

## Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date	Staff Contact	
1/10/2012	Katie Franks	
<b>Subject:</b>		
Overview of the Draft Fairhaven Urban Village Design Standards; Draft BMC 20.37.300 Development Regulations; and Draft BMC 20.25 and 21.10 Design Review Applicability, Decision Criteria and Process		
<b>Attachments:</b>		
1. <b>Staff Report</b>		
2. <a href="#">DRAFT Fairhaven Urban Village Design Standards</a>		
2. <a href="#">DRAFT BMC 20.37.300 Fairhaven Urban Village Development Regulations</a>		
3. <a href="#">DRAFT BMC 20.25 and 21.10 Design Review Applicability, Decision Criteria and Process</a>		
Category	Legislative or Quasi-judicial	
<input type="checkbox"/> Pre-Application	<input type="checkbox"/> Quasi-judicial	
<input type="checkbox"/> Application	<input type="checkbox"/> Information Only	
<input type="checkbox"/> Work Session		
<input checked="" type="checkbox"/> Briefing		
Clearances	Initials	Date
Kurt Nabbefeld, Senior Planner		
Katie Franks, Development Specialist		
Chris Koch, Planner		
<b>Previous Board Meeting or Actions:</b>		
2009-10 Discussion of Changes to the Fairhaven Design Review District Code.		
<b>Recommended Action:</b>		
Information only.		

## **HISTORIC PRESERVATION COMMISSION**

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### **STAFF REPORT**

#### **OVERVIEW OF *DRAFT* FAIRHAVEN DESIGN STANDARDS; *DRAFT* DEVELOPMENT REGULATIONS; AND *DRAFT* DESIGN REVIEW PROCESS**

**January 10, 2012**

#### **PURPOSE:**

Staff will present an overview and background information regarding the development of the proposed *Draft* Fairhaven Urban Village Design Standards, *Draft* BMC 20.37.300 Development Regulations, and *Draft* BMC 20.25 and 21.10 Design Review Applicability, Decision Criteria and Process.

Please note that these are *working drafts* and are expected to be improved through commission and public comment, and on through the legislative process. Additional photos, diagrams, and other illustrative figures will be added once the general policies and language are solidified.

#### **BACKGROUND:**

Based on input from the public, private stakeholders, and recommendations from Winter & Company consultants, staff have developed the Fairhaven Design Standards and corresponding Development Regulations with the goals of promoting high-quality new construction; preserving the historic, cultural, and architectural heritage of the Fairhaven Historic District; and maintaining an attractive, pedestrian-oriented environment in the other Fairhaven Design Review District Areas. Objectives include the following:

1. Provide a streamlined, predictable review and permitting process;
2. Draw from best practices in design review standards and standards for historic, commercial mixed use, and industrial properties;
3. Preserve the integrity of the Fairhaven Historic District;
4. Continue to enhance the traditional character in the commercial area surrounding the historic district while inviting new creative, high-quality and compatible development; and
5. Provide design guidance for development in the industrial zones.

#### **COMMISSION ACTIONS:**

No action required for January 10<sup>th</sup> meeting.

Staff asks that the HPC brings questions and comments to the Tuesday January 24, 2012 HPC regular meeting.