

## **CITIZEN VIEW PRELIMINARY WATERFRONT DEVELOPMENT CONCEPTS**

- ◆ **Recognize that public and private views and waterfront access are highly valued by Bellingham citizens**
- ◆ **View Preservation and Enhancement**
  - Foster development which will enhance rather than impede waterfront views, and which will guarantee healthy, public-friendly and usable open space on the waterfront
  - Limit height and bulk of properties on or near the waterfront in such a way that views from uphill locations (both public and private) are impacted as little as possible
  - Preserve views of Bellingham from the water as well as from the waterfront, making it possible to "see" into the City
  - Avoid blocking off views of the waterfront along streets that run to the bay
  - Avoid the "wall" effect by creating a stepped building height profile where appropriate, with taller developments located inland and lower developments on the waterfront
- ◆ **Public Access and Connectivity**
  - Achieve public access to our waterfront and connect downtown and other parts of the City with our waterfront
  - Preserve and enhance the water-oriented character of the waterfront so as to create a festive, vibrant and lively working, living and entertainment mixed-use environment
  - Integrate the waterfront with the City and complement the scale and character of Bellingham rather than creating an isolated and separate "town" along the waterfront
  - Connect the waterfront trail systems using Vancouver, BC and Monterey, CA as models
- ◆ **Open Space and Landscaping**
  - Create a visual appeal between the natural environment and the physical development
  - Preserve open space and allow tenancy for artistic endeavors using Vancouver's and North Vancouver's sea walls and Victoria's inner harbor as models
  - Provide for well-landscaped open space at ground, intermediate and roof levels to serve the open space users as well as viewers overlooking the green environment
  - Provide for low maintenance landscaping along the railroad right-of-way since this area will become more prominent
- ◆ **Undergrounding of Utility Lines**
  - Plan in advance for undergrounding of overhead utility lines for view preservation and public safety
  - Remove all unused and unnecessary overhead lines and poles
  - During the planning stage of development projects, require installation of underground facilities to house future utility lines and fiber optics
  - Remove unused high-pressure natural gas lines that present a long-term liability to our community or, to the extent safely feasible, redeploy them for undergrounding overhead lines