DAHP Comment on Draft Fairhaven DR Standards

Jackie Lynch to: Heather M Aven, Greg Aucutt 04/16/2012 04:04 PM

Cc: Chris J Koch, Kurt Nabbefeld, Kathryn E Franks

Comment from Department of Archaeology and Historic Preservation's Historical Architect:

----- Forwarded by Jackie Lynch/planning/cob on 04/16/2012 04:05 PM -----

From:	"Vann, Nicholas (DAHP)" <nicholas.vann@dahp.wa.gov>
To:	Jacquelyn Lynch <JLynch@cob.org>
Cc:	"Griffith, Greg (DAHP)" <Greg.Griffith@DAHP.WA.GOV>, "Houser, Michael (DAHP)" <Michael.Houser@DAHP.WA.GOV>, "Duvall, Megan (DAHP)" <Megan.Duvall@DAHP.WA.GOV>, "GAucutt@cob.org" <GAucutt@cob.org>, "KNabbefeld@cob.org" <KNabbefeld@cob.org>, Katie Franks <kfranks@cob.org>
Date:	04/16/2012 02:48 PM
Subject:	RE: Draft Fairhaven DR Standards - Comments Welcome

Jackie,

Greg forwarded the draft Fairhaven DR Standards to me. I'd like to offer the following comments, which are fairly broad:

- I think there has been some very nice infill development in Bellingham, but I would caution that there is a fine line between being character appropriate, and creating a false sense of history. This becomes extremely subjective, so I commend you and your consultants for tackling such a broad topic with prescriptive requirements through the "guidelines." I am, however, concerned that some of the requirements are interpreted as being *too* prescriptive. There are certain historic design features that can be contemporaneously interpreted but still be compatible – a design issue better left to architects. Being *too* prescriptive could create a relatively monotonous built environment and has the potential to create a false sense of development, so perhaps a more clear definition of the difference between a "Standard" and a "Guideline" could be explored. Perhaps the "Intents" and "Standards" could be summarized at the beginning or end of the document, and then expanded upon within the body of the document with annotated photographs depicting each "Guideline", so they're interpreted more as a *Best-Practices Guide* of some sort.

- Somewhere, pre-development or pre-design meetings with the Fairhaven design review board should be encouraged. This should help streamline the review process and hopefully help remove some of the mystery out of the supporting documents. As an additional supplement, perhaps a brief brochure or pamphlet explaining the key points of review process and overall goals of the review board and district could be created. This would summarize all of your efforts and serve as a primer to designing in or around the Fairhaven neighborhood.

I don't have any other comments to offer right now beyond these. I certainly appreciate the opportunity to respond. If you have any questions, please feel free to ask.

Best,
Nick

Nicholas Vann | State Historical Architect | 360.586.3079 | nicholas.vann@dahp.wa.gov

Department of Archaeology & Historic Preservation
1063 South Capitol Way | PO Box 48343 | Olympia WA 98504-8343 | www.dahp.wa.gov
please consider the environment before printing this email
From: Griffith, Greg (DAHP)
Sent: Thursday, April 05, 2012 4:34 PM
To: Vann, Nicholas (DAHP)
Cc: Houser, Michael (DAHP); Duvall, Megan (DAHP)
Subject: FW: Draft Fairhaven DR Standards - Comments Welcome

Nick, I just received this from Jackie Lynch in Bellingham. Are you interested in commenting on these documents?...she would appreciate comments by 4/17 to pass along to the Planning Commission.

From: JLynch@cob.org [mailto:JLynch@cob.org]
Sent: Thursday, April 05, 2012 3:35 PM
To: Griffith, Greg (DAHP)
Cc: GAucutt@cob.org; KFranks@cob.org; KNabbefeld@cob.org
Subject: Draft Fairhaven DR Standards - Comments Welcome

Greg,

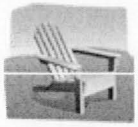
As promised, here is the weblink to our new draft standards for Fairhaven:
http://www.cob.org/documents/planning/neighborhoods/2010-docket-materials/fairhaven-np/pc-hearing/design-standards.pdf (Please note that, for various reasons, historic buildings come under the term "Existing Buildings" in this code.)
- You might also want to review the draft regulations for Fairhaven:
http://www.cob.org/documents/planning/neighborhoods/2010-docket-materials/fairhaven-np/pc-hearing/development-regulations.pdf
- And the draft Neighborhood Plan:
http://www.cob.org/documents/planning/neighborhoods/2010-docket-materials/fairhaven-np/pc-hearing/draft-plan.pdf

These drafts cover more than just the Historic District, of course. Your comments would be very welcome. If you can respond by April 17th, we can supply your comments to the Planning Commission at their April 19th meeting.

Thanks for caring about Fairhaven,
Jackie

Jacquelyn Lynch
360-778-8350
PCDD, 210 Lottie, Bellingham WA 98225

NOTE: All of my emails are subject to public disclosure.



Fw: Fairhaven Neighborhood and Urban Village Plan

Greg Aucutt to: Heather M Aven 04/17/2012 11:15 AM
Cc: Chris J Koch, Jackie Lynch, Kurt Nabbefeld, Jeffrey B Thomas

FYI and for the comment tracker.....

----- Forwarded by Greg Aucutt/planning/cob on 04/17/2012 11:14 AM -----

From: "John Hymas" <hymas@fidalgo.net>
To: <GAucutt@cob.org>
Cc: <KFranks@cob.org>
Date: 04/16/2012 03:25 PM
Subject: Fairhaven Neighborhood and Urban Village Plan

Hi Greg,

My comment for the record is this: Let's include a street tree plan to this Urban Village portion. The dominate and original species now present in the commercial core of Fairhaven is Sweet Gum (Liquidambar styraciflua). This species has a wonderful fall color, but tends to hold its leaves well into our autumn/winter storm season and the wood is brittle. Several of these trees have failed over the years and some have visible storm damage in their crowns now. There has been property damage associated with some of these past failures. The Parks Dept. is well aware of this situation and has been replacing these trees as needed.

Replacement species have been Ginko, Ash, Nyssa sylvatica and Paperbark maple. A street tree plan is needed so that the Neighborhood and Merchant Association know ahead what species and where (which streets) replacement trees will go. This can be a touchy subject due to past events and lack of communication. A street tree plan would be worthwhile in solving these issues next time a tree or trees need to be removed and replaced.

John Hymas, Certified arborist
1316 23rd St.
Bellingham, 98225

Cheryl & William Hockett-Prelle
1315 Mill Avenue
Bellingham, WA 98225
360-733-2368

RECEIVED
APR 17 2012
CITY OF BELLINGHAM
BUILDING SERVICES

Re: Fairhaven Neighborhood Zoning Heights

April 12, 2012

Dear Planning Commission and Other Decision Makers,

Whether we live in Happy Valley, South Hill, Edgemoor, or near WWU, we see Fairhaven's core village as a Beautiful Valley that slopes down to the sea with great views of the sea, the sky, the islands and the slopes of Edgemoor.

We all feel so... fortunate to have this world class view and village which we see from our windows and decks and/or as hundreds of us walk, bike and drive down into Fairhaven and its waterfront.

This letter speaks for all of us who want to maintain this open Valley View of the core of downtown Fairhaven and the surrounding edges or "influence areas" as you are calling what is closest to the core. Especially we are speaking and writing in this letter about the areas just above and East of 12th and 13th Streets. Most of us do not want 66-foot high buildings blocking this world class Fairhaven Village core-to-the-sea view. Many of us, whether living on Mill, Harris, 13th, 14th or 15th will have our views greatly impaired or completely blocked by 66' high buildings. 42' buildings, the same height as Sycamore Square, would also be detrimental, so we speak strongly for maintaining the 35'height limit that is now in our current Fairhaven Neighborhood Plan. Our property values would be greatly impacted by these potential changes but our mortgages will stay the same. We feel this is unjust.

Not only will precious views be lost, but large tall buildings create cold winter shadows on their North sides for 5 months of the year, and cold wind tunnels for the many walkers that help bring customers and ambiance to the Historic Fairhaven Business District.

In addition, extra tall 66' or 42' buildings require way more parking than they will provide, where parking is already at a premium. They will also cause excess traffic congestion and more overflow parking, crowding into our peaceful, safe and quiet residential neighborhoods. Please consider the value of our present open views which attract tourists and artists from all over the state and country. Let's not make a walled fortress of high buildings around Fairhaven.

Most of us living above/East of the Fairhaven core area are long-established residents residing in the gamut of houses from small to medium to large. We have heard most planners say that they want to keep neighborhoods diverse and viable and housing affordable. If you crowd our streets and block our views, our quality of life will be lowered, in addition to the property values going down, and our neighborhoods will decline. You know this is not fair or right.

Small is beautiful, ecological and economical, not to mention more livable. Conservation and sensibility are the name of the game now on this planet which we all need to help sustain. The majority of the people in Bellingham know this and want this. Big buildings cost big money and resources to build and to maintain and the tides are turning against them as too costly and unsustainable. People are not coming here for tall blocking buildings, but for the livable urban village atmosphere, possibly the best example of this in Bellingham. Otherwise they would stay in Seattle and other large cities.

We implore the Planning Commission, the Planning Department, the Bellingham City Council and whoever else this may concern to please listen to our requests and your hearts about what is right and keep the building heights low at 35 feet.

Please see our pictures as an illustration of Our View Points.

With Sincere Hope that You will Listen.

Cheryl Hockett-Prelle and William Prelle,

Cheryl Hockett-Prelle William Prelle

Co-Owners of Fairhaven Massage and Therapy Center, est. 1976
Residents of Fairhaven since 1997

And Uphill Fairhaven Neighbors:

Fairhaven Neighborhood Plan Zoning Heights

The following people support and agree with the attached letter written by Cheryl and William Hockett/Prelle dated April 12, 2012. The people below are petitioning the City of Bellingham and the Planning Commission to retain current 35 ft. building heights East of 12th St. and North of Harris Ave. Current zoning regulations 20.00.070 state:

In no case shall the 35 ft. height limitation be exceeded for new construction and additions located north of Mill Ave. between 10th and 12th Sts. or north of Harris Ave. east of 12th St.

Name	Address	Phone	Email
Cheryl Hockett Prelle	1315 Mill Ave Bellingham WA 98225	360 733 2368	willcher@Q.com
William Prelle	1315 Mill Ave Bellingham, Wa 98225	360 733-2368	willcher@Q.com
Edye Colella-Morton	1128 15th St. Bellingham, WA 98225	(360) 224-6859	edcm58@comcast.net
Ted Morton	1128 15th St Bellingham, WA	(360) 224-6123	mortontd@comcast.net
Ann Daffner	1133 14th. B'ham, WA.	(360) 671-0630	Jannhaffner@comcast.net
Marie A. Hart	1310 Mill Ave B'ham WA 98225	733-1088	
Geraldine M. Hart	1310 Mill Ave Bellingham 98225	733-1088	Allen1088@msn.com
Darlene Jones	1201 14th St B'ham WA 98225	752 5051	
Allison Lovell	1105 13th st B'ham, WA 98225	671-6657	
MICHAEL DAMOTH	1105 - 13th St Bellingham, WA 98225	360-510-2078	

Fairhaven Neighborhood Plan Heights

Stop Tall Buildings in Fairhaven. Tall buildings (66 ft – 42 ft.) will block views from South Hill, Edgemore and Fairhaven. The people below are petitioning the City of Bellingham and the Planning Commission to retain current 35 ft. building heights in Fairhaven.
Current zoning regulations 20.00.070 state: ***In no case shall the 35 ft. height limitation be exceeded for new construction and additions located north of Mill Ave. between 10th and 12th Sts. or north of Harris Ave. east of 12th St.***

Name	Address	Phone	Email
Martin Nickelson	242 Bayside Rd	360 671 3786	MARTINHN70 @live.com
James Bauckman	1401 Iris Lane	360-201-5022	James Bauckman@gmail.com
Katie Drewel	1907 18th St Bham 98225		kdrewel@gmail.com
Karin Gunderson	1717 4th B'ham 98225		Karingunderson@hotmail.com
Elizabeth Cardarelli	1907 18th St. H-3 Bellingham WA 98225		awakeningthebalance@gmail.com
Roberta Ferron	214 Bayside Rd. B'ham	715 9588	rferron@comcast.net
Maggie Hanson	206 Bayside Pl Bellingham, WA 98225	318-3557	maggiemhanson@webtv.net
Linda Wright	1114 15th St Bellingham, WA 98225	360-~~738~~-0481	lindawright13@Comcast.net
[illegible]	1114 - 15th St Bellingham, WA.	360-714-0184	DALOWANCE@COMCAST.NET
Clayton Medeiros	908 16th St. Bellingham 98225	360-739-5179	claymedeiros@aol.com
Gemma Jane Medeiros	908 16th Bham WA	360·391·9732	gemmajane.medeiros@gmail.com

Fairhaven Neighborhood Plan Zoning Heights

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In no case shall the 35 ft. height limitation be exceeded for new construction and additions located north of Mill Ave. between 10th and 12th Sts. or north of Harris Ave. east of 12th St.

Name	Address	Phone	Email
Lynne Oudman	816 14th Str. Bellingham WA	3609615447	lynne.oudman@gmail.com.
Brooks Anderson	905 Wilson Bellingham, WA 98225	3602206938	briksanderson@gmail.com
Ross GRIER	1128 14th ST. B'HAM, WA 98225	360-733-0063	2griers@comcast.net
SHARON GRIER	1128 14th St. Bellingham WA 98225	360-733-0063	2griers@comcast.net
Chris Portman	111 E Finnegan Way O'ham. 98225	360 733.4502	tcportman@cbbcwireless.net
Megan Cook	1308 Larrabee AVE Bham 98225	(253) 223-4954	cook.m@hotmail.com
Teddy Ahlvin	2817 Northwest Ave.	(541)602-3083	favoo13517@gmail.com
SCOTT SANDERSON	2801 25 THST BHAM 98225	360 319 0424	SANDMAN 49686 @ YAHOO. COM