

List of revisions made by staff to the Dec. 21, 2011 draft Fairhaven Neighborhood and Urban Village Plan.

Staff has been working on refining these three documents based on the technical analysis and public comments received to date. The changes are reflected in the documents dated March 20, 2012. Note that general editing was done in all chapters.

Neighborhood and Urban Village Plan revisions:

1. Considerable rewriting and reformatting of each Chapter to be consistent in tone, style and format. Goals and policies were grouped together to add emphasis and so that they wouldn't get "lost" in the text.
2. The "Key Planning Goals" listed in the Introduction were added to the various chapters where appropriate to emphasize their importance in development the plan and the policies.
3. Additional information was added to the "Development and Redevelopment Potential" section of the Introduction Chapter.
4. Chapter 3, *Development Character and Design* was combined with Chapter 1. Chapter 1 renamed *Background, Development Character and Design*. This was done to draw attention to the design issues and how they are being addressed in the plan earlier in the document.
5. The general discussion of historic preservation, building materials and sustainability was removed from the *Development Character and Design* section as it was not specific to Fairhaven, and therefore seemed to be too much detail for a policy document.
6. Additional information regarding future traffic congestion, concurrency, Traffic Impact Fee reductions, Parking, and capital facilities was added.
7. Deletion of "proposals" or text that was inconsistent with the Comprehensive Plan or development regulations, or that created unrealistic expectations, or that was otherwise inappropriate.
8. New policy and text revisions based on public comment and public input.
9. Some policies in the Land Use section were moved to relevant chapters (i.e. parking and development character).
10. New and updated maps
11. Removal of design-specific policies in Development Character Chapter and added new policies reflecting the over-arching goals and policies in the Fairhaven Design Standards.
12. Significant rewrite of Parking Chapter to add additional policy language, parking management guidance, and remove overly specific recommendations that were incorporated by reference as part of the Fairhaven Parking Plan.
13. Figure descriptions were updated based on public comment.
14. Historical inaccuracies were fixed as deemed appropriate and as able to verify.
15. New Table of Contents

Development Code (BMC 20.37) changes:

1. A new section "D" is added to 20.37.300 outlining the legislative and quasi-judicial amendment process for future amendment to this code. This section may more

appropriately be added to .010 to apply to all UVs. If the latter, then it should run under a separately legislative process ahead of FUV.

2. *Table .320-A: Permitted Uses* is amended as follows:
  - "Attached ADU", "Bed & Breakfast", "Duplex", and "BMC 20.28 Infill Housing" were added as a permitted uses in CC
  - "Recycling and Refuse Collection Center" was added as a Conditional Use in CC and permitted in I-2 and I-3.
  - Several commercial uses, including "Service Station and Gas Station" in I-2 have been changed to "not permitted" to be more consistent with the existing Industrial zoning and the intended uses for these areas.
3. *Table .330-A: Standard Development Regulations* is amended to:
  - Set a maximum allowed density for Infill Toolkit Housing under BMC 20.28, consistent with the density allowed for BMC 20.32 Residential Multi Development
  - Eliminate the 25' structural setback required of industrial zoned land when abutting commercial zoned land.
  - More clearly identify structural setbacks in industrial and public zones.
4. 20.37.330 C. "Design Standards" was moved to Exhibit X (design standards handbook)
5. Existing approved parking districts are formally recognized in 20.37.350 A.2.
6. 20.37.350 C.8 is added and allows the creation of new improved on-street parking that abuts a project site to count toward on-site parking requirements
7. 20.37.350 D.: "unbundled parking" is further defined and clarified.
8. 20.37.350 E.: "shared parking" is further defined and clarified.
9. 20.37.350 H. is amended to require bike parking for senior housing, and off-street parking lots and garages available to the general public.
10. 20.37.370 concerning building mounted signs is amended to prohibit halo signs in the historic district.
11. 20.37.370 concerning draft language allowing sandwich board and sidewalk signs was substantially amended (from what was submitted by the Fairhaven Merchants Association) due to issues and concerns relating to design, safety and appearance of clutter. Additional concerns include appearance of fairness in that they are prohibited elsewhere in the city, availability of limited staff resources to process and monitor, and administrative passed onto City taxpayers. Many of the design, safety, and locational issues have been addressed with staff's added language, but there appears to be no clear solution to providing staff resources or addressing the cost to City taxpayers.

#### Design standards (BMC 20.25) changes:

1. Reorganized the document format due to City attorney recommendation to treat historic buildings not locally listed the same as other existing buildings:

*Chapter 3. New Construction and Alterations* became *Chapter 3: New Construction*

*Chapter 4: Alterations and Additions to Existing Buildings*

*Chapter 4. All Projects* became *Chapter 5: All Projects*

*Chapter 5. Historic Buildings - Rehabilitation and Treatment* was edited and combined with *Chapter 4: Alterations and Additions to Existing Buildings* to present more generic standards that would apply to both historic and non-historic buildings.

All appropriate standards in the 12/21/11 draft *Chapter 5. Historic Buildings - Rehabilitation and Treatment* were incorporated into the new *Chapter 4: Alterations and Additions to Existing Buildings*

2. *Chapter 2: Design Review Areas*: Due to the change of format, the “building track” concept, explanation and diagram in the 12/21/11 draft was abandoned, and replaced in the current draft with elaboration on how different types of projects should reference specific, or multiple chapters. The chapter was renamed "Chapter 2: Fairhaven Design Review District"
  
4. Various diagrams and images were added and/or replaced. Numerous edits to design standards, guidelines, statements of intent, and other policy language were made throughout the document to improve consistency with the development regulations, and to make statements more clear and concise. Other edits were made based on comment from staff and Historic Preservation Commissioners. A tracked changes document that shows all changes made to the 12/21/11 document is saved as: \_\_\_\_\_