

# 10. Opportunity Site Development Concepts

## Policy:

The City should encourage and support specific projects that will anchor development in strategic locations throughout the City Center.

## Introduction

A number of special projects and sites have been identified that offer excellent opportunities to strengthen the City Center. Developing these areas will strengthen the City Center, by:

- Increasing the level of civic and commercial activities.
- Creating “anchors” at strategic points where additional development should occur.
- Creating a stronger sense of excitement, ambience, and identity within the City Center area.
- Providing opportunities for cultural, artistic, and historic educational and recreational activities for workers, visitors and suburban residents.
- Providing opportunities for new land uses downtown (e. g., residential, festival sites, community center) that can add energy and vibrancy to the downtown experience.

The following special projects and opportunity sites are described in this chapter:

1. The Old Town area
2. Former Sash-n-Door site
3. The Civic Center/Cultural District
4. Senior Center
5. Community/Youth center

6. Commercial and Cornwall Streets, between Champion and Holly
7. Intersection of Railroad Avenue and Holly, including the former Mason Building and Flame Tavern sites
8. South Railroad Avenue parking facility, including the Farmers Market site
9. Morse Hardware site

In some cases a “site” is in fact a collection of properties, even blocks. This is because the context is so important to the potential success of the development concept.

The locations of these special projects and opportunity sites are shown on the map on the following page.

Development concepts are presented for each of the opportunity sites. These concepts are intended to illustrate one possible redevelopment scenario that the authors believe would be successful in accomplishing many of the goals of this plan. In many cases the feasibility of the concept has not been thoroughly evaluated and as more information becomes available, other redevelopment concepts may prove to be better than the ones shown here.



*South Railroad Avenue*



*Cornwall Street, in the heart of the Commercial Core Area.*

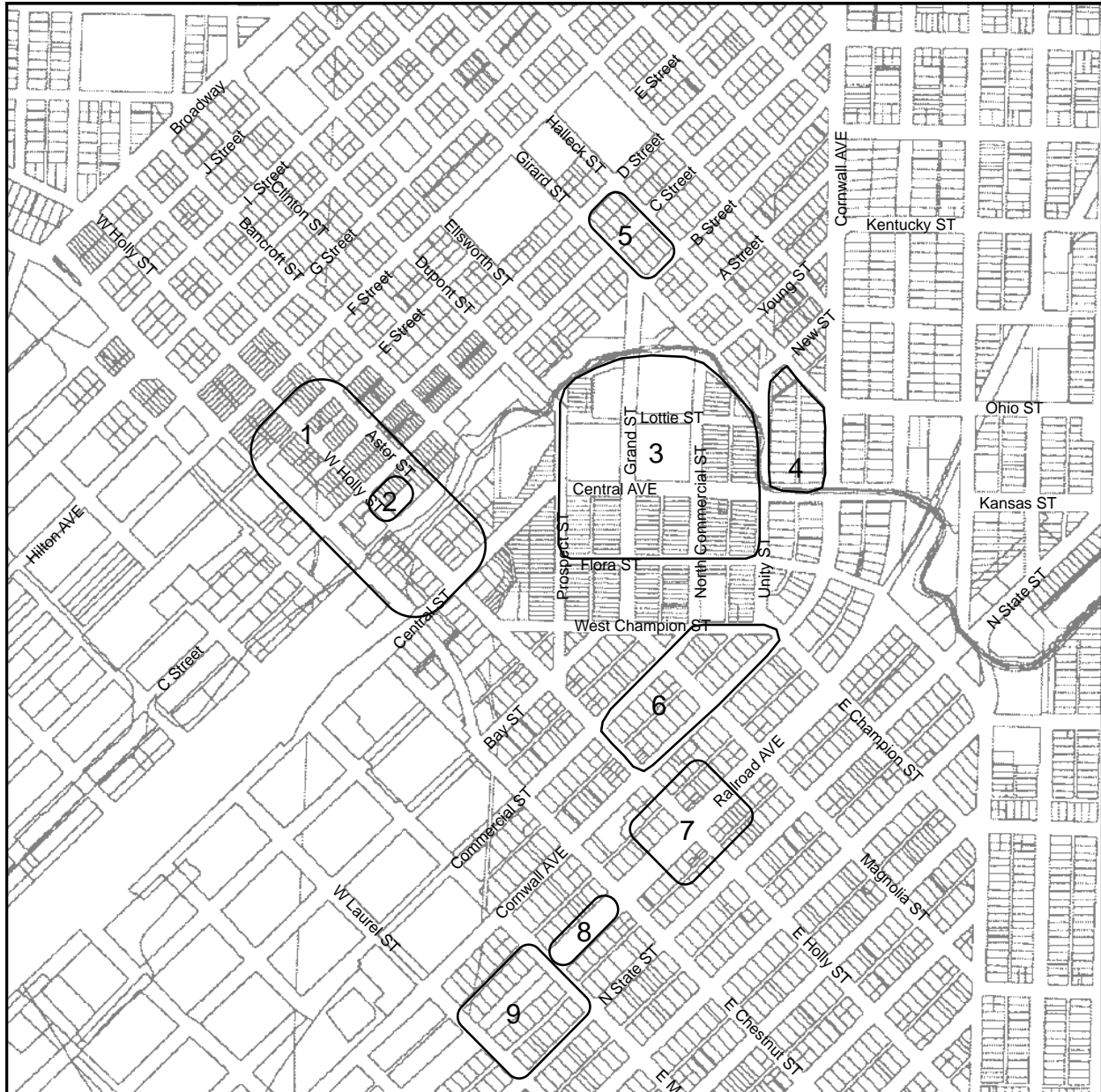


*The Morse hardware property.*



*Encourage more Old Town redevelopment.*

## Opportunity Site Development Concepts



### KEY

1. The Old Town Area
2. Sash-n-Door Site
3. The Civic Center
4. Senior Center/Senior Housing
5. Community/Youth Center or Housing
6. Commercial and Cornwall Streets
7. Intersection of Railroad Avenue and Holly, including the SeaFirst and Flame Tavern Sites.
8. South Railroad Avenue Parking Facility, including Farmers' Market.
9. Morse Hardware Site.

# 1. The Old Town Area

## Background

Old Town has a distinct heritage and character that is linked to Bellingham's historic past, the harbor and the railroad depot. The Old Town area consists of approximately eighteen blocks, focused along Holly Street and Roeder Avenue from Central Street to Broadway. The "core" of Old Town, however begins at Central Avenue, crosses Whatcom Creek, and extends about four blocks along Holly and Roeder.

## Issues and Opportunities

Old Town contains a number of modest but historically interesting structures that can provide a charming pedestrian and visitor experience. Development of small specialty retail stores (i.e., stores that deal in antiques, gifts, books, souvenirs, nautical and/or railroad themes, flowers) and cafes and taverns would be appropriate developments for this



*Pedestrian connections at cross streets should be improved.*

area. These types of establishments would serve both the tourists and downtown workers on their lunch hours or before or after work.

Tourists come to Old Town for its historic charm and to get closer to the water, since this is the historic port area of Bellingham. There are a number of opportunities to strengthen this experience for the pedestrian visitor. These include:

- Where F and C streets approach the water.
- The old Citizens Dock site.
- The piers and dock remnants along Central and Colony Wharf west of Roeder Avenue.

## Streetscape Concept for Old Town

Establish a balance between a unique streetscape and one that is visually related to the Commercial Core Area.

### Elements that should be similar to those in the Commercial Core Area:

- Decorative paving at intersections
- Regulatory signs
- Benches

### Elements that should have a distinct Old Town design:

- Street lights
- Bollards (guard posts)
- Wayfinding signs
- Interpretive signs
- Waste receptacles



*The pedestrian crossing at Central Street could be enhanced with decorative paving in the crosswalks.*



*Many Old Town buildings are modest in character but contribute to the identity of the area.*

The streetscape needs to be strengthened in Old Town, especially street lighting, to give it more appeal, improve the feeling of safety, and to emphasize its history. Streetscape upgrades should concentrate along Holly Street, but less intense improvements could be made throughout the tourist-attracting areas. The streetscape design for Old Town should be slightly different from that in the other areas within the City Center – it should emphasize the nautical/maritime theme of the area as well as reflect its more modest structures.

The old Burlington Northern Railroad train depot provides an opportunity for a multi-use development. Or, if the City is successful in negotiating with Amtrak to stop their trains at this depot in downtown Bellingham in addition to the current stop in Fairhaven, it could be developed as a multi-modal transportation center for the proposed downtown circulator bus system and Amtrak trains.

## Development Concept

Old Town should be developed to capitalize on its historic and maritime character. This is currently the main area where residents and tourists can get close to the water and reflect about Bellingham's past.

A key to redevelopment of the Old Town area is resolving the brownfields issues. The city has made major progress in this area at the former Sash-n-Door site that was purchased by the City in 2001.

If there are other areas in Old Town with brownfields issues, the City may need to either assist private property owners with testing and clean-up efforts, or purchase the property to access public funds that are available for such activities. Once clean up is complete, properties purchased by the

City should be resold to private developers unless a city park or other public facility is desired.

Developing specialized retail, cafes and taverns, enhancing the pedestrian experience, strengthening access to and along the waterfront, and developing the streetscape in Old Town will extend the pedestrian experience from the nearby features such as Whatcom Creek, the Maritime Heritage Park, the Hillclimb and the Civic Center.



*The waterfront access function provided by the former Citizens' Dock should be replaced.*



*Special Streetscape furnishings could be used to create a distinct identity and a sense of visual continuity in Old Town. This is especially needed in areas that are now sparsely developed.*

## Old Town Images



*Vacant lots provide parking but also are infill opportunities in Old Town.*



*Key intersections should be improved.*



*The upper portion of Old Town exhibits traditional storefronts that align at the sidewalk edge.*

The possible addition of a select few surface parking lots just off Holly Street or near the depot will help support the Holly-facing retail businesses and cafes.

In general, Old Town development will complement office and commercial development activities planned for the area around the Port of Bellingham and the developments suggested for the Civic Center area.

## 2. Sash-n-Door Area

### Background

This area within Old Town includes the Sash-n-Door building, the lumberyards behind it, and the Parberry property to the north. The area may have historic significance and contributes to the character of Old Town. The Sash-n-Door building is prominent and visible from the Commercial Core Area of downtown. The site also is a key “hinge point” to the harbor because it stands at a key traffic intersection.

### Issues and Opportunities

**Maritime Heritage Park.** The Maritime Heritage Center is an asset that is underutilized. It could become an element in a broader interpretive program that highlights the heritage and resources of the northwest, including aquatic life (i.e., the proposed Northwest Discovery Center).

The development of Maritime Heritage Park is a key asset for the area. All development in this vicinity should orient to the park when feasible.

**Northwest Discovery Center.** A group of citizens has organized to test the feasibility of establishing a natural history center that would interpret the flora, fauna and culture of the Northwest environment. Initial talks have indicated that the Center could be located in the Old Town area near the Maritime Heritage Center. Organizers have men-

tioned the Sash-n-Door area as a potential location.

### Development Concept

The former Sash-n-Door area should be developed as a multi-use development that could include a public facility as part of a mixed public/private development. The site could serve as a landmark along the street and as an anchor for Old Town development. Because of its geographic location (i.e., it can be seen from the Commercial Core), this site would be a good location for a civic-related monumental corner. A corner tower on a building, for example, could serve as a reference point here. Any redevelopment proposal for the Sash-n-Door site should be designed so as to take advantage of its location on Whatcom Creek.

Development of the Maritime Heritage Park is also important to this area and the green space between the Park and the Sash-n-Door area could be expanded with pedestrian bridges over Whatcom Creek.

Whatcom Creek Park along the northern edge may be extended so that this area and the fish hatchery would be located within the Park. If the Northwest Discovery Center or a similar use were to locate in this area, it would be connected to these other tourist resources.

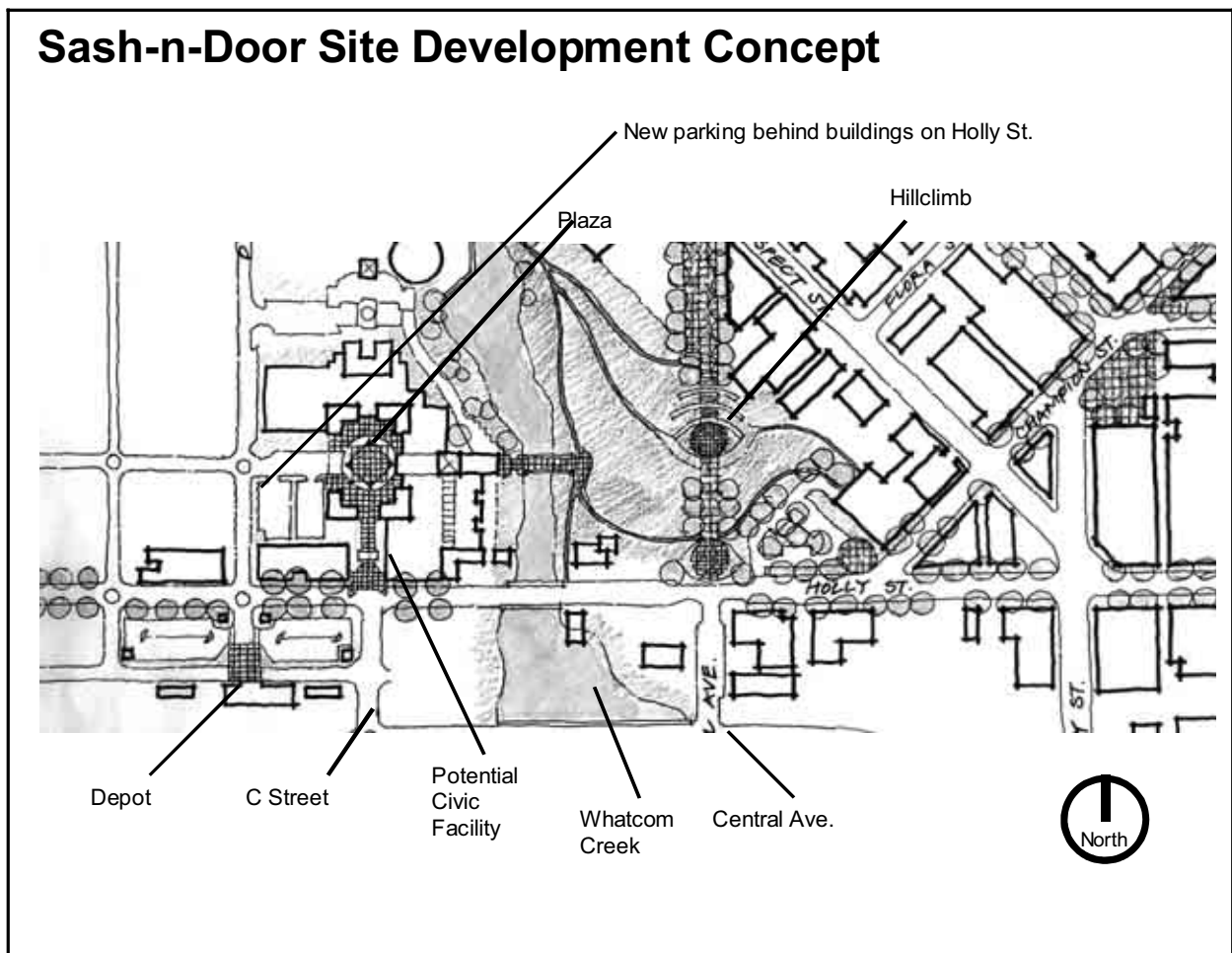
#### Key Downtown Development Workshop Report Recommendations

- Restore historic buildings.
- Develop a museum that focuses on interpreting the region’s natural and cultural history.
- Promote retail, restaurants, and markets.
- Develop “maritime” streetscape.

The fishery interpretive site could be enhanced to further explain the dynamics of Whatcom Creek and the bay. Streetscape elements could extend from the fishery to Holly Street to signal the location of this resource.

These redevelopment concepts require further investigation and feasibility analysis, including coordination with current planning policies developed by the Port of Bellingham for Squalicum Harbor and the Central Waterfront Area.

Parking may need to be developed to support the proposed uses at Sash-n-Door and in Old Town in general.



### 3. The Civic Center and Cultural District

#### Background

The Civic Center occupies approximately twelve city blocks. While the primary public buildings are located to the south of Whatcom Creek, several office uses have more recently been located on the northern side. The Civic Center area has evolved with a vaguely organized concept. Presently, the focus of the complex is the plaza in front of City Hall and the facing open space that lies to the north of the library.



*The current library block east of the County offices could be developed as a more formal civic plaza. A scenario in which underground parking is included should be considered.*

#### Issues and Opportunities

A key issue is that civic facilities should be located so that they enhance the City's economic development objectives for the City Center. This means that civic facilities should be located in areas that are convenient for government workers to make use of services offered in the Commercial Core, not just in areas where the rent or land costs are the cheapest. The recent acquisition by the City of buildings and a parking lot across Whatcom Creek from the Civic Center should be considered to be an interim solution. This type of encroachment into residential neighborhoods detracts from the City's efforts to strengthen the City Center.

As a **matter of policy**, the City should locate new offices and other public facilities south of Whatcom Creek or in areas that do not encroach on adjacent residential areas. Lo-

cations should be chosen in part to help stimulate City Center commercial and retail activity and redevelopment. The money the City spends for renting (or building new) facilities is a tremendous economic stimulator.

The County offices, City offices, Library, and Post Office all need additional off-street parking spaces. Meeting this demand with new surface lots will erode the density of buildings in the area and ultimately degrade its attractiveness to pedestrians. Therefore, more concentrated parking solutions, in decks and structures, should be pursued in the Civic Center.

#### Development Concept

The Post Office is a desirable use in the area that brings the public to the overlook of Maritime Heritage Park. This pro-

perty can be enhanced, however, while accommodating this important function in the Civic Center Area.

**Civic Plaza.** The campus should develop with a stronger focus. One idea that has been discussed over the years is siting a central plaza or town square on the site of the existing library. This could include a substantial amount of green space with parking possibly provided below the plaza.

The street edges of properties in the Civic Center should be designed to appeal to pedestrians. Parking areas should be screened and, when feasible, active uses should be located at the street edge. All properties that face onto a Civic Plaza should be located at the street edge.

**Whatcom Creek.** Whatcom Creek should serve as a linear

park. Bank edges should remain as open space and trails should link properties. Buildings should face onto the creek, as well as the street, when feasible. Parking and service areas should not abut creek edges. Bridges and trailheads could help to highlight the location of this resource.

**Government Office Building and Parking Facility.** A special opportunity exists within the Civic Center in planning to meet the future needs of the County and City governments.

The County owns a significant amount of the block just to the south of the County Courthouse. This large assemblage could be planned to include a parking structure and include additional office space for public agencies. In addition, a joint venture development with the City, County and a private developer is a possibility that should be explored.

Key concepts for possible development include:

- Consider a building that occupies the entire block, if other properties can be assembled. A more limited footprint may also be feasible.
- Develop the ground level with activities to animate the street.
- Include off-street parking.
- Consider additional office space on upper levels.

**Cultural District.** Within the Civic Center there exists a small “Cultural District” that could be expanded. Creating more cultural opportunities (and in a concentrated area) will draw people downtown in

and encourage downtown workers to stay downtown in the evening. Expansion of the Cultural District may encourage more residential development downtown to serve those who work downtown or want to participate in the arts.



*The block south of the County Courthouse offers an opportunity for mixed-use development including parking.*

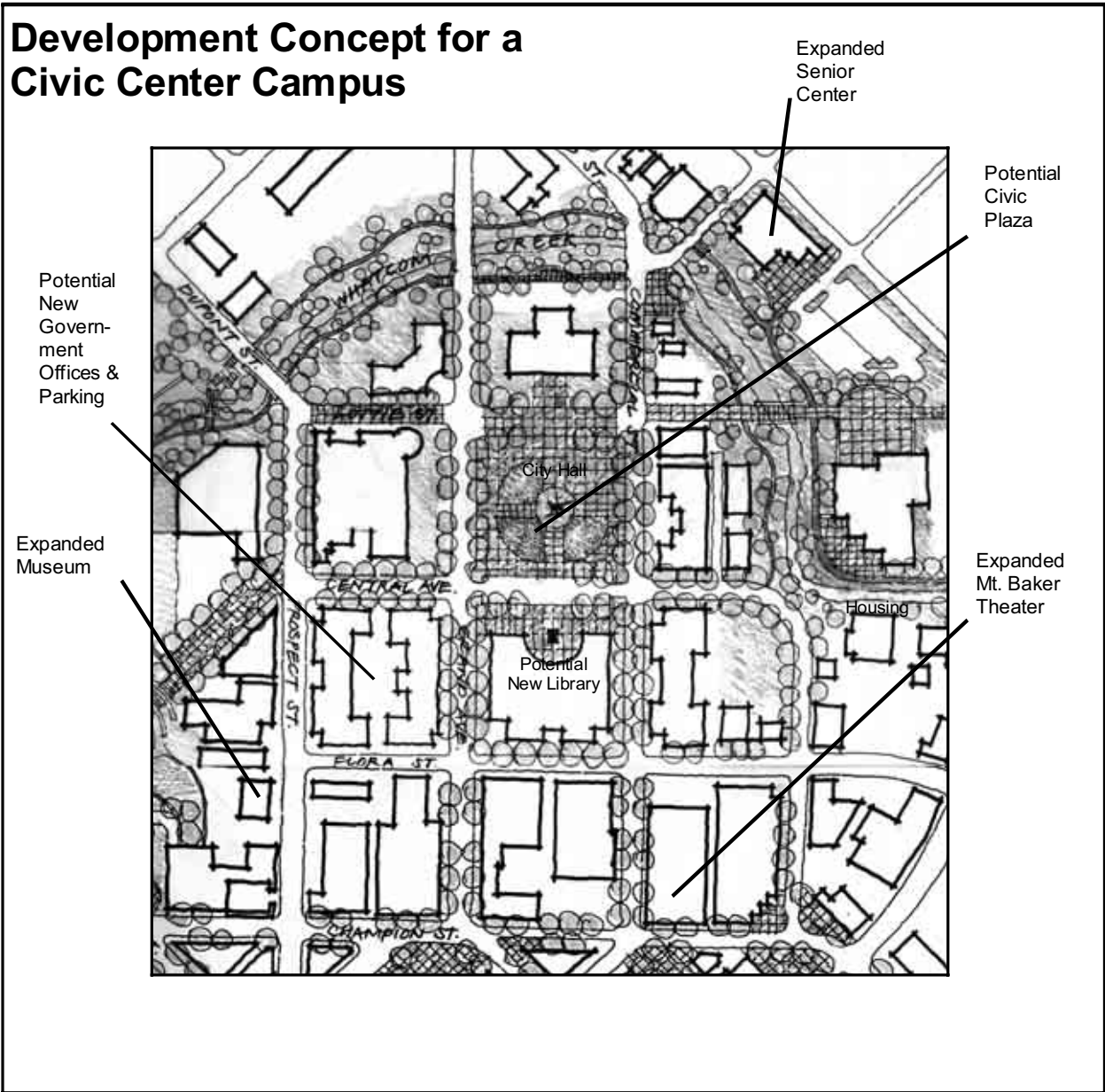
The current cultural area consists of the Mount Baker Theater, the Whatcom County Museum, the Children’s Museum, and several art galleries. Additional small performance stages could be developed adjacent to the existing theater.

Art parks could be developed on the small triangular pieces of property along Champion Street and retail shops relating to the arts should be encouraged in this area.



*The Civic Center should be planned with view corridors to public spaces.*

## Development Concept for a Civic Center Campus



*Relocating the library to the parcel just south of its present site would help define and activate the proposed Civic Plaza. This would also help to provide an activity link between the Civic Plaza and the Cultural District.*

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## 4. Senior Center

### Background

Across Whatcom Creek from the Civic Center is a former grocery store (now used for Bingo and Senior Center) and a few smaller buildings. There is a fair amount of senior housing in the neighborhood adjacent to this site. Senior citizens have been one of the largest demographic groups contributing to Bellingham's growth over the past decade. Seniors are finding Bellingham an attractive area to live and are moving here from other states.

### Issues and Opportunities

There is a need in the City Center for recreational and community-centered activities. Also, with the growing population of senior citizens, a modern, larger Senior Center will eventually be needed. Combining a community center with a Senior Center could be an attractive way to meet both of these needs. One alternative might be to develop an expanded Senior Center with adjacent senior housing on this site and develop a separate Community Center at another site.

Whatcom Creek should not be considered a barrier to development but should be viewed as a physical and visual amenity around which development should occur. The bingo site on Cornwall provides an interesting opportunity for continuing the develop-

ment of civic-related uses along the Creek. Also, the site has excellent access to the Civic Center and Old Town Areas with all of their cultural, retail, dining, and entertainment facilities. Access to the Waterfront is also good, using Central Avenue and the Hillclimb.

### Development Concept

As recommended in the 1992 RUDAT planning process, the current bingo site on Cornwall Avenue could be a good location for a new Senior Center or other civic facility. Such a facility could be surrounded by green space, gardens, and possibly recreational areas that support the activities at the Center.

A new pedestrian bridge, if feasible, would tie a new Senior Center or other civic facility to the Civic Center across Whatcom Creek. Additional senior housing constructed on or adjacent to this site, could help to energize this part of the City Center and to supply downtown consumers for the Civic Center facilities, the Old Town retail shops and restaurants, and the Commercial Core establishments.

## 5. Community/Youth Center

### Background

North of the Civic Center is the old Calvary Temple church property. The property was purchased by the City and currently contains overflow offices from the City Hall, including Municipal Court.

Residential neighborhoods fan out around this property to the north. Whatcom Middle School and Bellingham High School are not very far away.

### Issues and Opportunities

Use of the Municipal Court Building site for City offices should only be an interim solution for the City. New, more permanent space needs to be found within the heart of the Civic Center (south of Whatcom Creek) for these City offices. A plan then needs to be developed for a long-term probably civic-related use of the property.

The City needs more community and youth-related facilities. The Municipal Court Building site could be an excellent location for a combined Community/Youth Center. There is sufficient land around the property to include some outside recreational activities to complement indoor activity rooms and recreational facilities.

The Municipal Court Building is close to schools and residential neighborhoods from

which to draw users for such a facility. It is easily served by mass transit and has relatively easy in/out automobile access. In addition, it is close enough to the Civic Center/Cultural District and Old Town that programs could be developed to involve the youth in these areas' offerings.

Because the Municipal Court Building property is located on the edge of residential neighborhoods, building housing on this site could also make sense. Possibly housing could be developed in conjunction with a Community/Youth Center, if space allowed.

### Development Concept

The Municipal Court Building site could be developed as a Community/Youth Center. Recreational and cultural programs should be developed to encourage the use of and benefit from the proximity to the Civic Center/Cultural District and Old Town. Both of these areas offer many exciting and educational opportunities for youth involvement. Plus, the structured use of these facilities by Bellingham's youth will add to the vibrancy of the City Center during the daytime and could lead to greater involvement and use of these areas by the youths and their families.

## 6. Commercial & Cornwall Streets

### Background

The Commercial Core area lies along Commercial and Cornwall streets, from Holly to Champion. The nature of the Commercial Core changed dramatically when anchor retailers relocated to outlying shopping centers. Specifically, The Bon, Sears and Penney's all vacated buildings of substantial size downtown.

Over the past ten years, the Commercial Core has begun to reposition itself as a center for specialty retail, service and entertainment businesses. The percentage of floor space used for offices has also increased. The former Sears and The Bon buildings now have new tenants and most other street-level spaces are occupied.

### Issues and Opportunities

Within the Commercial Core, only one of the three major anchor buildings, the one that had housed Penney's, remains underutilized. It is planned for redevelopment as the Whatcom Center.

With respect to redevelopment of the Whatcom Center, a key concern is the size of the floor plate (i.e., the horizontal size and shape of the building). Although some communities are now seeing medium-sized tenants who need a building of this size, the market in Bellingham may not be ready yet for such users.



*Cornwall Street remains one of the most important places in the Commercial Core.*

### Development Concept

There are a number of general and specific recommendations for development in this area.

**Streetscape concept.** The Commercial Core was the focus of streetscape improvements in the past. These improvements have matured well; however, additional streetscape improvements are needed in the Commercial Core Area to be consistent with the overall design elements recommended for the City Center area.

**Special event sites.** The City Center needs a number of different kinds of "special event" spaces and the Commercial Core would be an appropriate location for at least one. Such spaces need to be amenable to multiple uses. For example, they need to be used for something (e.g., parking, vendor carts) on a normal Monday morning as well as for a Saturday night event.

One concept that would be appropriate for use in the Commercial Core would be to develop a flexible festival street or streets that could be adapted for special events. On most days, such a street would function as a regular street; but during special events it would be closed off to traffic or some traffic and parking patterns would be altered, depending on the event's requirements.

There are a number of City Center streets where the "festival street" concept would be appropriate. With the addition of electrical hookups and the use of the portable panel system and kiosks, the conversion of a street to a festival street would be relatively easy to implement. If the merchants along a street found the festival street to be a successful concept, perhaps they might want to dress the street up even more, by replacing the asphalt area of the street with dyed and scored concrete and by freshening up their storefronts and sidewalks.

**Proactive recruitment of corporate headquarters for the Commercial Core.**

Recently a large grocery chain made a policy decision to move its corporate headquarters into the Commercial Core Area of Bellingham. City leaders need to take proactive steps to recruit additional companies to do this. Such recruitment should be conducted at the highest possible levels of City government and the Corporation's staff (e.g., Mayor to corporate president). The City should encourage its corporate residents (or potential immigrants) to help in the revitalization and redevelopment of downtown as part of being a good "Corporate Citizen."

In addition, the City should actively encourage Western Washington University to consider locating some of its new facilities in the Civic Center. These facilities should not necessarily locate on Commercial and Cornwall Streets,

but in the Commercial Core, Railroad Avenue and State Street, or Waterfront.

**The Whatcom Center.** A special site within the Commercial Core is the Whatcom Center (the building which was the previous location of Penney's).

Under current market conditions, demand for a floor plate the size of that in the Whatcom Center may be low. Therefore, if adaptive reuse is to occur in the immediate future, developers may need to modify the floor plate to meet the needs of the marketplace.

Modifying the floor plate in other downtown buildings may be necessary as well. While in the long term demand for a large floor plate is likely to occur, buildings with smaller spaces are more marketable in the short term.

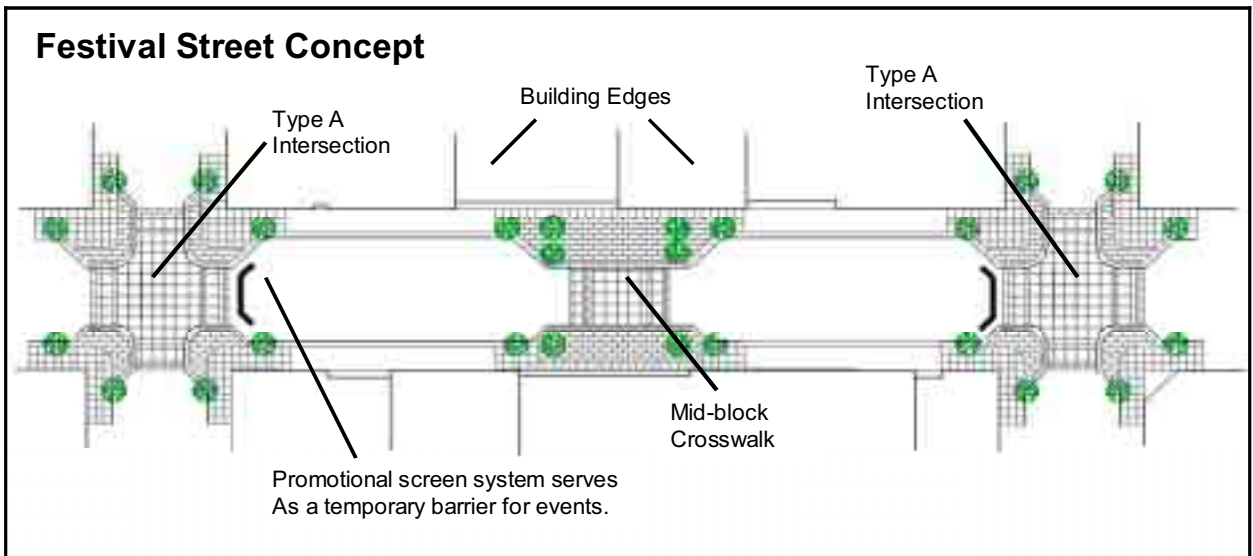
For the Whatcom Center specifically, a mix of uses should be pursued in which smaller retail spaces are developed to

face the street and residential or office uses are developed on the upper levels. This will require alterations to add upper story windows.

The street level could be altered to have retail spaces that are approximately one-half the depth of the building facing onto Cornwall. Then, the rear portion of this level could be remodeled as support spaces for upper level uses, or it could be opened along the back wall to the alley and provide pull-in parking for tenants.

As an alternative, smaller specialty commercial spaces could be developed that face onto the alley. While exposure would be limited, there are some examples in the Commercial Core of existing businesses that face onto the alley.

Locating a flexible festival street on Cornwall between Holly and Magnolia could help draw tenants to the Whatcom Center and would certainly liven the street area.



## 7. Intersection of Railroad Avenue and Holly, Including the former Mason Building and Flame Tavern Sites

### Background

The former Mason Building site at the corner of Railroad Avenue and Holly offers a significant opportunity for multi-use development.

The northeast corner of this intersection contained the former Flame Tavern building. That structure was razed in 2001 to make way for a new mixed-use building that includes commercial uses on the ground floor and 24 dwelling units in the upper 3 stories.

To the southeast, the motel remains in use, but because it is set back from the street with parking in front, it weakens the pedestrian orientation of this area.

### Issues and Opportunities

Developing parking facilities that incorporate other uses (e.g., housing) above parking re-

quires adjustment to structural systems, and a very strong market to support the added construction costs. In the context of downtown Bellingham, it may be more practical to construct housing to the side of a parking structure, or to include it with a deck system, that is more accommodating.

### Development Concept

All four corners of this intersection should be improved and redeveloped. The existing motel should be updated. The Mason Building site and the Flame Tavern corner should be redeveloped with multiple-use developments including retail, office, housing and some parking to support these new uses and to replace or add to the existing City-owned parking lot. Given that this corner is a major entry into the downtown area, this also could be an excellent location

### Key Downtown Development Workshop Report Recommendations

- Develop a parking facility on the SeaFirst (now Bank of America) site, to include commercial at the sidewalk edge and other uses above.
- Also distribute parking facilities within one and one-half to two block walking distance of major destinations throughout the downtown.



*As it sits today, the "hole in the ground" at the corner of Railroad and Holly Streets offers an exciting opportunity for a street activating, multi-use development.*



*The northern portion of the Bank of America block is at a key corner location. This provides an opportunity to add a new use that will help to animate this portion of the street.*

Opportunity Site Development Concepts



*Railroad Avenue at Holly, looking south, is a major entry into downtown.*

for an eye-catching civic-related facility, such as a visitor's center and information kiosk.



*The former Flame Tavern site is being redeveloped with ground floor commercial and three floors of dwelling units.*



*Development on the southern portion of the Bank of America block should serve as a link between the Commercial Core and potential residential development at the southern end of Railroad Avenue.*



*Northwest corner of this intersection.*

## 8. South Railroad Avenue Parking Facility, Including the Farmers Market

### Background

This site is at the south end of Railroad Avenue, where a small park is planned at the end of this tree-lined parkway. This area is at the end of the more heavily commercialized area of downtown, but is still within its walking distance. Currently the only significant activities in the immediate area are the Farmers Market that is located on part of the site and a City-owned surface parking lot.

### Issues and Opportunities

Currently the City makes parking passes available to City Center employees for long-term use of parking meters, especially those lining Railroad Avenue. If the City were to discontinue this program, there would be a need for additional off-street parking at this end of downtown to support the commercial activity

northeast of this property. (See chapter 6 for more information on Railroad Avenue parking issues.)

The Farmers Market has good support from the community and offers a development opportunity that could create economic and esthetic interest in this area of downtown. In addition, if the nearby Morse Hardware site is developed as suggested, this site could be developed as a multi-use parking facility and an enhanced Farmers Market.

### Development Concept

The Farmers Market should be formalized and made a permanent, integrated function on this and possibly adjacent sites. Its development can be incorporated into the redevelopment of the existing City-owned parking lot. Or, a park-

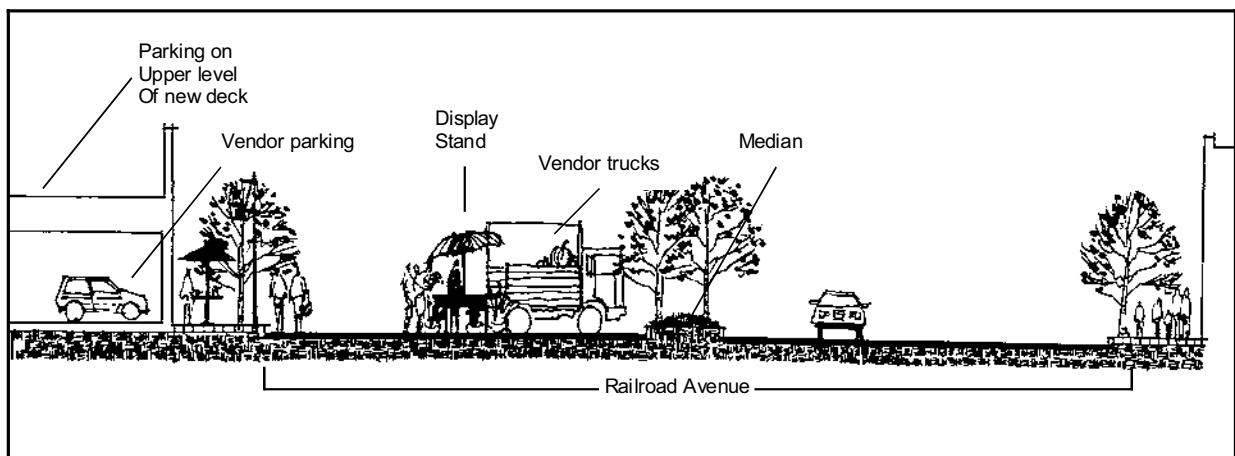
### Key Downtown Development Workshop Report Recommendations

- Expand the Farmers Market activities.
- Develop a small park and trail at the south end of Railroad Avenue.

ing deck could be constructed on the City lot and could be designed to accommodate the Farmers Market, perhaps on both levels. Such a parking facility could also serve surrounding development on Chestnut, Laurel, State and Cornwall streets.

If this concept is implemented, the suggested parking deck could connect with a proposed park space, as a foreground for the Market. It also could link with the proposed residential development at Morse Hardware.

### Farmer's Market Concept for S. Railroad Avenue



## 9. Morse Hardware Site

### Background

The Morse Hardware site includes the main Morse Hardware store, which is a brick structure that faces State Street, and warehouses that stand to the west of the store. A public trail runs along the western edge of the property.

This property sits at the southern end of the Railroad Avenue corridor. It is a strategic site because it is a relatively large parcel in a single holding. Abutting properties could be included to expand the project, as well.

The Morse Hardware building itself may have historic significance. It could be restored to enhance the image of this portion of State Street.

The City owns and operates surface parking resources nearby, where development could be coordinated with the Morse property. In addition, lands to the south of the Morse property could be included for some selected uses.

### Issues and Opportunities

These properties offer opportunities for mixed-use development, in which housing should be emphasized. They are well positioned to provide housing for downtown dwellers as well as to potentially serve the Western Washington University student market.

### Development Concept

The existing historic buildings facing State Street (i.e., that house the hardware store operations) could be restored and redeveloped, possibly using Federal tax credits. These structures could be developed in conjunction with the land that contains the warehouses behind them could be developed using a mixed-use concept that focuses inward to an open space that serves as an amenity for the site. Such a development should link with a public open space/park that would serve as a terminus to the Railroad Avenue “spine.”

If housing is the primary use on this site, supporting commercial retail services could be located so that they front onto State and Laurel Streets,

### Key Downtown Development Workshop Report Recommendations

- Develop a mixed use project at the Morse Hardware site.
- Attract additional specialty retail tenants.

to maximize exposure to other customers as well.

Potential development of a “festival street” area as part of this site would create a space where special events (e.g., outside concerts, art exhibits, craft fairs, luncheons) could be held periodically.

Links to the existing trail should also be provided.



*The historic Morse Hardware buildings face State Street and should be restored as part of the redevelopment of this site.*



*An existing trail is located along the western edge of the Morse Hardware site.*



*The rear of the Morse Hardware store opens to storage and warehouse space.*

Buildings could be positioned to frame desirable views of the waterfront.

Parking may be accommodated in a deck on the existing City lot, or it could be located to the south of the Morse properties, or both.

The property to the south may be developed with parking and perhaps work studio spaces that could be used by residents of the Morse property development.

## Development Concept for the Morse Hardware Site and Adjacent Properties

