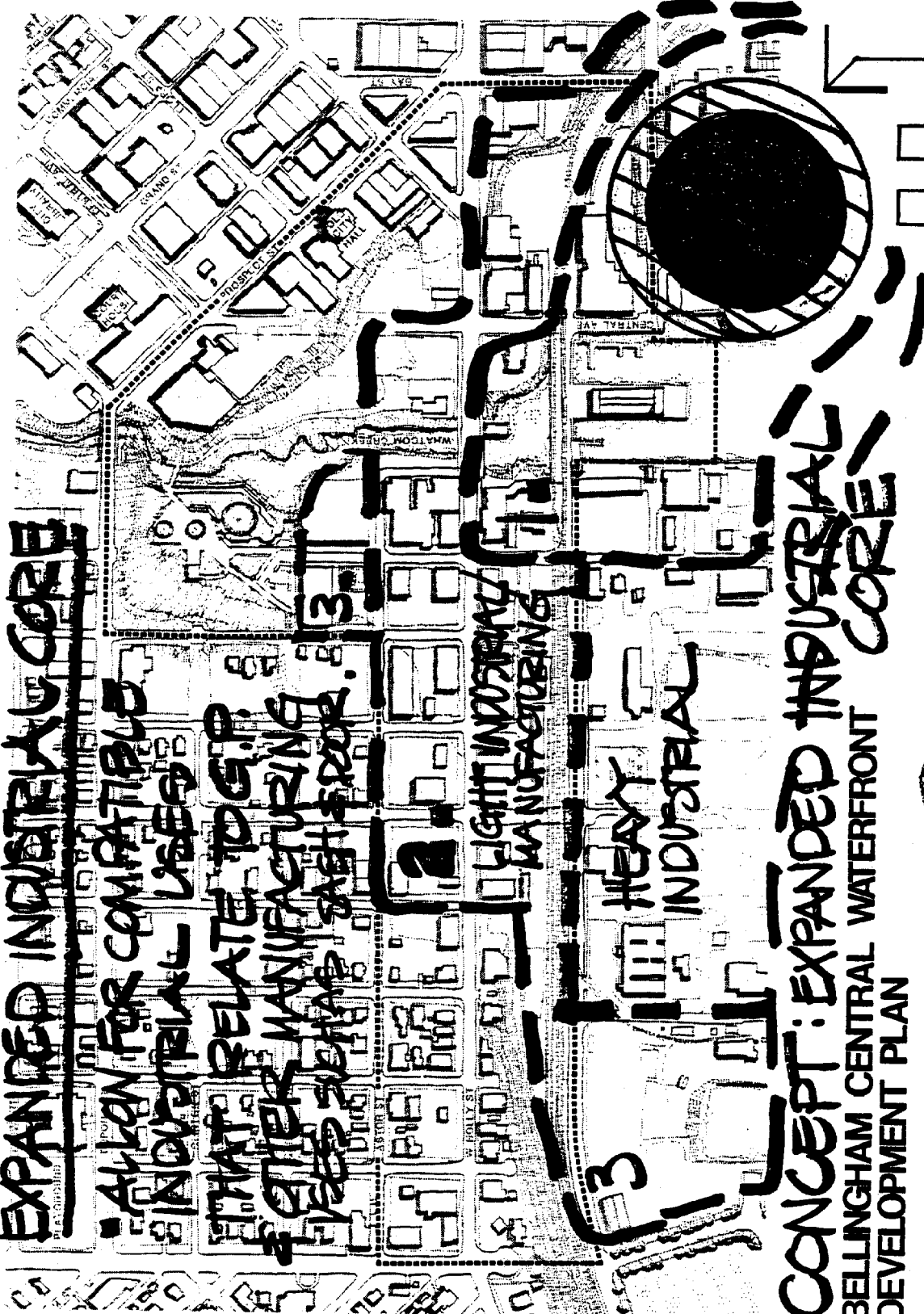
CONCEPT 2:

EXPANDED  
INDUSTRIAL  
CORE



# ~~EXPANDED INDUSTRIAL CORE~~

- ALLOW FOR COMPATIBLE INDUSTRIAL USES
- THATS RELATE TO G.P.
- OTHER MANUFACTURING
- USES SHOPS BATHS ETC.



Light Industrial  
Manufacturing

HEAVY INDUSTRIAL

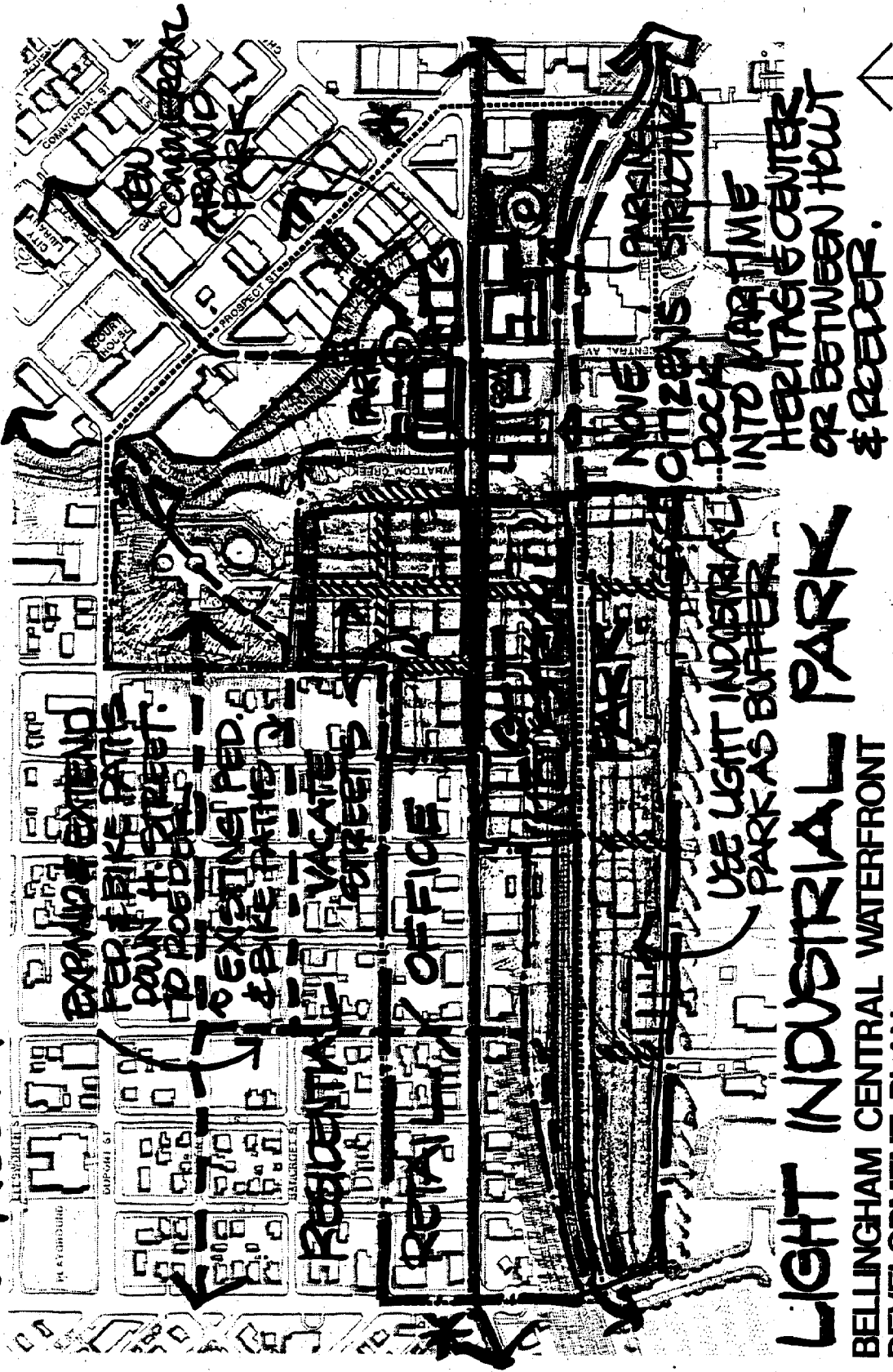
# CONCEPT: EXPANDED INDUSTRIAL CORE

BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

MAPPERMENT AND PLANNING SERVICES

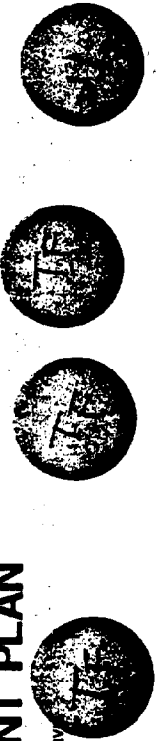


# CONCEPT



## LIGHT INDUSTRIAL PARK

### BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN



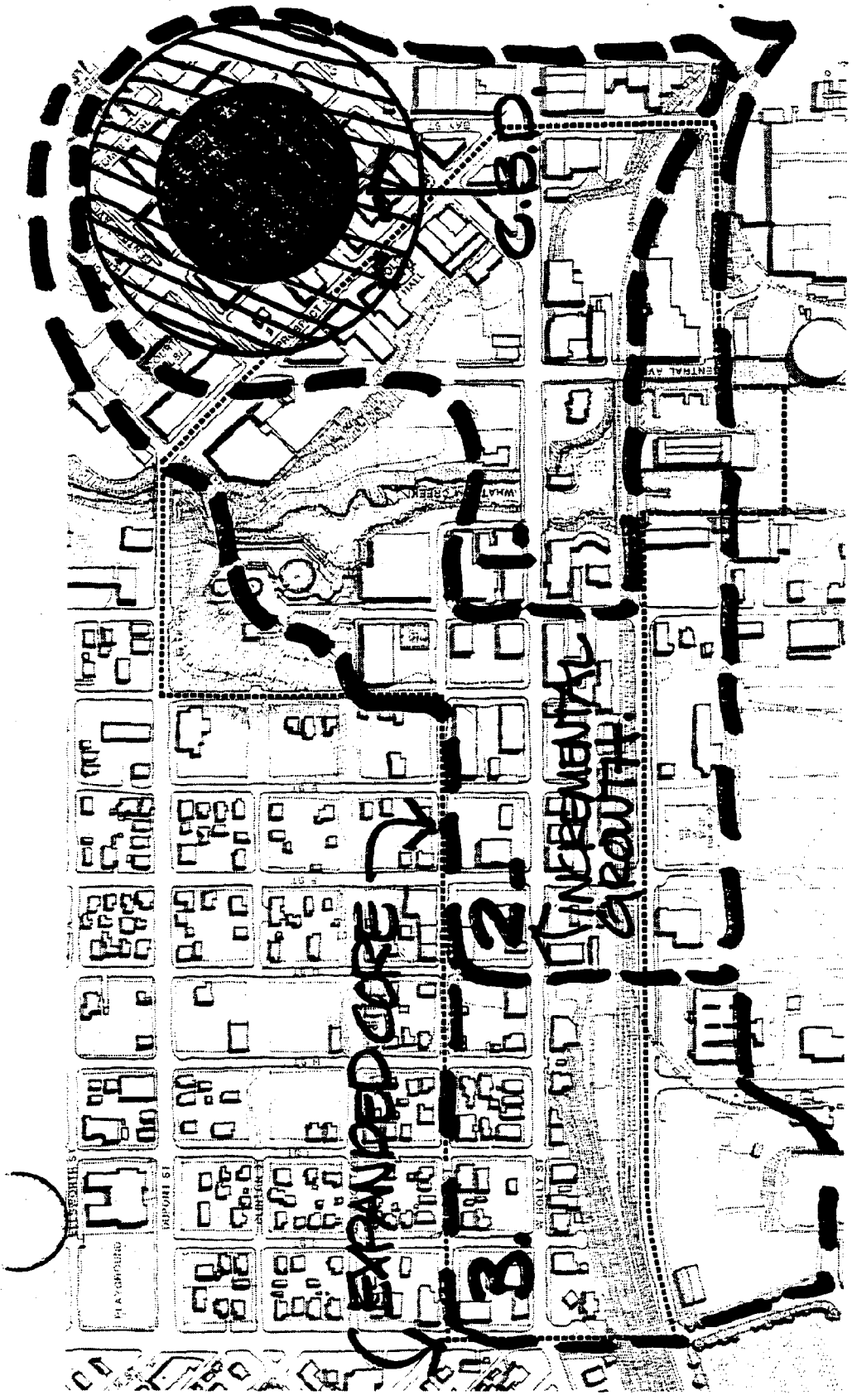
AND PLANNING SERV

## CONCEPT: LIGHT INDUSTRIAL PARK

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

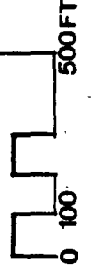
CONCEPT 3,

EXPANDED CRD  
CORE



**CONCEPT: EXPANDED CORE**  
**BELLINGHAM CENTRAL WATERFRONT**  
**DEVELOPMENT PLAN**

MANAGEMENT AND PLANNING SERVICES

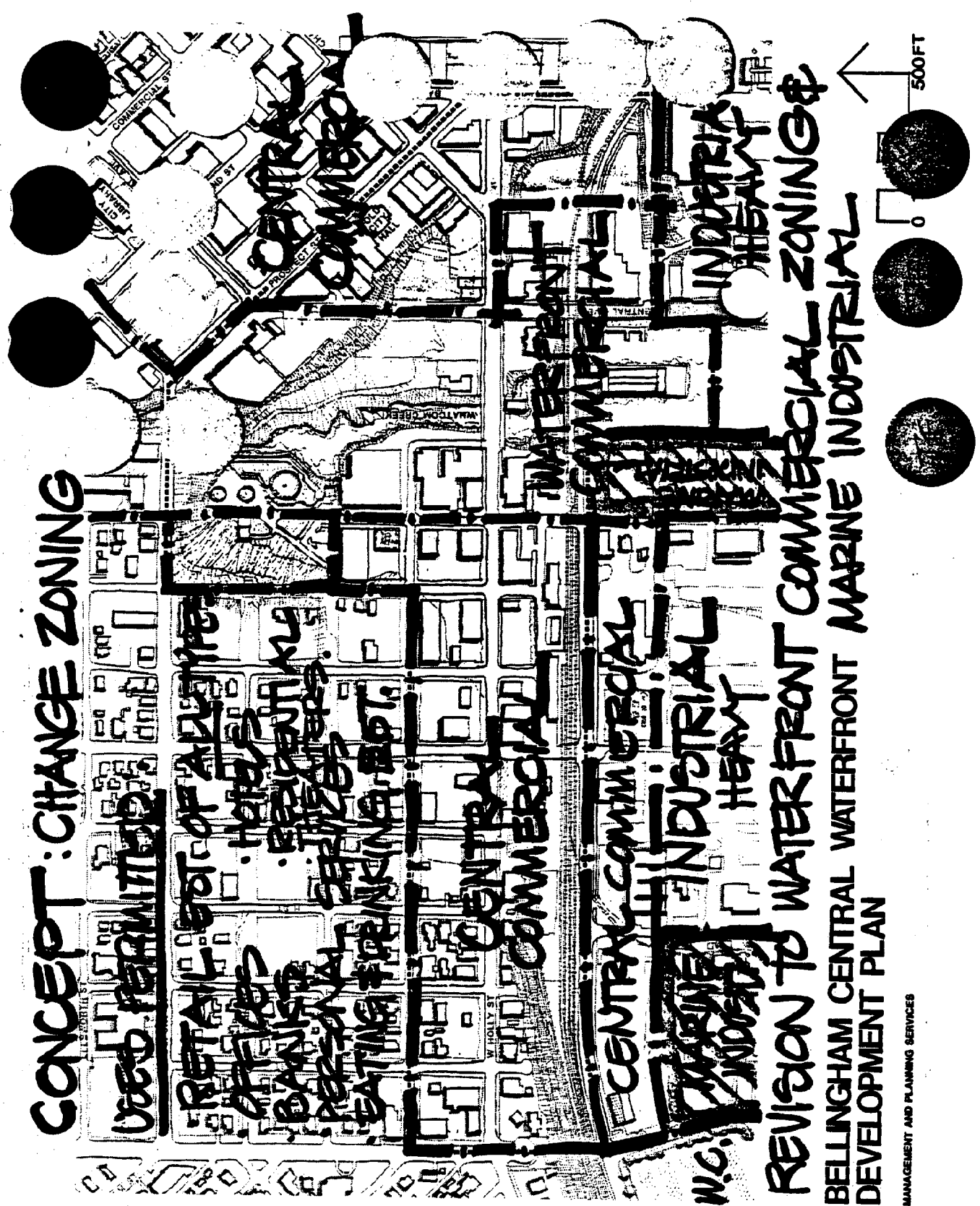


## CONCEPT: EXPANDED CORE

### 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



USE PERMITTED

RETAIL BOT. OF ALCOHOL  
OFFICE  
BANKS  
PERSONAL SERVICES  
EATING DRINKING BOT.

CENTRAL COMMERCIAL

W.C. MARINE INDUSTRIAL HEAVY  
INDUSTRIAL HEAVY

WATERFRONT COMMERCIAL

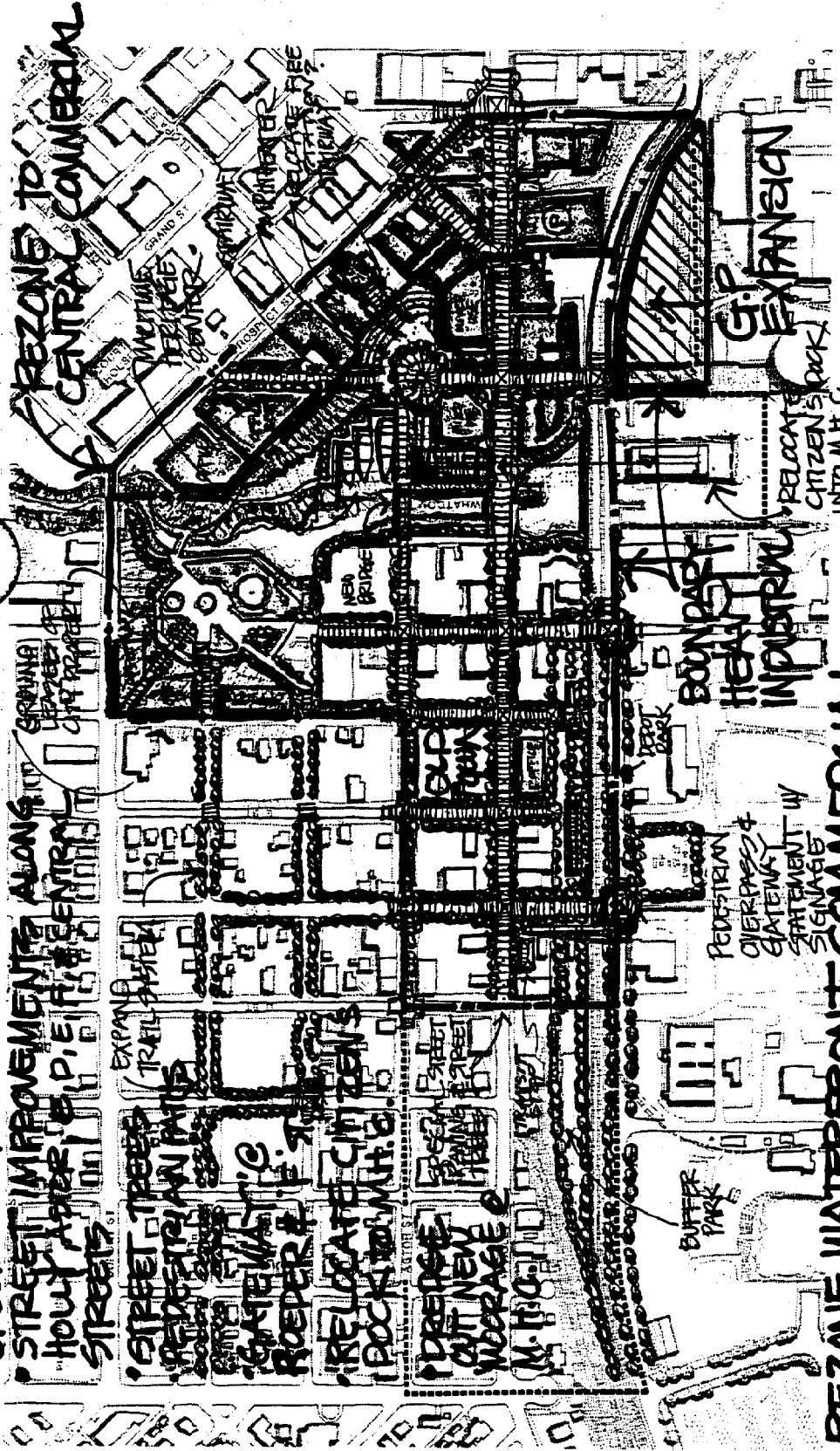
INDUSTRIAL HEAVY

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

MANAGEMENT AND PLANNING SERVICES

500 FT

- UNDERGROUND UTILITIES
- SPECIAL STREET LIGHTING & FURNITURE



**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

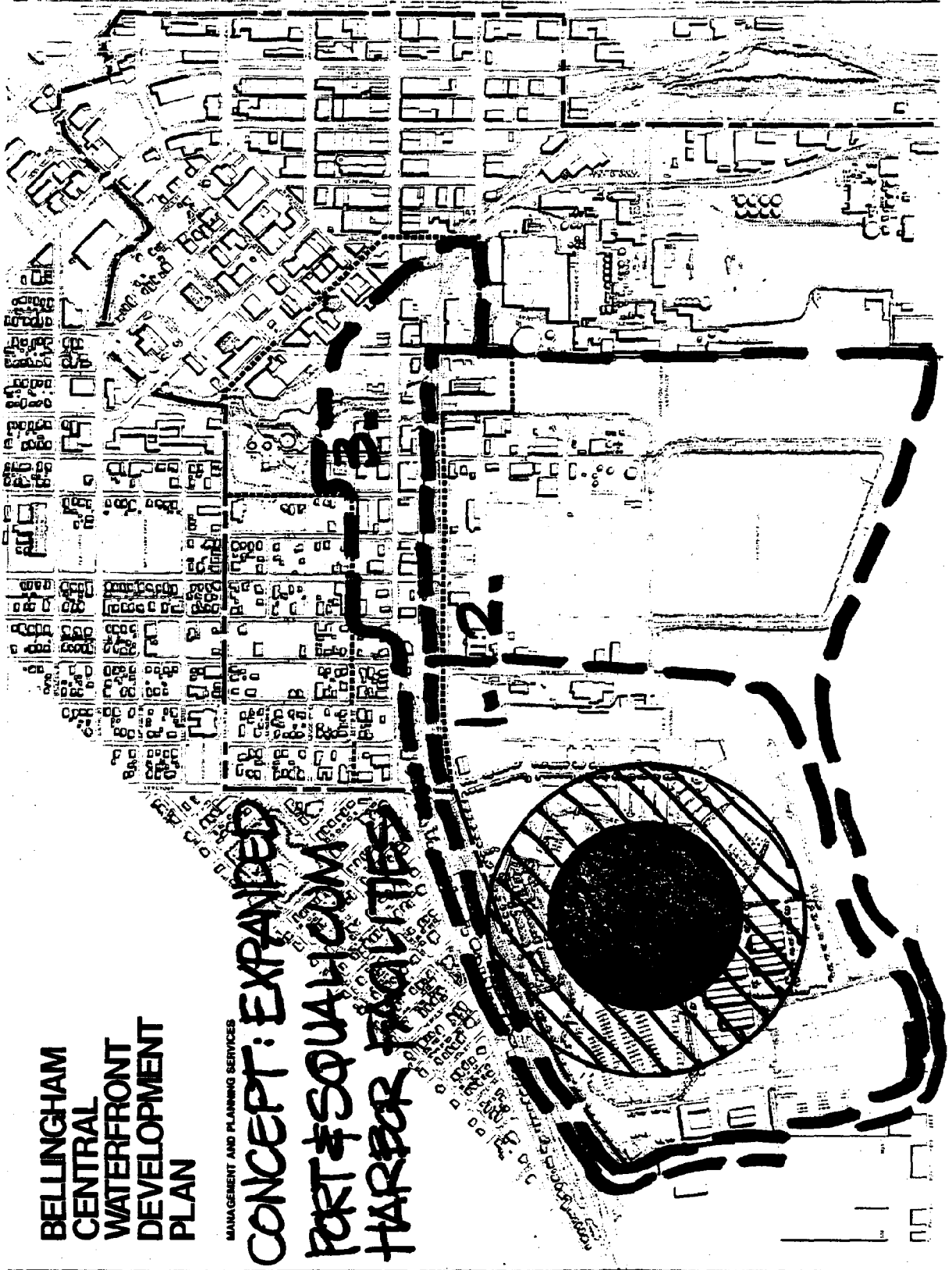
SQUALICUM

HARBOR CORE

**BELLINGHAM  
CENTRAL  
WATERFRONT  
DEVELOPMENT  
PLAN**

MANAGEMENT AND PLANNING SERVICES

**CONCEPT: EXPANDED  
PORT & SQUAHOOM  
HARBOR FACILITIES**

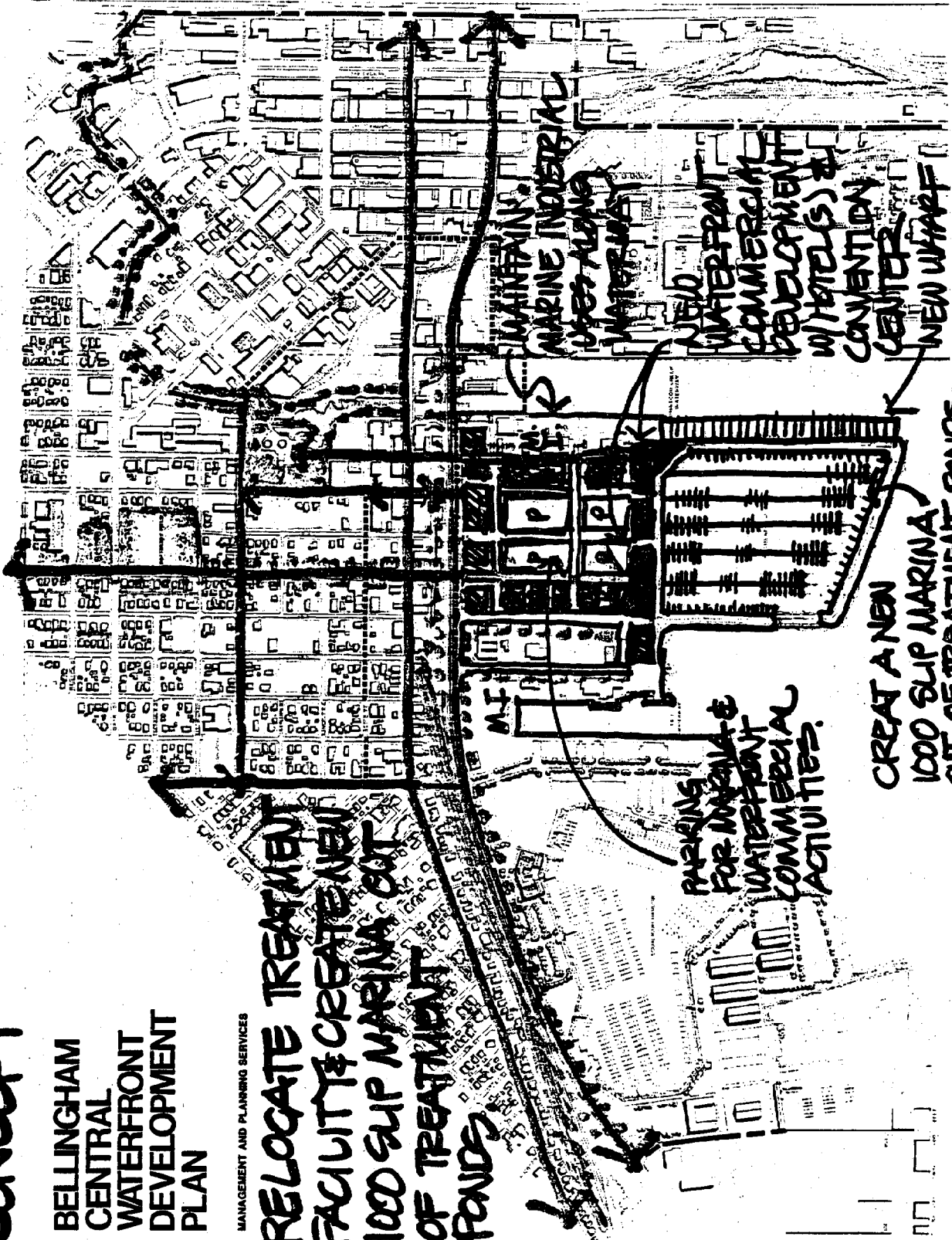


# CONCEPT

## BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES

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



MAINTAIN MARINE INDUSTRIAL USES ALONG WATERWAY

NEW WATERFRONT COMMERCIAL DEVELOPMENT (HOTELS, CONVENTION CENTERS, NEW WHARF)

PARKING FOR MARINA & WATERFRONT COMMERCIAL ACTIVITIES

CREATE A NEW 1000 SLIP MARINA OUT OF TREATMENT PONDS

CONCEPT: NEW MARINA & WATERFRONT  
COMMERCIAL/CONVENTION CENTER

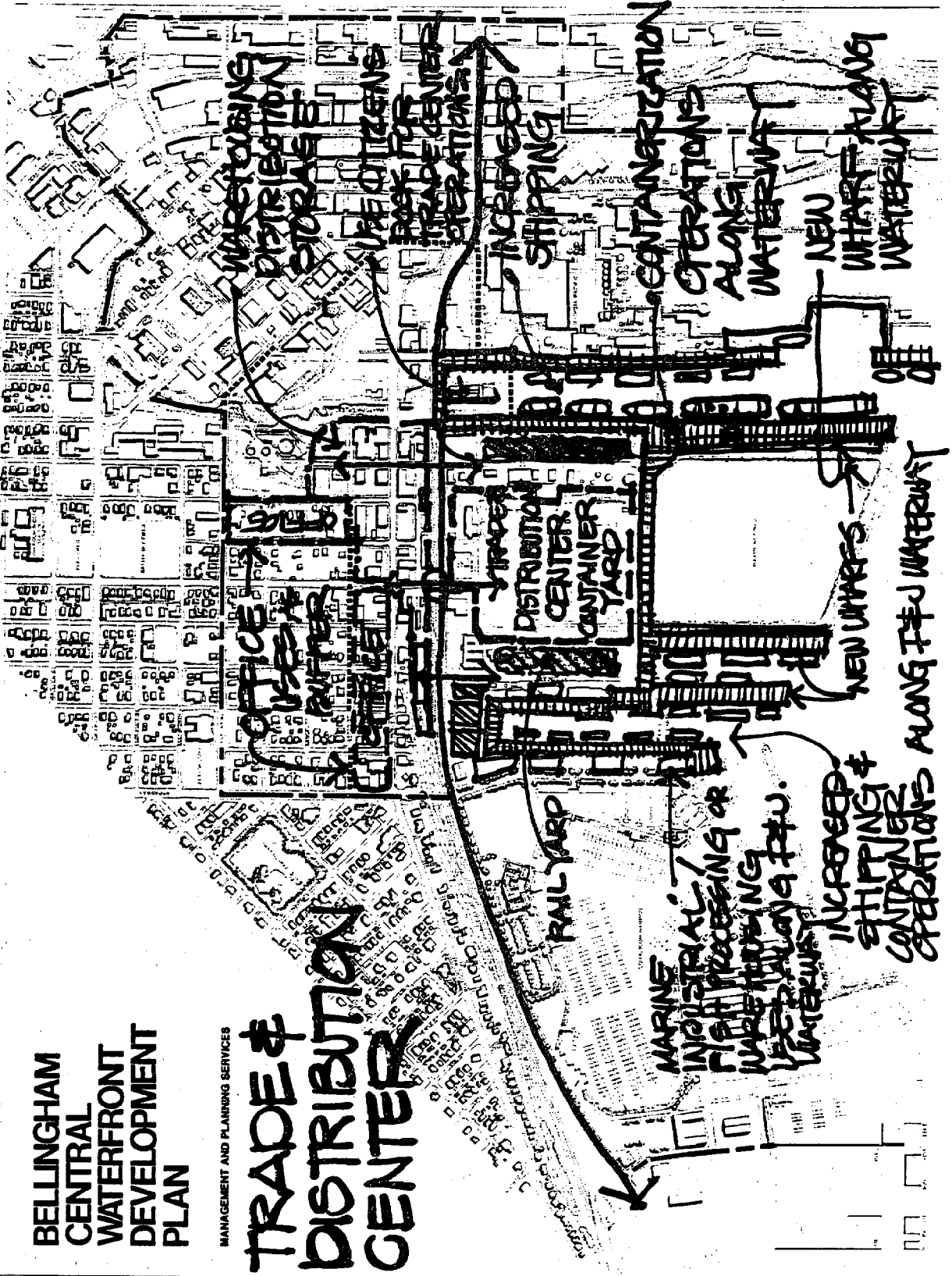
- RELOCATE TREATMENT PONDS AS PART OF 2ND ART SEWAGE TREATMENT
- USE EXISTING PONDS AS SEAWALL TO CREATE NEW MARINA.
- USE UPLAND FILL AREA FOR MOORAGE PARKING & DEVELOP NEW WATERFRONT COM. MERCIAL & CONVENTION CENTER: RESTAURANTS HOTEL, CONVENTION, HALL, RETAIL STORES, RESIDENTIAL, ETC.
- 1000 SLIP 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.

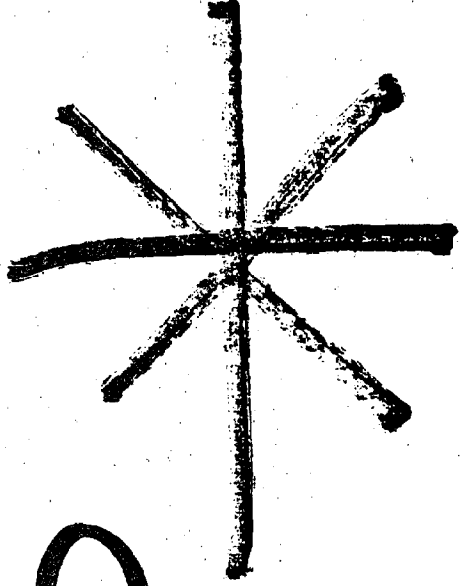
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EXPANDED CBD  
CONCEPT MAY BE  
PROBLEM GIVEN  
RETAIL MALL @ BELLIS  
FAIR - NEED TO  
CONTRACT CBD

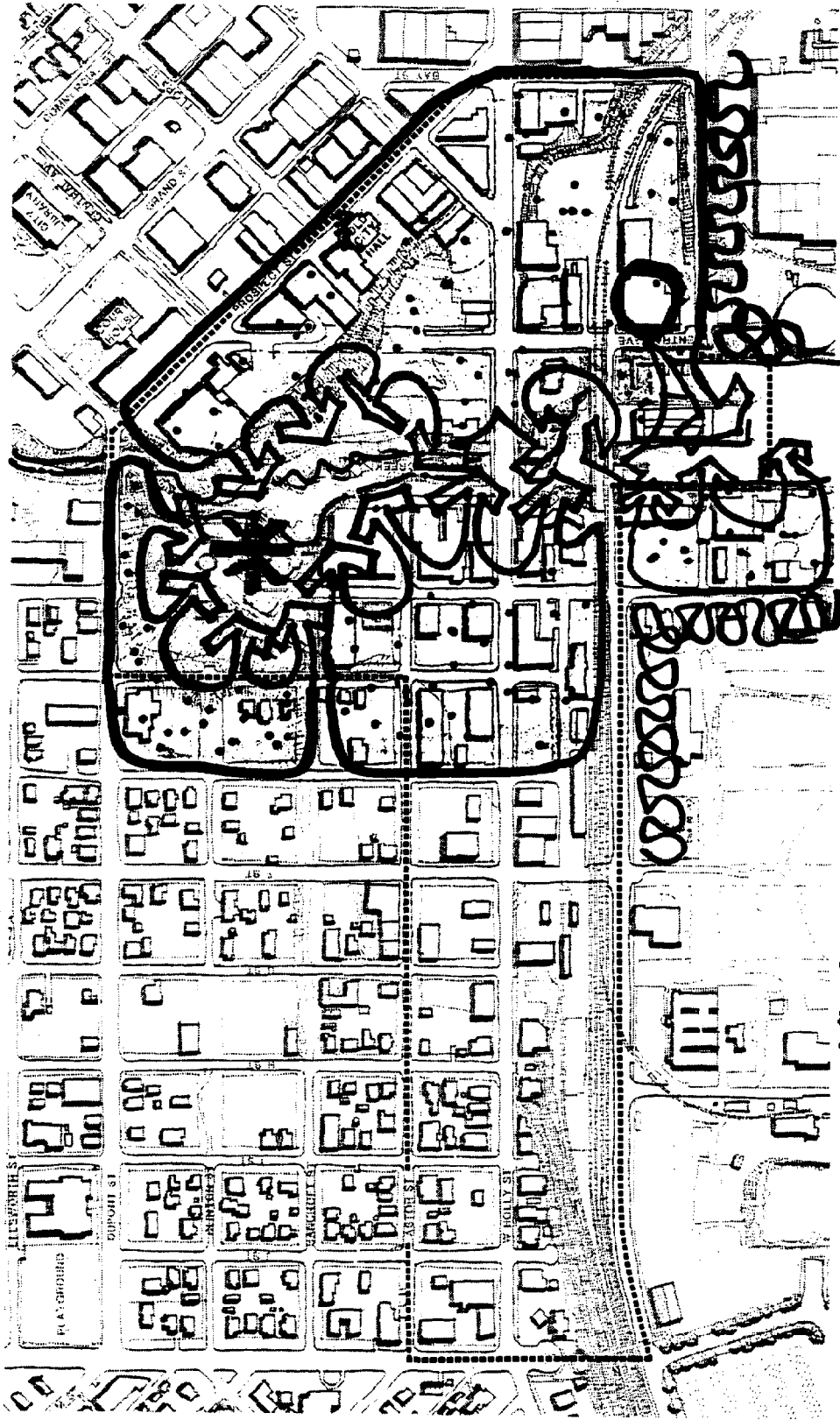
CONCEPT 5.

WHATCOM CREEK

AS FOCUS







**CONCEPT: WHATCOM CREEK AS FOCUS**

**BELLINGHAM CENTRAL WATERFRONT  
DEVELOPMENT PLAN**

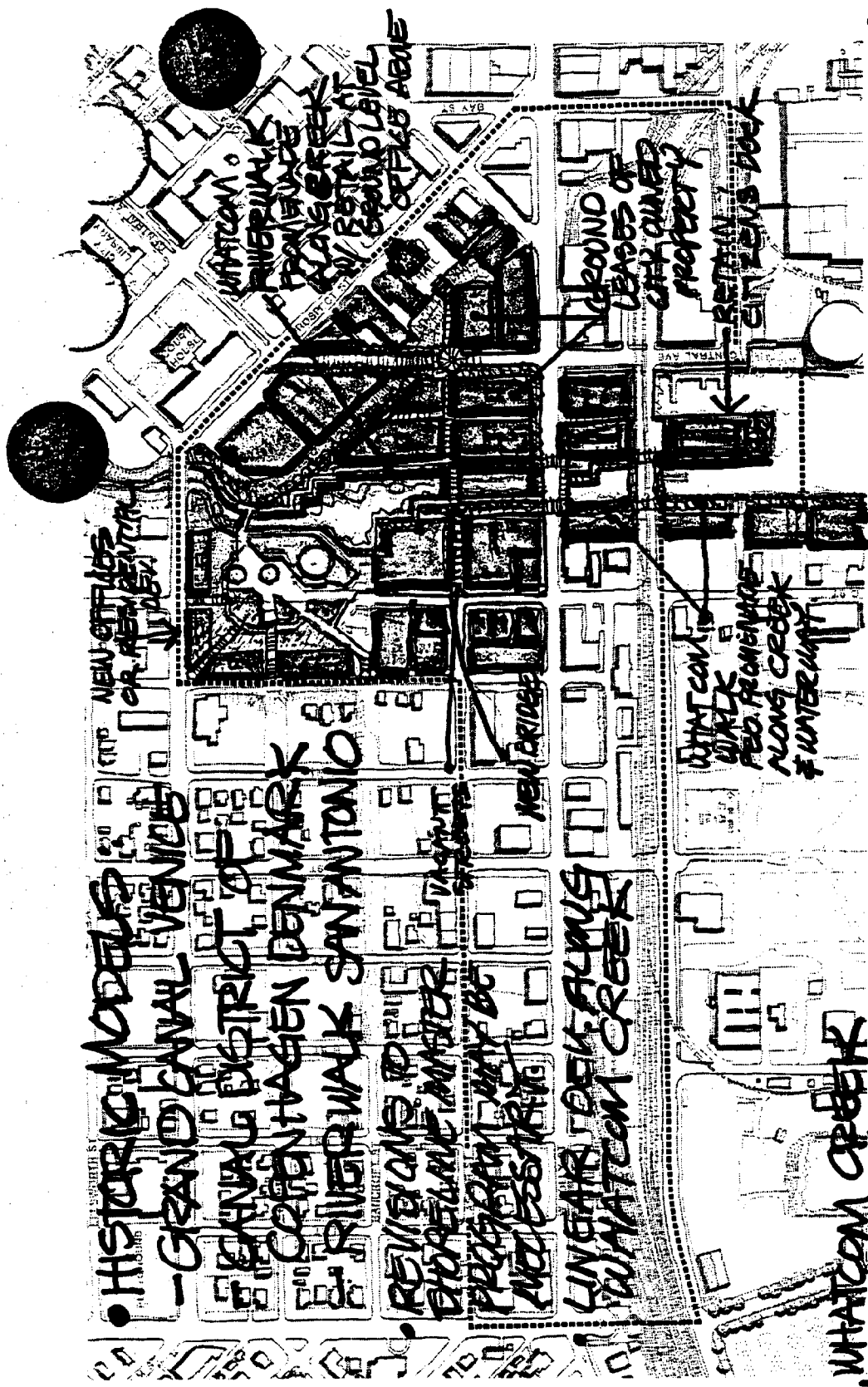
MANAGEMENT AND PLANNING SERVICES



## CONCEPT: WHATCOM CREEK AS FOCUS

### CHARACTERISTICS:

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



**HISTORIC MODELS**

**GRAND CANAL VENUES**

**SEAPLANE DISTRICT OF**

**COPENHAGEN DENMARK**

**RIVERWALKS SAN ANTONIO**

**REVISIONS TO THE**

**PHYSICAL MASTER**

**PROGRAM WHICH BE**

**NECESSARY**

**LINGERS FOR YEARS**

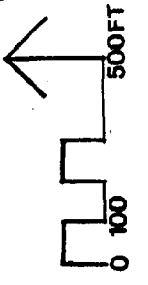
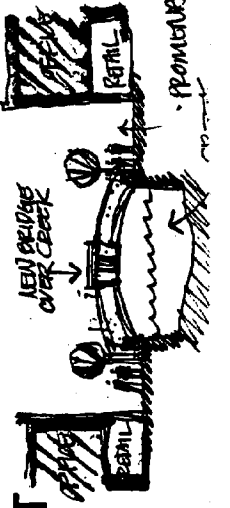
**WATERFRONT CREEK**

**WHATCOM CREEK**

**"RIVER WALK" (REORGANIZATION OF MARITIME HERITAGE CENTER)**

**BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN**

MANAGEMENT AND PLANNING SERVICES



PROMOTED

## 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.

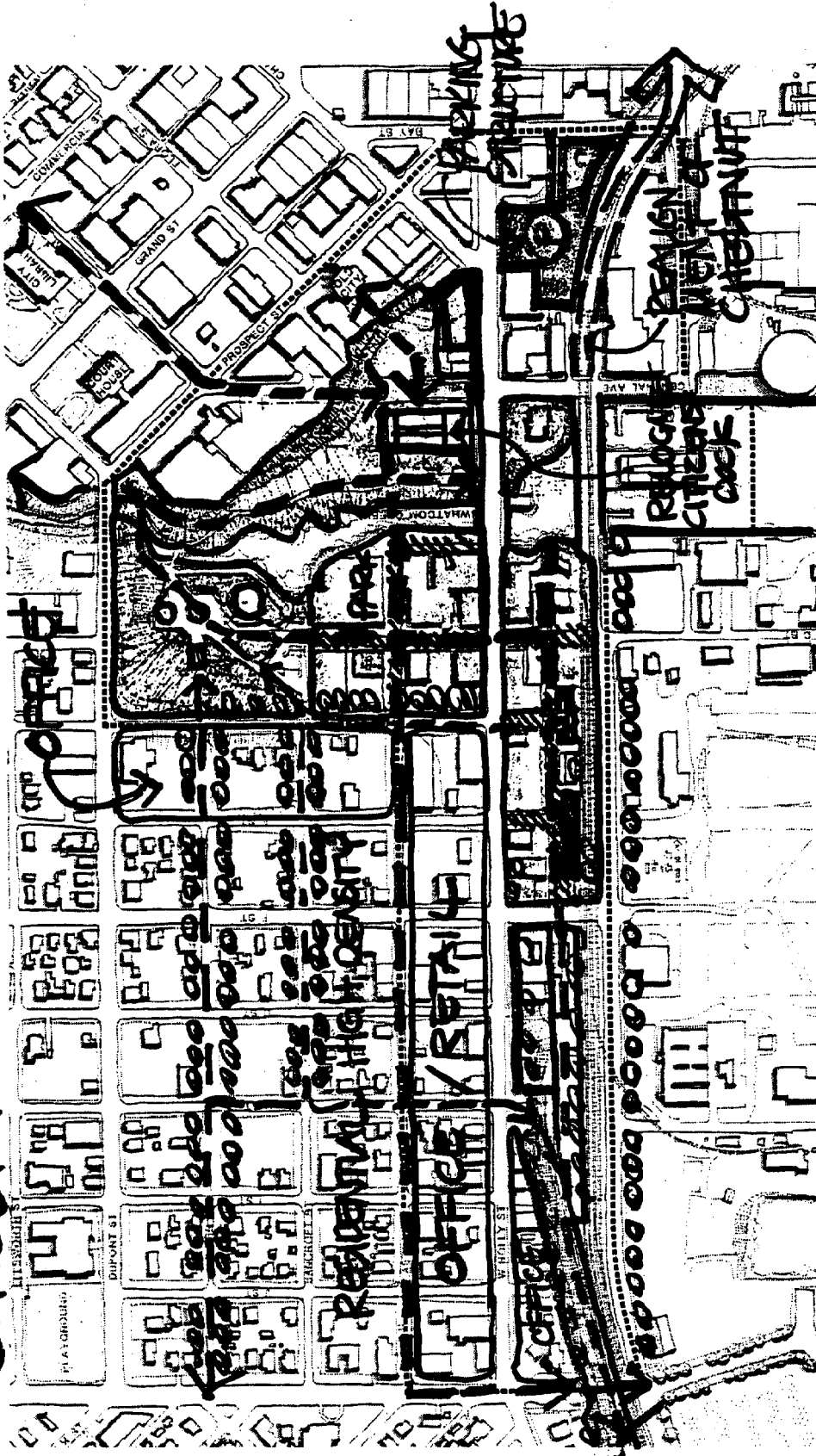
- CANAL DISTRICT

COPENHAGEN DENMARK

- CANALS OF VENICE

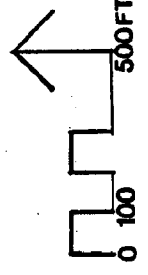
• NEW BRIDGE ACROSS  
CREEK AT ASTER ST.

CONCEPT

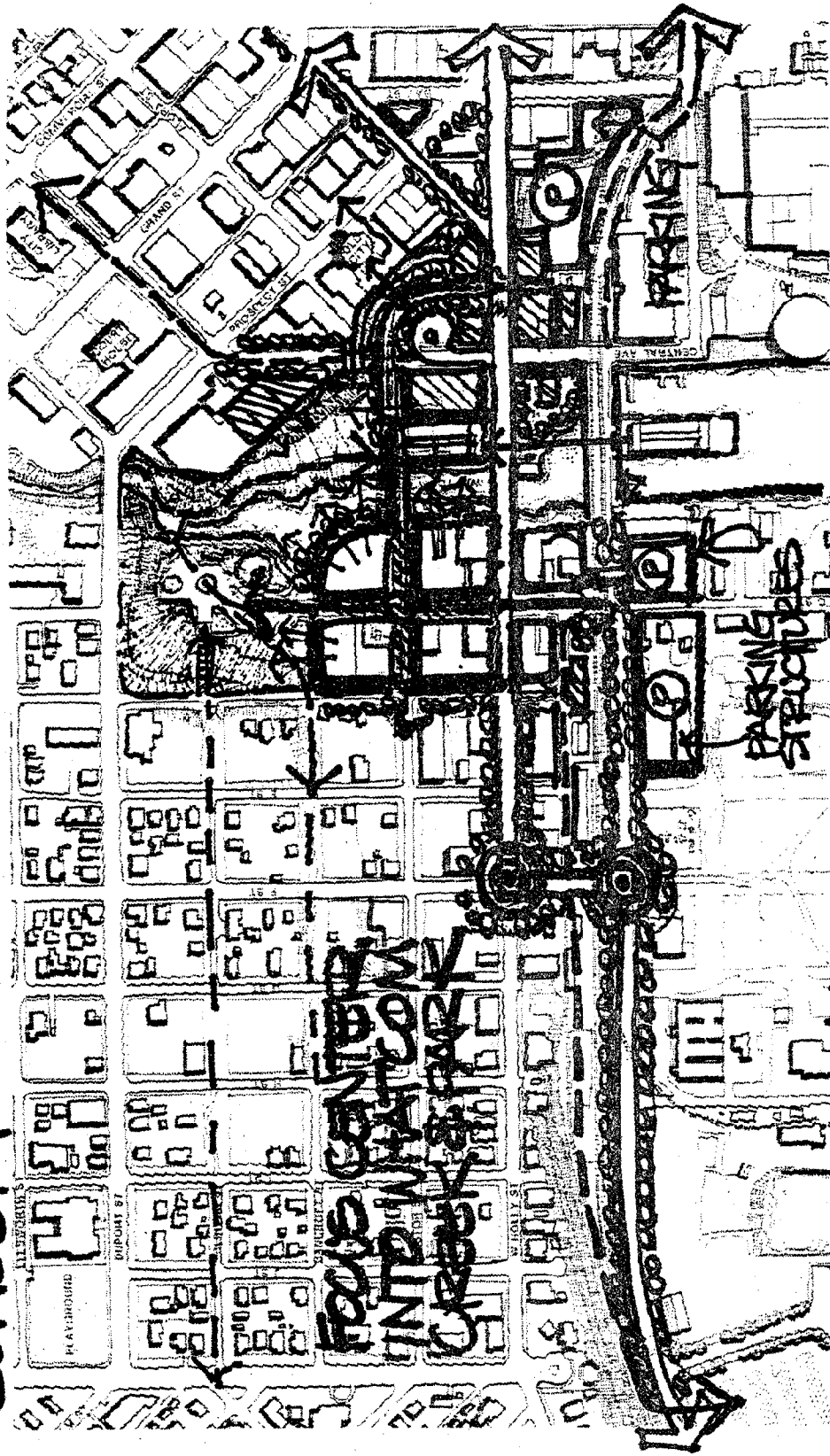


**CENTRAL PARK**  
**BELLINGHAM CENTRAL WATERFRONT**  
**DEVELOPMENT PLAN**

MANAGEMENT AND PLANNING SERVICES



**CONCEPT**



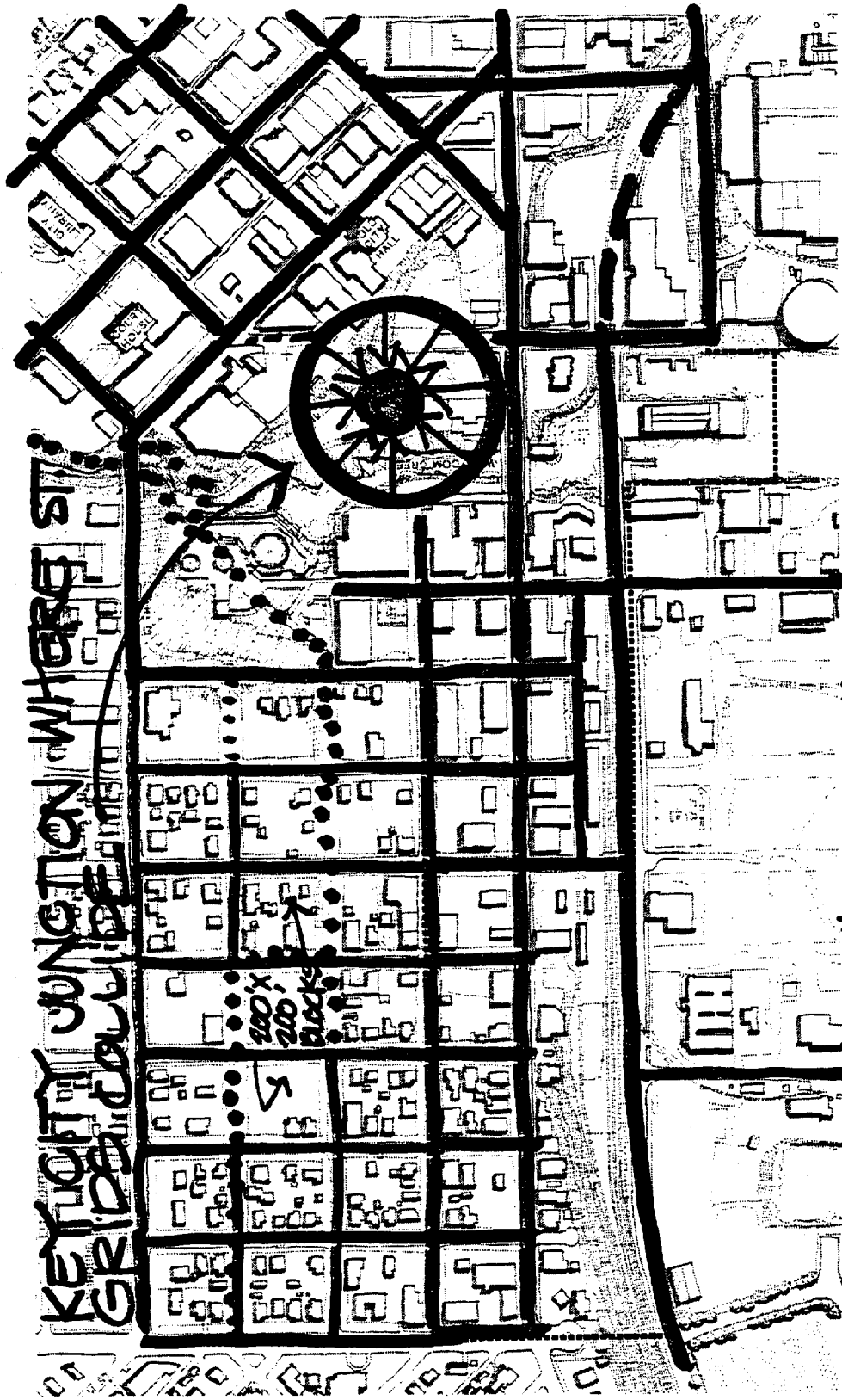
**CONVENTION & ARTS CENTER**

**PARKING STRUCTURES**

**CONVENTION & ARTS CENTER**

**BELLINGHAM CENTRAL WATERFRONT  
DEVELOPMENT PLAN**

**MANAGEMENT AND PLANNING SERVICES**



KEY LOCATION ON WATERFRONT

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

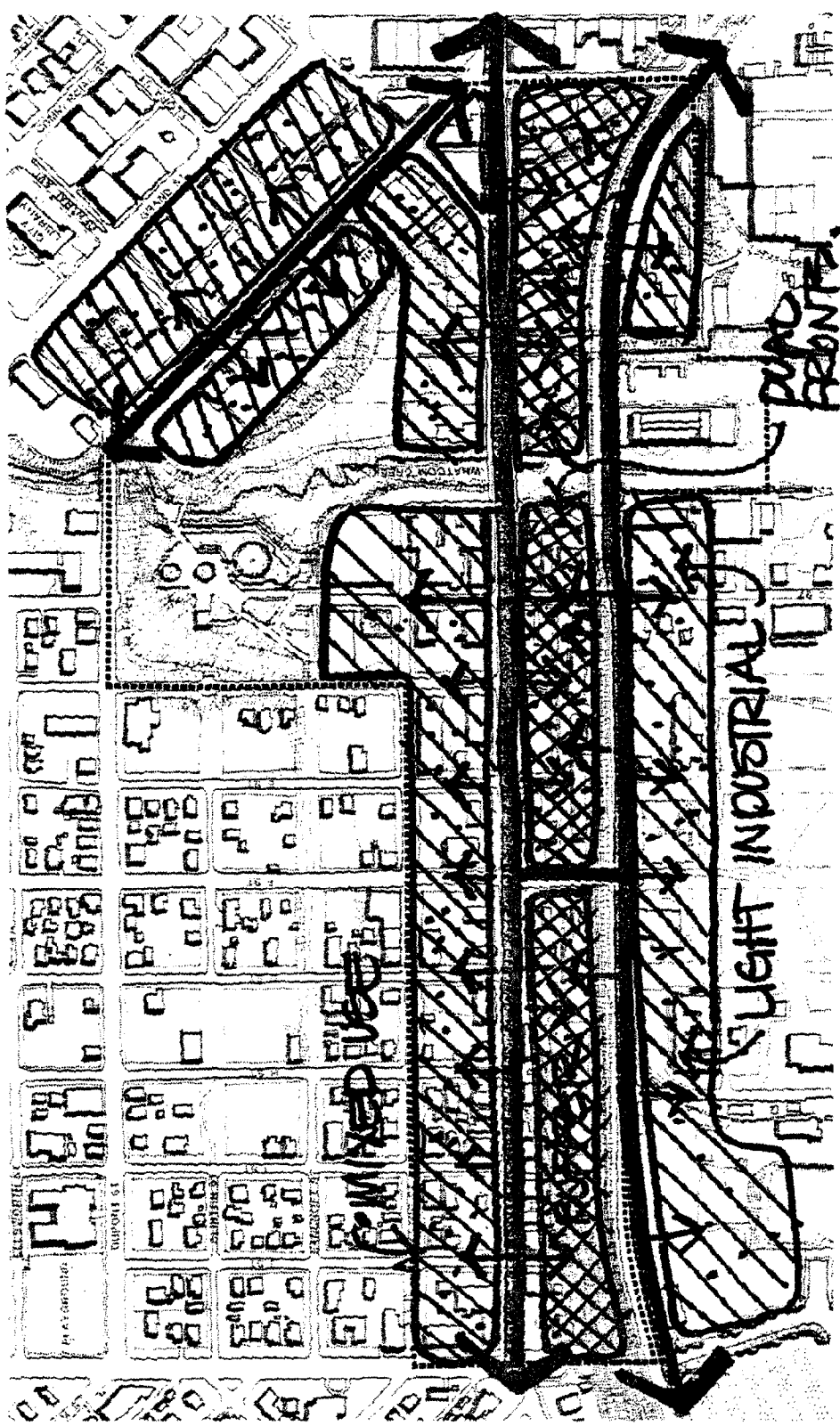
- \* DAMS & WATERFALL TO TRAP WATER IN CREEK TO REDUCE IMPACTS OF TIDAL CHANGES.
- 

## \* TIDAL CHANGES IN WHATCOM CREEK ?

- ODORS
- VISUALLY

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

CONCEPTS.  
LINKAGES #  
CORRIDORS



**CONCEPT: CORRIDORS**  
**BELLINGHAM CENTRAL WATERFRONT**  
**DEVELOPMENT PLAN**

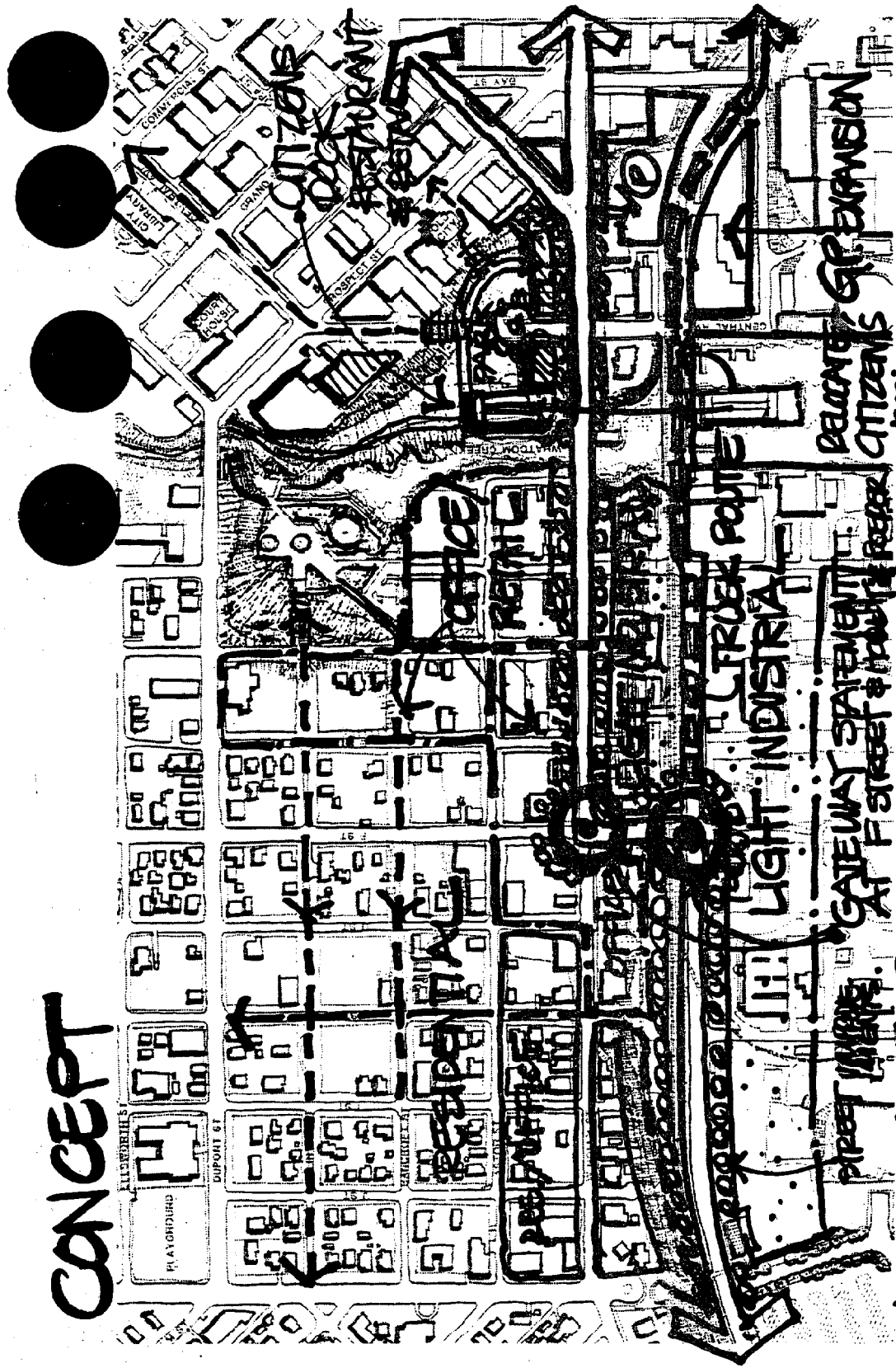
MANAGEMENT AND PLANNING SERVICES

## CONCEPT: CORRIDORS

### CHARACTERISTICS:

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

# CONCEPT



## HOLLY ST. CORRIDOR BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES

RETURN TO GP EXPANSION  
CITIZENS  
BACK.

# CONCEPT: LINKAGE IMPROVEMENT

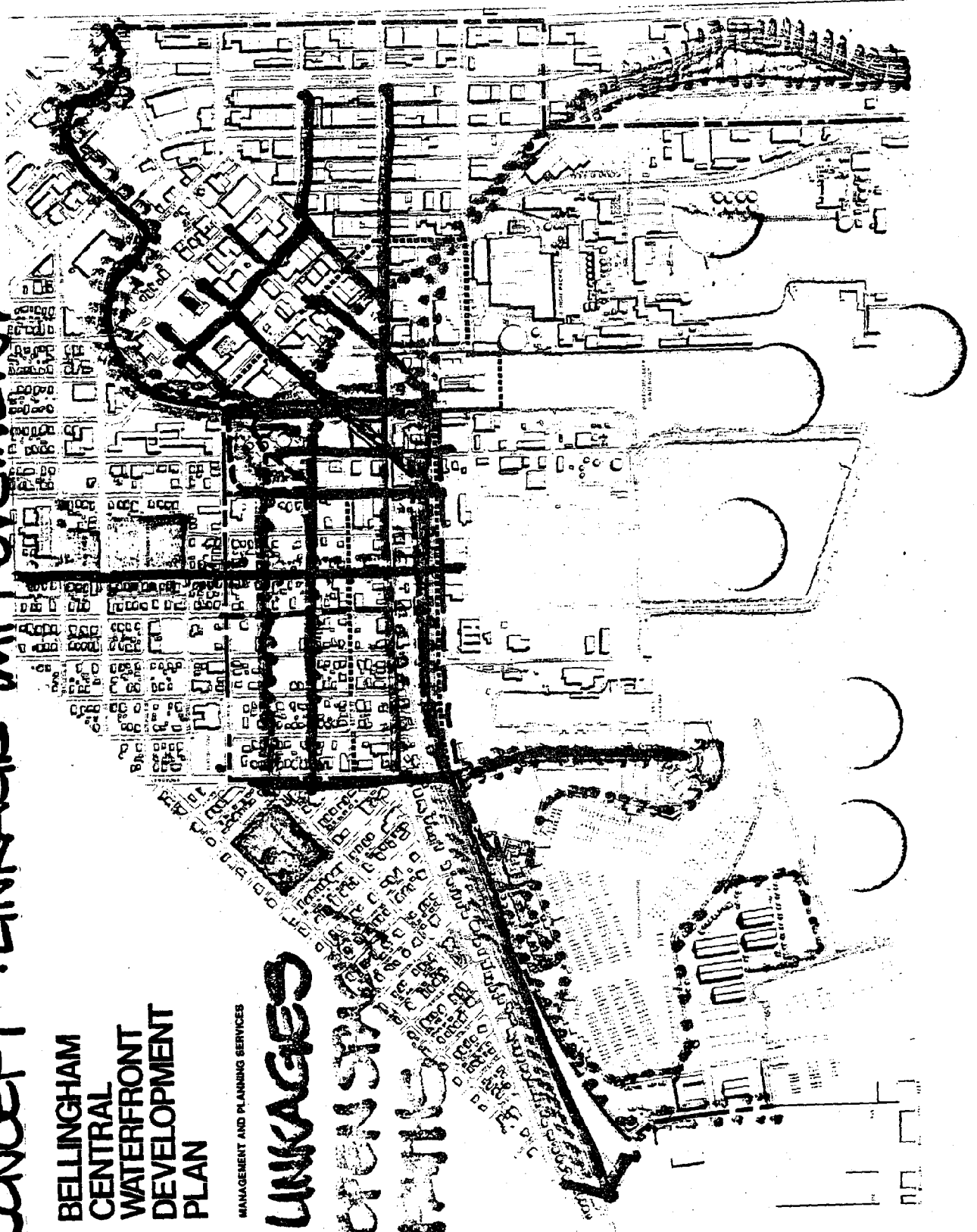
BELLINGHAM  
CENTRAL  
WATERFRONT  
DEVELOPMENT  
PLAN

MANAGEMENT AND PLANNING SERVICES

## LINKAGES

## OPEN SPACES

## PARKS

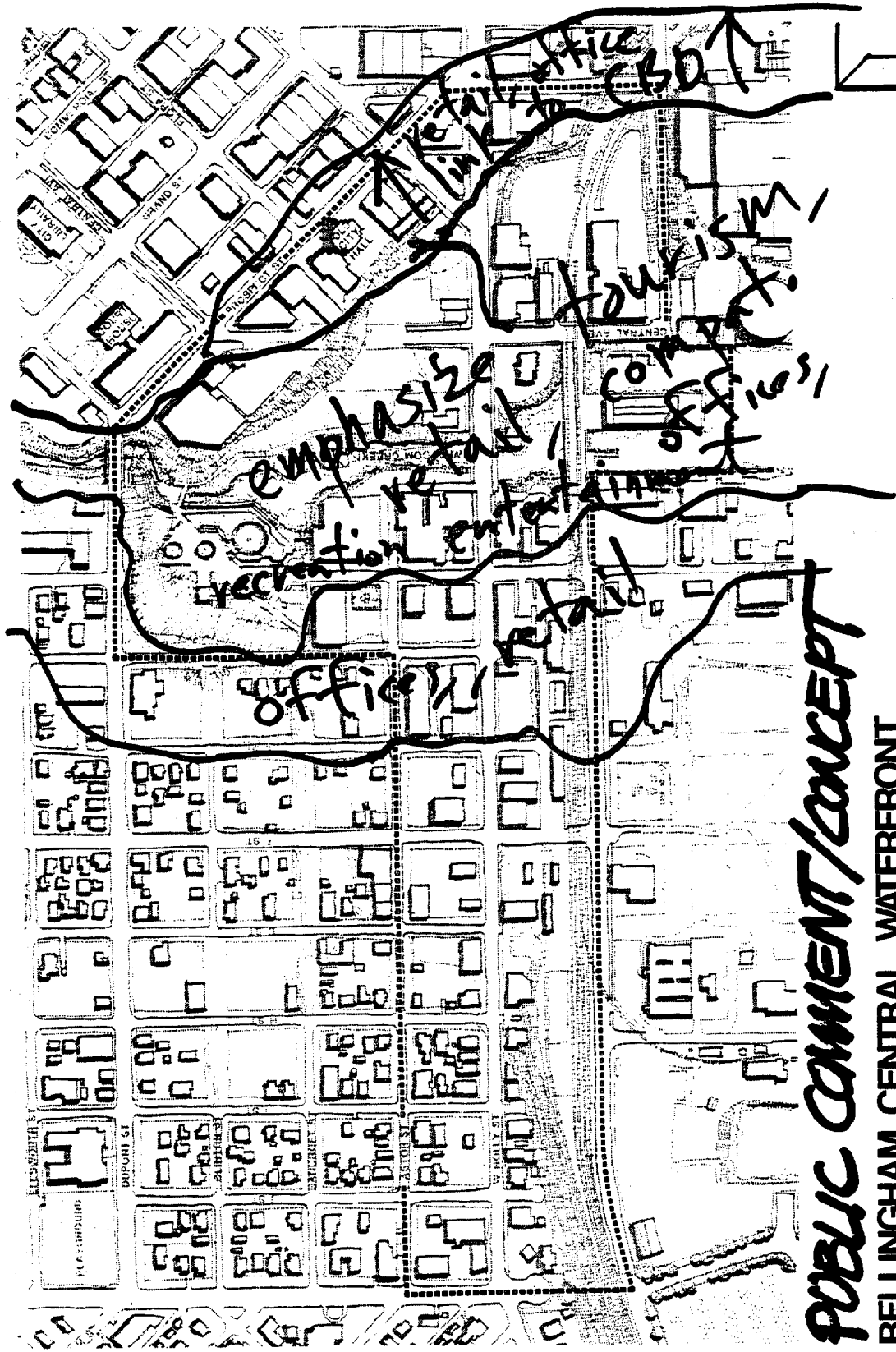




## COMMENTS ON CONCEPTS

- 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)

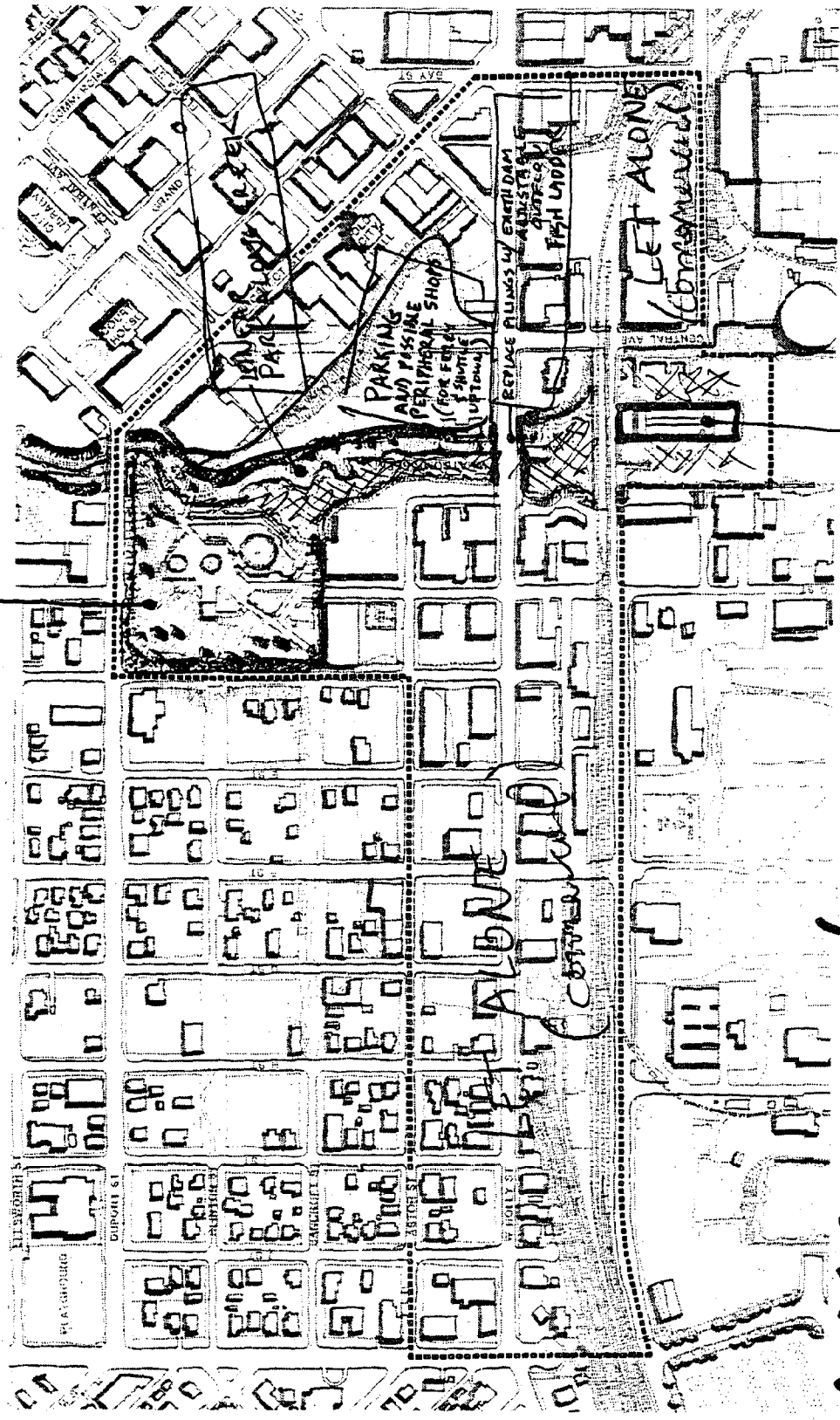


# **PUBLIC COMMENT/CONCEPT**

## **BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN**

MANAGEMENT AND PLANNING SERVICES

MORE REC DEVELOPMENT  
ON GROUNDS



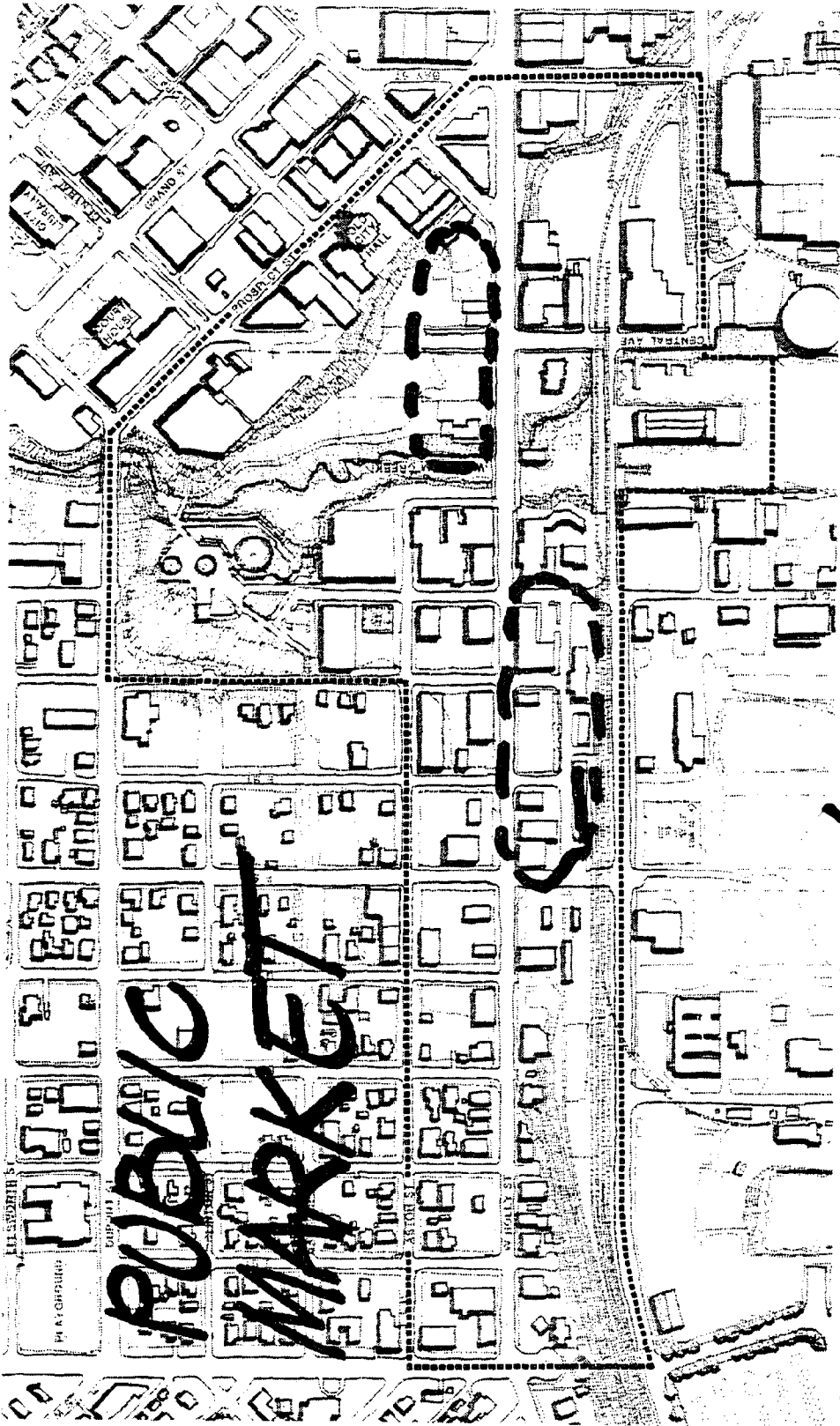
# CITY COUNCIL MAN'S IDEA/CONCEPT

## BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES

DEVELOP FISH MARKET/BIHAM FERRY  
HARBOUR TOURS  
ISLAND PASSENGER SERVICE  
ALSO RESTAURANTS  
SPECIALTY SHOPS

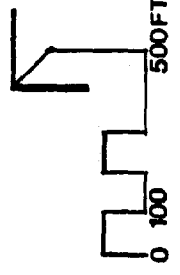
T.P.R.

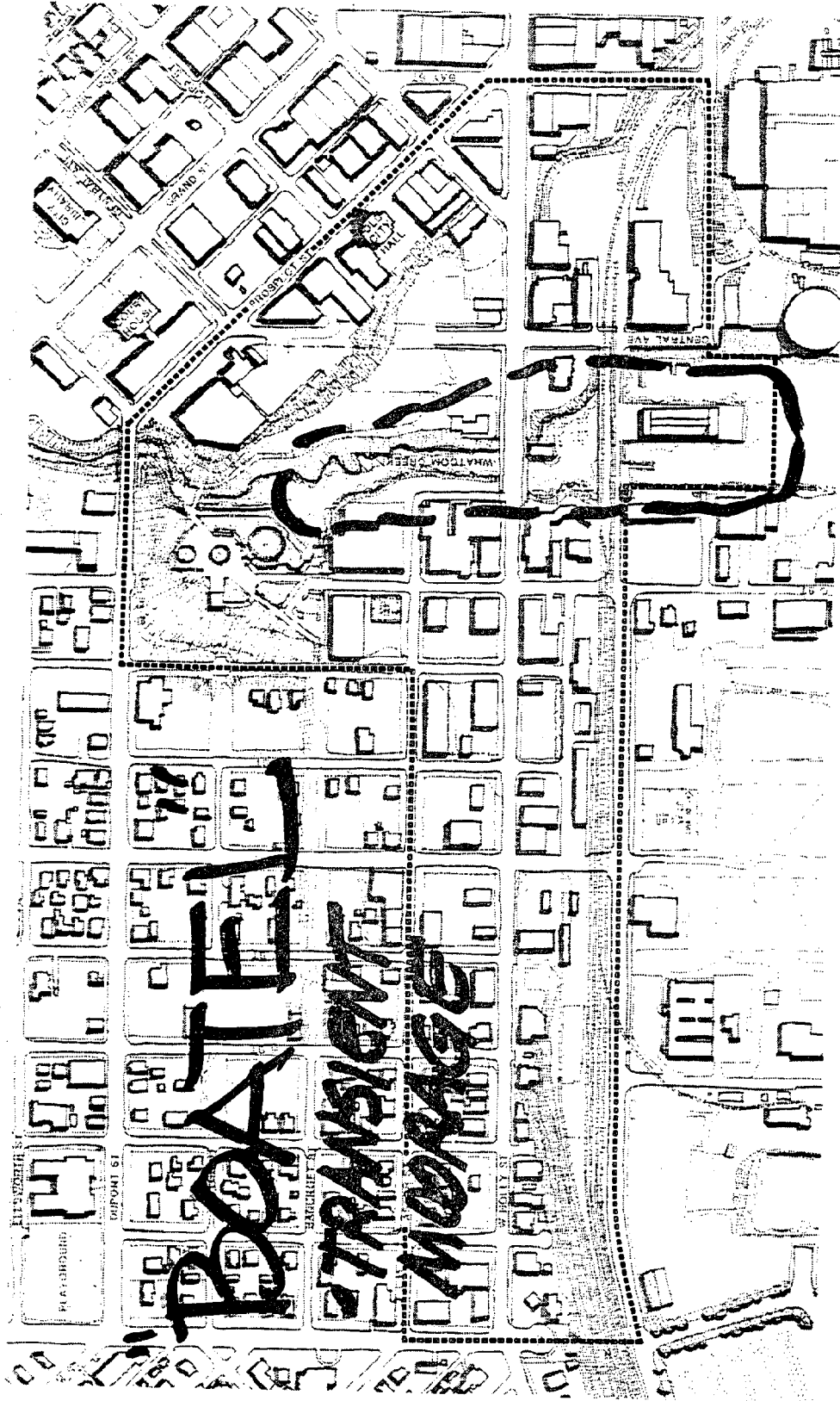


*Public comment / concept*

**BELLINGHAM CENTRAL WATERFRONT  
DEVELOPMENT PLAN**

MANAGEMENT AND PLANNING SERVICES

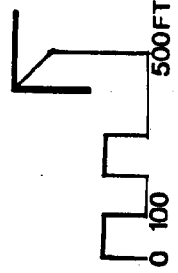




**WATERFRONT  
MANAGEMENT**

**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 STREETS  
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

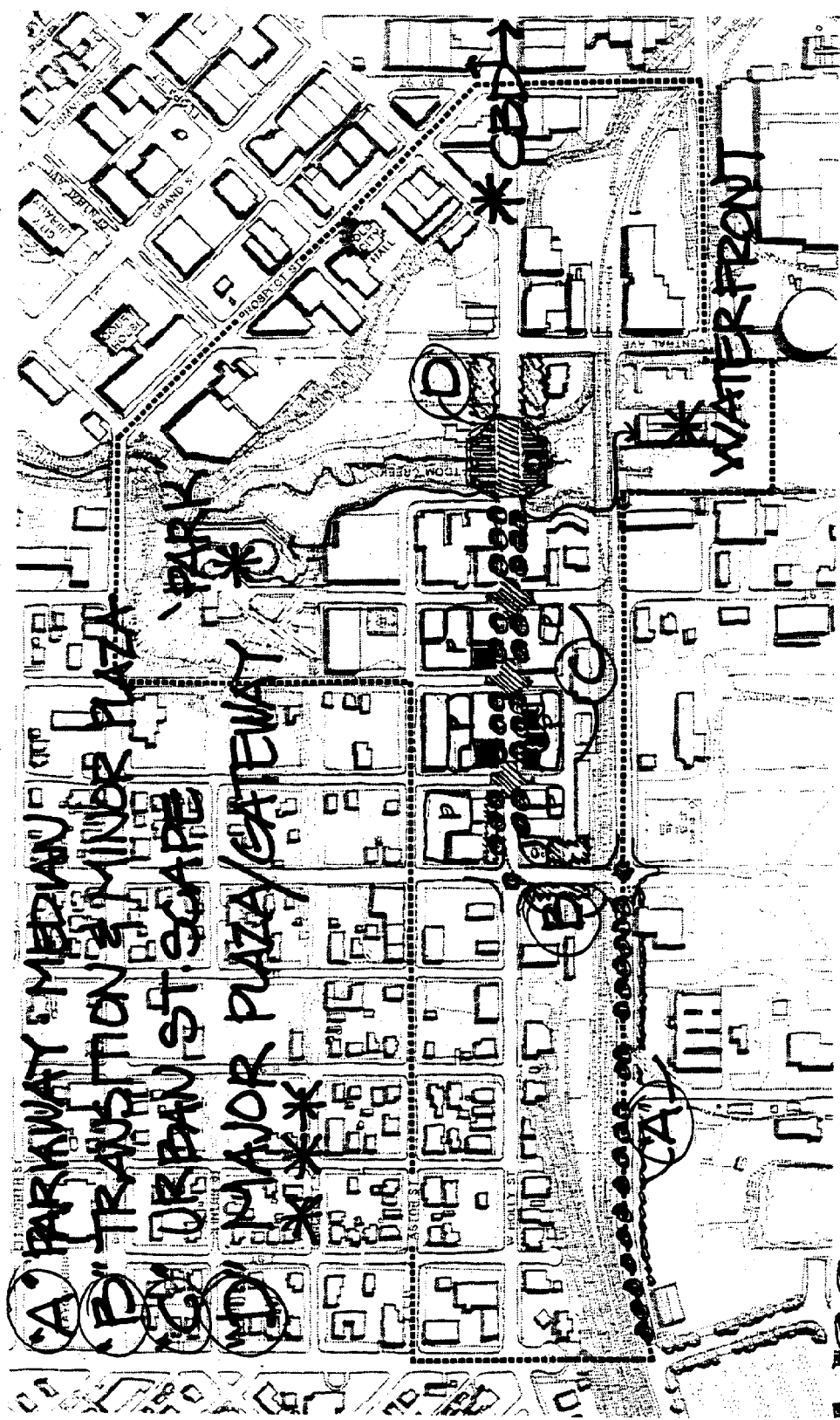
- IMPROVE CROSSWALKS
  - MAINTAIN ON STREET PARKING
- 

## 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

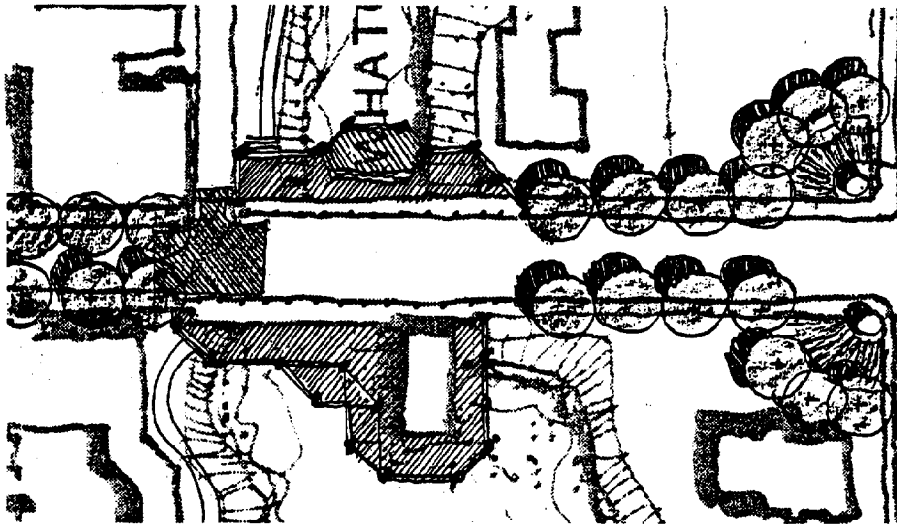
## BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN



MANAGEMENT AND PLANNING SERVICES



# "MAJOR PLAZA-GATEWAY"



---

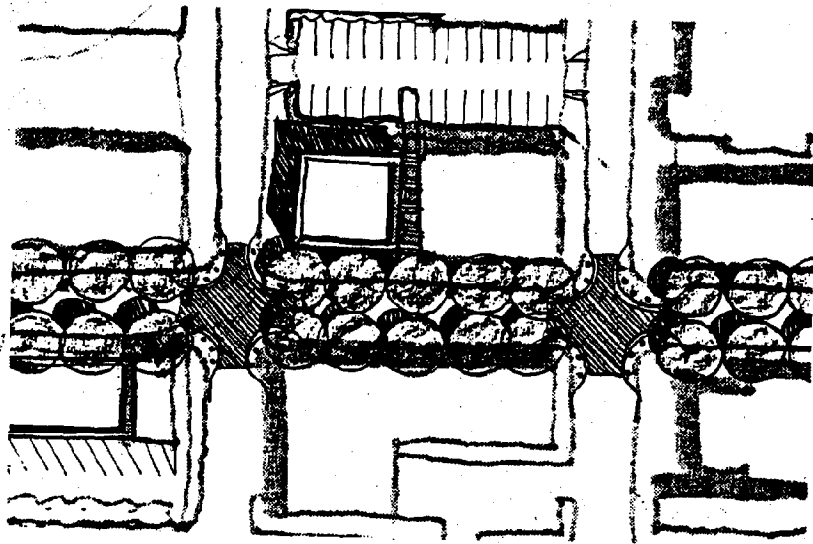
## MAJOR PLAZA · GATEWAY

---

- 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.

---

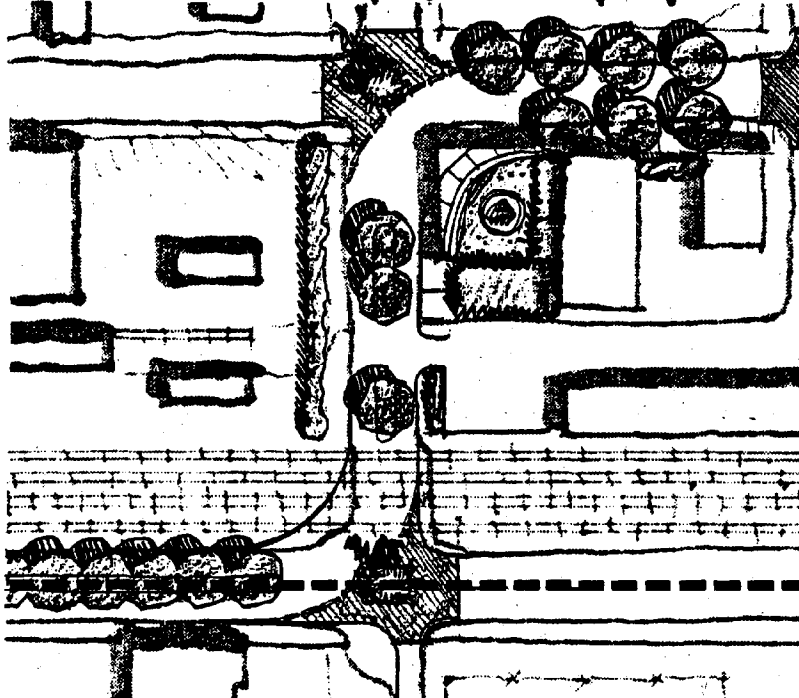
- INFILL DEVELOPMENT
  - PARKING @ REAR
  - MAINTAIN ON ST. PARKING
  - ENHANCE PED. AREAS.
- 

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

# - PHONES

- FACADE & SIGNAGE CONTROLS
- DECORATIVE PAVING
- ART

"TRANSITION"

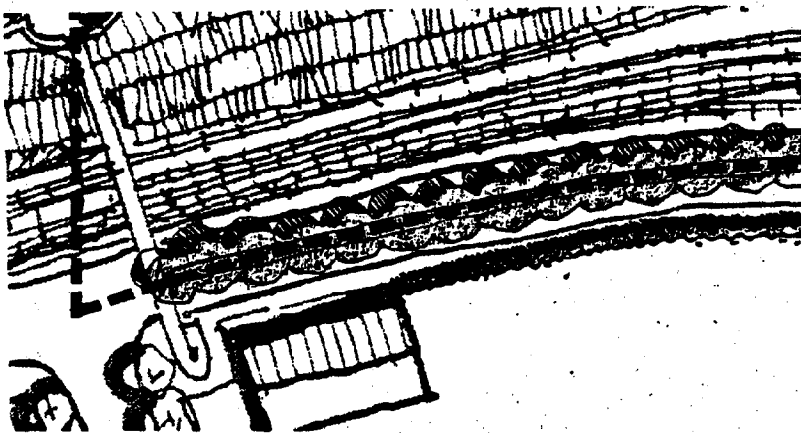


## TRANSITION - "F" STREET

- 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"

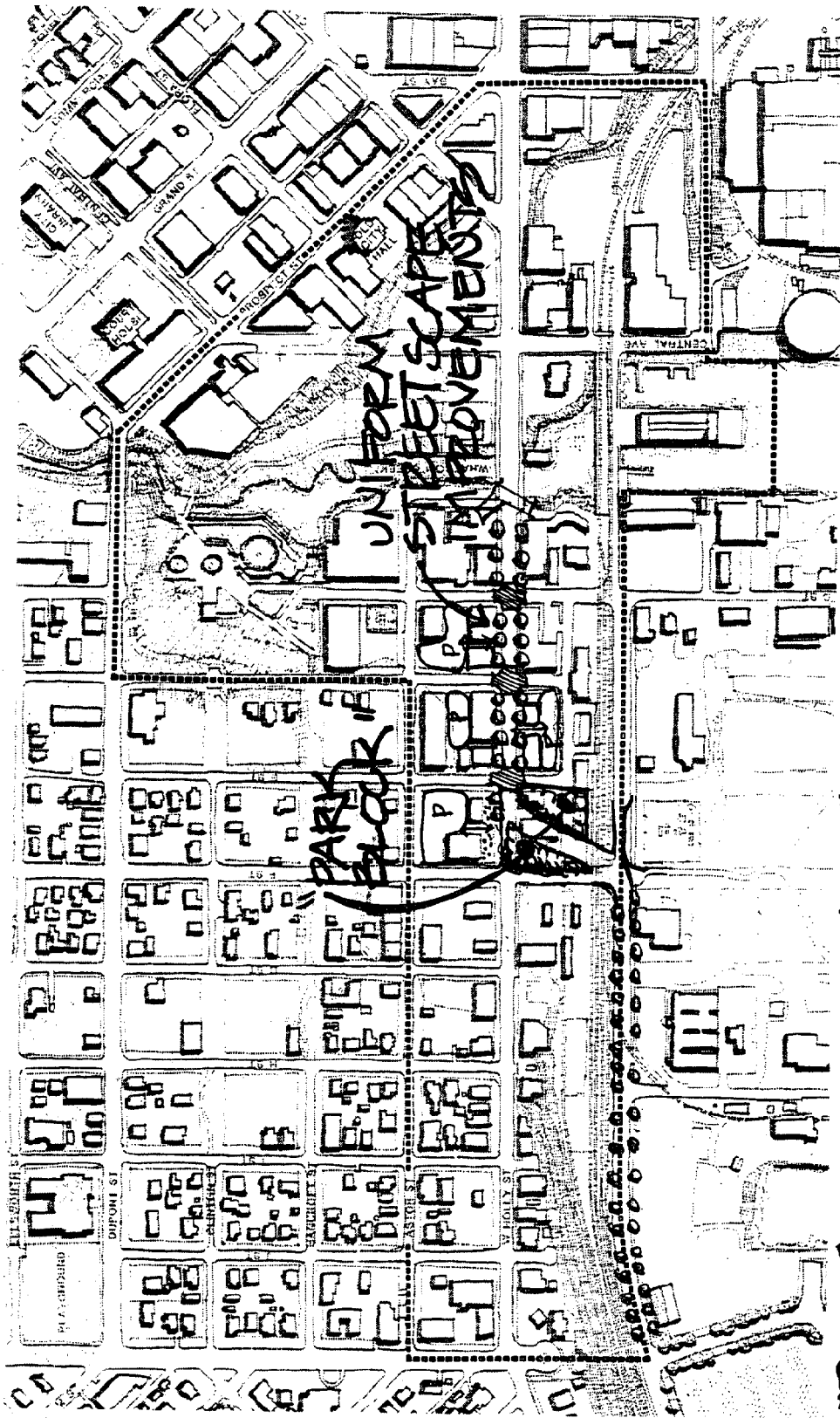


ON  
ROEDER

---

## 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

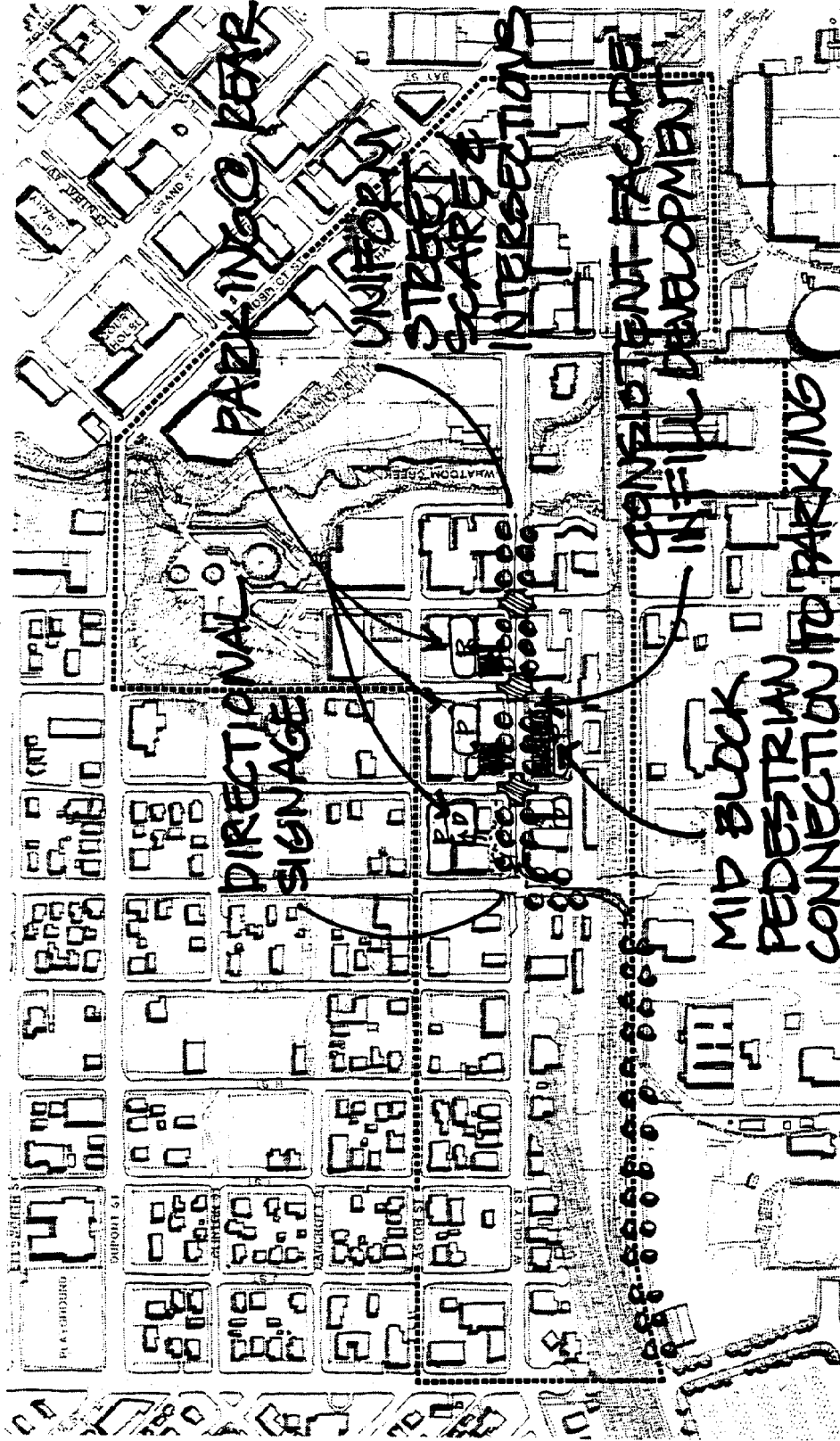


# REALIGN 'E' ST.

## BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES



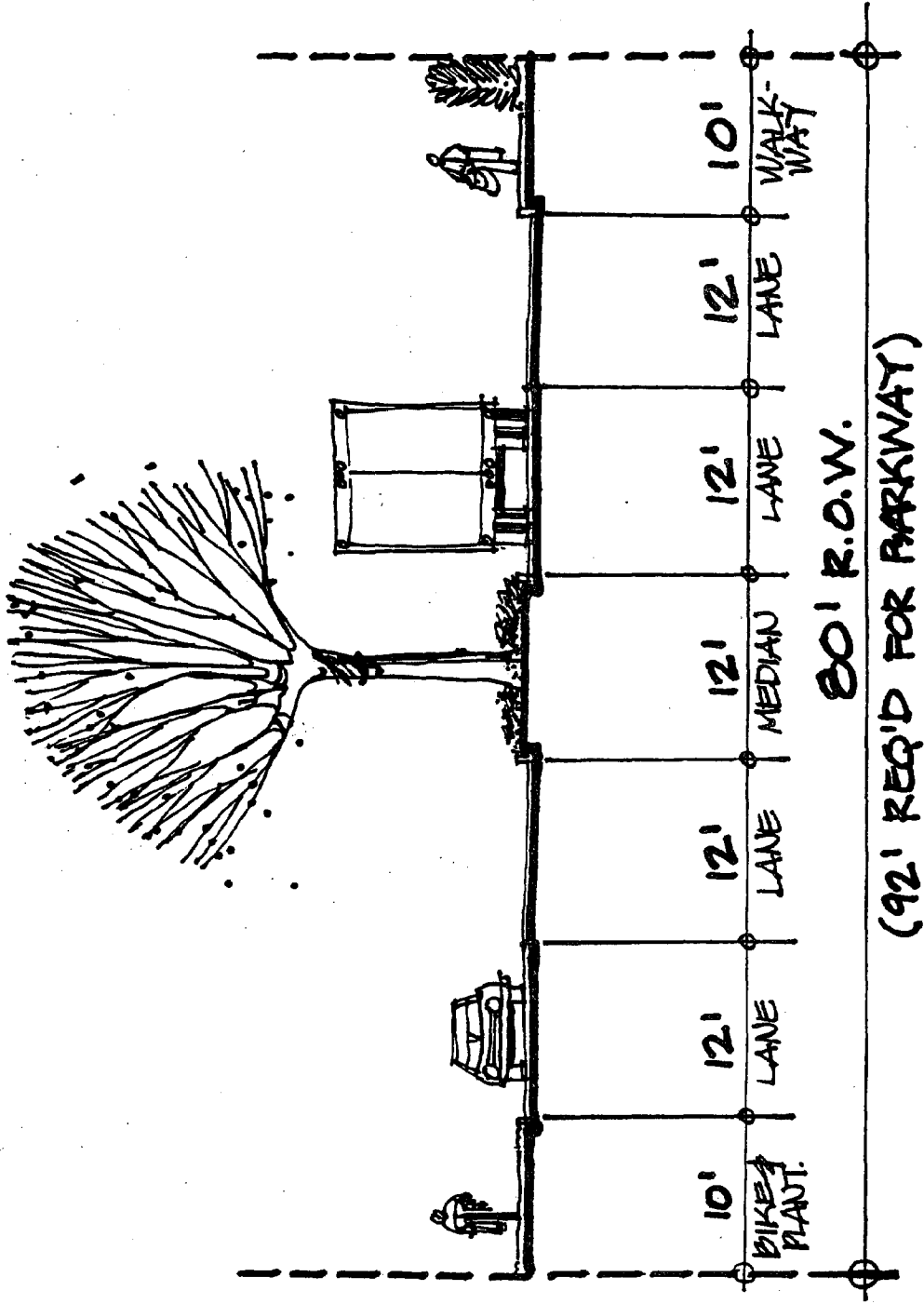


# IMPROVE TURNING MOVEMENT

BELLINGHAM CENTRAL WATERFRONT  
DEVELOPMENT PLAN

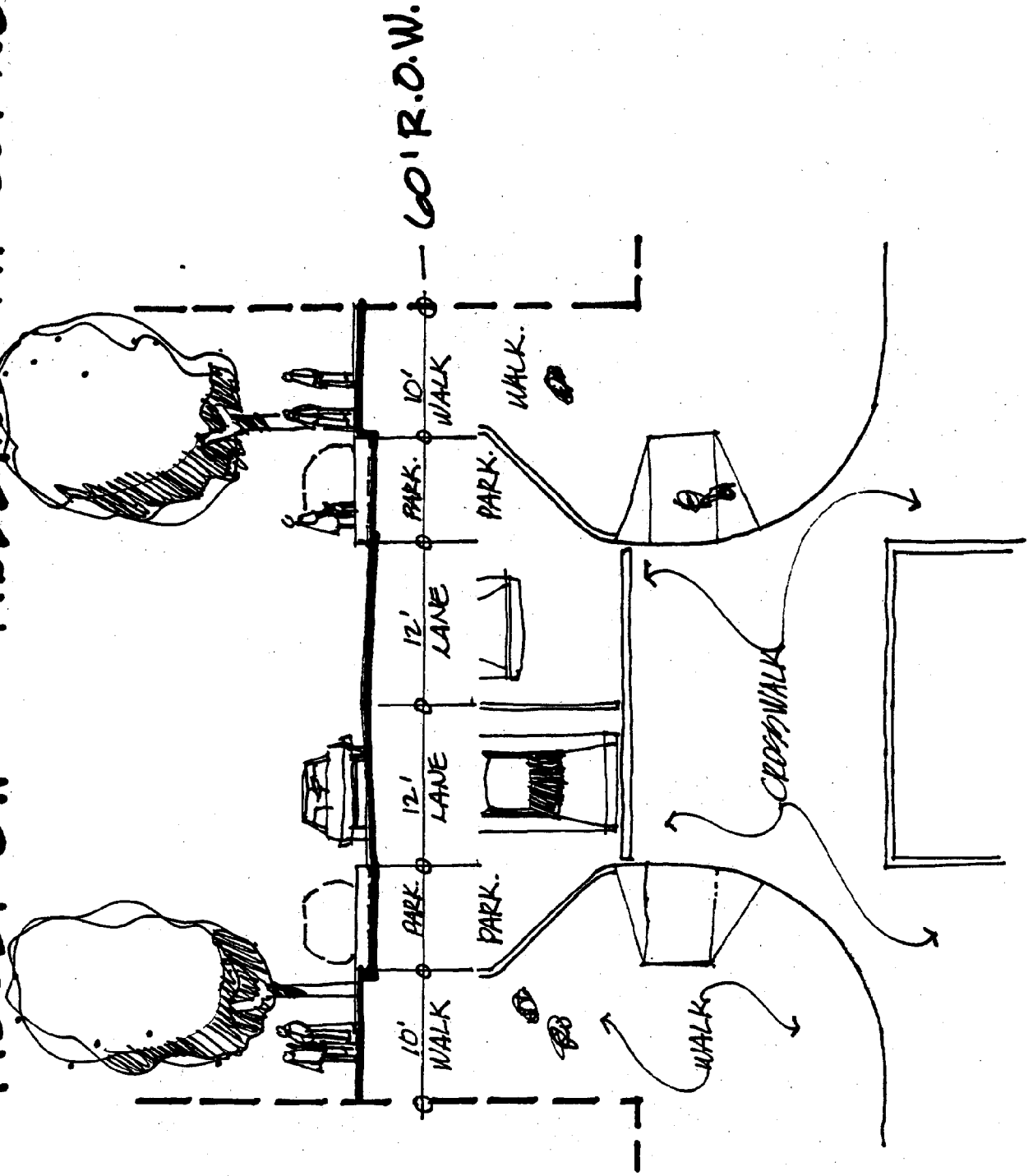
MANAGEMENT AND PLANNING SERVICES

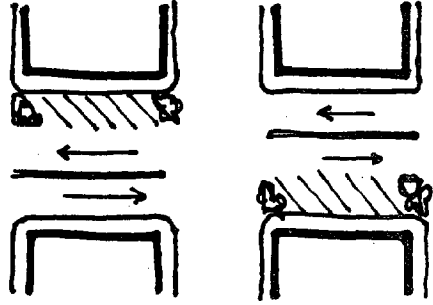
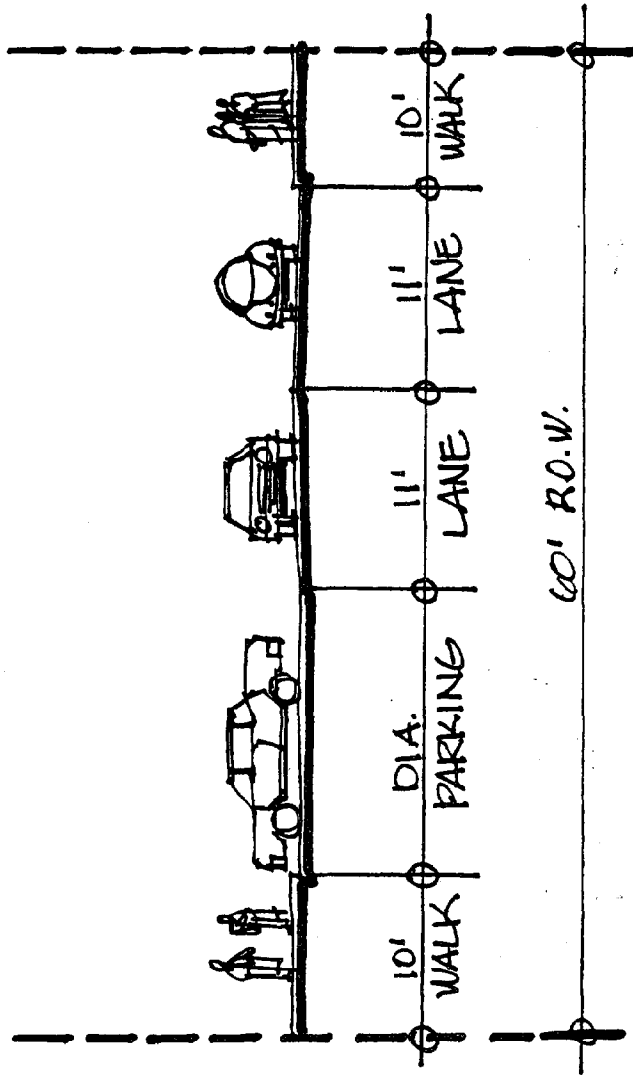




ROEDER: "PARKWAY" & 4 LANES

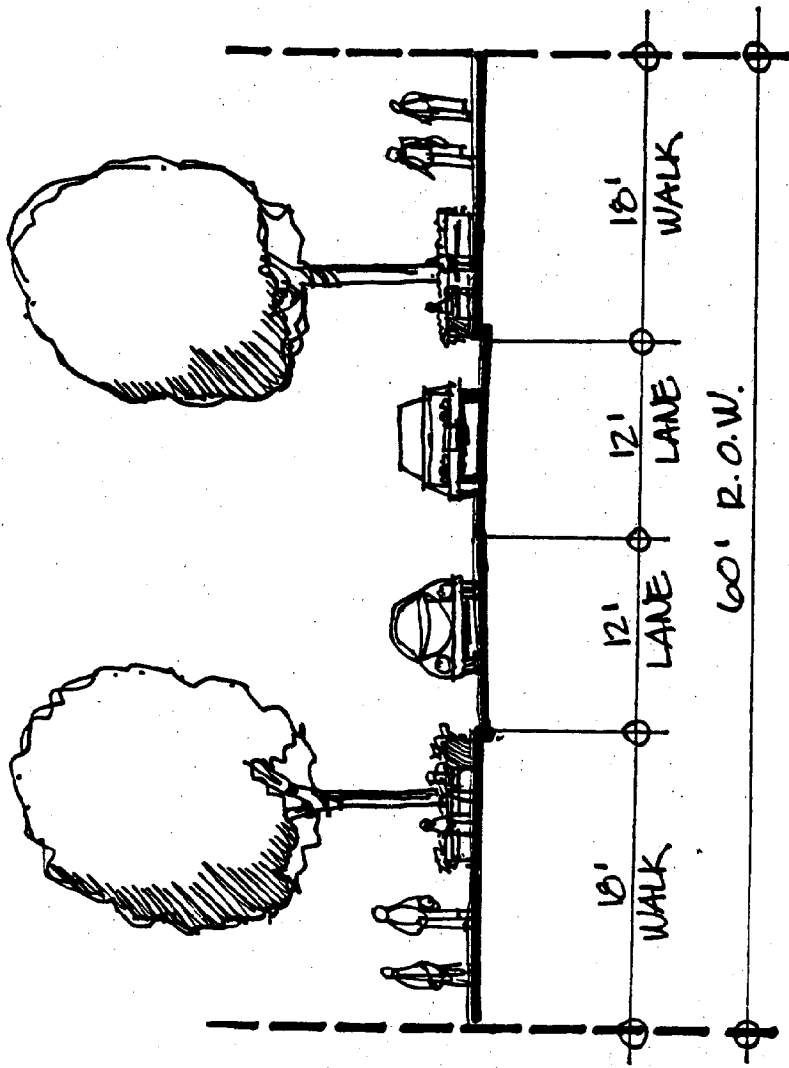
# HOLLY ST. "HUBBINGS" AT CORNERS



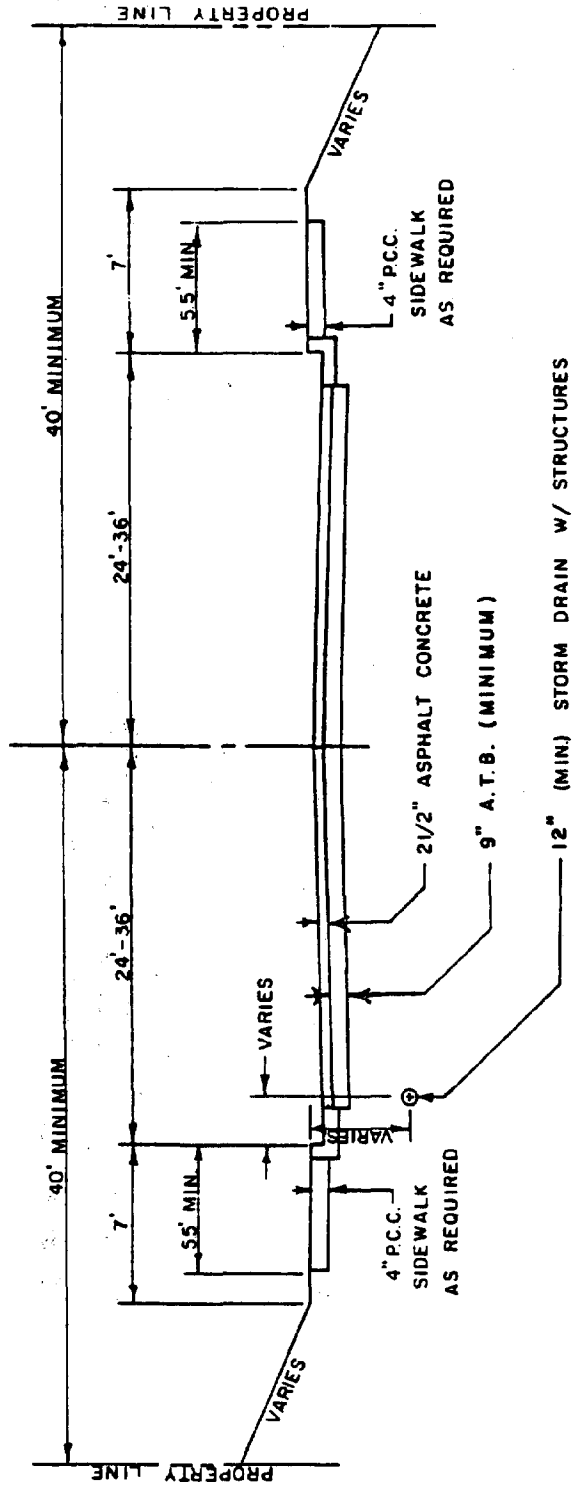


PLAN

HOLLY ST. : DIA. PARKING - ALT BLOCKS



HOLLY ST. . NO ON ST. PARKING



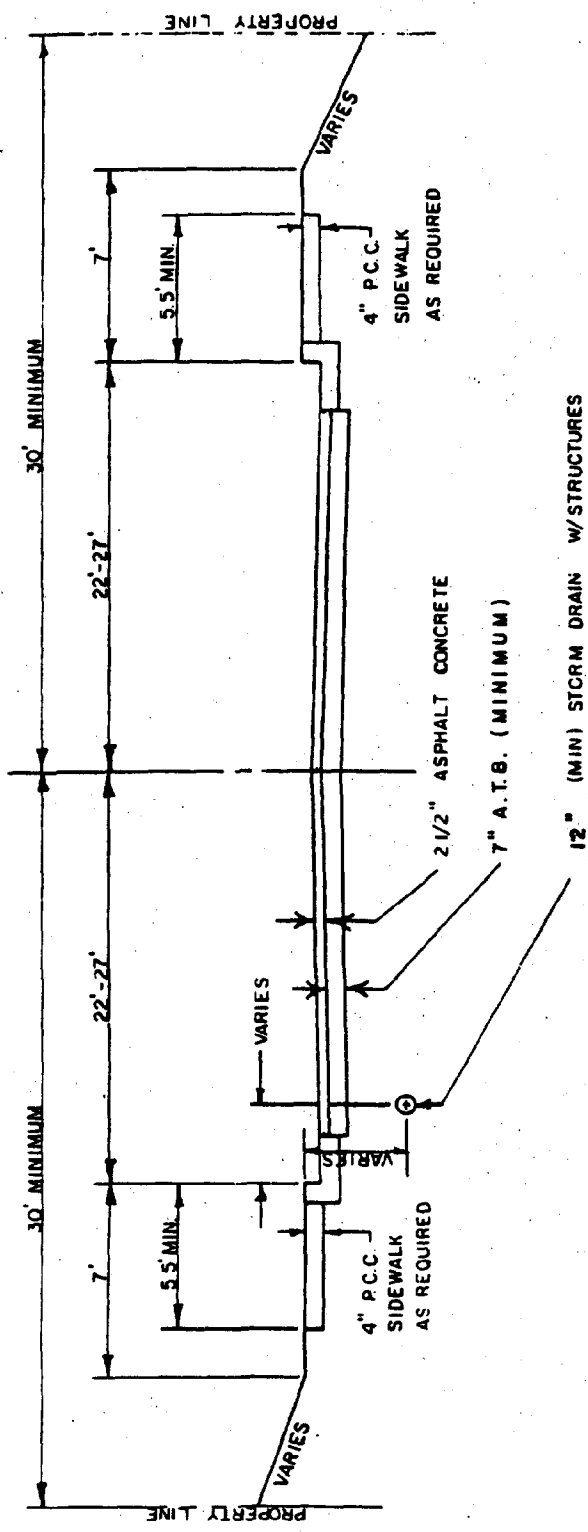
NOTE: 1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE PROVISIONS OF APPLICABLE SECTIONS OF A P W A "STANDARD SPECIFICATIONS" AND SHALL CONFORM TO THE REQUIREMENTS OF THE CITY ENGINEER.

APPROVED  
 TOM ROSENBERG  
 CITY ENGINEER

5-85  
 DATE

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

DRAWING  
 ST-26



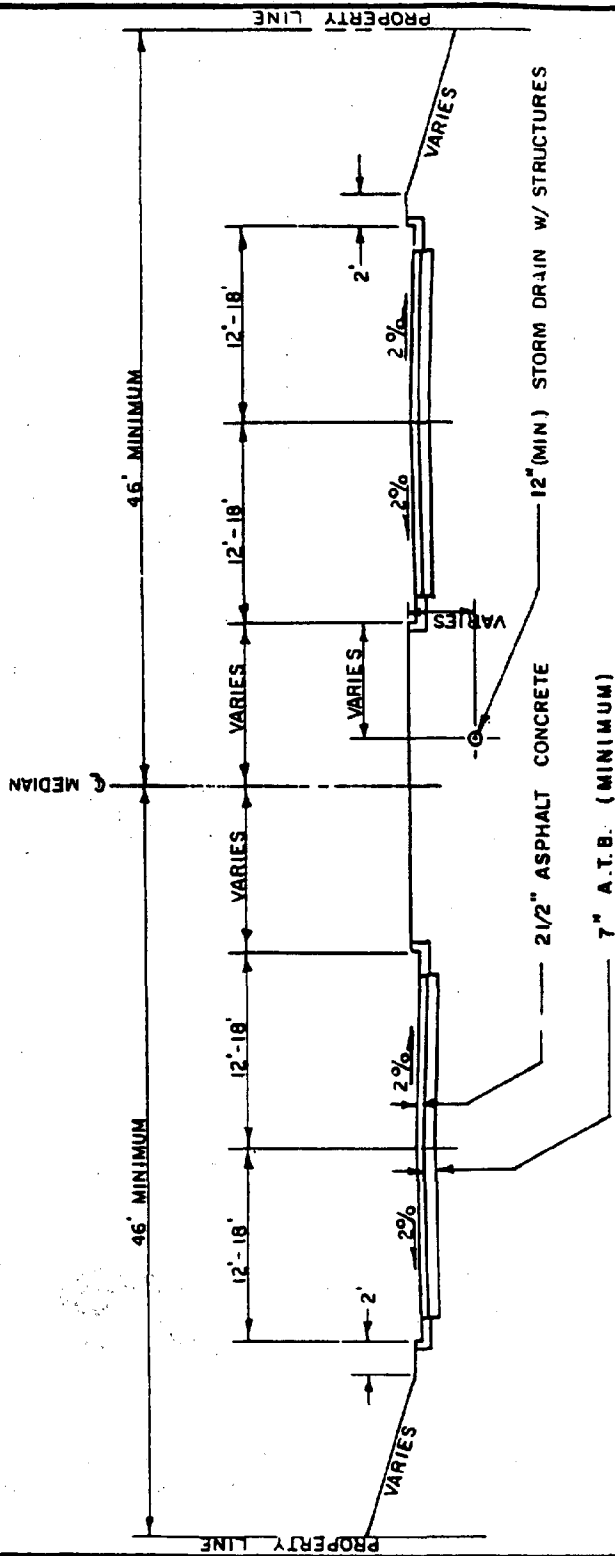
NOTE: 1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE PROVISIONS OF APPLICABLE SECTIONS OF A PWA "STANDARD SPECIFICATIONS" AND SHALL CONFORM TO THE REQUIREMENTS OF THE CITY ENGINEER.

APPROVED  
TOM ROSENBERG  
 CITY ENGINEER

5-85  
 DATE

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

DRAWING  
 ST-25

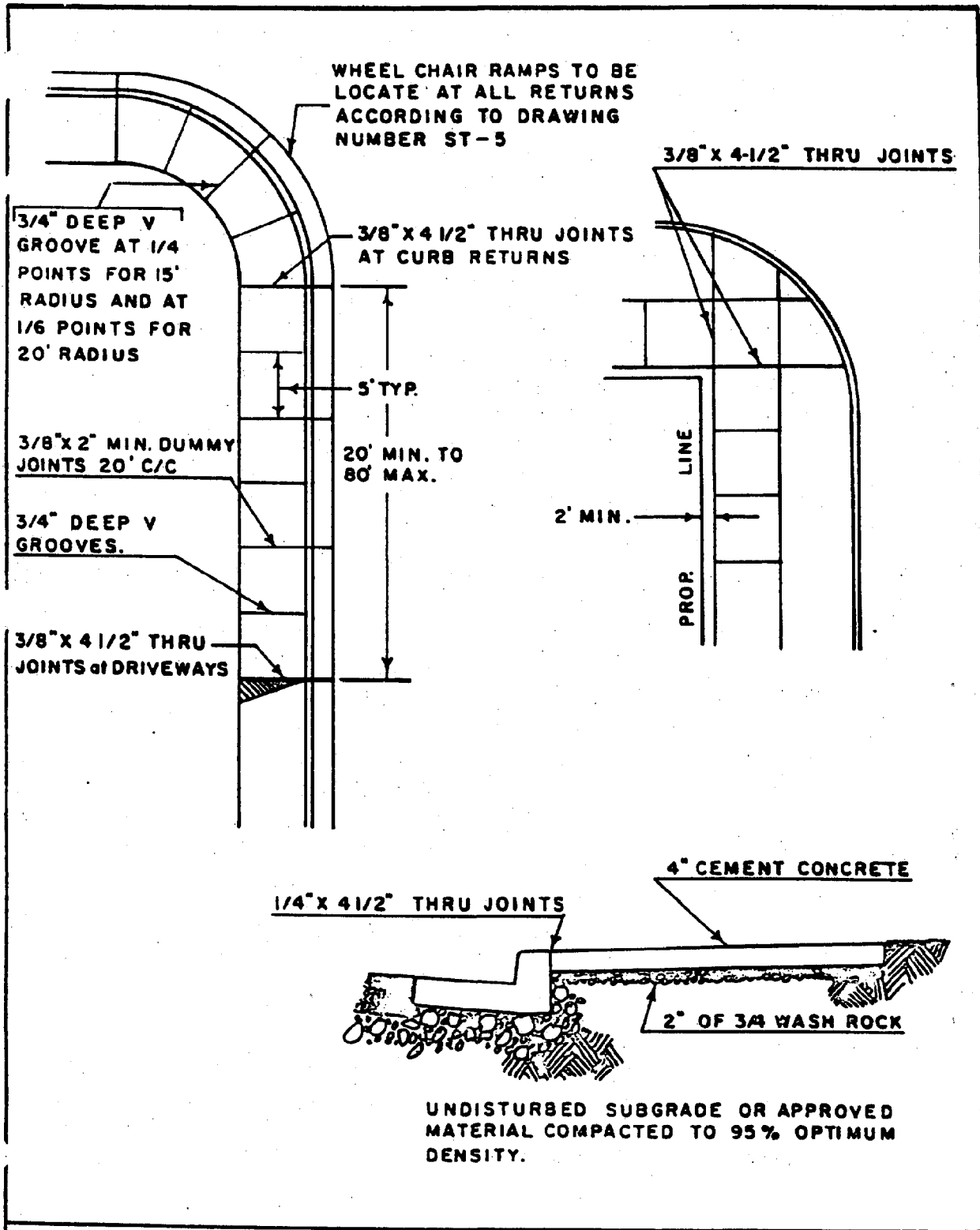


NOTE: 1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE PROVISIONS OF APPLICABLE SECTIONS OF APWA "STANDARD SPECIFICATIONS" AND SHALL CONFORM TO THE REQUIREMENTS OF THE CITY ENGINEER.

APPROVED  
TOM ROSENBERG 5-85  
 CITY ENGINEER DATE

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

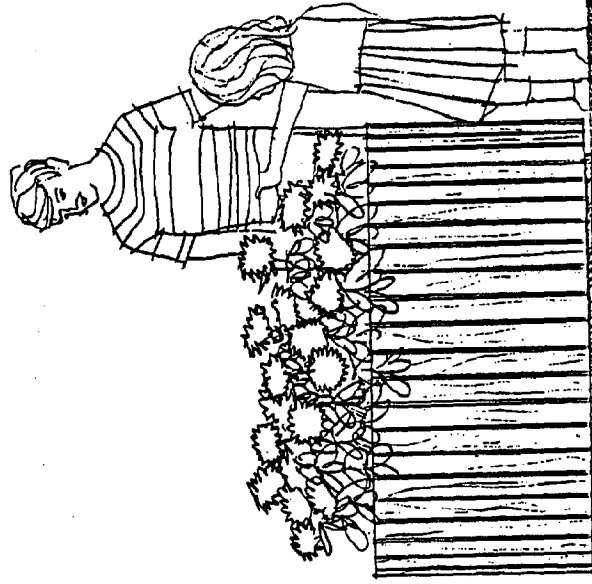
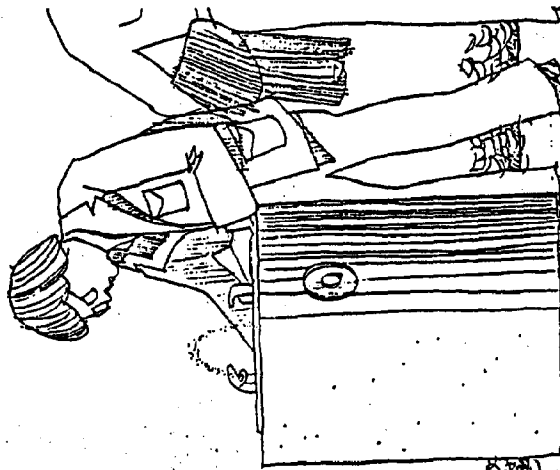
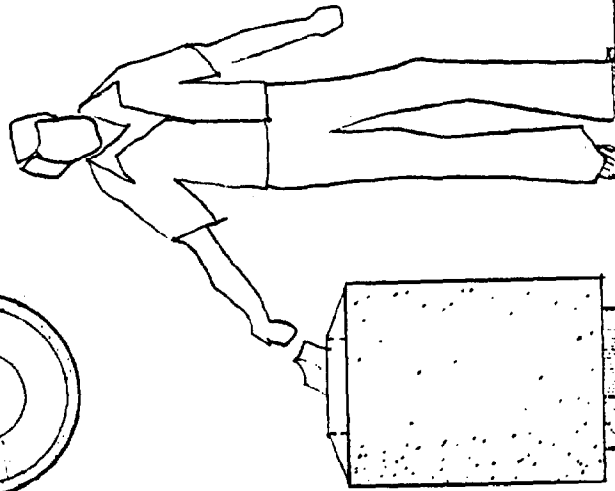
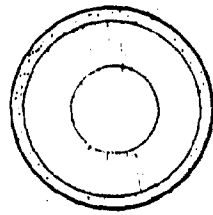
DRAWING  
 ST-27



<p>APPROVED _____</p> <p>CITY ENGINEER                      DATE</p>	<p>CITY OF BELLINGHAM</p> <p>SIDEWALK</p>	<p>DRAWING</p> <p>ST-14</p> <p>1 of 2</p>
--	---	---

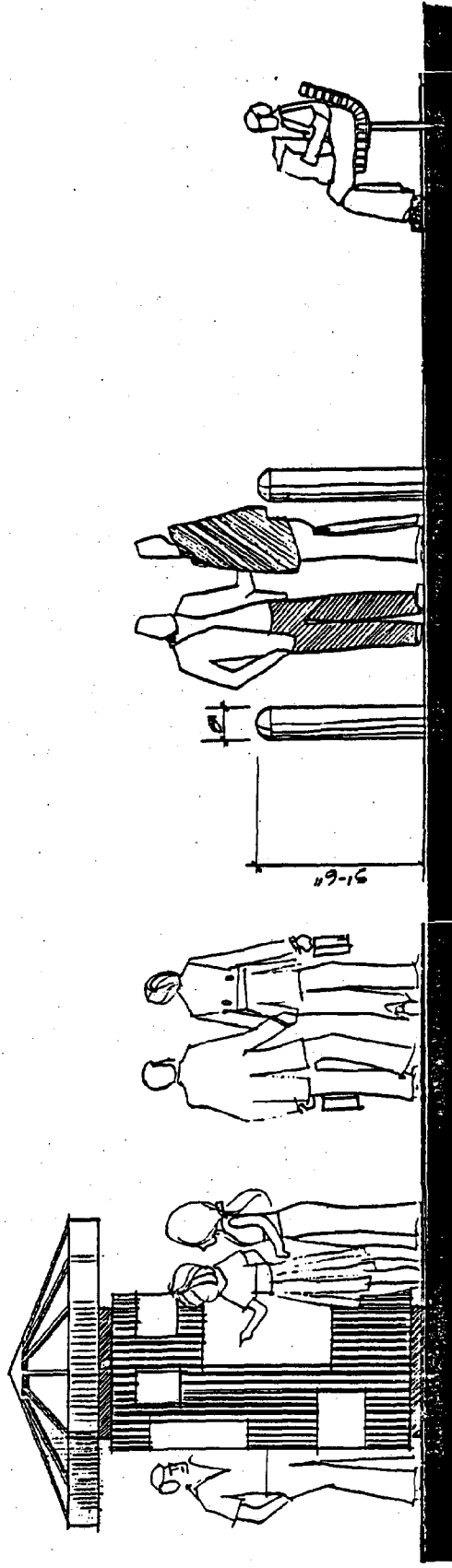


# STREET FURNITURE



DRINKING FOUNTAIN  
TRASH CONTAINER  
FLOWER POTS

# STREET FURNITURE

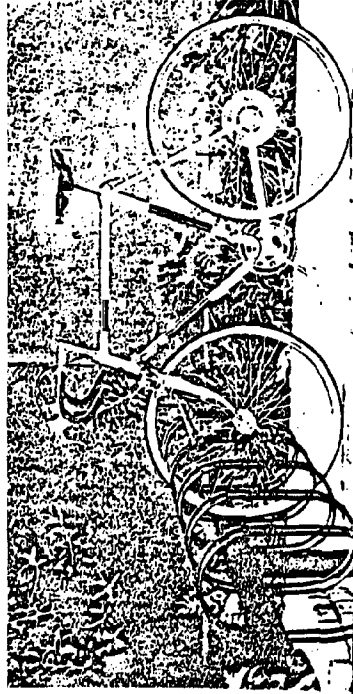
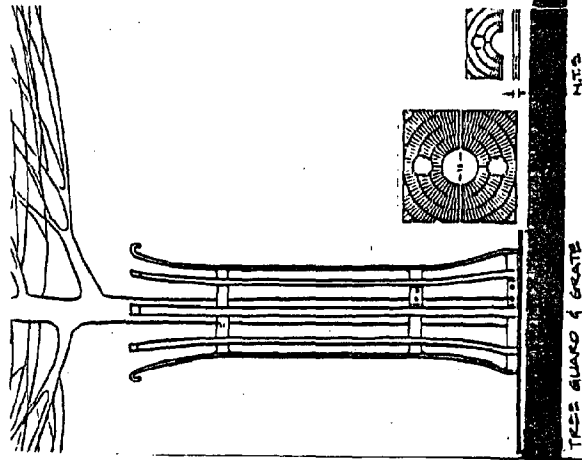


KIOSK

BOLLARD

BENCH

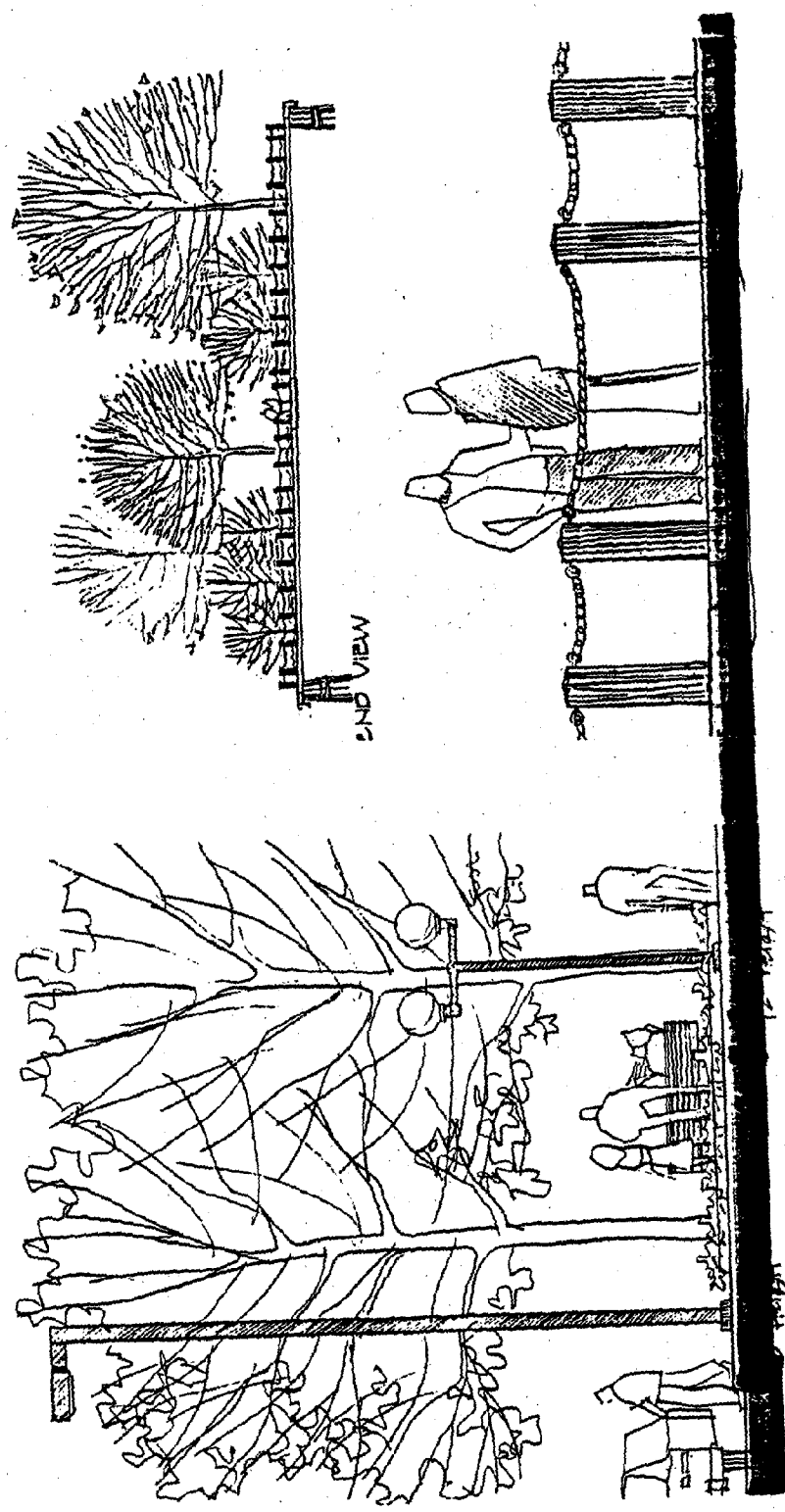
# STREET FURNITURE



TREE  
GUARD &  
GRATE

BIKE RACK

# STREET FURNITURE



2ND VIEW

# LIGHTING THEME



DEPARTMENT OF PUBLIC WORKS, 210 Lottie St., Bellingham, Washington 98225  
Telephone (206) 678-6981

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.

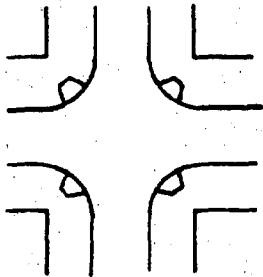
SIDEWALKS IN CUT SECTIONS SHALL BE DRAINED ACCORDING TO STANDARD PLAN NO. ST16.

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

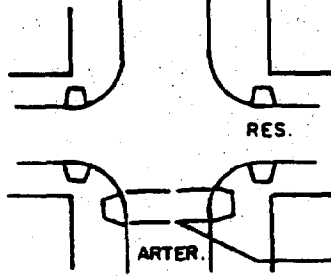
FURTHER REQUIREMENTS SHALL BE AS SPECIFIED IN THE STANDARD SPECIFICATIONS.

TYPICAL LOCATION PLANS

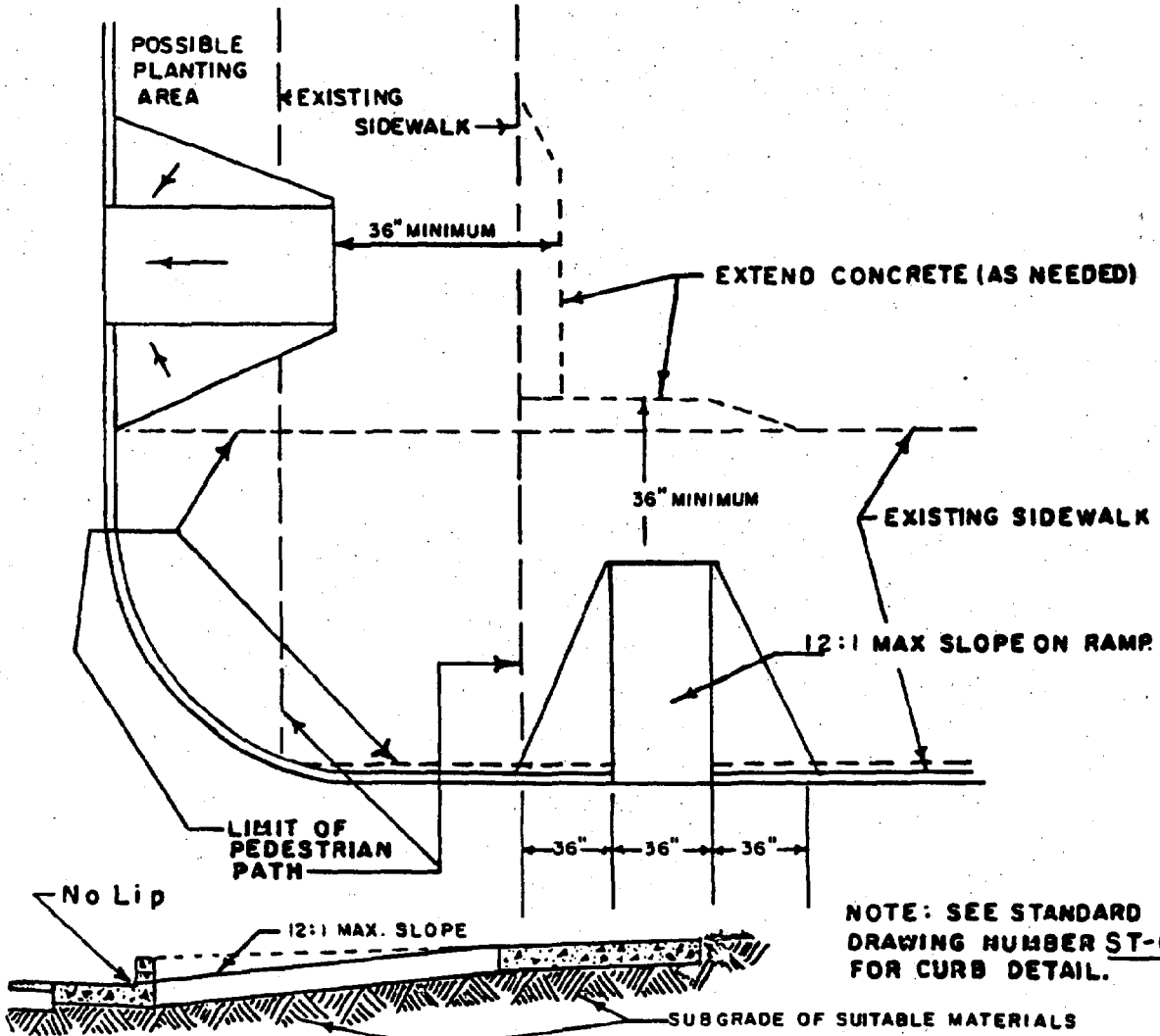
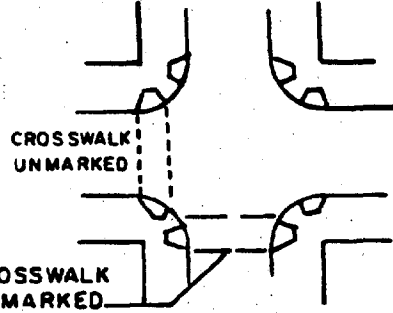
RESIDENTIAL-RESIDENTIAL



RESIDENTIAL-ARTERIAL



ARTERIAL-ARTERIAL



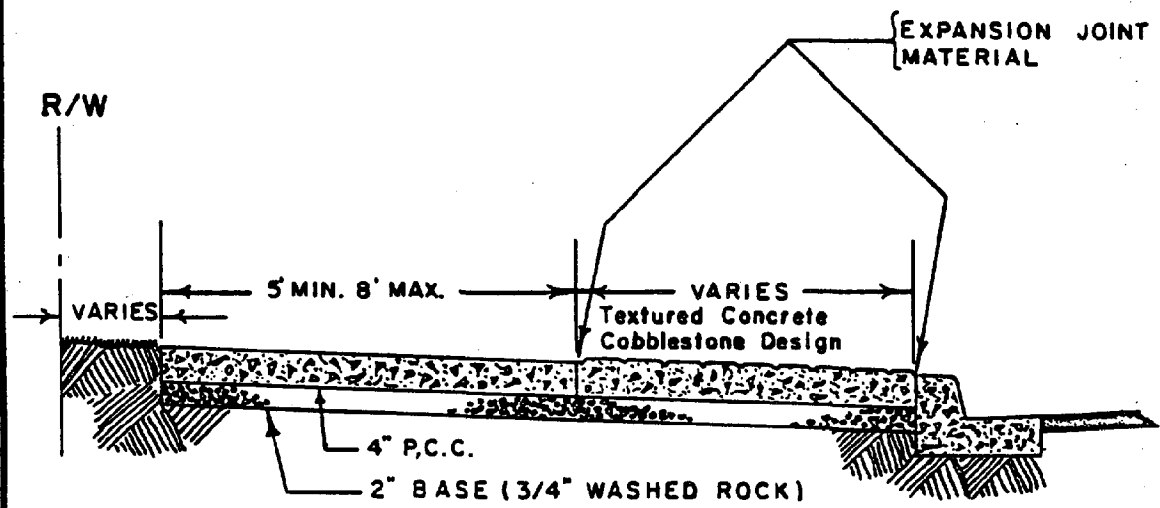
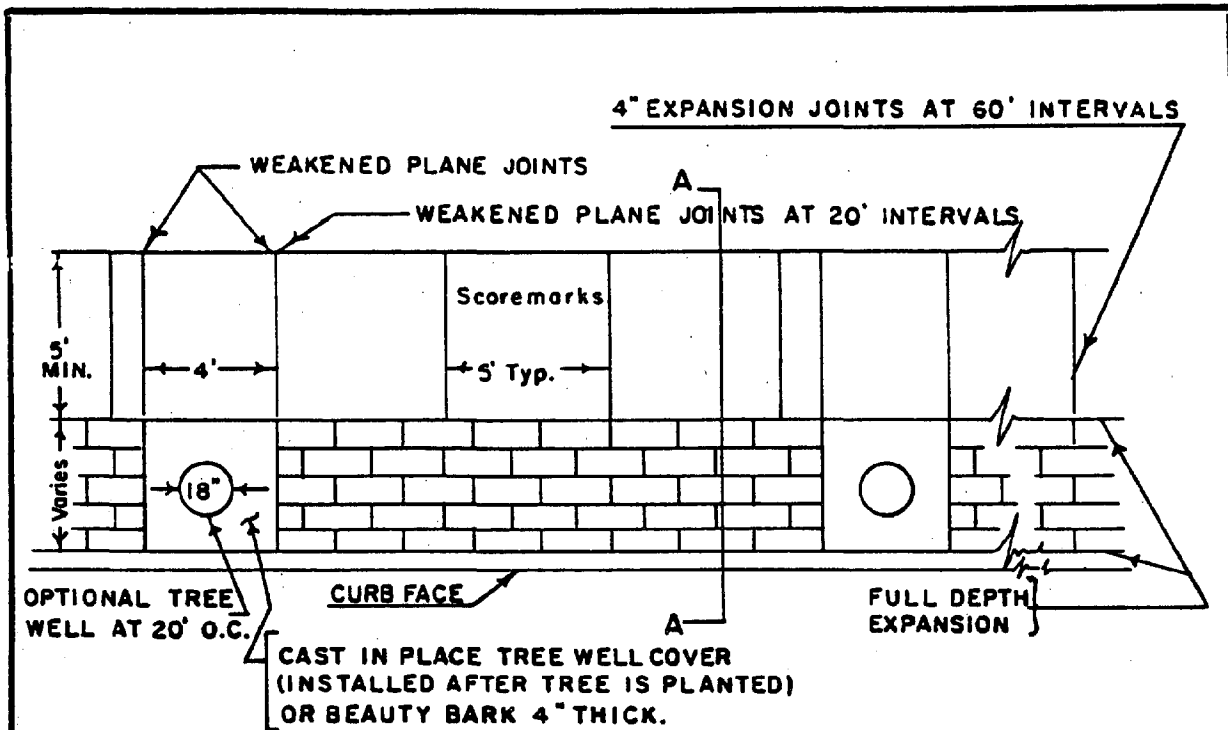
NOTE: SEE STANDARD DRAWING NUMBER ST-6 FOR CURB DETAIL.

APPROVED:

*Thomas J. Rosenberg* 12/24  
CITY ENGINEER DATE

CITY OF BELLINGHAM  
CURB RAMPS

DRAWING  
ST-5



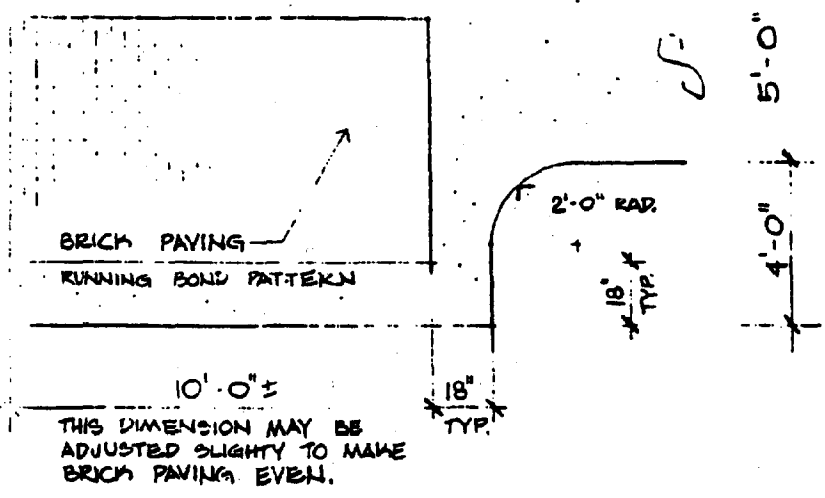
SECTION A-A

APPROVED  
*Thomas L. Rowley* 12/85  
 CITY ENGINEER DATE

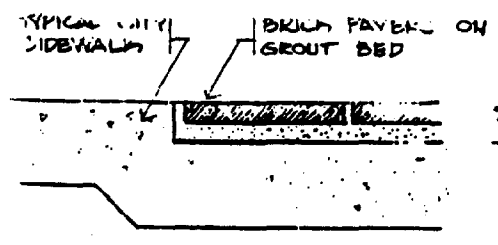
CITY OF BELLINGHAM  
 PARKWAY SIDEWALK

DRAWING  
 ST-15

TYPICAL CITY SIDEWALK  
DETAIL & FINISH



PLAN •  $\frac{1}{4}" = 1'-0"$



PAVERS TO BE 4x8x $\frac{1}{2}$ " BRICK  
PAVERS DISTRIBUTED BY  
MUTUAL MATERIALS (OR EQUAL)  
COLOR: "CHOCOLATE BROWN"

SECTION •  $\frac{1}{2}" = 1'-0"$

<p>5-85 DATE</p>	<p>CITY OF BELLINGHAM BRICK PAVING ENLARGEMENT</p>	<p>DRAWING ST-33</p>
----------------------	--	--------------------------



# 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  
PROFIT 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  
(EG. 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  
eg JV.'S

---

## CITY OF BELLINGHAM

- PLANNING & ECONOMIC  
DEVELOPMENT DEPT.

- BILL GEYER

# FUNDING SOURCES

## FEDERAL PROGRAMS

URBAN  
DEVELOPMENT  
ACTION  
GRANT  
(U.D.A.G.)

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

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- CITY MUST BE ON  
ELIGIBILITY LIST  
BELLINGHAM ON  
LIST.

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UDAG  
PROGRAM ELEMENTS  
PROHIBITED  
ACTIVITIES

UDAG FUNDS CANNOT  
BE USED FOR  
PROTECT PLANNING  
OR UDAG APPLICATION

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## 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

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- 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.

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- 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

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

# UDAG APPLICATION CRITERIA

ECONOMIC/PHYSICAL  
DISTRESS PER CAP  
INCOME POP. EMPLOY.

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

**TO COMPLETE  
PROTECT**

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**UDAG**

**DEVELOPERS MUST  
SUBMIT.**

- PROJECT 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**

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ECONOMIC  
DEVELOPMENT  
ADMINISTRATION  
(EDA.)

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



- 2 SECTIONS  
TITLE 199

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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  
≤ 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

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UNDER HUD  
DIRECTED MOSTLY  
TOWARDS HOUSING  
FLOW INCOME  
AREAS THAN

# COMMERCIAL/ INDUSTRIAL DEVELOPMENT

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CDBG ELIGIBILITY  
PROJECTS WHICH PROMOTE  
PRIVATE INVESTMENT  
& COMMUNITY  
REVITALIZATION

# CDBG EVALUATION CRITERIA

- AMOUNT LT EMPLOYMENT GENERATED & ACCESSIBLE TO LOW - MOD INCOME PERSONS

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- NECESSITY TO STIMULATE PRIVATE INVESTMENT
- ECONOMIC IMPACT OF THE AREA
- AVAILABILITY OF OTHER FEDERAL FUNDS.



BLOCK GRANT  
- LOW <sup>\$ MOD.</sup> INCOME JOB PRODUCTION  
& COM/ INDUSTRIAL DEV.  
\$ 592,000 AVAILABLE

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# SMALL BUSINESS ADMINISTRATION 503 PROGRAM

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

# REHAB MACHINERY EQUIPMENT.

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## SBA TYPICAL FUNDING MIX

50% PRIVATE LENDER  
40% SBA LOAN \$500K  
MAX  
10% EQUITY

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

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

PRINCIPALS HAVE  
VAST EXPERIENCE  
IN PARTICULAR  
BUSINESS AREA.

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7A  
PROGRAM

● FA USED FOR  
WORKING CAPITAL

# INDUSTRIAL REVENUE BONDS

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

## IRB FOR:

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

## IRB EVALUATION CRITERIA

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



# REVENUE BONDS

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

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

- CAN BE ISSUED  
QUICKLY BECAUSE  
DOES NOT NEED  
VOTER APPROVAL

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- OUTSIDE OF  
CITY'S DEBT  
LIMITATION.

# G.O. BONDS

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## GO BONDS

- REQUIRES VOTER APPROVAL
- SECURED BY SPONSORING JURISDICTION

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

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

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

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PARKING FACILITIES  
AMONG MOST  
EFFECTIVE IN  
STIMULATING  
DEVELOPMENT  
ESPECIALLY IN CBD

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

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# STATE PROGRAMS

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# STATE

° 38 ASSISTANCE  
PROGRAMS LISTED  
IN 1985 ECONOMIC  
DEVELOPMENT  
ASSISTANCE GUIDE

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- ADMINISTERED BY  
STATE AGENCIES



**JOB**  
**TRAINING**  
**PARTNERSHIP**  
**ACT**

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STPA

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

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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)

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CERB

LOANS AND/OR  
GRANTS TO ASSIST  
IN FINANCING  
INFRASTRUCTURE  
IMPROVEMENTS

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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  
DEFERED 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 (?)

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

## ● CERB

— <sup>\$</sup>10-<sup>\$</sup>12 MILLION

AVAILABLE BY STATE

— USUAL GRANT

~ <sup>\$</sup>500K RANGE

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## 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

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# EVALUATION CRITERIA

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# LAND USE COMPATIBILITY

**LINKAGES / WATER**  
**ACCESS**

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**ENVIRONMENTAL**  
**QUALITY**  
**IMPROVEMENT**

ECONOMIC/GROWTH  
FEASIBILITY

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EASE OF  
IMPLEMENTATION

# PUBLIC / PRIVATE ACCEPTANCE

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ALTERNATIVE  
1.

ALTERNATIVE  
2.

ALTERNATIVE  
3.

ALTERNATIVE  
4.

