

OLD TOWN SUB-AREA PLAN

City of Bellingham, Washington



Planning & Community Development Department
Adopted by Ordinance No. 2008-03-022
March 2008

Prepared by the City of Bellingham Planning & Community Development Department, with assistance from GGLO Inc., Artifacts, AHBL, Property Counselors and Christensen Design Management.

TABLE OF CONTENTS

1. INTRODUCTION	5
1.1 Purpose of the Sub-area Plan	5
1.2 Relationship to the 2005 Comprehensive Plan	5
1.3 The Planning Process	6
1.3.1 Related Planning Processes	6
1.3.2 Public Investment.....	7
1.3.3 Old Town Planning Process.....	7
1.4 Context	8
1.4.1 Natural and Historic Setting.....	8
1.4.2 Old Town Today.....	11
1.4.3 Redevelopment Potential	11
2. VISION	13
2.1 Framework Policies.....	14
3. DEVELOPMENT CHARACTER	15
3.1 Development Character Policies	15
3.1.1 Land Use Policies	15
3.1.2 Building Design Policies	17
3.1.3 Site Design Policies	18
3.2 Development Character Implementation Strategies	20
4. CIRCULATION, STREETScape AND PARKING	23
4.1 Circulation, Streetscape and Parking Policies.....	24
4.1.1 Circulation Policies.....	24
4.1.2 Streetscape Policies.....	24
4.1.3 Parking Policies.....	27
4.2 Circulation, Streetscape and Parking Implementation Strategies.....	27
5. PARKS, PLAZAS AND WATER CONNECTIONS	31
5.1 Parks, Plazas and Water Connections Policies.....	32
5.2 Parks, Plazas and Water Connections Implementation Strategies.....	32
6. CAPITAL FACILITIES	37
6.1 Capital Improvement Program	37
6.1.1 Initial Phase	37
6.1.1 Future Phases.....	39