



Fw: Fairhaven comments

Kathryn E Franks to: Dave Christensen

01/18/2012 12:34 PM

Cc: Fiona E Starr, Nicole C Oliver, Jackie Lynch, Kurt Nabbefeld, Chris J Koch, Jeffrey B Thomas

Thank you for your comments Dave. We'll look them over and let you know if we need any clarification.

Katie

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----- Forwarded by Kathryn E Franks/ncd/cob on 01/18/2012 12:29 PM -----

From: David Christensen <cdm@masterplanning.com>
To: <KFranks@cob.org>
Cc: Christensen <cdm@masterplanning.com>
Date: 01/17/2012 04:44 PM
Subject: Fairhaven comments

Katie,

This would have been a LOT easier to do as a track change, but, Here are my HPC-only (versus land use related) comments for what they are worth; (My add in red)

BMC 20.25 Design Review

Page 2,:

2.b.(1), (a) should this be any **MAJOR** addition.... ? In item 1. On previous page you say minor additions are exempt.

20.25.030 Procedure

A. 1. a Maybe add intent sentence for clarification?: The intent is provide design guidance at the early stage of development prior to unnecessary document/exhibit expenditures to save time and expense for applicant.

B. refer to above statement when discussing applicants..option....for a pre-app. This statement helps defer criticism to city, from applicants, who always say they have spent too much on consultants to be turned down...

C. adddimensions, product specifications, or siting...

21.10.110 Page 6

B.4. Design review for projects in residential zones involving increases in lot coverage, density, height or bulk for an allowed residential land use.

The use of sf numbers is inviting unintended consequences of building that are 999 sf or 4999 sf. The intent is size and bulk..more form-based issues for the neighborhood. Use that kind of language. Delete any random and meaningless sf numbers. There are ways around these SF numbers to arrive at ugly results for the neighbors.

BMC 20.37 URBAN VILLAGE

20.37.330, Page 10-11

B.1. A. 1) ADD: ...for an occupied building. (*otherwise, plazas, etc. could not occur*)

B.1.c.2) a) this whole paragraph should change to match the required height for a residential building within 15' of a P.L. that could occur on adjacent parcel. Why should the standard be less than residential?

B.1.c.2) b): What is intent? Similar scale to individual homes on adjacent lands? If so, it should be no less than ONE (not three elements. Delete horizontally, and with 4-0-50' to match house lot width. Required Color changes prevent use of brick, doesn't it?

B.2.a.(2), transparency should be higher...70% sim. to dntn. If intent is to minimize blank walls and activate the pedestrian street environment.

B.2.a.(5) What is min. area for this use? Just the distance of the reduced setback area?

B.3. a. (2) Delete 2000sf area and replace with an area to not exceed adjacent residential zoned density, ht., bulk, etc. The 2000sf area is too arbitrary and has no meaning.

B.3. a. (2) b. Ditto above. The open space rqmt. Should be same as adjacent, or no less.

Page 12

C. 1.b.(3); add...unless yard is reduced by Planning Director to meet Optional Setback Regulations.

C. 1.c.(1) (c) ; Why? This guideline should be deleted. Or changed, to allow for

flush alignment, that make sense, and look better. What is it is ion a sidewalk edge?

C. 1.c.(2) (d) add...or provide an approved equal.

C. 1.c.(2) (d) ? This may not always be preferred.

Page 13

20.37.340

B. Change to 50% or more of the building area. Using 50% off the assessed value based on valuation is always a difficult, arbitrary and, frankly, faked number. Use something

definitive and easy. The building area.

20.37.350

C. 2. ADD....unless property is in an approved parking waiver district...?...

C.7. Where does this 10% number come from? We should encourage expansion and/or reuse of historic structures, and make it more economical...change this to 50%, just like the building code.

Page 14

E.2.b.; Add meet accepted shared parking standards from other organization.s..

G.1. Add.... unless yard is reduced by Planning Director tom meet Optional Setback Regulations.

Page 15

2.a. Change 2,500 sf to 3000sf which is more common retail area max. that only requires one exit door. Larger requires two.

2.b.; Why? Delete senior housing. Old people and visitors and staff ride bikes too.

3.a.(2)(c)..change ..the main... To ...an... (Should be close to any entrance.)

Page 17

20.37.360

B.3.a.; add.....for every 20 square feet of landscaped area, with a minimum dimension of 36", and 1 shrub....

Page 18

C.5.; ?Wha? What else is there? The identification sign or cornerstone, has ALWAYS traditionally shown a business, name, date or logo. This should be allowed.

D.2. Add....The sign area is the cumulative area of sign that is not transparent to the building face beyond. For example, a channel-letter type sign would include the individulal letters only. A flat face, or box-type sign, would include the entire

polygonal shape area. (See Jackie and Brian about this)

D.3. Clarify; **The area is the sign structure face only, not include architectural support feature elements that have no graphics or logos.** (Look at new Lakeway center signs)

D.8.c. Delete .."horizontal".... This should be irrelevant and totally dependent on the building design, and sign style.

D.8.e. Add....unless an approved synthetic material matches the aesthetic characteristics of traditional materials.

D.8.f. Why can't halo signs be used? **Lighting should have "indirect" illumination. For example, the public should see the effect of light, not the souce.**

Page 19

20.37.380

C.2. ; Lighting design should meet intent of CPTED guidelines and minimize light pollution with shielded light fixture, while providing safe lighting for pedestrians. Again, the intent is for the public should see the effect of light, not the source.

C.5. This is poorly worded. This prevents indirect uplighting of metal canopies. The intent is to disallow backlit vinyl canopies, so say that.: **Translucent canopy materials shall not be internally illuminated. For example, backlit , translucent vinyl awnings are not allowed.**

END.

BTW...This took quite a bit of my professional time, that I am usually paid to do.

Dave

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