

Fairhaven Urban Village

***Draft Development Regulations, Design
Standards, and Design Review Process***

City of Bellingham

Historic Preservation Commission

Public Meeting January 10, 2012

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PURPOSE of Meeting

- **Overview** of *proposed* changes to Fairhaven Design Review District
- **Introduction** to Development Regulations and Design Standards
- **Details** of Design Review Process as relates to HPC



Design Review Process

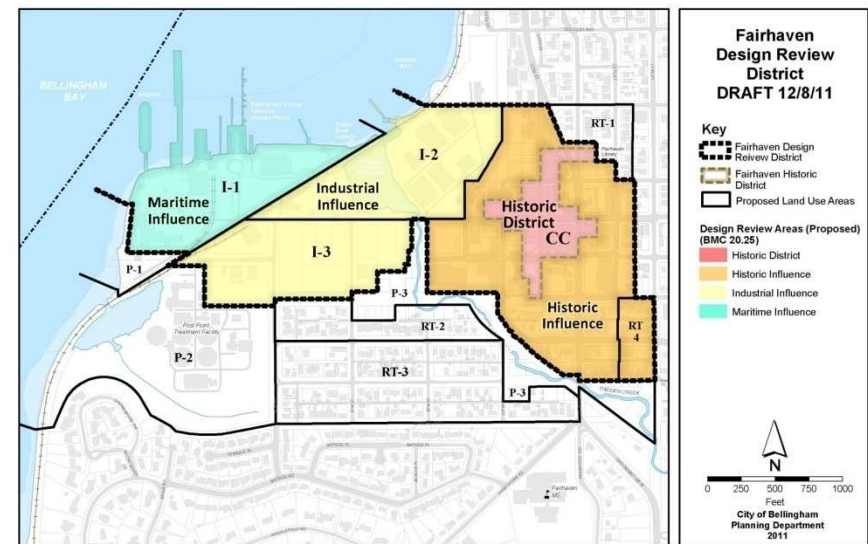
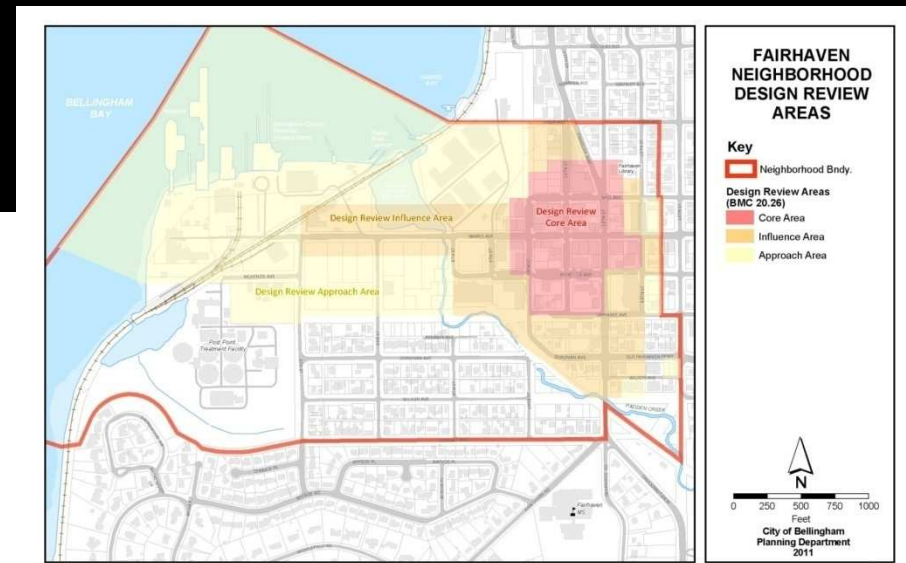
Design Review Areas

EXISTING Design Review Areas

- Core
- Influence
- Approach

PROPOSED Design review areas
Based on character, underlying zoning, etc.

- Historic District
(boundaries based on National Register district, and **potential** Local historic district)
- Historic Influence
- Industrial Influence
- Maritime Influence



Design Review PROCESS

If Project is EXEMPT....

No HPC review required

See draft BMC 20.25.020 B. 1. for changes to Exemptions

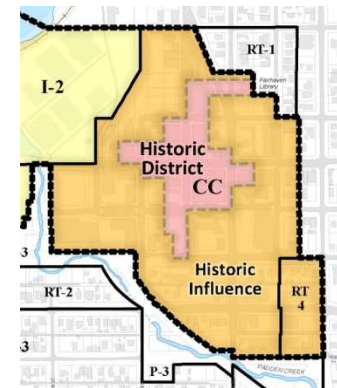
Design Review PROCESS

If Project is NOT EXEMPT and is in the...

Historic District or Historic Influence DRA

HPC review is REQUIRED

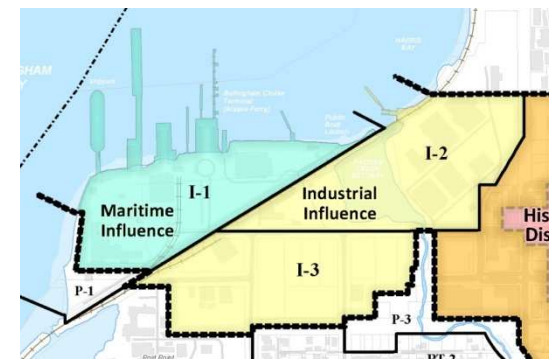
Currently HPC review is optional, at Director or HPC Chair's request



Industrial or Maritime Influence DRA

**HPC review is DISCRETIONARY
(Director's Discretion)**

Currently HPC only reviews new buildings at Director's request



Design Review PROCESS

*If Project is LISTED on the Local
Historic Register...*

HPC review is REQUIRED

- Certificate of Alteration per BMC 17.90.
- *No Fairhaven Design Review District Standards apply*



Draft Development **REGULATIONS**

- BMC 20.37
- What's covered
 - Mass, bulk, height, orientation, etc
(Design Standards cover materials, style, etc)
- Staff uses these for initial review
(outside of HPC realm)

Draft Development **REGULATIONS**

- There are no density, lot coverage, open space, usable space, or floor area ratio requirements for new buildings in commercial and industrial areas.

Draft Development **REGULATIONS**

- Transitions to abutting residential zones are accomplished by upper floor building "step-backs" in commercial areas, and building "set-backs" in industrial areas

Draft Development **REGULATIONS**

- Industrial zone setback requirements adjacent to front and side streets can be reduced when developed with a commercial use.

Draft Development REGULATIONS

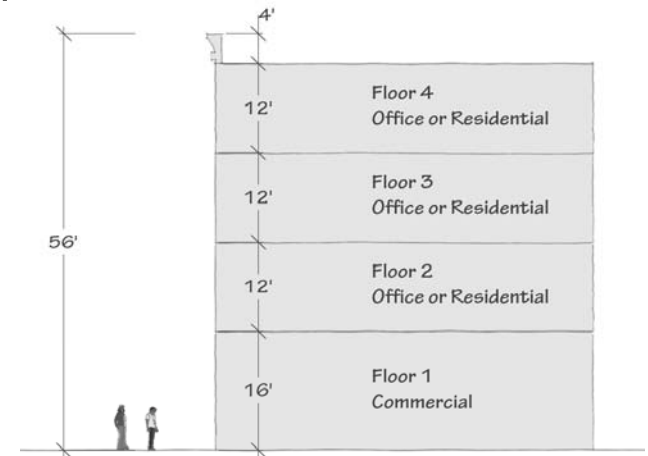
Draft Height Limits Historic District DRA

Current: 35', & up to 54'

Choice 1: up to 56'

Proposed: up to 56' & 4 stories

- Based on tallest existing historic buildings
- Maximum height subject to modulation along the block

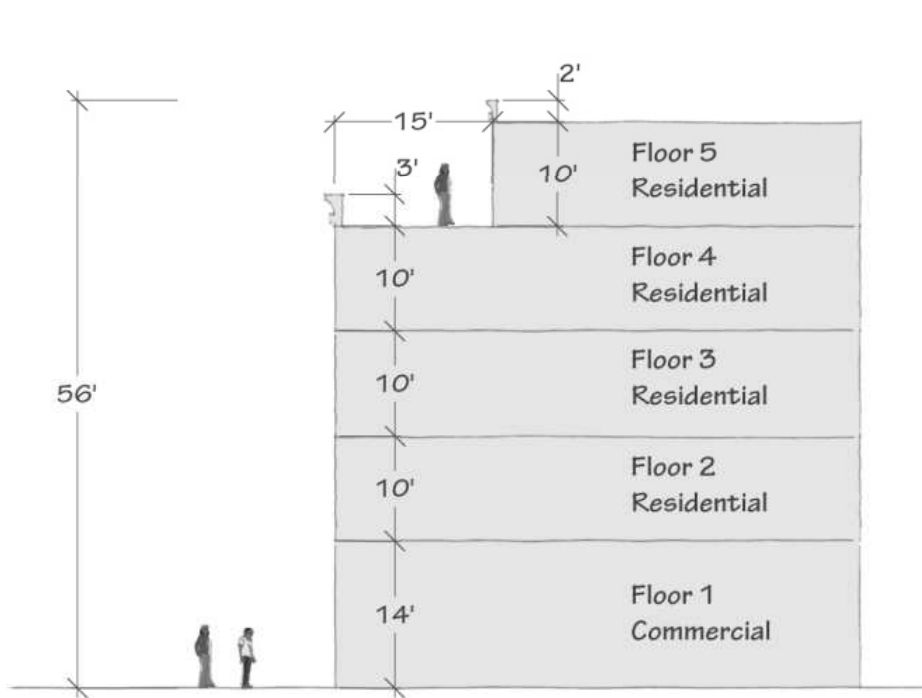


Draft Development REGULATIONS

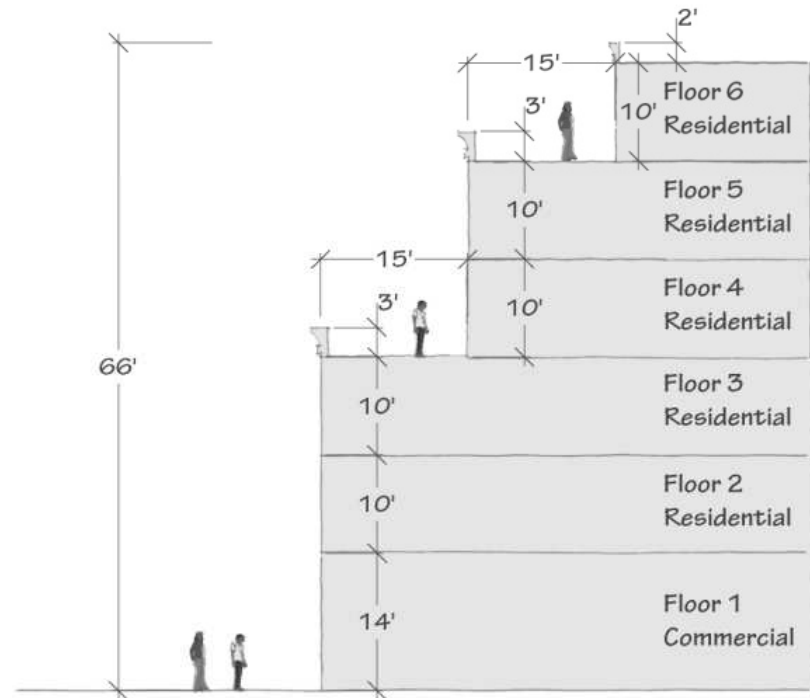
Draft Height Limits Historic Influence Design Review Area

Current: 35' – no limit

Proposed: Three choices, up to 56' or 66'



Choice 2: 56' & 5 stories



Choice 3: 66' & 6 stories

Draft Development **REGULATIONS**

Draft Minimum **Floor Heights**

Assumes first floor retail, upper stories offices or residential

First Floor Retail

Minimum 14' floor-to-floor

Upper Office Floors

Minimum 12' floor-to-floor

Upper Residential Floors

Minimum 10' floor-to-floor

Parapet: 2' - 4'



Draft Development **REGULATIONS**

Draft Height Limits **Industrial AND Maritime Influence Design Review Areas**

Current: 35', 40' – no limit

Proposed:

New Commercial Use Buildings:

Same height options as Historic
Influence (up to 56' – 66')

New Industrial Use Buildings:

No height limit



Draft Development **REGULATIONS**

Development Regulations v.s. Design Standards

- Development Regulations are rigid.
 - Exceeding or alternatives requires a "variance" which is decided by the Hearing Examiner.
- Design Standards are flexible.
 - Exceeding or alternatives requires a "design departure" which is decided by the Planning Director following review / recommendation from the reviewing body.

Evaluation criteria for each is different.

Draft Development **REGULATIONS**

HPC focus for review:

- Height limits (C and I zones)
- Height: Commercial transitions to Residential zones
- Optional setback regulations in Industrial zones
- Lighting: Transitions to residential zones

Draft Design **STANDARDS**

Dual purpose

- Design Standards and Guideline “Manual”

Provides additional design guidance

- **Statement of Intent**
- **Standard** – “*shall*” -- *required*
- **Guideline** – “*should*” -- *recommended*

Applicability

- New construction
- Alterations to existing buildings
- **RECOMMENDATIONS** for historic buildings*

**Staff will follow up with historic district property owners re: local historic district*

Draft Design **STANDARDS**

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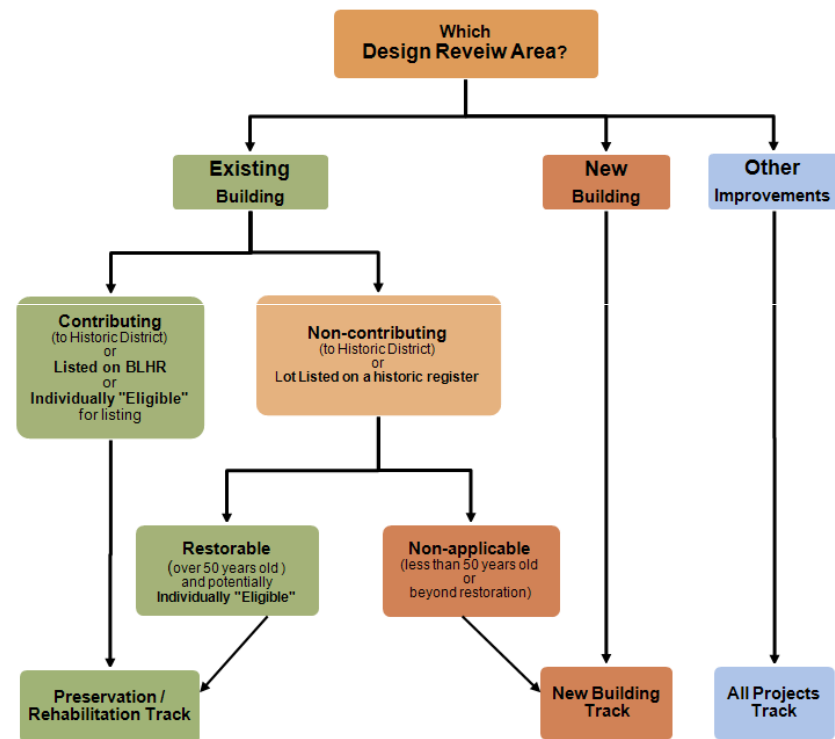
Chapter 5. Historic Buildings - Rehabilitation and Treatment

Appendices

Draft Design STANDARDS

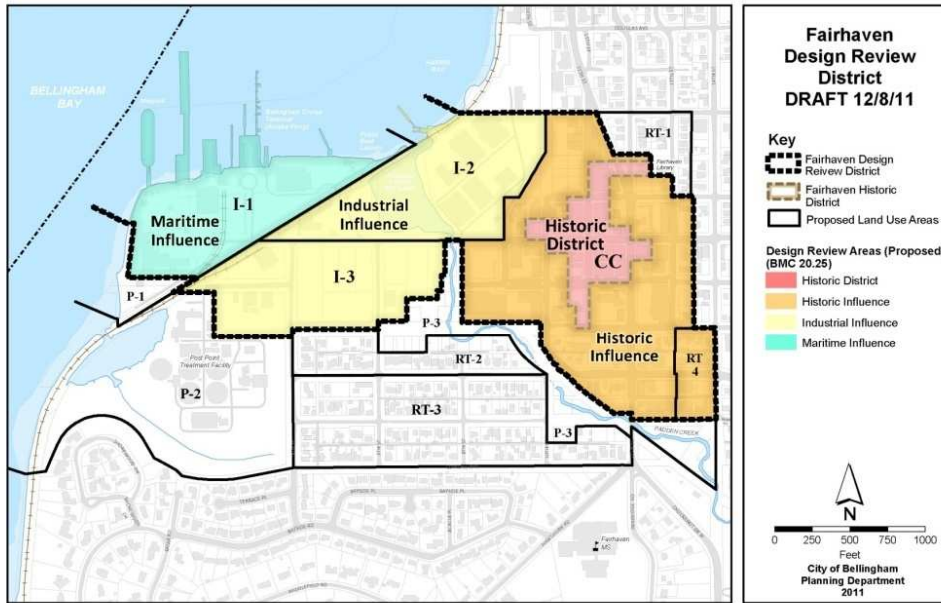
Chapter 1. Using the Design Standards

- Purpose
- Objectives
- Underlying Policies
- Design Review Process
- Design Review Tracks
 - Preservation / Rehabilitation Track
 - New Building Track
 - All Projects / Other Improvements Track



Draft Design STANDARDS

Chapter 2. Fairhaven Design Review District Areas



Introduces Design Review Areas

- *Zoning*
- *Character Description*
- *Policies*

Draft Design **STANDARDS**

Chapter 3. New Construction and Alterations

Applicability

Departures

- *Better solution or physical hardship*

Specific Standards

- Site Plan Design
- Building Design

In some cases, standards differ from one DRA to another

Draft Design **STANDARDS**

Chapter 3. New Construction and Alterations

C. Specific Standards.

Windows

***Intent:** Historic commercial buildings typically have upper story windows that are twice as tall as they are wide.*

Standard: In the HD and HI DRAs, upper story windows shall be at least twice as tall as they are wide. Shape and orientation shall align.

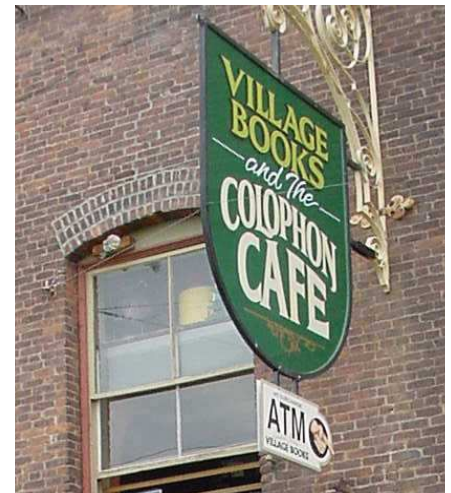


Draft Design **STANDARDS**

Chapter 4. All Projects

Applicability Departures Specific Standards

- Connectivity
- Outdoor Amenity Space
- Terraces, Patios & Deck Space
- Site Furnishings
- Parking
- Buffers
- Site Lighting, Building Lighting
- Awnings and Canopies
- Mechanical and Electrical
- Building Equipment
- Service areas
- Signage



Draft Design **STANDARDS**

Chapter 5. Historic Buildings - Rehabilitation & Treatment

■ **Applicability**

- **Guidelines are mandatory** for ~~historic “contributing” buildings in the Historic District DRA,~~ and for buildings listed on the Bellingham Local Historic Register.
- The **guidelines are recommended** for other buildings that are eligible for listing on the Local, State or National Historic Registers.
- *Unless a Local Historic district is formed, these guidelines are only RECOMMENDED for historic “contributing” buildings in the Historic District DRA*

■ **Departures**

Draft Design **STANDARDS**

Chapter 5. Historic Buildings - Rehabilitation & Treatment

- **Architectural Details -
Overview of Treatments**
 1. Treatment: Preserve and Protect
 2. Treatment: Repair and Restore
 3. Treatment: Rehabilitate
 4. Treatment: Reconstruct or Recreate



Draft Design **STANDARDS**

Chapter 5. Historic Buildings - Rehabilitation & Treatment

- Standards for Historic Commercial Buildings
- Additions to Historic Commercial Buildings



Draft Design **STANDARDS**

Chapter 5. Historic Buildings - Rehabilitation & Treatment

- Treatment of Historic Residential Properties
- Additions and Alterations to Historic Residential Buildings



Draft Design **STANDARDS**

Chapter 5. Historic Buildings - Rehabilitation & Treatment

- **Special Considerations**
 - Adaptive Reuse
 - Historic Additions
 - Accessibility



Draft Design **STANDARDS**

Appendices

- **Appendix A:** Historic Preservation Project Planning
- **Appendix B:** Incentives for Buildings and Districts Listed on the Bellingham Local Historic Register
- **Appendix C:** Fairhaven National Register District Nomination, 1977
- *Other?*

For January 24th Meeting

- Identify Discussion Points
- Submit additional questions and discussion points by Friday Jan 13 (HPC and public)

*Staff will study and address these on Tuesday
Jan 24, 7:00 pm*