

Lettered Streets Neighborhood Plan (1996)

Open Space Section –

- The Lettered Streets Neighborhood, although highly developed, has a variety of open space opportunities. The Maritime Heritage Center (MHC), located on Whatcom Creek that defines the southern boundary of the neighborhood, is a popular Multi-use Park, hatchery, and educational facility. (page 3)
- The MHC is an attractive fishing area. Improvements are needed along the vegetated shoreline so that on the busy days, more places to fish are available. Because of the dependency on water from Whatcom Creek for hatchery production, it is critical to protect and improve water quality upstream. (page 3)
- The 1995 Whatcom Creek Trail Master Plan has proposed a multi-use trail along the creek, eventually connecting Whatcom Falls Park near the headwaters to the mouth of the creek near Citizens Dock. (page 3)

Land Use Sub areas –

Area 8 (page 13)

A high density residential and office uses designation is appropriate for this southern portion of the neighborhood and along Dupont Street. The portion of the area abutting the Civic Center has seen a number of changes, including the construction of the new police facility, improvements to the satellite City Hall parking facility, and construction and conversion of new offices.

A density of 1,500 square feet per dwelling unit is the maximum allowed for residential development. Buildings combining offices with residential uses are encouraged. View impacts should be considered for those properties facing or southwest of Holly Street. Design criteria as specified in the Land Use Development Ordinance shall apply to office and multi-family construction of two units or more.

| | | |
|------------------------------------|---|---|
| General Use Type | : | Residential - Multi |
| Use Qualifier | : | Multiple, mixed (offices allowed)* |
| Density | : | 1,500 square feet per unit for residential |
| Special Conditions | : | Steep slopes. View on properties facing or southwest of Holly Street. Design Criteria for office and multi-family housing of two units or more. Historic. |
| Prerequisite Considerations | : | None. |

Areas 10 and 10A (page 15)

Future development in Area 10 will largely involve infill and re-development of existing buildings. Portions of the area have been included in the Bellingham Central Waterfront Development Plan and the Regional Urban Design Assistant Team (RUDAT) study for Bellingham's Civic Center Area. Plans for this area envision a land use mix that continues to allow for currently established activities while improving visual quality, pedestrian access, and an old town character through three significant principles. These are:

1. Continuous building frontage along Holly Street which includes features with pedestrian oriented door and window openings and scale. (I.e. not just blank walls).
2. Effective screening/nuisance control of outdoor storage and processing.
3. Improving connections to the waterfront.

Certain light industrial uses are also allowed under Area 10. However, light industrial uses are limited to warehousing and storage facilities in Area 10A. The following requirements are imposed in both areas:

1. Buildings should be constructed abutting front lot lines along Holly Street
2. Height is limited to three stories.
3. Parking should be located to the rear of the buildings away from Holly Street and screened from adjacent residential uses. When it is necessary for parking to be located adjacent to the Holly Street right-of-way a visual screen providing the same effect as a building line shall be provided.
4. Outdoor storage of materials shall occur only to the rear of buildings and be screened by site obscuring landscaping.... If appropriate, some viewing of activity may be allowed through gaps in screening.
5. Walkways are required as provided in the planned designation.
6. To protect residential uses and the "Old Village Trail", commercial development of the properties adjacent to the trail shall only be allowed if a buffer can be provided. If a buffer cannot be provided, residential uses or offices should remain.

Design criteria as specified in the Land Use Development Ordinance shall be provided for new construction and major remodels.....

Area 10

| | | |
|--------------------------------|---|---|
| General Use Type | : | Commercial |
| Use Qualifier | : | Planned, Mixed (light industrial)* |
| Density | : | N/A |
| Special Conditions | : | Shoreline, flood, Historic, view, waiver of setbacks, design criteria as specified in the Land Use Development Ordinance and above for commercial and multi-family construction of two units or more. |
| Prerequisite Conditions | : | None |

* Mixed uses include certain industrial uses (see page 17)

Area 10 A

| | | |
|--------------------------------|---|---|
| General Use Type | : | Commercial |
| Use Qualifier | : | Planned, Mixed** |
| Density | : | N/A |
| Special Conditions | : | Clean-up and screening for properties in Area 10, Historic, waiver of setbacks, design criteria as specified in the Land Use Development Ordinance for commercial and multi-family construction of two units or more. |
| Prerequisite Conditions | : | None |

**Mixed uses include residential and certain industrial uses (see page 18)