

Bellingham R/UDAT

September 15, 2004

Patricia Decker, Director
Waterfront Futures
P.O. Box 1677
Bellingham, WA 98227

Re: Comments regarding Waterfront Framework Plan

Dear Patricia:

The R/UDAT committee has reviewed the Waterfront Framework Plan and has the following comments.

The Waterfront Futures Group should be commended for preparing this plan which addresses community interests for development of the urban waterfront of Bellingham. The presentation is quite clear and the graphics are excellent. The inclusion of public input seems to be thorough and comprehensive. The ideas proposed for the waterfront address the future and appear to respect the existing valuable amenities.

The plan will provide inspiration to the community to develop our waterfront, exploiting the natural beauty of the surroundings and the proximity to the sea.

We are pleased that the R/UDAT – DAT workshop was helpful in producing the plan and offer our continued assistance as planning proceeds.

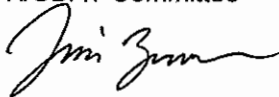
The next phase of planning, we believe, should further explore the connection to the existing downtown commercial/residential district including pedestrian and vehicular connections. Addressing the retail / office / residential demand for the GP site to provide estimated area requirements would be helpful for the next planning phase.

Also, it would be desirable to define the development parameters for the GP Tissue Warehouse site including the associated requirements for the marina and the site requirements (uses) for the area near the historic railroad station.

In general we suggest that the plan recommendations need to be more specific to provide a more comprehensive program (statement of requirements) for the next planning phase, including specific densities, uses, floor area ratios, public facilities and open space locations and design review process.

We hope the above comments are helpful and we look forward to the next steps in the planning process.

Very truly yours,
R/UDAT Committee



Jim Zervas, AIA
Dave Christensen, AIA
Bob Ross, AIA
Terry Moore, AIA