

Fountain District Urban Village Public Input Workshops

Meeting #3

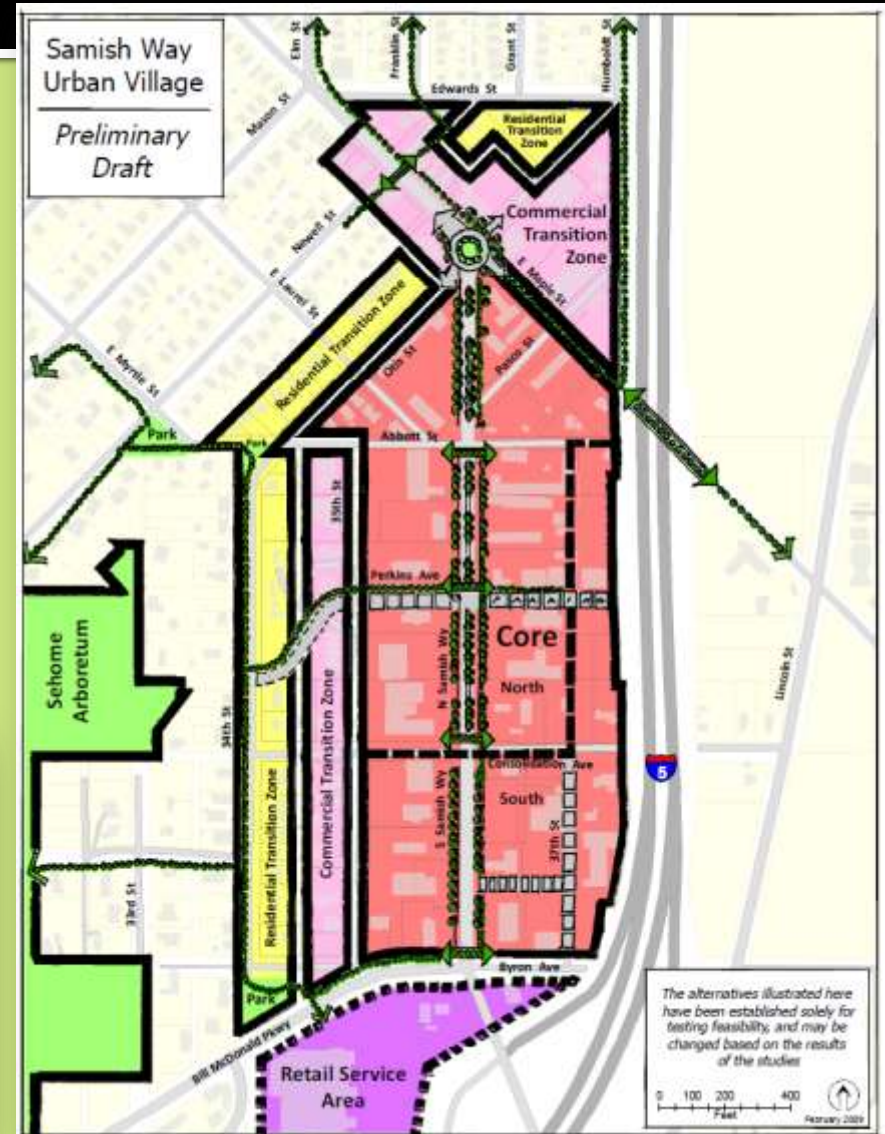
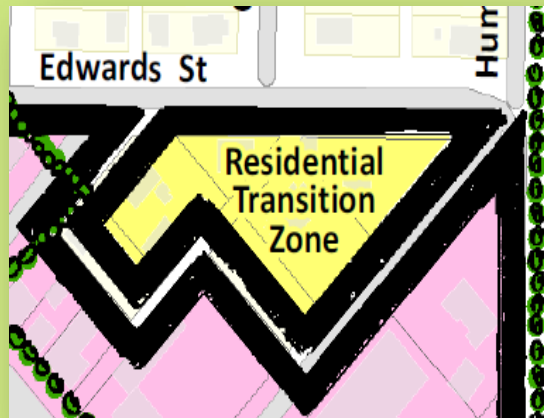
Development Character Permitted Uses, Design, Scale & Transitions

April 22nd, 2009

City of Bellingham, Washington

Samish Way Urban Village

- Commercial Core, Transition and Approach Zones
- Residential Transition Zone



Compatibility & Feasibility

- Design, Pedestrian Scale & Quality
- Height & Form
- Parking – surface or structured?
- Street improvements – who pays?
- Bonuses – public amenities?

Development Character Zones:

Commercial CORE

Design Standards

- Ensure future development is pedestrian-oriented
 - UV Design Standards
 - Special Standards
 - Samish Way & Public Hearing



Development Character Zones:

Commercial CORE

Design Standards Site Design

- Orientation to Street
- Surface Parking
- Lighting
- Refuse Containment
- Pedestrian Connections



Development Character Zones:

Commercial CORE

Design Standards Building Design

- Massing & Articulation
- Ground Floor Details
- Building Material
- Transparency
- Awnings
- Blank Walls
- Residential Design



Development Character Zones:

Commercial CORE: *Use*

Encourage **MIXED USE**

- Flexibility – Jobs + Housing
- Ground floor commercial, retail, restaurant, office,
- Upper-story housing, office, etc.



Development Character Zones:

Commercial CORE: *Height & Form*



Development Character Zones:

Commercial CORE: *Height & Form*



Marketplace Building

1225 Railroad Avenue

Characteristics:

- 11,000 SF corner lot
- New Construction
- 40 Dwelling Units with elevator
- Ground floor commercial
- Limited parking provided

Zone: Central Commercial

Zone Density: None specified

Built Density:

- 1 unit/275 SF of land (net)
- 158 units/acre (net)

Development Character Zones:

Commercial CORE: *Height & Form*



Fairhaven Square

1224 Harris Avenue

Architect: Fred Wagner

Developer: Ebenal General

Characteristics:

- New Construction
- Fairhaven Design Review
- 11,000 SF corner lot
- 22 Dwelling Units with elevator
- 7,000 SF of ground floor commercial
- Basement Parking

Zone: Neighborhood Commercial

Zone Density: 500 SF land/ unit

Built density:

- 1 unit/500 SF of land (net)
- 87 units/acre (net)

Development Character Zones:

Commercial CORE: *Height & Form*



1600 D Street

Architect: David Christensen

Developer: Maris Capital

Characteristics:

- New Construction
- 5,775 SF corner lot
- 8 Dwelling Units
- Parking inside building

Zone: Residential-Multi,
Multiple, Mixed (offices
allowed)

Zone Density: None specified

Built density:

- 1 unit/722 SF of land (net)
- 60 units/acre (net)

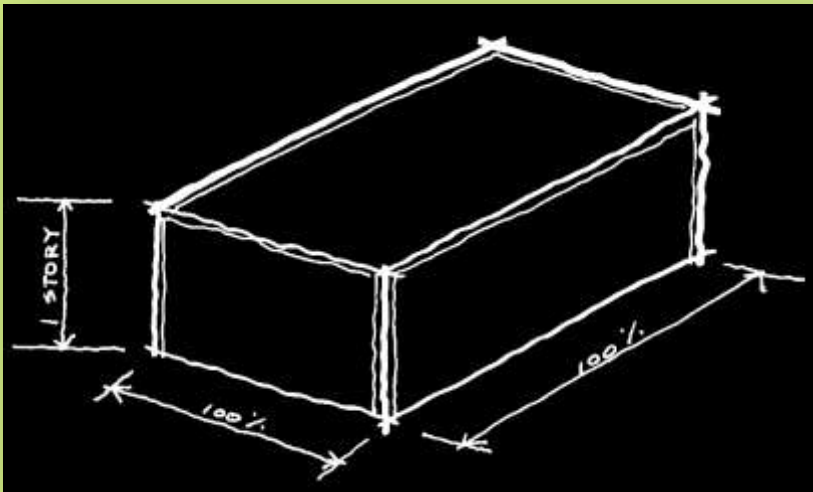
Height



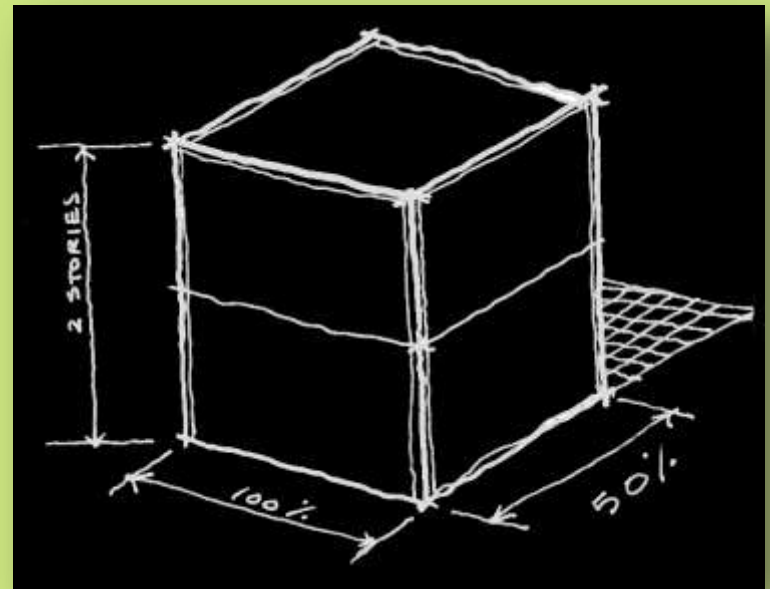
What is Floor Area Ratio (F.A.R)?

Definition: The gross floor area of a building(s) on a site divided by the site area.

For example, if the building below has a total of 10,000 SF and the site area is 10,000 SF, the FAR would be 1.0.



F.A.R 1.0



F.A.R 1.0

Development Character Zones

Commercial CORE: *Parking*

“Surface Parking”



Development Character Zones

Commercial CORE: *Parking*

“Structured Parking”



Development Character Zones

Commercial CORE: *Parking*

“Structured Parking”



Development Character Zones:

Commercial TRANSITION

Reduce intensity by regulating

- Height
- Use
- Design

