

**Fairhaven Urban Village**  
**Development Regulations, Design Standards, and Design Review**  
**Process**

**Follow up to 1/10/12 HPC Meeting**

Historic Preservation Commission  
Public Meeting  
January 24, 2012

# Previous Presentations to HPC

- **May 24<sup>th</sup>, 2011**
  - Overview of the Fairhaven Neighborhood and Urban Village Plan update and related Design Review goals
- **November 29<sup>th</sup>, 2011**
  - Overview of *Draft Design Review Strategies*
- **January 10<sup>th</sup>, 2012**
  - Overview of *Draft Development Regulations, Design Standards and Design Review Process*

# Purpose of Tonight's Meeting

- Respond to HPC questions re: 1/10/12 meeting
- Project Overview and Timeline
- Discussion Points
  - Proposed Height Limits
  - Proposed Upper Story Stepbacks
  - Comment Tracker
  - Other

# Project Schedule

- Extensive public meeting series – gained insight, clarity and input
- Collecting and posting comments on DRAFT FNUVP, Design Standards and Regulations:  
[www.cob.org/fairhaven](http://www.cob.org/fairhaven)
- Board and Commission review ongoing
  - HPC, Transportation Commission, MNAC
- Additional public meeting February 16<sup>th</sup>
- Planning Commission postponed to April 19th

# Project Scope and Vision

**PROJECT SCOPE:** *Compile and refine* a complete Fairhaven Neighborhood & Urban Village Plan

- Revamp the development regulations and Design Review Code
- Improve predictability and streamline the process
- Build consensus

**VISION:** The Fairhaven Neighborhood seeks a balance of environmental stewardship, quality of living and economic well-being.



# Key Planning Goals

- Preserve and enhance Fairhaven's distinctive and historic character.



- Fulfill Fairhaven's role as a **model** of a vibrant, successful urban village.



# Key Planning Goals

- **Protect, restore and preserve** the existing natural areas in Fairhaven.
- Maintain a **healthy balance** between residential, industrial, commercial and retail sectors.



# Key Planning Goals

- Enhance infrastructure to encourage and support the **pedestrian and bicycle-friendly** atmosphere.
- Address traffic, pedestrian safety and parking **challenges**.





# Land Use Assumptions

- Established development patterns and limited land supply (3.4 acres vacant)
  - Capacity projections based on last 10 years of market-rate development intensity
  - Assumes build-out at a similar level (20 year horizon)
  - DRAFT proposals are consistent with adopted Comprehensive Planning goals and policies and other City-wide plans
- 2008 data was used for both the Parking Study and Traffic Analysis

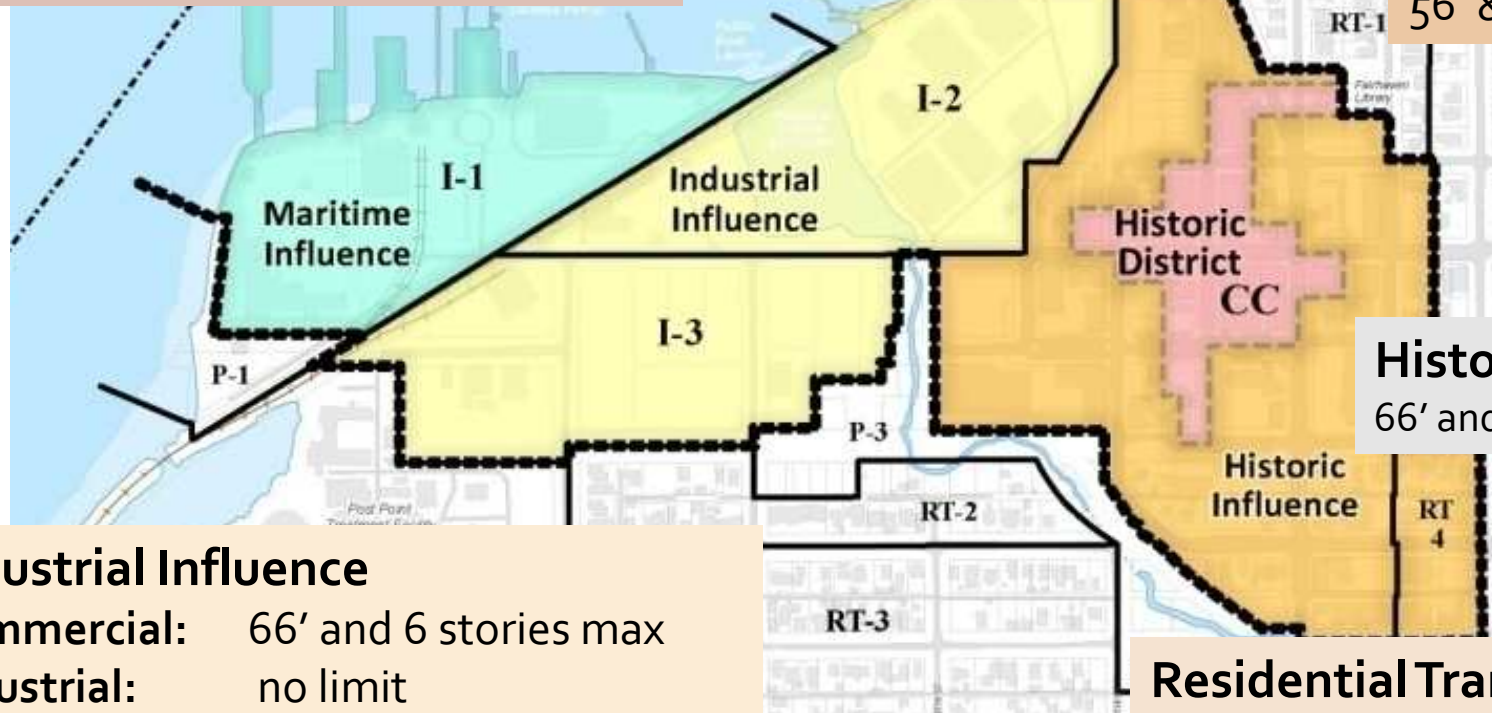


# Height Limits -- *Proposed*

## Maritime Influence

Commercial: 66' and 6 stories max

Industrial: no limit



**Historic District**  
56' & 4 stories max

**Historic Influence**  
66' and 6 stories max

## Industrial Influence

Commercial: 66' and 6 stories max

Industrial: no limit

**Residential Transition 4**  
35' maximum height

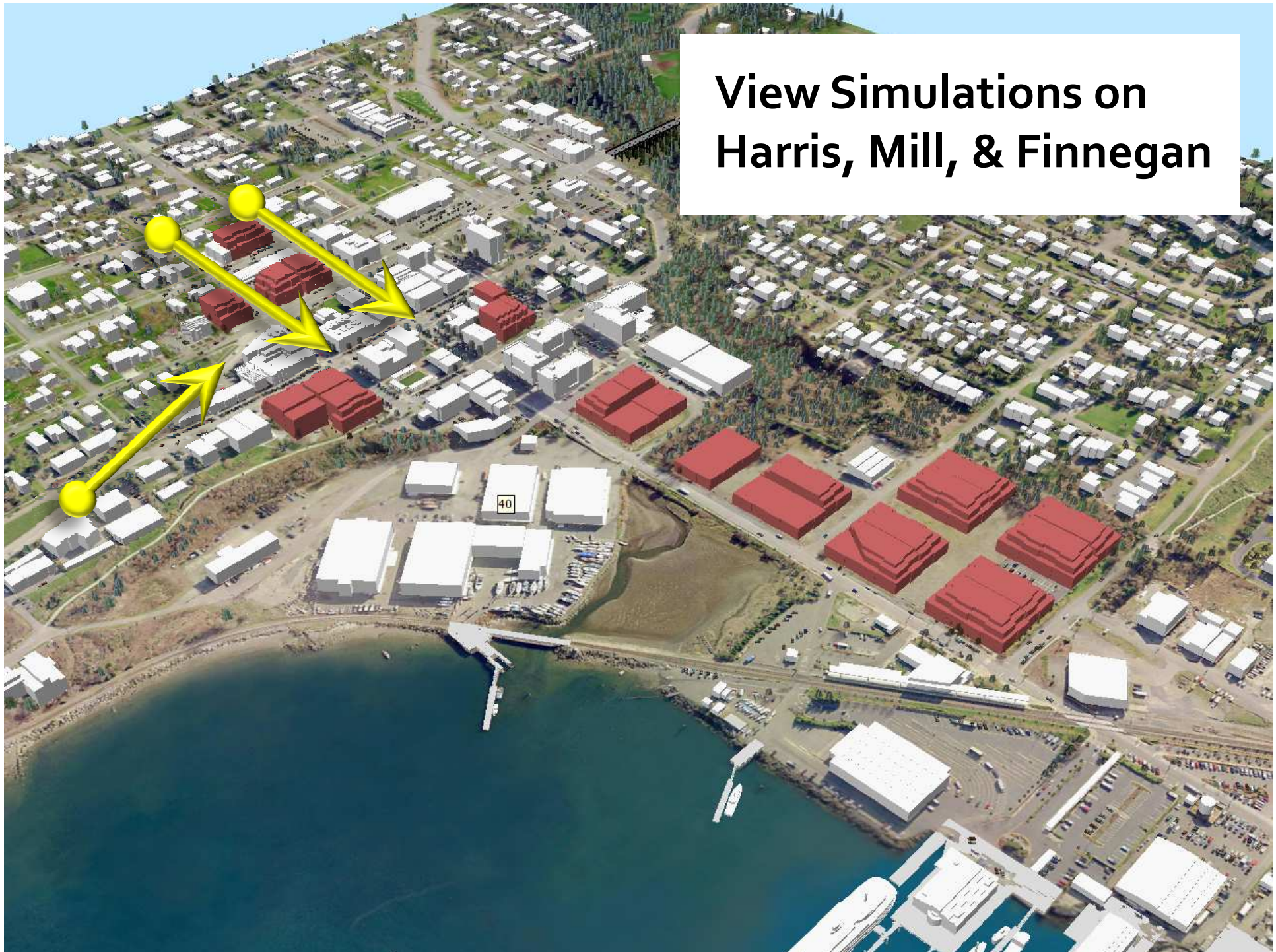
# Height Studies

## View Simulations

- Modeled in GIS imagery for 56' and 66' on major public view corridors: Harris, Mill and Finnegan
  - All open lots and privately owned parking lots (not dedicated to a specific use) were modeled as "opportunity sites"
  - Applied setbacks and modified building envelope using Urban Village Design Guidelines
  - Applied Shoreline Master Program (SMP) height limits
- Modeled and posted 45', 55', 65', and 75' heights during public process



## View Simulations on Harris, Mill, & Finnegan





## Harris at 14<sup>th</sup> Looking West - Photo



## Harris at 14<sup>th</sup> Looking West – Existing Conditions



## Harris at 14<sup>th</sup> Looking West – 56 Ft Conceptual Bldgs



**Harris at 14<sup>th</sup> Looking West – 66 Ft Conceptual Buildings  
Upper story step backs at 3<sup>rd</sup> and 6<sup>th</sup> floors**





## Mill at 14<sup>th</sup> Looking West – Photo



## Mill at 14<sup>th</sup> Looking West – Existing Conditions



## Mill at 14<sup>th</sup> Looking West – 56 Ft Conceptual Buildings





**Mill at 14<sup>th</sup> Looking West –66 Ft Conceptual Buildings**  
**Upper story step backs at 3<sup>rd</sup> and 6<sup>th</sup> floors**







Finnegan at 11<sup>th</sup> looking SE

## Finnegan at 11<sup>th</sup> Looking SE – Existing Conditions



## Finnegan at 11<sup>th</sup> Looking SE – 56' Conceptual Buildings





**Finnegan at 11<sup>th</sup> Looking SE – 66' Conceptual Buildings**  
**Upper story step backs at 3<sup>rd</sup> and 6<sup>th</sup> floors**



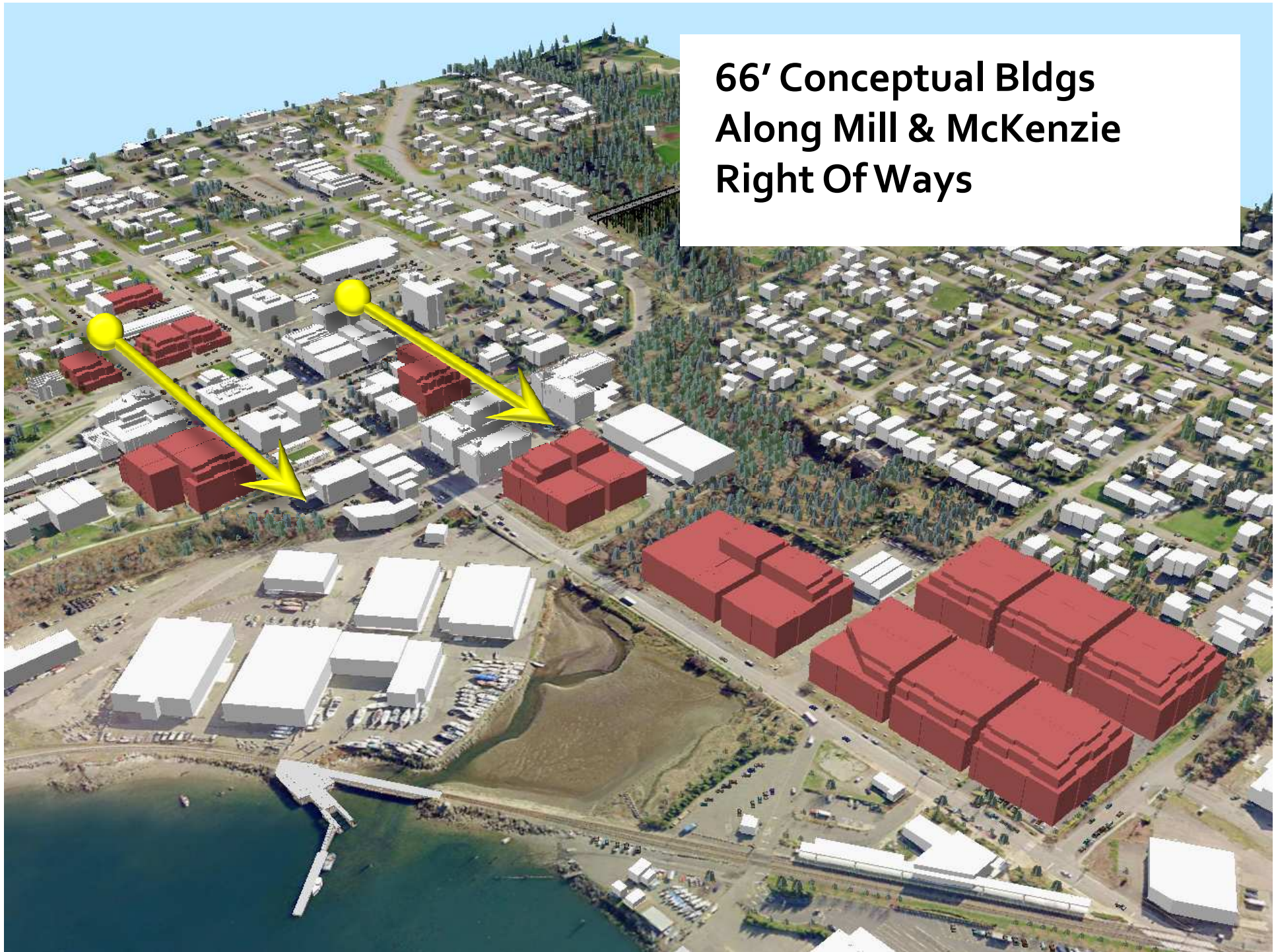


View simulations on Mill & McKenzie Right Of Way  
Corridors looking west

## **Across Industrial Zones**

**December 2011**

**66' Conceptual Bldgs  
Along Mill & McKenzie  
Right Of Ways**







**Mill at 11<sup>th</sup> Looking West**







**Mill at 11<sup>th</sup> Looking West 42 Ft Simulated  
Height in ROW Corridors & 66 Ft in  
Remainder of Industrial Zone East of  
Padden Estuary**



**Mill at 12<sup>th</sup> Looking West**





**Mill at 12<sup>th</sup> Looking West 66 Ft Simulated  
Height in ROW Corridors & Industrial  
Zone East of Padden Estuary**





**McKenzie at 11<sup>th</sup> Looking West**









**McKenzie at 12<sup>th</sup> Looking West**





**McKenzie at 12<sup>th</sup> Looking West 66 Ft  
Simulated Height in ROW Corridors**



**McKenzie at 12<sup>th</sup> Looking West 42 Ft  
Simulated Height in ROW Corridors**

View from 3rd floor of Fairhaven Gardens looking west

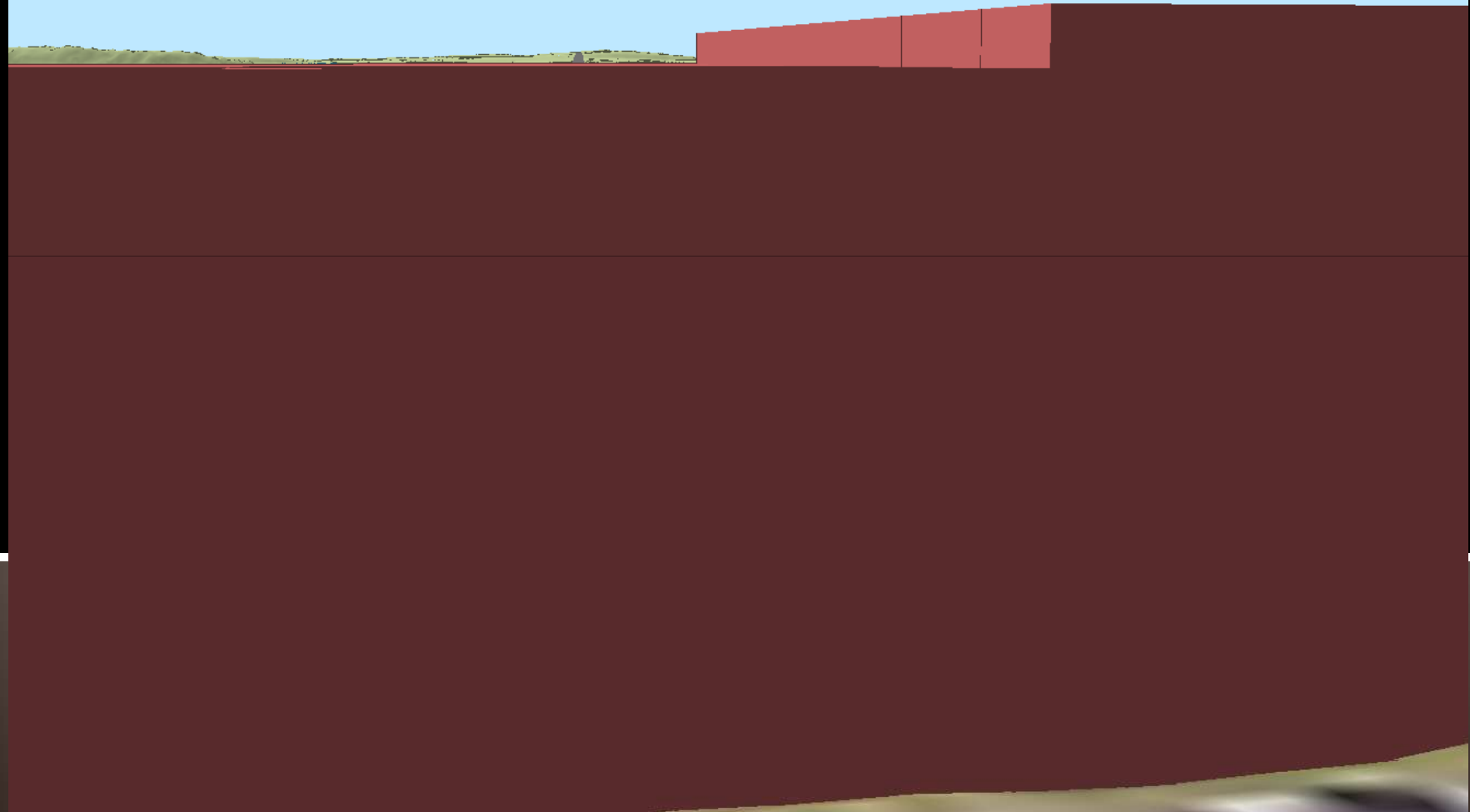




View Looking West from 3<sup>rd</sup> Floor of Fairhaven Gardens



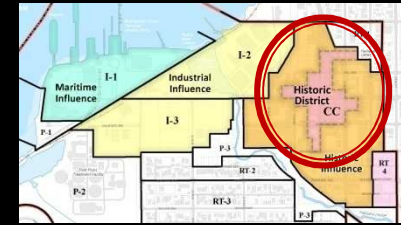
View Looking West from 3<sup>rd</sup> Floor of Fairhaven Gardens  
With 35' Height Building on Jacaranda Property



# Height Limits -- *Proposed*

## Historic District

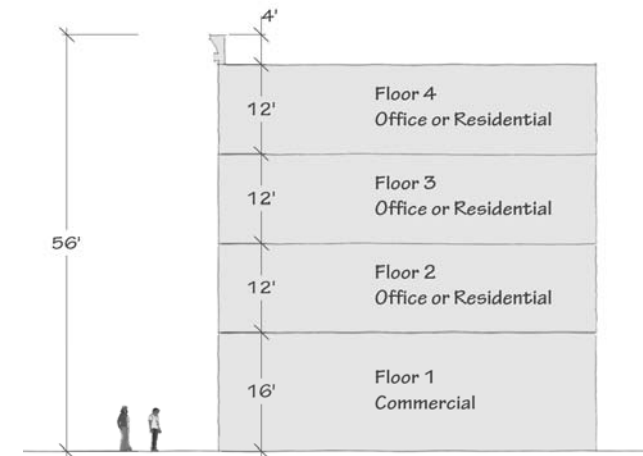
Design Review Area



**Current:** 35', & up to 54'

**Proposed:** up to 56' & 4 stories

- Based on tallest existing historic buildings
- Height variation required on large blocks
- Maximum height subject to modulation along the block

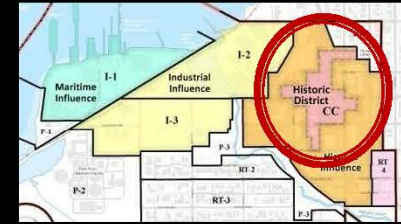




# Height Limits -- *Proposed*

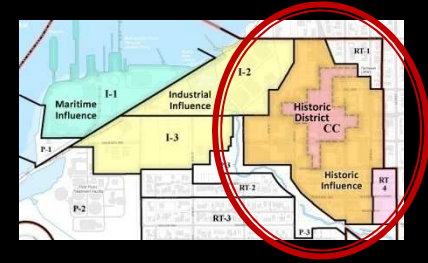
## Historic District

Design Review Area



Height Limits -- *Proposed*

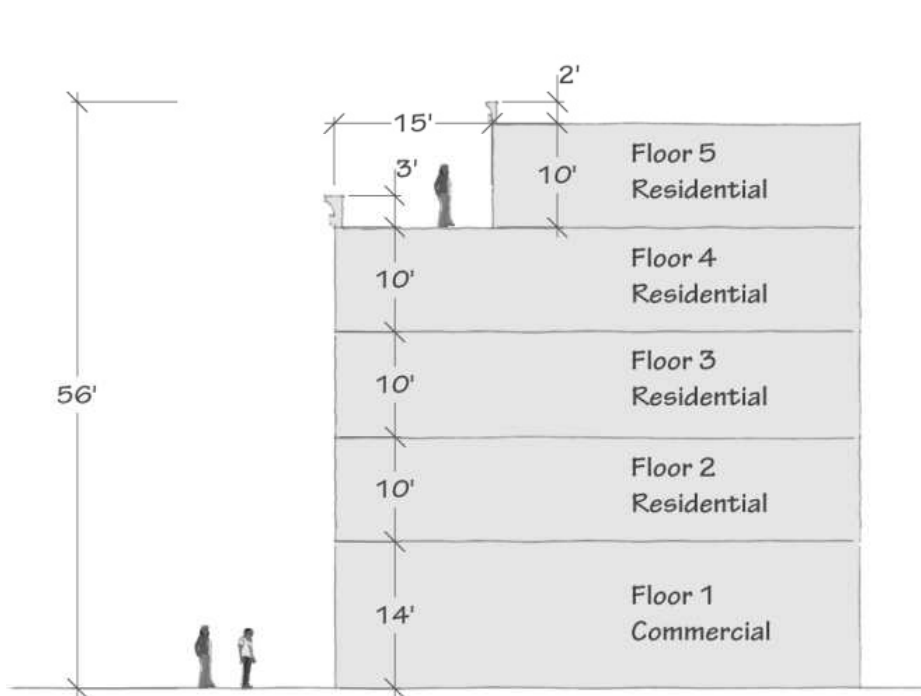
# Historic Influence Design Review Area



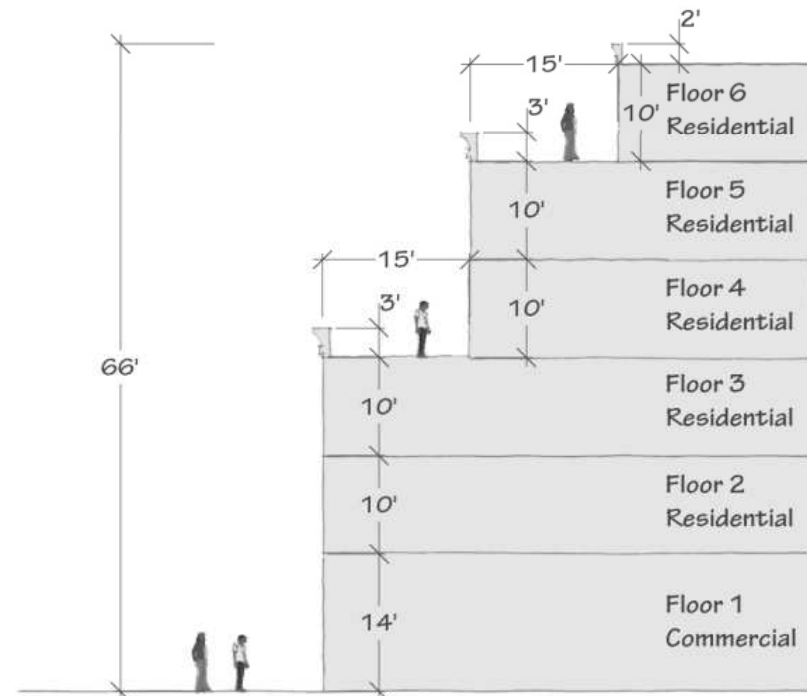
**Current:** 35' – no limit

**Proposed:** Three choices, up to 56' or 66'

**Choice 1:** up to 56'



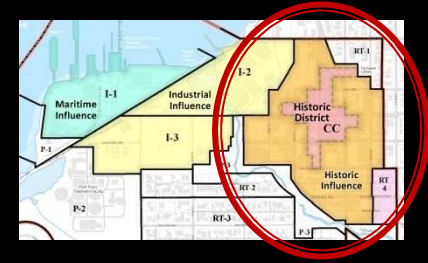
**Choice 2:** 56' & 5 stories



**Choice 3:** 66' & 6 stories

Height Limits -- *Proposed*

# Historic Influence Design Review Area



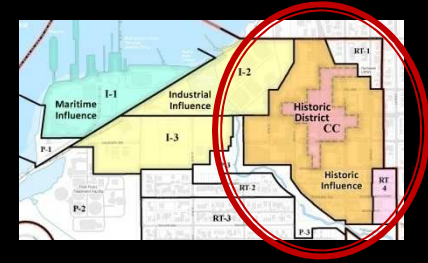
## *Intent of upper story step backs*

- Allow predictable height limits while maintaining:
- Pedestrian-scale experience at street
- Public and some private views
- 5 / 1 (five stories over parking) market feasibility
- *Not proposed for new construction in, abutting, or across the right-of-way from the Historic District DRA*



Height Limits -- *Proposed*

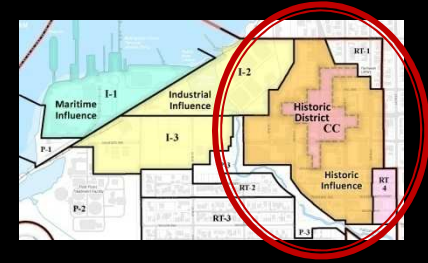
# Historic Influence Design Review Area



Example of  
upper-story  
stepped back 5<sup>th</sup>  
floor



# *Draft Height Limits* **Historic Influence** Design Review Area



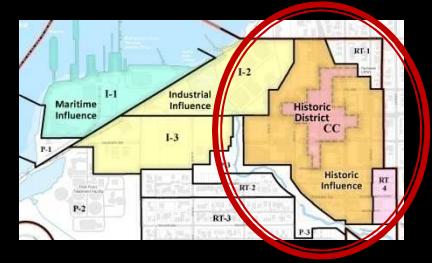
Examples of step backs at 3<sup>rd</sup>  
and 4<sup>th</sup> floors





*Draft* Height Limits

# Historic Influence Design Review Area



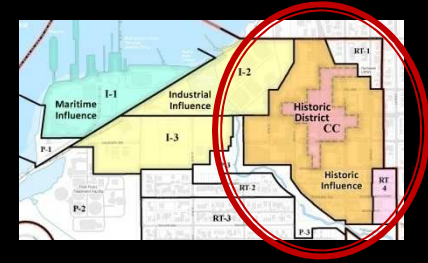
Building step backs at  
2<sup>nd</sup> and 3<sup>rd</sup> floors



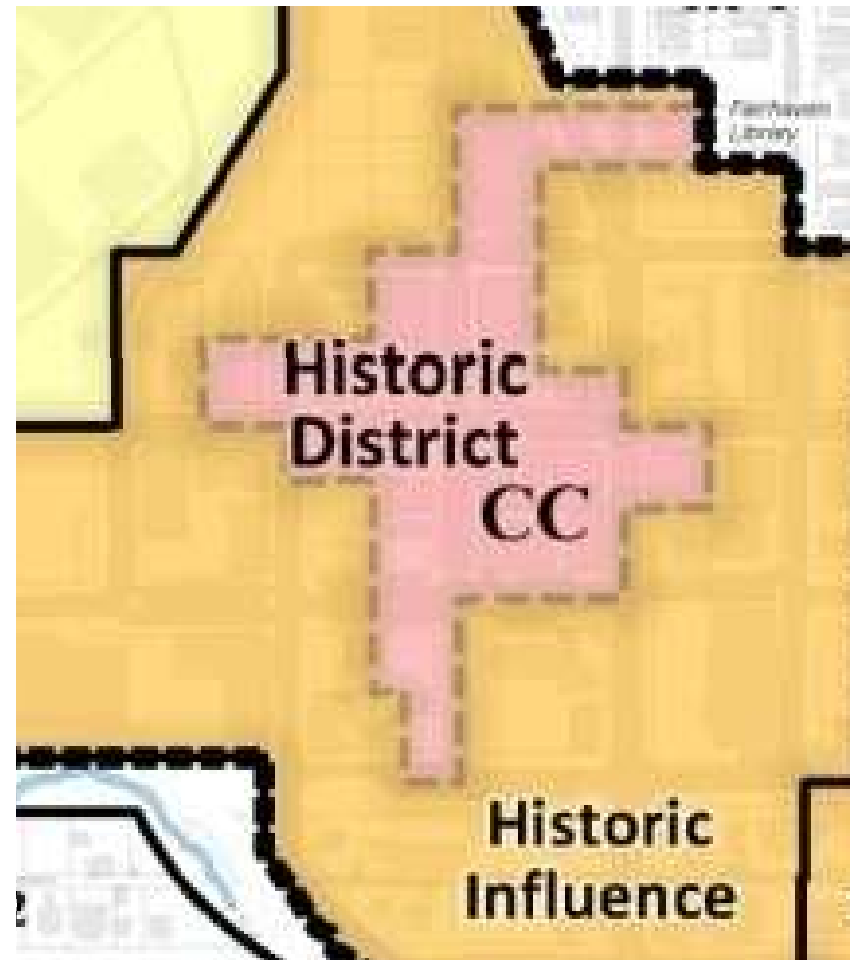


Height Limits -- *Proposed*

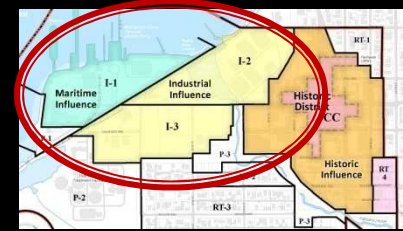
# Historic Influence Design Review Area



*Staff is proposing that new construction in the Historic Influence area that is in, abutting, or across the right-of-way from the Historic District boundary comply with the standards in the Historic District DRA*



# *Draft Height Limits* **Industrial & Maritime Influence**



**Current:** 35', 40' – no limit

**Proposed:**

**New Commercial Use Buildings:**

Same height options as Historic Influence (up to 56' – 66')

**New Industrial Use Buildings:**

No height limit



# Minimum Floor Heights - *Proposed*

Staff is re-visiting floor-to-floor height minimums

*Proposed:*

First floor retail, upper floors office or residential

**First Floor Retail:** Min 14'

**Upper Office Floors:** Min 12'

**Upper Residential Floors:** Min 10'

**Parapet:** 2' - 4'





# Design Standards -- Applicability

## Chapter 5. Historic Buildings - Rehabilitation and Treatment

### Applicability

- **REQUIRED** for Local Historic Register buildings
- **RECOMMENDED** for buildings *on or eligible* for listing on any historic register

## Chapter 3. New Construction and Alterations

- New construction
- *Alterations to existing buildings and "historic" buildings*

## Chapter 4. All Projects

- New construction
- *Alterations to existing buildings and "historic" buildings*



# Balconies

## Historic District and abutting properties



SECONDARY FAÇADES: balconies permitted  
PRIMARY FAÇADES: only shallow balconies

# Next Steps

- **HPC Action**
  - Recommendation to Planning Commission & City Council
- **Feb 16<sup>th</sup> Final public feedback meeting**
- **April 19<sup>th</sup> Planning Commission Public Hearing**
  - *packet will be on-line by March 19<sup>th</sup> for review*



# Height Limits – *How it's Calculated*

