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Refined Concepts Charrette Report 3

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Bellingham Central Waterfront Development Plan

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Management and Planning Services a member of The NBBJ Group

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Management and Planning Services

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April 21, 1986

Job No. 70101
Bellingham Central Waterfront

U.S. DEPARTMENT OF COMMERCE NOAA
COASTAL SERVICES CENTER
2234 SOUTH HOBSON AVENUE
CHARLESTON, SC 29405-2413

Mr. Rick Fackler
Long Range Planner/Project Manager
City of Bellingham
Planning and Economic Development
210 Lottie Street
Bellingham, Washington 98225

Dear Rick:

We are pleased to transmit the documentation of the Refined Concept Alternatives discussed at our third charrette. Again, the actual cards prepared during the work session are included along with other information and graphics. The material should be added to the working data base.

We look forward to the working session April 25th with the Technical Committee to synthesize a fourth alternative. We will then prepare for our next full session scheduled for May 13, 1986.

Sincerely,

Vincent Vergel de Dios, AICP
Director of Planning

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"The preparation of this report was financially aided through a grant from the Washington State Department of Ecology with funds obtained from the National Oceanic and Atmospheric Administration, and appropriated for Section 306b of the Coastal Zone Management Act of 1972."

Washington State Department of Ecology
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INTRODUCTION/SUMMARY

The third in a series of Planning Charrettes for Bellingham's Central Waterfront Area was held on April 15, 1986 at the Bellingham School District Office at Roeder School. This session focused on the description of three refined alternatives that captured opportunities in the Central Waterfront and the public and private actions necessary to implement them. These alternatives were based on analysis findings and on comments and directions received during two previous charrettes. The first work session reviewed potentials and constraints for the area. The second reviewed general concepts.

Details of these first two charrettes are documented in Charrette Reports 1 and 2, and along with this Technical Report 3, Refined Concepts, will be considered a separate Technical Appendix to the Final Report. This document is organized in the following three sections:

1. Updated Information: A review was completed of the previously discussed key issues and suggested actions. New analysis conducted by the City and the consultant which was not available for the Charrette Report 2 was also reviewed. Included are:

   - Property Ownership and Land Value showing ownership of properties within the target area and the assessed land values.

   - Old Town Business District Survey conducted by the City which indicated the relative composition of businesses in the Central Waterfront Area and their attitudes and concerns for future needs.

   - Land Use Compatibility Matrix which compares Land Use categories with compatible human activities.

   - Existing Land Use for the Target Area, non-conforming uses and historically significant structures are identified.

   - Funding Sources for Citizens Dock with highlights of the State's Interagency Committee for Outdoor Recreation.

2. Opportunity Areas - The map and matrix identify seven sub-areas within the Central Waterfront Target Area and a number of public and private actions or investment projects that relate to the three Development Plan Alternatives. Different actions or intensity of activities are described for each opportunity area and for each alternative as well as the relative economic feasibility and funding sources for each action. There is a range from market responsive to speculative levels of investment.

3. Refined Alternatives - Three illustrative Development Plan Alternatives were discussed which ranged from an industrial/ manufacturing based land use emphasis to a intensified commercial/retail/recreational emphasis. Each alternative is followed by a set of cards which describe the key actions required to achieve each alternative. The previously expressed preferences for a Whatcom Creek focus, mix of light industrial/ commercial uses and CBD - Squalicum linkage along Roeder/"F"/ Holly Streets are all developed at different levels of emphasis within each alternative. The three alternatives are:

- Alternative 1: Waterfront Rejuvenation: The emphasis here is a continuation of the light industrial/ manufacturing and retail uses currently in the area. Zoning would be brought in line with the many non-conforming uses in the area and those uses would be allowed to expand. Safety stabilization of Citizens Dock at its current location is included.

- Alternative 2: Waterfront Catalyst Plus: This alternative would use City-owned property around the park as a catalyst to stimulate private development and increase economic and employment opportunities in the area. The land use emphasis would be a mix of light industrial and increased commercial/retail and recreational uses. Moving Citizens Dock into the park is suggested.

- Alternative 3: Waterfront Renaissance: This alternative would encourage increased commercial/retail/entertainment and recreational use of the Central Waterfront. City property in and around the park and Maritime Heritage Center would be used to stimulate private sector investment. Increased opportunities for public access to the waterfront is suggested by a lagoon for historic ships, and bulkheaded wharfs. Citizens Dock is moved to the park and is a focal point of the interpretive center.

Also included in this section are:

- Comments: The discussion of the alternatives were followed by comments from the Technical Committee, the Task Force, and the general public at the three sessions held during the day. Comments were recorded on cards and will be used to develop a fourth alternative which will combine the best elements of each of the alternatives.

- Character sketches: These sketches depict both the existing conditions, at various sub-areas within the study area, and how these areas might appear given certain actions. Not all the recommendations are illustrated, but rather a few key conditions are shown to aid understanding of the plan drawings.

- Evaluation Criteria: Evaluation criteria were reviewed again for consensus from the Technical, Task Force Committees and the general public. Discussion focused on the general description of each of the criteria and it was suggested tha each of the major criteria might have a number of more detailed conditions under it. Some refined criteria will be developed. Discussion of the relative importance of the criteria resulted in the direction that they should e of equial priority. The criteria are:

  .. Land Use Compatibility
  .. Linkages/Waterfront Access
  .. Environmental Quality Improvement
  .. Economic Growth and Feasibility
  .. Ease of Implementation
  .. Public/Private Acceptance

- Summary Directions: A number of specific "common threads" were voiced that should be a part of a composite alternative. A list of concept elements to be considered for this fourth alternative is given.

Continuing the efforts at building consensus for the preferred Development Plan among the various interest groups, participants at the public session were again asked to "vote" using "stick-on" dots for the alternatives they felt best represented the goals and objectives for the area. The following are the results of the public meeing vote.

		Votes
Alternative 1:	Waterfront Rejuvenation	19.5
Alternative 2:	Waterfront Catalyst Plus	20.5
Alternative 3:	Waterfront Renaissance	10

Also during the charrette session a number of key issues arose concerning each of the alternatives. These included:

- Whether or not Citizens Dock should be moved from the Whatcom Creek Waterway to north of Holly in the Park.

- The cost of rehabilitation of Citizens Dock and possible cost reductions if it were used as an open air pavillion.

- Parking requirements and location to accommodate new retail/ commercial uses.

- A need for zoning changes to bring land use in line with non-conforming uses.

- Screening or buffering industrial uses south of Roeder from upland uses.

- A need to address greater density and encourage new development in the Lettered Streets Neighborhood Area 8 along the bluff to take advantage of views into Park and Maritime Heritage Center and of this areas proximity to downtown and Squalicum Harbor.

- The need for "F" Street/Holly/Roeder Connection.

- A need to involve Burlington Northern Railroad as a significant participant in land use direction for the area.

- A two-way "D" Street to provide improved access to not only the Maritime Heritage Center, but the entire Central Waterfront District.

- Uphill pedestrian connections from the park to the museum.

- The idea of a "theme" development such as "Old Town" with design guidelines or standards to encoruage a scale and character to this area.

The next step will be to develop a fourth or "hybrid" alternative which will combine elements of the other alternatives as well as new ideas and actions discussed at Charrette 3. This alternative, along with the other three, will then be evaluated with the criteria. The comparative evaluation of the alternatives will be discussed at the fourth charrette scheduled on May 13, 1986 at which time an alternative will be recommended by the consultant team and a selection will be made to direct subsequent work.

PARTICIPANTS

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Georg Leshefka, Planning Commission Chairperson
Don Cole, Vice President, Western Washington University

TECHNICAL COMMITTEE

Bill Geyer, City of Bellingham
Ed Dahlgren, Georgia-Pacific
Art Choat, Harbormaster, Port of Bellingham (for Jeff Kaspar)
Wayne Schwandt, Fourth Corner Development Group

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Updated Information

KEY ISSUES

IMPLEMENTABLE PLAN

TYPE, AMOUNT & LOCATION OF LAND USES

ECONOMIC DEVELOPMENT

GROUP CONSENSUS FOR ACTION

SUGGESTED ACTIONS

ENCOURAGE INVESTMENT

(NOT JUST MARKET RESPONSE

CHANGE ZONING

PROTECT & ENHANCE EXISTING BUSINESSES

IMPROVE ROEDER & HOLLY

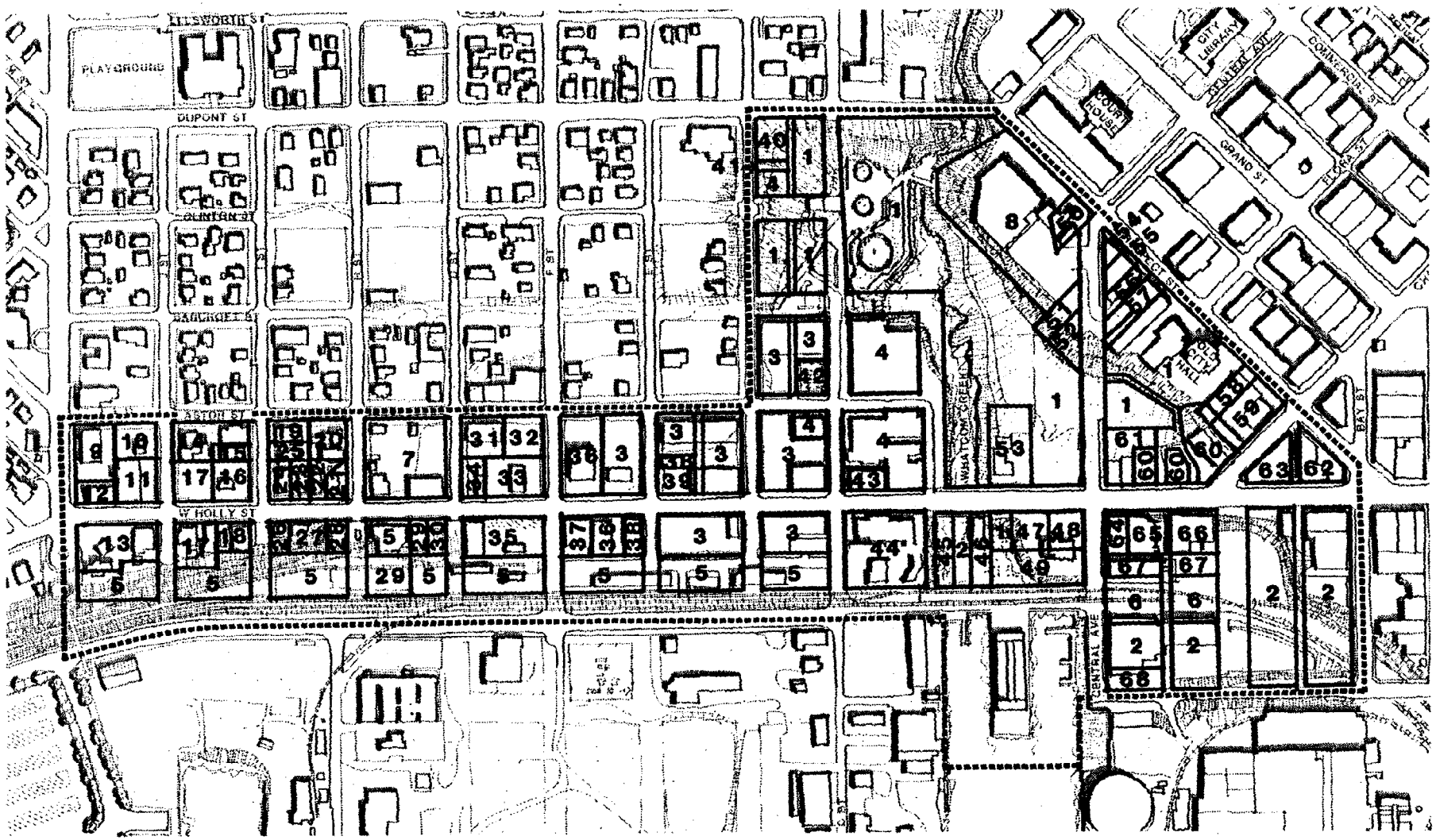
IMPROVE MARITIME HERITAGE CENTER

CONTROL NUISANCES

(ODOR)

CREATE LAND USE FLEXIBILITY

(DESIGN GUIDELINES)



OWNERSHIP (See Key on Following Page)

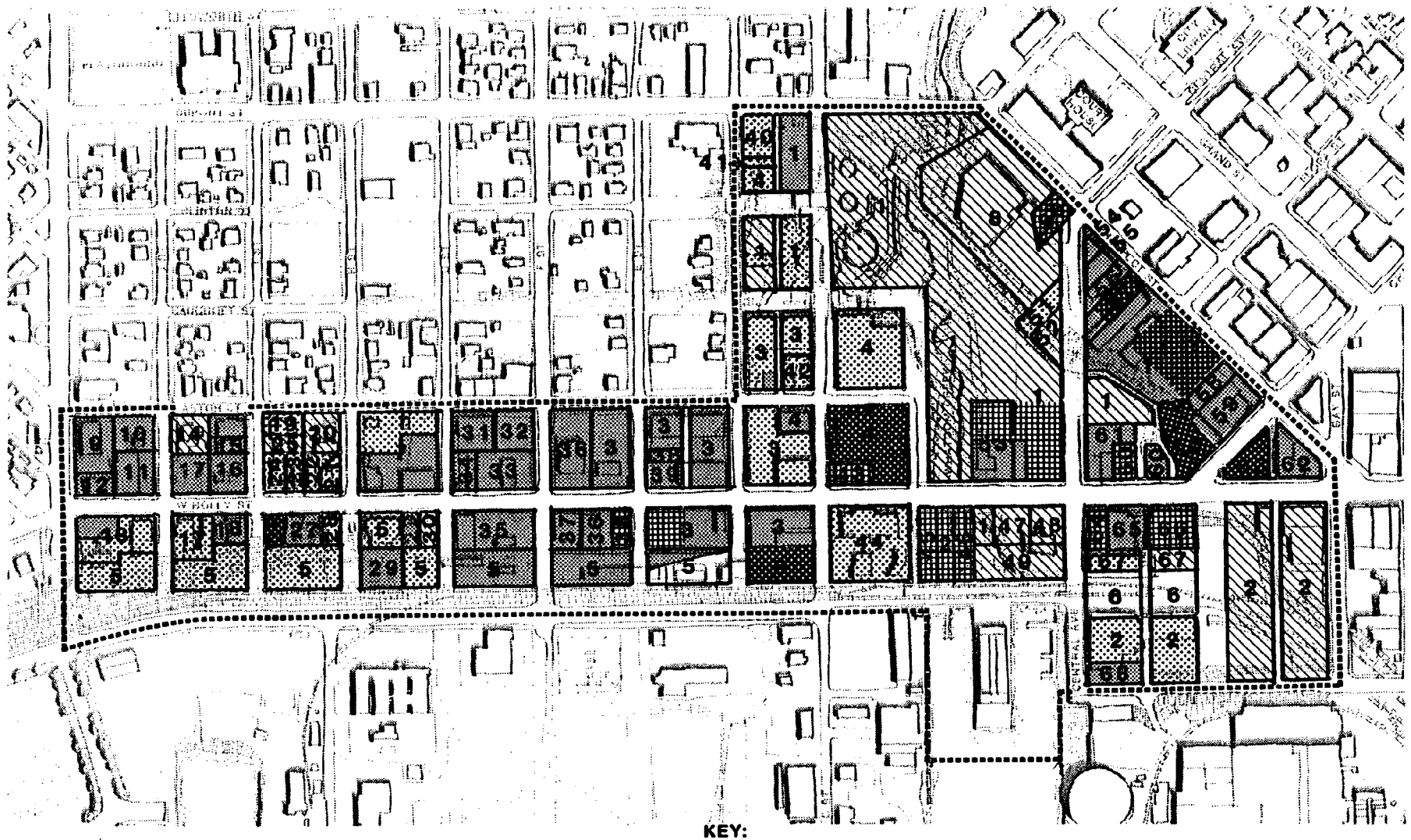
BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES

0 100 500FT

KEY TO OWNERSHIP MAP

1. City of Bellingham
2. Georgia Pacific
3. Parberry
4. B'ham Sash & Door
5. Great Northern RR
6. Burlington Northern
7. D. L. Gordon
8. Ester & Diamond
9. Apeland
10. Northwest Consultants
11. Mitchell & Wittren
12. Westford
13. Kapoor
14. Akers
15. Church of Divine Man, Inc.
16. Dawson & Bornstein
17. McElroy
18. Beecher & Fihd, Inc.
19. Hanson
20. Lenard Cords
21. Vaughan-Pope
22. Bruton
23. Leenstra & Kelstrup
24. Hason & Kohler
25. Moreau & Cole
26. Rosellini, Wactrip, Smith & Miller
27. Holly Venture Partnership
28. Wilcox & Schrimsher
29. Holly St. Professional Bldg.
30. Jr. Chamber of Commerce
31. Edith Branlund
32. Hal Jr. & Hal III Arneson
33. Yorkstrom
34. Dennis Beeman
35. Schenk & Darberry
36. Light House Mission
37. Lydia Krassen
38. Carl Akers
39. NW Recycling Inc.
40. Elenor Graven & Laura Clarke
41. Legal Center
42. Puget Sound Power and Light
43. Craig Smith
44. McMillan & Rogers Inv.
45. Huggins, Thomas & Taggart
46. Barada
47. Whatcom County
48. Commerce Land Co.
49. State of Washington
50. Meadow Lake Building Co.
51. John Kinghard
52. Peach & Hindman
53. Roger Whittaker
54. G. S. Graham
55. Hindman Peach & Razore
56. Gallery Partners
57. Cascade Laundry Co.
58. Marie Kappel
59. Prospect Mall Building
60. Clinton Sands
61. G.A.L. Corp.
62. Hal Arnason
63. Tiscormia & Bertolotti
64. Wistoski
65. Salvation Army
66. Paul Pace
67. Waterfront Alley
68. Myer Bornstein



KEY:

- $1-2/sq.ft.
- $3-4/sq.ft.
- $5-6/sq.ft.
- $7-8/sq.ft.
- $9-10/sq.ft.

0 100 500FT

LAND VALUE

BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES

The survey was conducted by the City of Bellingham in March/April 1986 to assess the types of existing businesses in the Target Area and their needs.

OLD TOWN BUSINESS DISTRICT

Interview Results

The goal was to interview the businesses within the Central Waterfront Development Plan study area. Nearly 70 businesses were contacted. Six businesses were not interviewed due to scheduling difficulty or owner absence. The results are expressed as a percentage of those responding.

1. Number of Employees (including owners)

Full-Time	1-5	68%
	6-10	15%
	11-20	9%
	> 20	8%
Part-Time	1-5	18%
	6-10	6%
	11-15	3%
	0	63%
Seasonality		21%

2. Property Ownership

Own	42%
Lease	42% (years remaining 1-13; average 3-1/2)
Rent	15%

Rental Costs

$1-3/sq.ft./year	21%
$3-5/sq.ft./year	9%
> $5/sq.ft./year	6%
as a % of sales	3%
No Response	61%

Special Facilities Requirements
- Two require 3-phase power
- Two require a storage yard

Utilities Costs - average of $1.50/sq.ft./year
- Range of 27¢/sq.ft./year to $9/sq.ft./year

OLD TOWN BUSINESS DISTRICT, continued

3. Business Age

0-5 years	17%
6-10 years	16%
11-20 years	20%
over 20 years	47%

Current owner average	11.5 years
Current location average	19 years

4. Business Ownership Status

Proprietorship	42%
Partnership	16%
Corporation	42%

5. Market

City and County	70%
Tourists	6%
City Only	6%
Multi County	18%

6. Customers

Retail	68%
Wholesale	12%
Retail and Wholesale	15%
Service	5%

7. Annual Revenues

Less than $100,000	21%
$100,000-$199,000	18%
$200-$299,000	9%
$300-$399,000	11%
$400-$499,000	9%
$500-$999,000	3%
More than 1,000,000	9%
No Response	20%

OLD TOWN BUSINESS DISTRICT, continued

8. Sales and Profit Trends

Sales Last Three Years	
Increase	50%
Decrease	12%
Constant	38%
Projected Sales	
Increase	59%
Decrease	9%
Constant	30%
Unknown	2%
Profit Last Three Years	
Increase	15%
Decrease	12%
Constant	73%

9. Bank

Rainier	5%
SeaFirst	18%
NW Commercial	29%
BNB	18%
Bank of Washington	24%
Peoples State	5%
Education Credit	1%

10. Expansion/Relocation Plans (Actual #1)

Expand with Increased Employment	6
Expand with No Additional Jobs	3
Possible Relocation	6
Possible Branch	2

11. Capital Investment

Last Five Years	
Less than $100,000	18%
$100-$300,000	6%
More than $300,000	6%
No Investment	70%

OLD TOWN BUSINESS DISTRICT, continued

11. Capital Investment, continued

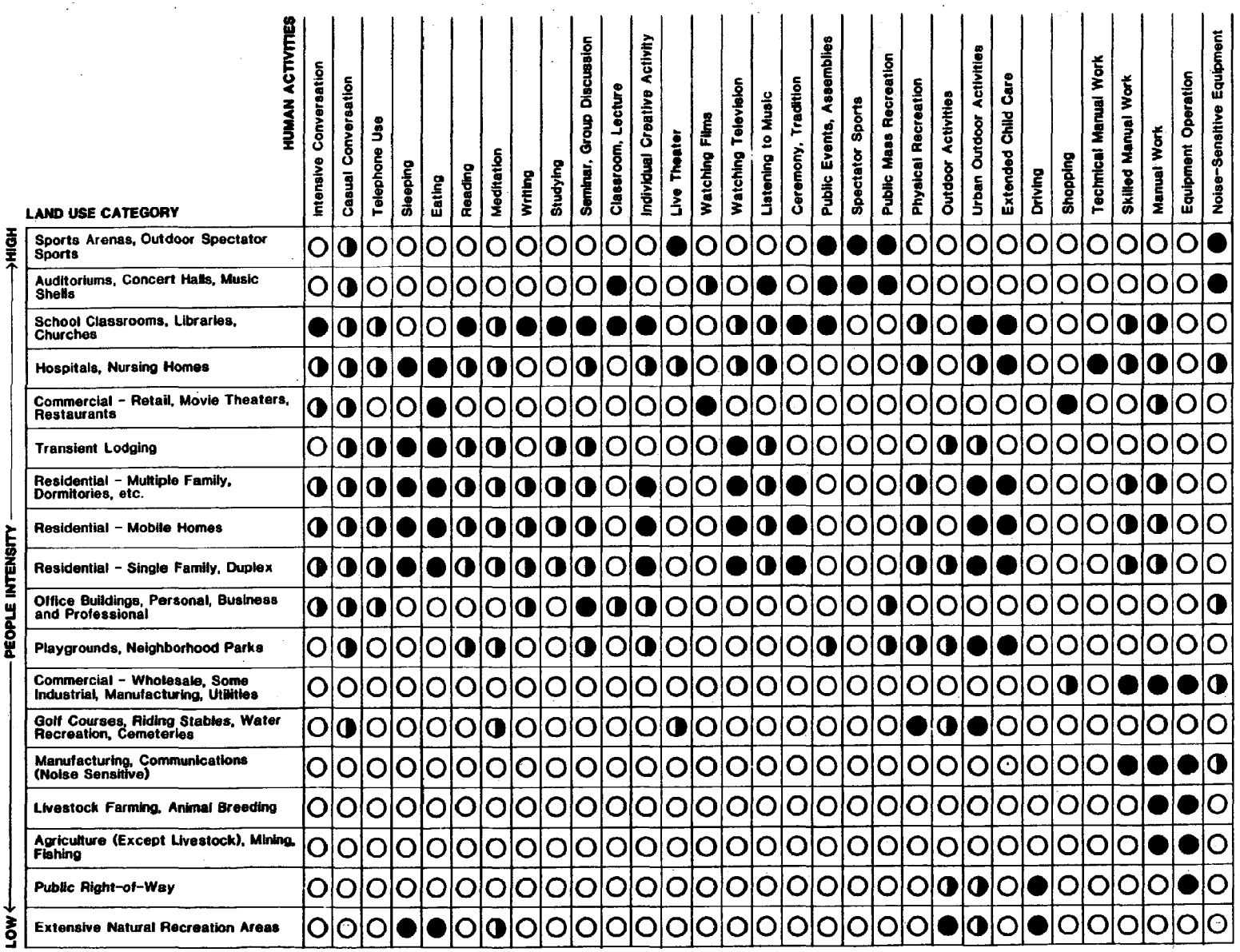
Last Year	
Less than $100,000	18%
No Investment	82%
Next Five Years	
Less than $100,000	26%
$100-$300,000	3%
No Investment	71%
Next Year	
Less than $100,000	3%
$100-$300,000	3%
No Investment	94%
Type Investments	
Building and Land	26%
Machinery/Equipment	74%

Business Problem	
Industry Trends	4
Undercapitalized	2
Customer Traffic	4
Space Needs	2
Taxes Too High	1
Parking Needed	11
Appearance	1
Economy Bad	2
A/R and Cash Flow	2
"Old Town" Name	1
Personnel	1
Competition	1
Customer Awareness	1
Bookkeeping	1
Location	1
Government Regulation	1
City Assistance	
Develop Creek/Waterfront Park	7
Improve Streets/Traffic Light	9
Waterfront Development	4
Building Rehab	5
Develop Citizens Dock	1
Change Zoning	3
Brochures	2
Promote Growth	11
Financing	1
Limit Competing Street Vendors	1
Provide Public Restrooms	1
Promote Art	1
Support Local Business	1

OLD TOWN BUSINESS DISTRICT, continued

Location Unfavorable		
	Mission and Bums	12
	Area disrepair	3
	Parking	10
	Old Building	1
	Foot Traffic	4
	Low Visibility	2
Location Favorable		
	Common/Similar Businesses	6
	Good Traffic	13
	Central/Easy to Find	10
	Low Rent	2
	View	1
GP:	good neighbor	26
	smell bad	7
Future:	Bellingham	
	Needs Jobs	4
	Growth	17
	Downtown Faultering	4
	Promote Small Shops	1
	Slow Growth	3
	Negativism	1
Future:	Area	
	Positive	5
	Stagnant	3

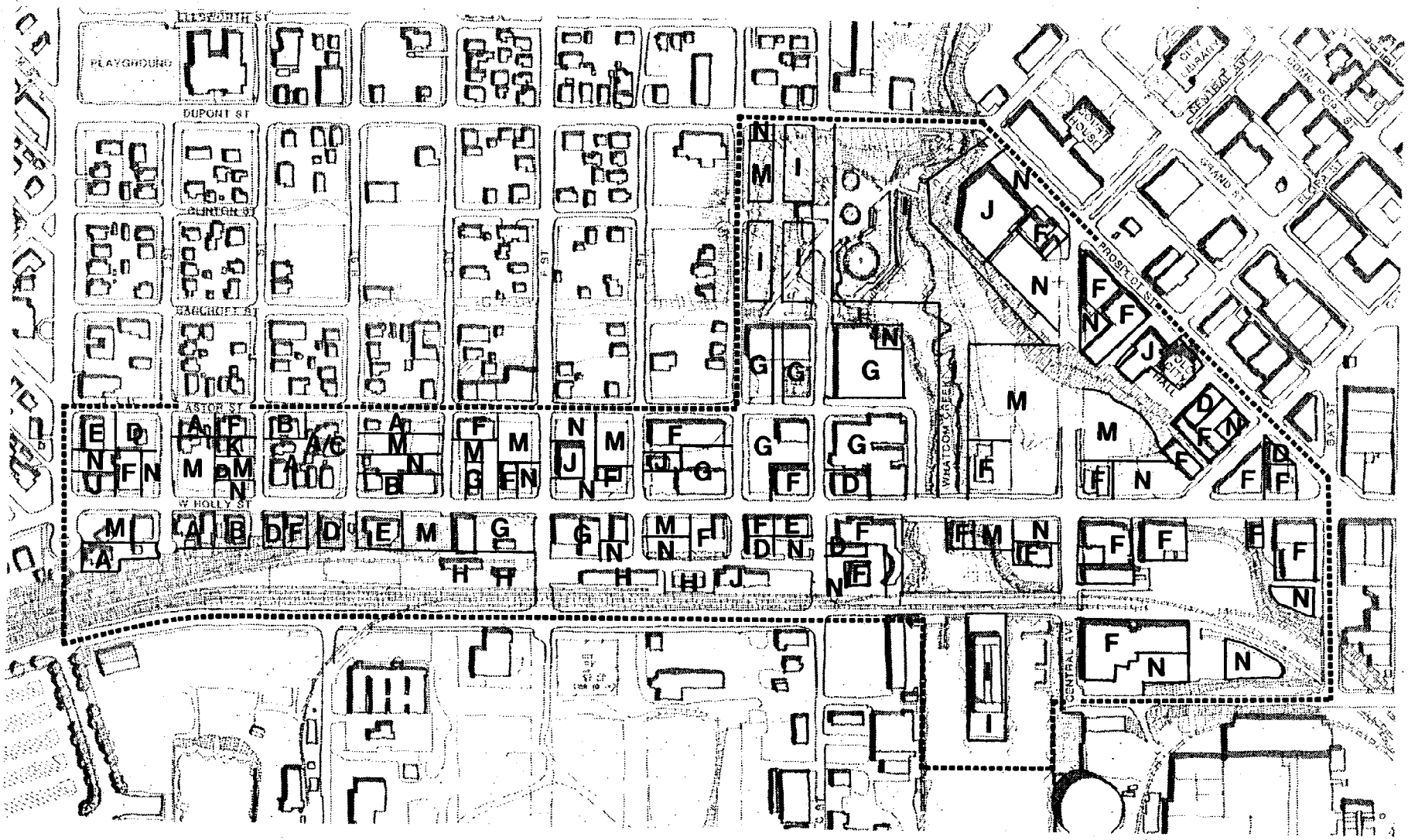
ACTIVITIES ASSOCIATED WITH LAND USES



LEGEND:

- ● Activity Critical to Normal Function of Land Use
- ◑ Activity Important to Normal Function of Land Use
- ○ Activity of Secondary Importance - Land Use Generally Able to Function Satisfactorily If Activity Cannot Be Performed

Based on Urban Planning and Design Criteria, DeChiara and Koppelman



EXISTING LAND USE

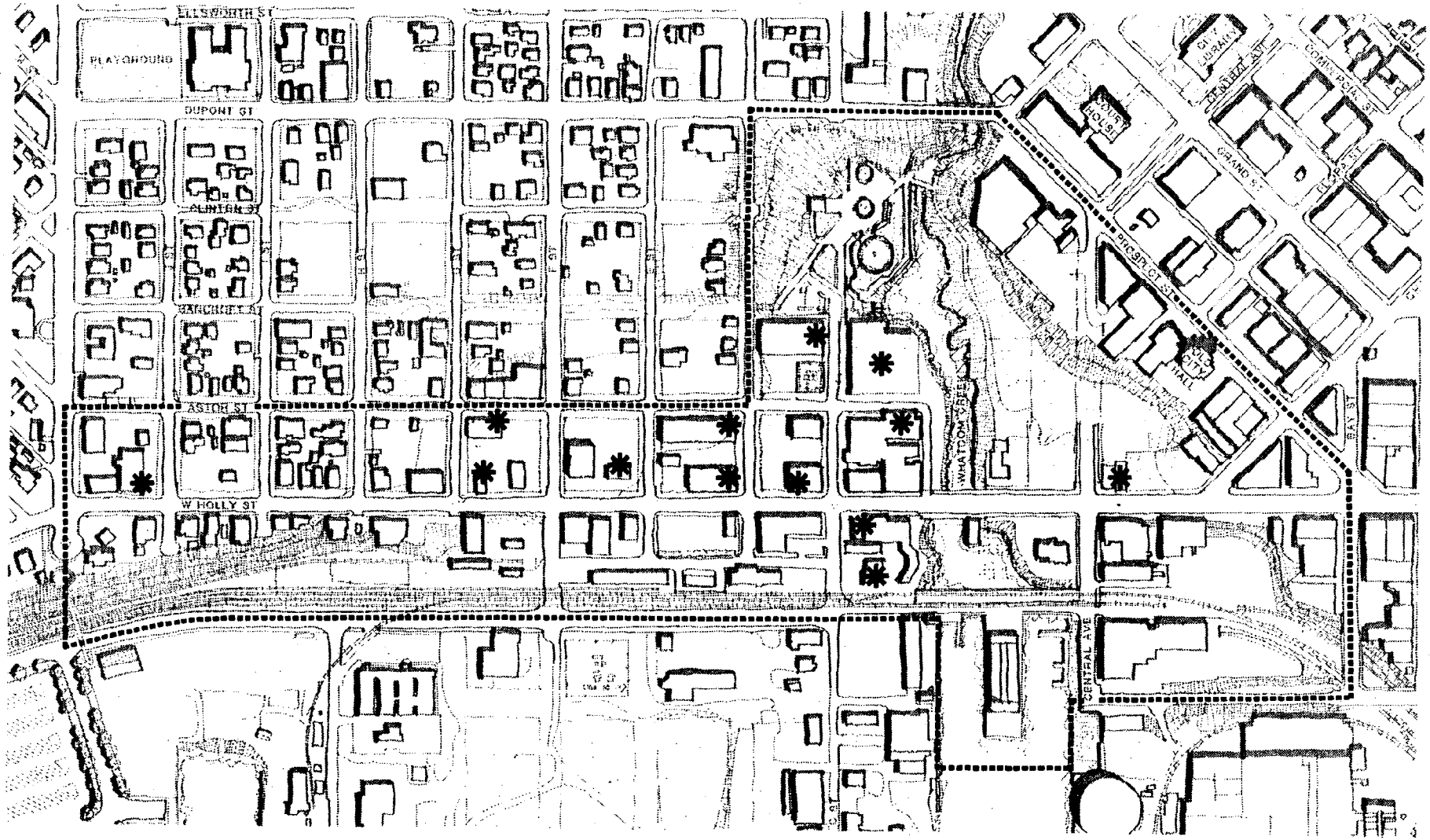
BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES

LEGEND:

A Single Family	H Heavy Industrial
B Multi-Family	I Parks & Recreation
C Home Occupation	J Other Public Use
D Commercial - Service	K Churches
E Commercial - Office	L Vacant Buildings
F Commercial - Retail	M Vacant Land
G Light Industrial	N Parking

0 100 500FT

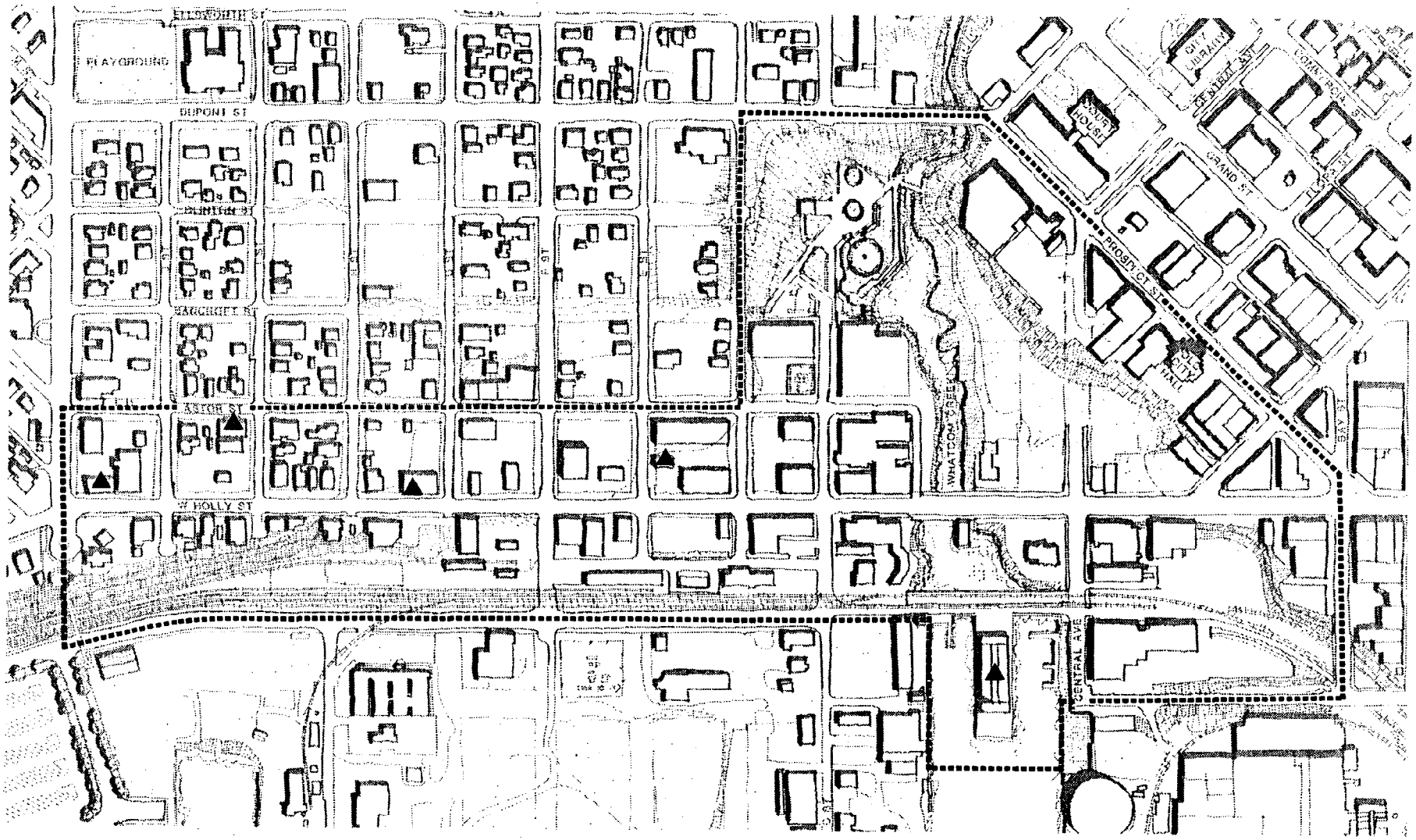


NONCONFORMING USES

BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES

0 100 500FT



HISTORICALLY SIGNIFICANT BUILDINGS

BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

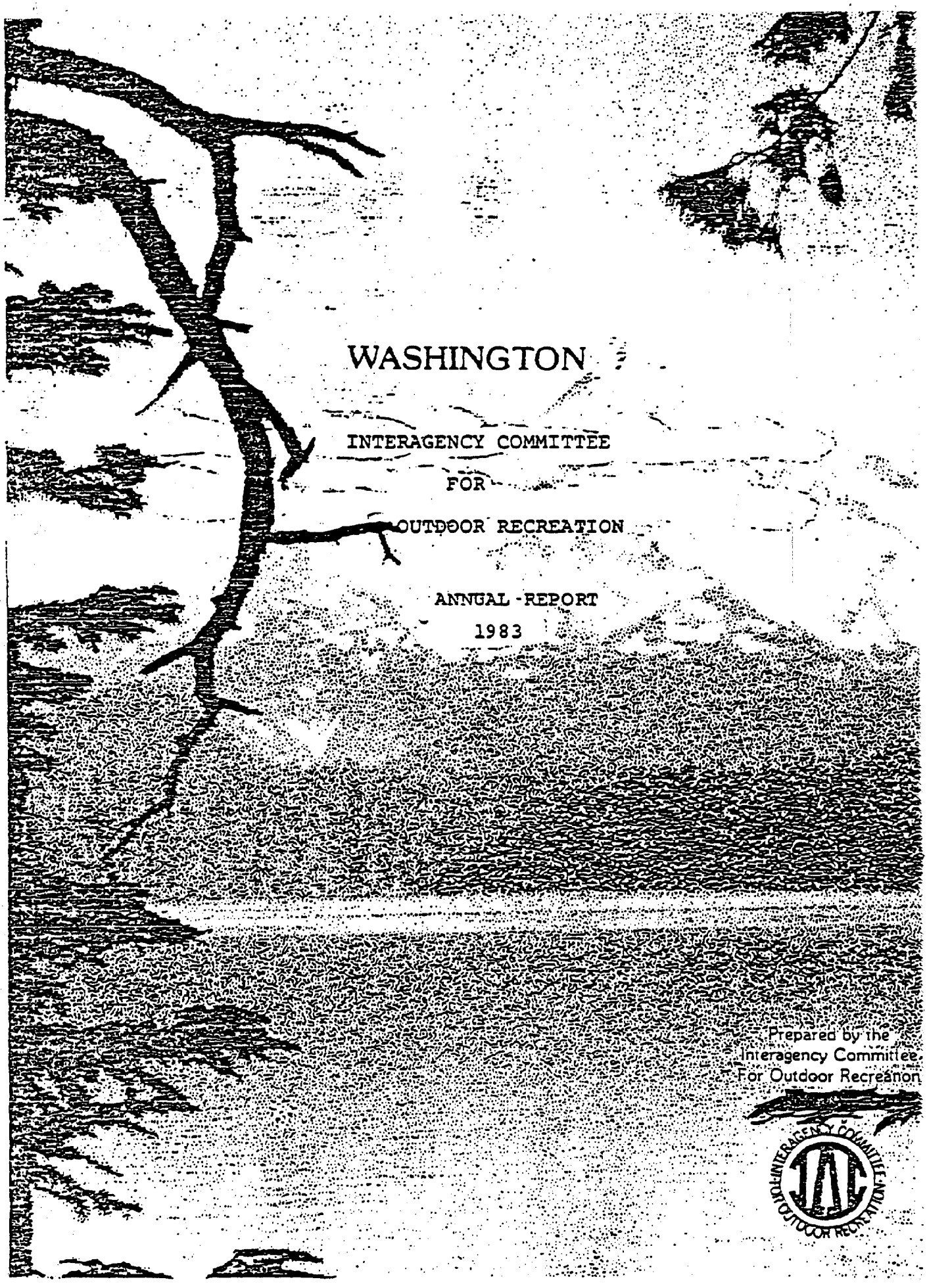
MANAGEMENT AND PLANNING SERVICES

0 100 500 FT

NEW

FUNDING FOR CITIZENS DOCK:

- NW PRIVATE INDUSTRIAL COUNCIL
- INTERAGENCY COMM. FOR OUTDOOR RECREATION



WASHINGTON

INTERAGENCY COMMITTEE FOR OUTDOOR RECREATION

ANNUAL REPORT 1983

Prepared by the Interagency Committee For Outdoor Recreation

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INTERAGENCY COMMITTEE FOR OUTDOOR RECREATION

ANNUAL REPORT

JULY 1, 1982 - JUNE 30, 1983

In 1964, residents of the State of Washington looked to the future and saw a need for more outdoor recreation opportunities and a planned quality environment. To answer this need, the voters overwhelmingly passed Initiative 215, the Marine Recreation Land Act, a measure that created the Interagency Committee for Outdoor Recreation (IAC) and the Outdoor Recreation Account. With this commitment of manpower and funds, the State of Washington made the protection of scenic and recreational areas and the provision of outdoor recreation facilities firm, ongoing state goals.

The IAC was directed to assist state and local agencies in the acquisition and development of outdoor recreation resources. Over the past eighteen years, the IAC has maintained the operating structure as outlined herein. Funding has been received from three voter-approved bond issues .... Referenda 11, 18, and 28 .... separate bond appropriations by the Legislature in 1979 and 1981, plus continued funding from Initiative 215, Off-Road Vehicle Funds, and the Land and Water Conservation Fund (LWCF) of the U. S. Department of the Interior, National Parks Service (NPS).

In 1970 the agency was assigned the responsibility for the preparation and maintenance of the Statewide Comprehensive Outdoor Recreation Plan (SCORP). This plan is a valuable evaluation tool for the state and a pre-requisite

for participation in the federal Land and Water Conservation Fund grant program.

In 1972 the IAC first began to distribute funds for off-road vehicle (ORV) programs. These monies, then called "all-terrain vehicle funds" are derived from user permit fees and fuel taxes applicable to vehicles operating off of the road. In 1977 this program was changed by the State Legislature from a block grant allocation system to a specific project program in order to focus on specific needs and, in turn, special programs and projects to meet these needs while keeping in the forefront the goals of the Interagency Committee for Outdoor Recreation.

Committee Membership

The work accomplished by the IAC is directed through a governing Committee that operates under the framework of specific enabling legislation (RCW 43.99). The Committee consists of five citizen members who are appointed by the Governor for three-year terms, and the directors of four state agencies most directly concerned with outdoor recreation: Fisheries, Game, Natural Resources, and the Parks and Recreation Commission. This Committee holds public meetings at least twice a year.

Goals

The day-to-day work of the IAC takes place within three separate but closely related agency divisions: Management Services, Planning Services, and Project Services. Each section assumes responsibility toward reaching the IAC goals, which are divided into four key elements:

1. Provide funds and planning assistance for the acquisition, development, and use of outdoor recreation resources in a manner to maximize preservation of the natural quality of the environment;
2. Provide funds and planning assistance for a system of public recreational facilities and opportunities for state residents and visitors;
3. Aid local government with funds and planning assistance in providing the type of facilities which, under its jurisdiction, will best serve the local needs for outdoor recreation;
4. Encourage programs which promote outdoor education, skill development, participation opportunity, and proper husbandry of recreation resources.

State and Local Priorities

The IAC has approved priority statements that specifically outline procedures for allocating funds for outdoor recreation areas and facilities at both the state and local level. Included are priorities for acquiring lands of all types (fresh and saltwater shoreline, forest areas, wetlands, urban greenbelts, etc.) and development, redevelopment and rehabilitation of facilities (multiple-use areas, local urban parks, boat launches, swimming pools, trails, etc.).

When projects are proposed, the state and local priorities are used as a "measuring stick" to ensure that the state's most critical recreation needs receive proper consideration and support.

Planning

The planning guideline used by the IAC is the Statewide Comprehensive Outdoor Recreation Plan (SCORP). One of the purposes of the plan is to provide the IAC with a formal, approved document upon which policy decisions can be made. These policy decisions when initiated should optimize the use of the funds, manpower, and natural resources available to the state to provide the most efficient and effective recreational opportunities for its citizens, visitors, and future generations. The plan is designed to serve as a general guide so goals and objectives may be translated into attainable programs for all levels of government, private enterprise and individual citizens.

Through fiscal 1983 (June 30, 1983), the State of Washington has received and distributed over $40 million to state and local outdoor recreation projects from the federal Land and Water Conservation Fund source. The current plan was approved in November 1979, but must be updated by November 1984. Work is currently underway to complete the initial draft by December 1983 with public review commencing in early 1984.

The Fifth Edition of SCORP was approved in November of 1979. For that plan, participation in thirty-seven outdoor recreation activities by the citizens of this state and its visitors was estimated to the year 2000 for each of the thirteen State Planning Districts. Existing local, state, federal and private lands and facilities were identified in terms of acres, miles and facility types as appropriate. Present and future needs, in terms of numbers of facilities, acres, miles, or other measurement criteria, were identified for twenty-four (24) activity/facility categories. Each of these factors is currently being updated for use in the next edition of SCORP (1984).

A State Action Program is developed each biennium as a guideline for the distribution of grant-in-aid monies to local agencies. Based on the thirteen planning regions used in SCORP, the Action Program uses a standardized formula to "distribute" anticipated funding on an equitable geographic distribution throughout the state.

A major change in the Fifth and Sixth Editions from previous SCORP plans is the emphasis on statewide issues identification. Thirteen issues were identified and discussed in detail in the Fifth Edition of SCORP. Several factors influenced their determination, with one of the major ones being a statewide survey entitled ISSUES, which was distributed to over 300 agencies, organizations and selected individuals. One hundred fifty-eight (158) responses were received with over 700 comments being included on the returned questionnaires. From those survey results, and other recommendations and requirements, thirteen major issues were established. For the Sixth Edition, currently in the development stages, these issues have been updated and combined where feasible into the following eight issues:

1. Roles and Responsibilities
2. Funding Considerations
3. Urban Considerations
4. Trails and Off-Road Vehicles
5. Natural and Historic Heritage
6. Rivers and Shorelands
7. Mount St. Helens
8. Private Sector/Tourism

SCORP includes recommendations of a general nature, designed to guide and assist actions of a wide variety of agencies within each level of government and the private sector.

SCORP provides a framework for the interagency coordination of outdoor recreation and resource conservation programs in the state at all levels

of government. Federal, state, and local agencies which plan and provide for outdoor recreation facilities in Washington are included in the continuing review process of all applicable elements of SCORP.

The State Recreation Lands Inventory Program is the principal data program used in SCORP planning. It includes statewide data on federal, state, and local government lands available for recreation, and identifies such facilities as campgrounds, day-use areas, ballfields, boat launches, accessible shorelands, swimming pools, various types of trails, etc. Similar data has been collected for the private sector. Summary tables have been developed by level of government (local, state, federal) for each of the thirty-nine counties. Tables can also be produced to summarize facilities by individual agencies, by type of agency (cities, port districts, Forest Service, etc.) and by type of facility (campgrounds, ballfields, tennis courts, hiking trails, etc.). The private sector segment of the inventory is summarized in a similar manner by private profit and private non-profit categories.

A more specific element of general SCORP planning deals with off-road vehicles and the distribution of funds for use in planning, managing, acquiring and developing areas, roads and trails to benefit the ORV recreationist. At one time emphasis was on the preparation of existing and proposed inventories for use in distributing funds. In 1977, however, the Legislature changed the focus to a project-related funding system based on a statewide plan for off-road vehicles. Major portions of the plan were completed in 1980 with the aid of the Washington Off-Road Vehicle Survey (Understanding and Planning for ORV Recreation; Nash - 1979). The plan was finalized, adopted by the Interagency Committee at its June 25, 1981 meeting and was added to the 1979 SCORP as Addendum 1.

During the past year, the IAC continued to serve in many comprehensive outdoor recreation planning efforts. As public opportunity for involvement has grown, and as government agencies work in much closer cooperation, the IAC role in this field has also grown as it responds to needs for recreational planning in such broad areas as Mt. St. Helens, river basin studies, trails, the Columbia Gorge, and scenic and recreational rivers.

Coordination with local governments is a continuing high priority. IAC reviews, assists and approves plans submitted by local governments as a prerequisite for state financial assistance. As of June 1983, the IAC had 217 comprehensive parks and recreation plans on file. Of these, 61 municipalities, 15 counties, 4 port districts, 4 school districts, 6 park and recreation districts and 4 Indian tribes were current, totaling 94 eligible local plans. Forty-eight additional agencies are currently coordinating the completion or update of their comprehensive plans with IAC staff.

IAC is one of the participants in a regional data program involving the states of Washington, Oregon and Idaho, and several federal agencies. Until November of 1981, administration of the Data Program had been done by the Pacific Northwest River Basins Commission (PNRS). That agency was terminated by the federal government at that time. A committee composed of the participating state and federal agencies was organized to assure continuance of the program in a manner that will assure the provision of current recreation data for the tri-state area. The new committee, known as the Pacific Northwest Regional Recreation Committee, is chaired by the

State of Washington through the IAC. Ways and means to assure continuation of the program, including the updating of currently available data, is being investigated by the committee at this time.

Grant-in-Aid Funding

Grants to state and local agencies (except for the Off-Road Vehicle Program) are made consistent with the IAC's Participation Manuals. These include: #1 - General Information; #2 - Planning; #3 - Acquisition; #4 - Development; #5 - Application Policies/Procedures; #6 - Evaluation System; #7 - Approved Project Administration; #8 - Reimbursement Procedures; and #9 - State Agencies' Policies/Procedures. These Participation Manuals are distributed to all interested public agencies. All counties and incorporated cities in the state have been made aware of the funding assistance available through the IAC. Continuous reminders of this availability are provided by IAC staff to all local agencies (eligible sponsors) by means of the IAC newsletter, *Partners in Progress*. Further, mailing of public information brochures concerning the IAC takes place from time-to-time. IAC staff are available to meet with local agencies to discuss the park and recreation grant-in-aid program(s) and/or the comprehensive statewide planning program(s).

Outdoor Recreation projects are funded from the Outdoor Recreation Account, which is made up of: Revenue authorized by three voter-approved bond issues (Referenda 11-18-28); Initiative 215 (the Marine Recreation Land Act of 1964); Off-Road Vehicle funds; legislatively approved bonds; and the federal Land and Water Conservation Fund. All of Referendum 11's $10 million, the $40 million provided by Referendum 18, and the $28 million administered by the IAC of Referendum 28, have been committed

to serving critically needed state and local park, recreation and conservation areas.

Initiative 215, the voter-approved initiative petition that created the IAC in 1964, sets aside unclaimed marine fuel tax money amounting to about $3.2 million biennially for the acquisition and development of marine-oriented recreation areas, facilities, and for certain portions of the operational costs of the IAC.

Local agencies eligible to receive grants-in-aid are defined as, "any county, city, town, port district, park and recreation district, metropolitan park district, school district, or other municipal corporation which is authorized to acquire or improve public outdoor recreation land, and shall also include Indian tribes now or hereafter recognized as such by the federal government for participation in the Land and Water Conservation Fund program...."

Six state agencies have historically received funds for state projects: Fisheries, Natural Resources, Parks and Recreation Commission, Game, General Administration, and Ecology.

Sources of funding can be three-fold for projects incorporating local, state and federal funds.

Outdoor Recreation Grants-in-Aid

On the local level, the IAC has approved 591 projects from 1965 through FY 1983. Grants for these projects from the Outdoor Recreation Account toal $82 million, and when matched by local share and funds

available from other fund sources, the total expended by local agencies for projects exceeded $132 million.

The local grants-in-aid funds have been used to purchase, construct and/or renovate: city parks, natural interpretive areas, athletic fields, swimming pools, playfields, urban greenbelts and open space, boating facilities and various other recreation projects.

Evaluation of ongoing programs has led to greater effort being directed to the standardization and simplification of the agency's programs in an effort to extend its services and become more responsive to the park, recreation and conservation needs of the State of Washington.

The IAC has approved over $81 million to six state agencies for 871 projects from 1965 to 1983. The agencies made use of the funds to expand recreation facilities in the state as follows:

Department of Game: To continue a program of acquisition and development of boat launching sites on freshwater, acquisition and development of wildlife recreation areas for the preservation and enhancement of wildlife habitats, and streambank easements for pedestrian use along fishing areas.

Department of Natural Resources: To encourage the use of state lands through the development of primitive campsites, tideland access, trails, and marine areas throughout the state;

Parks and Recreation Commission: To acquire and develop additional state parks and provide better access and destination on Puget Sound.

Department of Fisheries: To acquire and develop tideland access, boat launches, and fishing piers.

Department of General Administration: To acquire a regional park on Lake Washington (St. Edwards) and to rehabilitate Capitol Lake, Thurston County, and provide related public facilities.

Department of Ecology: To assist in the acquisition of the Padilla Bay estuary, Skagit County.

Distribution of funds has been statewide with grants for state and local projects awarded for outdoor recreation facilities within all of the state's thirteen planning districts.

Through June 1983, the IAC has approved numerous individual projects for:

6	State Agencies
129	Cities and Towns
23	Counties
8	Indian Tribes
5	Park and Recreation Districts
1	Metropolitan Park District
6	School Districts
14	Port Districts

Off-Road Vehicles Grant-in-Aid Program

The Off-Road Vehicle (ORV) grant-in-aid program is administered separately by the IAC. Eligible agencies include federal, state, county and municipal governments. Approximately $1.3 million is made available annually in grants which may provide up to one hundred percent (100%) of ORV related project costs. Funds supporting this program are derived from a portion of the state fuel excise tax collected from ORV users, as well as ORV vehicle permit fees.

Since the inception of the ORV project funding process, a total of 95 projects have been approved and funded. Eight of these have been for state agencies, 56 for local agencies, and 31 for the U. S. Forest Service, the only federal agency currently participating in the program.

Of the 95 ORV funded projects, 25 have been for planning, 3 for acquisition, 24 for development and 43 for management projects which includes education/enforcement, program administration and operation and maintenance.

SUMMARY:

Fiscal year 1983 was a period of extensive updating and refinement of ongoing agency programs. To keep pace with new trends and changing state and federal regulations and policies, the IAC made extensive efforts to ensure that its programs were compatible and properly coordinated with programs of other agencies. Public involvement was very evident in the formulation and review of policies and procedures. The Technical Advisory Committee (TAC) and the Off-Road Vehicle Advisory Committee (ORVAC) continued to provide excellent technical advice and support to the grants-in-aid and ORV grants programs. The State Trails Advisory Committee (STAC) met on a regular basis to consider future opportunities, future legislation, statewide trail planning needs, and other subjects as requested by the IAC and other related interests.

Agency publications developed or maintained during the year included: (a) an agency newsletter, *Partners in Progress*, published twice a year detailing current information on agency programs; (b) *Grant-in-Aid Participation Manuals #1 through #9*, which provide funding application directions to state and local agencies; (c) *Off-Road Vehicles Procedural Guidelines*, and a summary document, *The Off-Road Vehicle Funding Program*, both of which explain how public agencies may participate in this grant-in-aid program; (d) *Statewide Trails Program*, a planning program for the eventual development of statewide trails system, (e) *Trails, Trials and Tribulations*, a

report of the trails program of the IAC, (f) the *Washington Statewide Comprehensive Outdoor Recreation Plan (SCORP) 1979*, (g) *Understanding and Planning for ORV Recreation: The 1978-79 Washington Off-Road Recreation Survey (Nash, 1979)*, (h) *Recreation Guide Report to the 1981 State Legislature*, (i) *The Outdoor Recreation Action Program, FY 82*, (j) *Recreation Profiles* for each of the thirty-nine counties, (k) *A Comprehensive Plan Development Workbook* as a guideline for local agencies in obtaining planning eligibility, (l) *Two Decades of Progress*, a report prepared for the Governor's Conference on Recreation and the Economy 1982, (m) *Governor's Conference 1982 - Proceedings*, a compilation of speeches and workshop recommendations from the Governor's Conference, and (n) *Governor's Conference 1982 - FINAL REPORT*, a summary of the findings and recommendations resulting from the conference.

These publications were extensively reviewed by federal, state and local agencies, as well as various user groups and the general public where applicable. These efforts were designed to plan for the future and to meet the primary IAC goal -- TO PROVIDE OUTDOOR RECREATION OPPORTUNITIES AND TO HELP MAINTAIN A HIGH DEGREE OF ENVIRONMENTAL QUALITY FOR THE PEOPLE OF THE STATE OF WASHINGTON. Emphasis has been placed upon <u>service</u> to state agencies, to the state's political sub-divisions and to those groups and organizations whose primary purposes and goals are in harmony with those of the state.

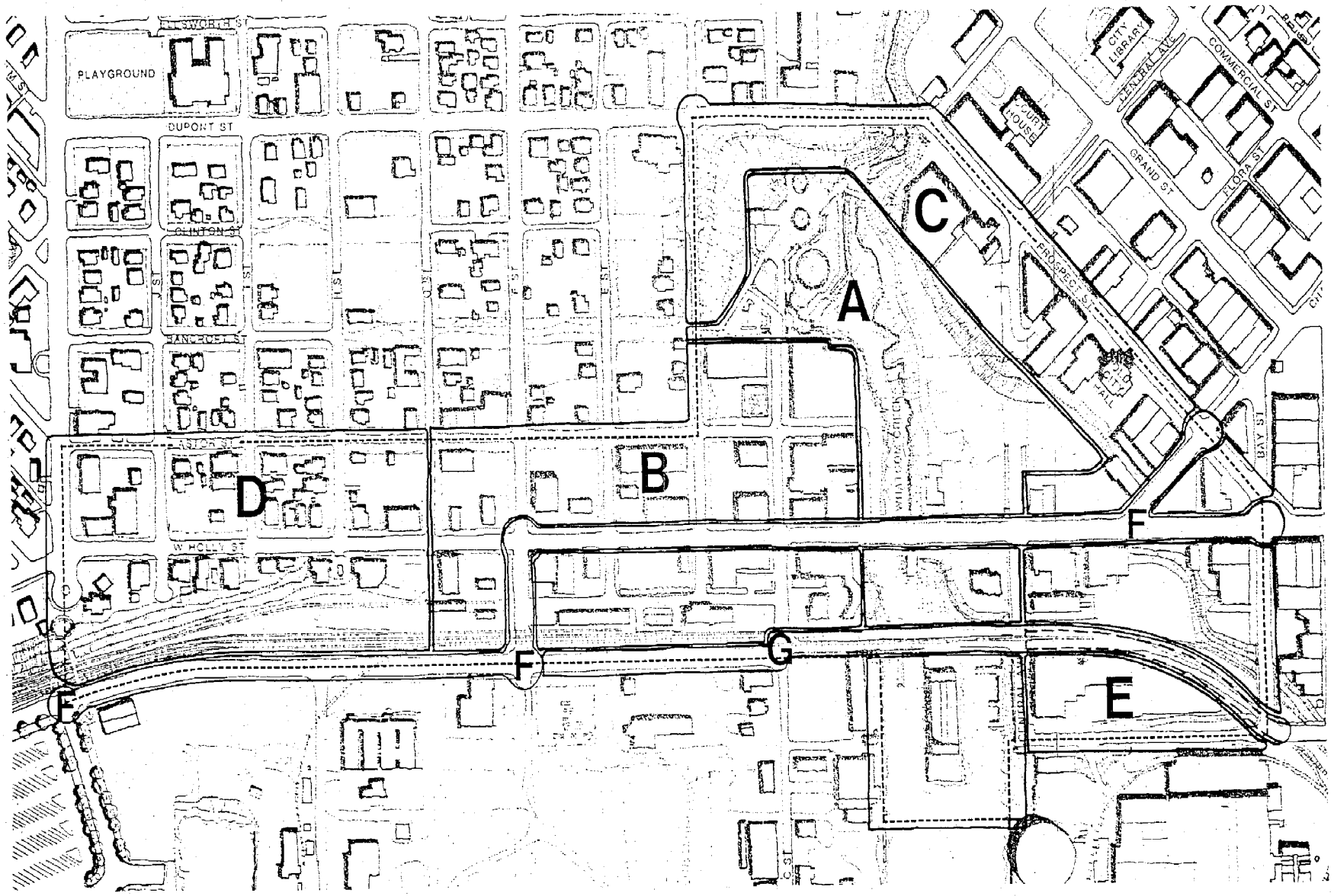
The Governor's Conference on Recreation and the Economy was held in the fall of 1982. IAC has served as the coordinating agency for this conference, the first Governor's Conference on Recreation in twenty years. As a result of this conference, the Governor, through Executive Order #83-04 has established a Governor's Recreation Resources Advisory Committee..

New goals, objectives, priorities for action, and other key recommendations for recreation and parks will be developed by this committee from recommendations made at the conference. The establishment of the IAC was a direct result of the 1962 Governor's Conference on Outdoor Recreation. Changing and/or expanded roles for this, as well as many other governmental agencies, could well result from the 1982 meeting of key leaders in the fields of parks, economics and government.

The IAC motto - PARTNERS IN PROGRESS - has always referred to the emphasis of the IAC to foster a strong partnership of federal, state and local government for parks, recreation and conservation in Washington State. A partnership that appears to be growing more important every year; a partnership for progress in parks, recreation and conservation in Washington.

- FINIS -

Opportunity Areas



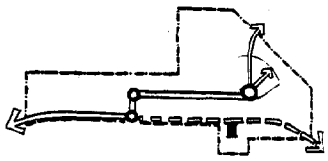
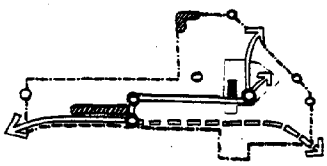
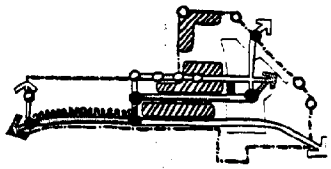
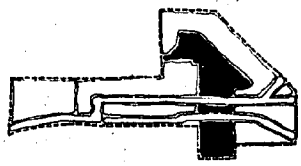
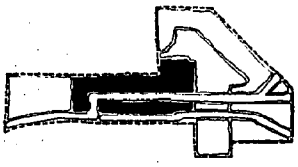
OPPORTUNITY AREAS

BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES

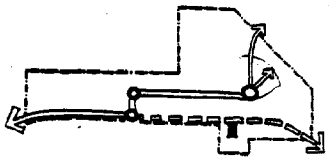
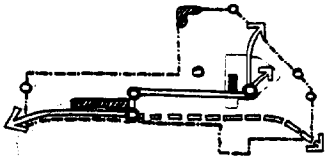
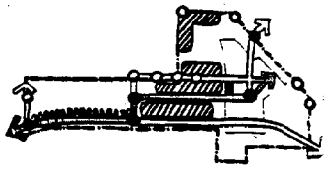
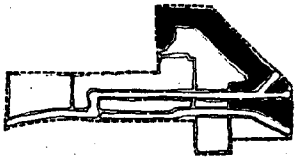
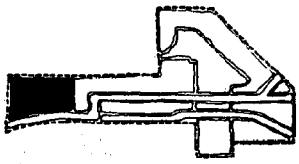
DESCRIPTION OF ALTERNATIVES

Bellingham Central Waterfront Development Plan

OPPORTUNITY AREAS	 ALTERNATIVE 1	 ALTERNATIVE 2	 ALTERNATIVE 3
A **WHATCOM CREEK FOCUS** 	• Retain public property and maintain as park • Retain natural creek shoreline • Create active maritime displays (i.e. boardable fishing boats on land) • Up-hill pedestrian linkages to museum and government center • Safety upgrades to preserve Citizen Dock until funding available for renovation • Use emphasis - public/ recreational/educational/ cultural	• Retain park/open space • Create demonstration project with reconstruction of Citizen Dock north of Holly Street • Pedestrian bridge across creek • Up-hill pedestrian linkages • Include historical museum/ interpretive center • Use emphasis - public/ recreation/education with limited private commercial	• Urban park-smaller open spaces with public-private development • Lease/sale of city property to stimulate private development • Develop historical museum/ interpretive center around lagoon with historic ships • Creek shoreline improvements • Upland pedestrian linkages with development projects • Pedestrian bridge across creek • Creek dam/fish ladder to control tidal flows • Reconstruction of Citizen Dock north of Holly • Use emphasis - mix of public/ private/commercial
B **OLD TOWN CORE** 	• Paint-up, fix-up, clean-up with screening of open storage • Zoning changes to stimulate private development • Buffer historic buildings from industrial uses • Enact a sign/billboard ordinance to regulate size/type of signs • Enact minimum maintenance ordinance for older buildings • Use emphasis - mix of light industrial/commercial/retail (reinforcement of existing)	• Zoning changes/design guidelines for improvement of area - flexibility in uses. Emphasis on "old town" architectural style and scale. • Provide for water-related and water-dependent uses within the 200-foot shoreline boundary along Whatcom Creek • Screen industrial areas south of Roeder Street along RR tracks • Enact sign and minimum maintenance ordinances • Improve connections to Maritime Heritage Center along "C" and "D" Streets • Use emphasis - mix of light industrial/commercial/retail	• Zoning changes/design guidelines for continuous building facades along Holly Street. Emphasis on "old town" architectural style and scale. • Pedestrian amenities at street level • Create old town center around train depot - consolidate 3 blocks - develop shops, public market with historical character • Renovate key historical structures • Develop pedestrian overpass from Holly Street over Roeder at "F" Street • Change shoreline programs to allow non-water-dependent/ water-related uses within 200 foot boundary along Whatcom Creek • Use emphasis of commercial/ retail

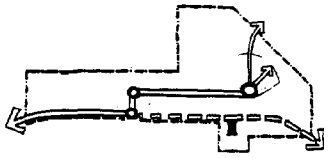
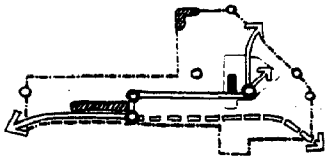
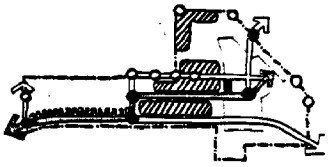
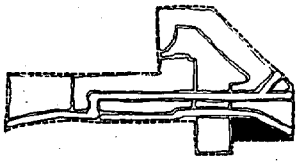
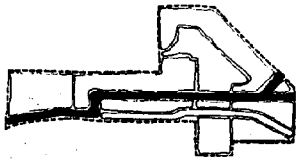
DESCRIPTION OF ALTERNATIVES

Bellingham Central Waterfront Development Plan

OPPORTUNITY AREAS	 ALTERNATIVE 1	 ALTERNATIVE 2	 ALTERNATIVE 3
C **HILLTOP/CBD TRANSITION** 	• Pedestrian linkages to Whatcom Creek • Relocate fire station • Screen surface parking lots from view of park • Improve signage to direct visitors to park, Maritime Heritage Center and trail system • Use emphasis - mix of commercial/governmental/ cultural/light industrial south of Holly Street with design review	• Joint public/private building project at Dupont/"D" Streets through ground leases • Relocate fire station and post office • Improve pedestrian linkages to park, Maritime Heritage Center and trail system • Design guidelines for new structures to emphasize "old town" character and scale • Use emphasis - mix commercial/ governmental/cultural	• Public parking structure south of Holly Street between Central and Bay Streets • Relocate fire station and post office • Provide for ground leases/sale of upland properties along "C" Street, Dupont and Prospect to stimulate private development • Redevelopment of post office, other hilltop sites • Hill-climb retail along pedestrian linkages at museum and Central Avenue R.O.W. to Prospect Street • Use emphasis - mix of commercial/governmental/ cultural
D **OLD TOWN FRINGE** 	• Holly Street upgrading with streetscape amenities • Retain existing zoning • Use emphasis - mix of commercial/residential	• Reduce estimated square footage required/unit for multi-family residential • Encourage mixed use - office/ residential • Develop public viewpoint at end of Broadway Street • Use emphasis - mix of commercial/residential	• Reduce square foot lots/unit multi-family • Encourage mixed use office/ residential/retail • Develop viewpoint at Broadway Street end • Develop pedestrian overpass to/from Broadway viewpoint to Squalicum Harbor over Roeder Avenue • Develop buffer park along Great Northern RR R.O.W. at bottom of bluff between "F" Street and Squalicum Harbor • Rezone of area "D" to commercial/office/retail buffer residential neighborhood transition zone • Street improvements along Holly between "F" Street and Broadway • Use emphasis - mix of commercial/residential

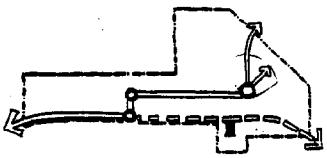
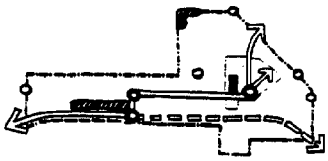
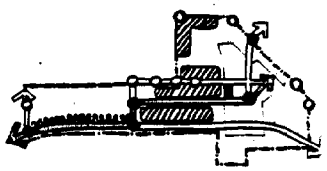
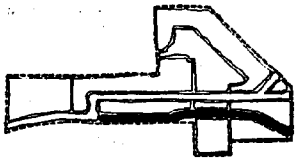
DESCRIPTION OF ALTERNATIVES

Bellingham Central Waterfront Development Plan

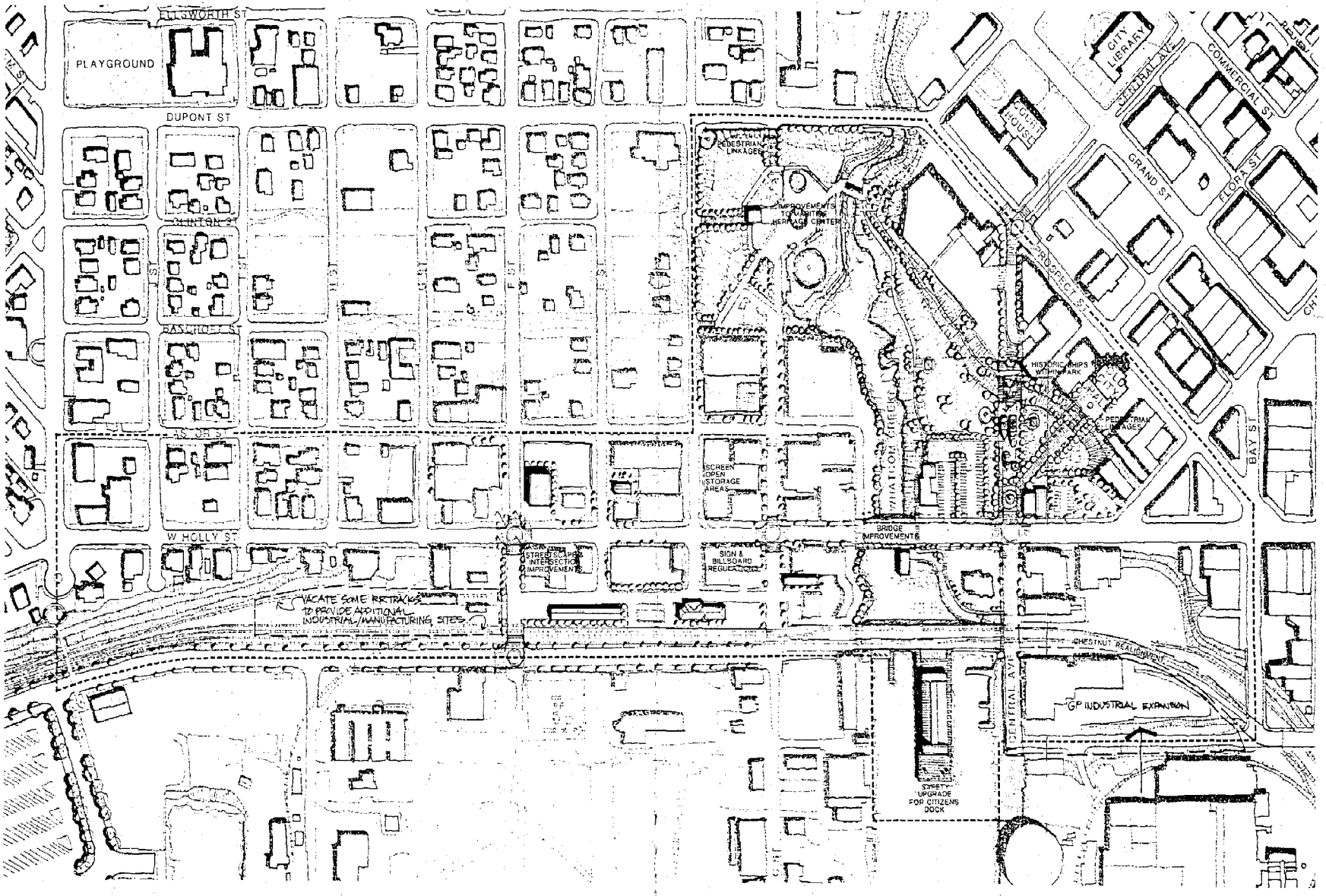
OPPORTUNITY AREAS	 ALTERNATIVE 1	 ALTERNATIVE 2	 ALTERNATIVE 3
E **INDUSTRIAL EXPANSION AREA** 	• Land swap with/G.P. for street re-alignment • Encourage heavy industrial development • Vacate Chestnut Street • Use emphasis - heavy industrial	• Screen industrial areas from Holly Street • Vacate Central Avenue south of Roeder and Chestnut Streets • Use emphasis - heavy industrial	• Vacate Chestnut Street • Screen industrial expansion area • Develop G.P. Interpretive Center and Museum in Old Grain Mill Buildings along Central Avenue and Roeder Street • Use emphasis - heavy industrial
F **HOLLY/ROEDER STREET CORRIDOR LINKAGE** 	• Continue streetscape improvements from Roeder Street and CBD • Improve/coordinate signage • Special traffic/gateway improvements at "F" Street • Special bridge improvements across Whatcom Creek	• Underground utilities • Continue streetscape improvements from Roeder Street and CBD • Design guidelines for coordinated signage, lighting, building development • Traffic plus amenity projects at "F" Street (park) and Whatcom Creek (overlook) • Right turn lanes at Holly, Roeder and "F" Streets	• Underground utilities • Right turn islands at Holly and Roeder and "F" Streets; use island for public art work depicting unique Bellingham theme from history such as "4th of July 1883" • Continue street scape improvements • Additional intersection improvements at Roeder and Holly Streets at "C" Street as secondary linkage between CBD, Squalicum Harbor and Maritime Heritage Center • Improve "gateway" image of Holly Street bridge over Whatcom Creek with banners, overlooks, etc. • Intersection improvements at Holly and Prospect, Bay, "C," "D," "E," "F," and Roeder and "C" and "F" Streets and at Tom Glenn Drive at Squalicum Harbor

DESCRIPTION OF ALTERNATIVES

Bellingham Central Waterfront Development Plan

OPPORTUNITY AREAS	 ALTERNATIVE 1	 ALTERNATIVE 2	 ALTERNATIVE 3
G **ROEDER/CHESTNUT STREET REALIGNMENT** 	• Re-align Chestnut Street • Designated truck route allowing access to heavy industry	• Re-align Chestnut Street • Designated truck route allowing access to heavy industry • Iron fence along RR tracks and Roeder Street to visually screen area	• Re-align Chestnut Street • Designated truck route allowing access to heavy industry • Iron fence along RR tracks and Roeder to visually screen area • Intersection improvements at "C" Street and Roeder Street as secondary linkage to Holly Street and to define RR Depot block redevelopment area • Develop overlook on Roeder Bridge at Whatcom Creek waterway • Improve "gateway" image of Roeder Bridge at Whatcom Creek
ECONOMIC FEASIBILITY/ FUNDING SOURCES	• Level development/improvements in line with current/forecast market conditions (market responsive) • Low level or capital investment required • Infrastructure funding sources: - CEERB - Public infrastructure trust program - EDA - Title I - GO Bonds	• Level development/improvements in line with current/forecast market conditions (market responsive) • Moderate level of capital investment required • Infrastructure funding sources: - CERB - Public infrastructure trust program - EDA - Title I - GO Bonds • Funding required for rehab/ reconstruction/relocation of citizen dock (public/private sector)	• Speculative development versus market driven • High level of capital investment required • Funding sources (public/ private) - UDAH - SBA loans - Block grants/loans - Private sector (equity/debt) - Public sector (local governments)

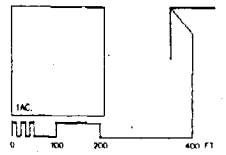
Refined Alternatives



ALT. 1 - WATERFRONT REJUVENATION

BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES



RETAIN
PUBLIC
PROPERTY

BASIC
STREETSCAPE
& CIRCULATION
IMPROVEMENTS

REINFORCEMENT OF EXISTING USES

I-4

UPLAND PEDESTRIAN TIES

PAINT-UP
FIX-UP
CLEAN-UP

IMPROVED
SIGNAGE

SAFETY UPGRADE TO CITIZEN'S DOCK.

1-8

ZONING CHANGES

RETAIN
EXISTING
UTILITIES

10

RETAIN
EXISTING
WATERFRONT
ACCESS

CRITICAL CHANGES

PARK A PLACE
TO WALK
THROUGH.
A LINK TO THE
WATER

CONCERN FOR
PUBLIC ACCESS/
VANTAGE POINTS
TO THE WATERFRONT

INDUSTRIAL EMPHASIS DOES NOT PRECLUDE "OLD TOWN"

example of "phasing" nature of alternatives.

NEED BASIC LAND USE SCHEME RATHER THAN SITE SPECIFIC PROJECTS. NEED CONCENSUS FIRST.

DESIGN GUIDELINES SHOULD STILL ALLOW FOR PREDICTABILITY

IMPLEMENTATION DRIVES INCREMENTAL CHANGE

DEVELOP TOUR BOAT LANDING & PEDESTRIAN ROUTES @ SHORE

PRECEDENTS:

NEW HOPE -

SAN ANTONIO -

NEED:

COVERED
AREAS
FOR
PUBLIC USE

P

PARKING SOUTH
OF ROEDER -

SHARED-?
FOR CITizENS
DOCK

CHAMPION &
HOLLY INTERSECTION
ADD IMPROVEMENTS

IDENTIFY A
RANGE OF
INCENTIVES FOR
PAINT-UP/FIX-UP

DISCOURAGE CENTRAL AS THROUGHFARE

SUGGESTION:
LEAVE
CITIZEN'S DOCK
IN ALIGNMENT,
BUT PARE IT DOWN.

IF DOCK IS NOT MOVED:

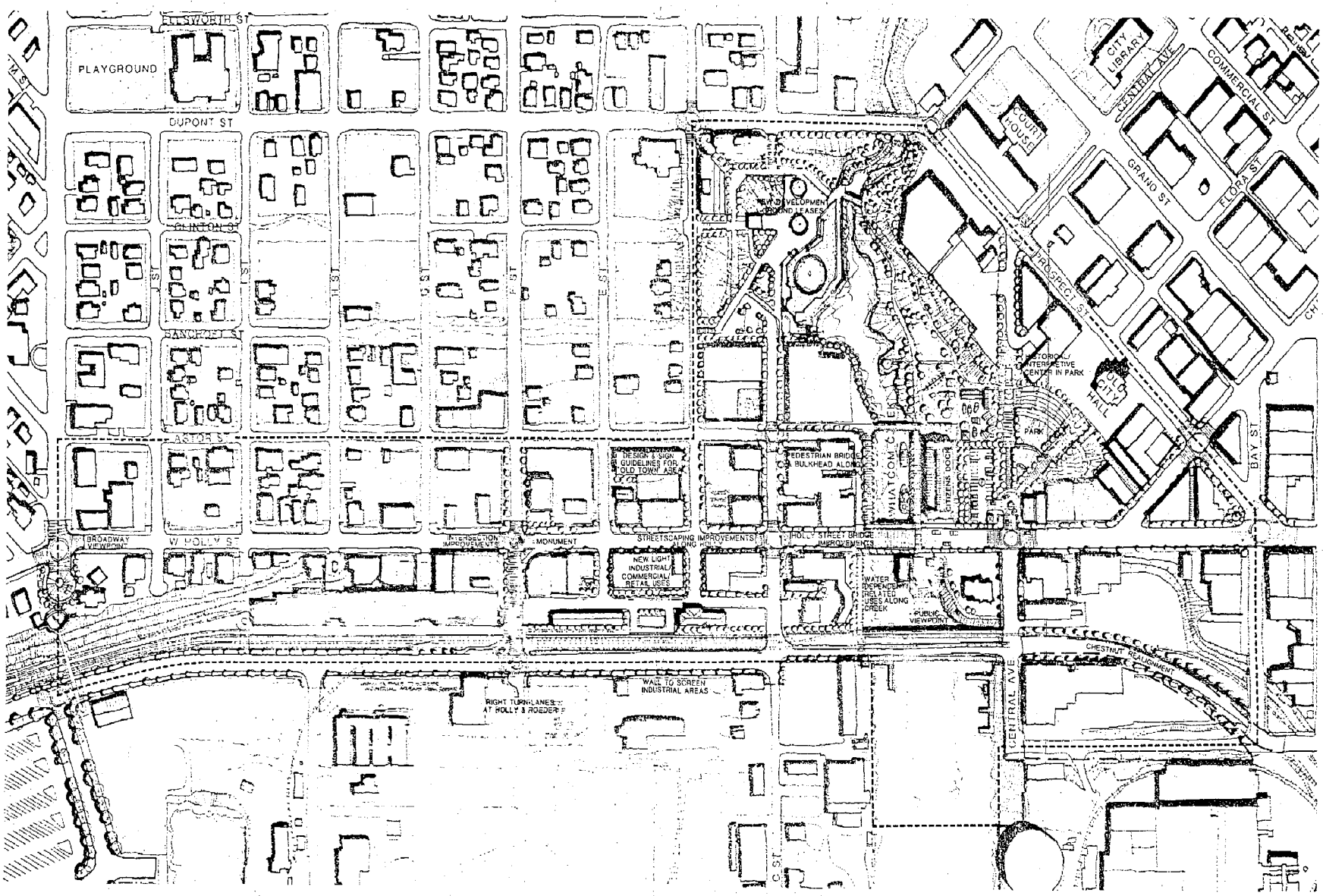
PROMENADE /
RETAIL +
MOORAGE
USES

PRESERVATION
OF CITIZEN'S
DOCK IS
IMPORTANT

±1 or 2

P

UNDER BRIDGE TRAIL TO CITIZENS DOCK



ALT 2 - WATERFRONT CATALYST PLUS

BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES

RETAIN PUBLIC PARK WITH COMMERCIAL DEVELOPMENT

2

STREETSCAPE IMPROVEMENTS PLUS AMENITIES

GREATER MIX OF INDUSTRIAL AND COMMERCIAL RETAIL

2.41

EXPANDED PEDESTRIAN LINKAGE SYSTEM

STANDARDS TO EMPHASIZE "OLD TOWN"

6

COORDINATED DESIGN GUIDELINES FOR SIGNAGE, LIGHTING, AND BUILDINGS (USE QUALIFIER)

RELOCATED/ RECONSTRUCTED CITIZEN'S DOCK W/ INTERPRETIVE CENTER

2-8

ZONING CHANGES

UNDERGROUND UTILITIES AT SELECTED LOCATIONS

MODERATE WATERFRONT ACCESS

MODERATE
CHANGE

MOVING CITIZENS DOCK ~~=~~ WOULD ~~DECREASE~~ CONFLICT W G. P.

OPEN ~~MARKET~~ / RESTAURANT ~~FOR~~ CITIZENS DOCK; WHERE?

2

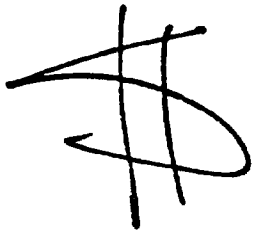
CITY SUPPORT
FOR
CITIZENS
DOCK.

P

CITIZEN'S
DOCK BLOCKS
VIEW OF PARK

, PROVIDE VISITORS MOORAGE FOR WATERWAY

CITIZEN'S DOCK COULD USE TOO MUCH PUBLIC



2

QUESTION MOVING OF CITIZEN'S DOCK

2

CLIMATE TOO COOL FOR AMPHITHEATRE

DEVELOP A THEME

USE OF WATERWAY: CLEAR IT OUT.

MOVE

"CATWALK"
ASPECT OF CITIZEN:
DOCK
IMPORTANT

2

CONNECT
CBD w PORT
DISTRICT
PEDESTRIAN PATH.

COULD BE SHARED
PED / AUTO.
DESIGNATE by MATERIALS

MOVING CITIZENS
DOCK DECREASES
ITS HISTORIC
VALUE. PARKING
IS
PROBLEM

MOVING CITIZEN'S
DOCK COULD
PERMIT MORE
"WORKING WATERFRONT"
FOR VIEWING

OPEN DOCK UP FOR PUBLIC USE- BUT PASSIVE. MINIMUM RENOVATION.

• OPEN STRUCTURE REST ON SLAB

EMPHASIZE VIEWS OF WORKING WATERFRONT FROM ROEDER

QUESTION
VALIDITY OF
CITIZENS DOCK
RENOVATION
FUNDS?

DOCK IS
UNIQUE
LEAVE IT WHERE
IT IS.

2

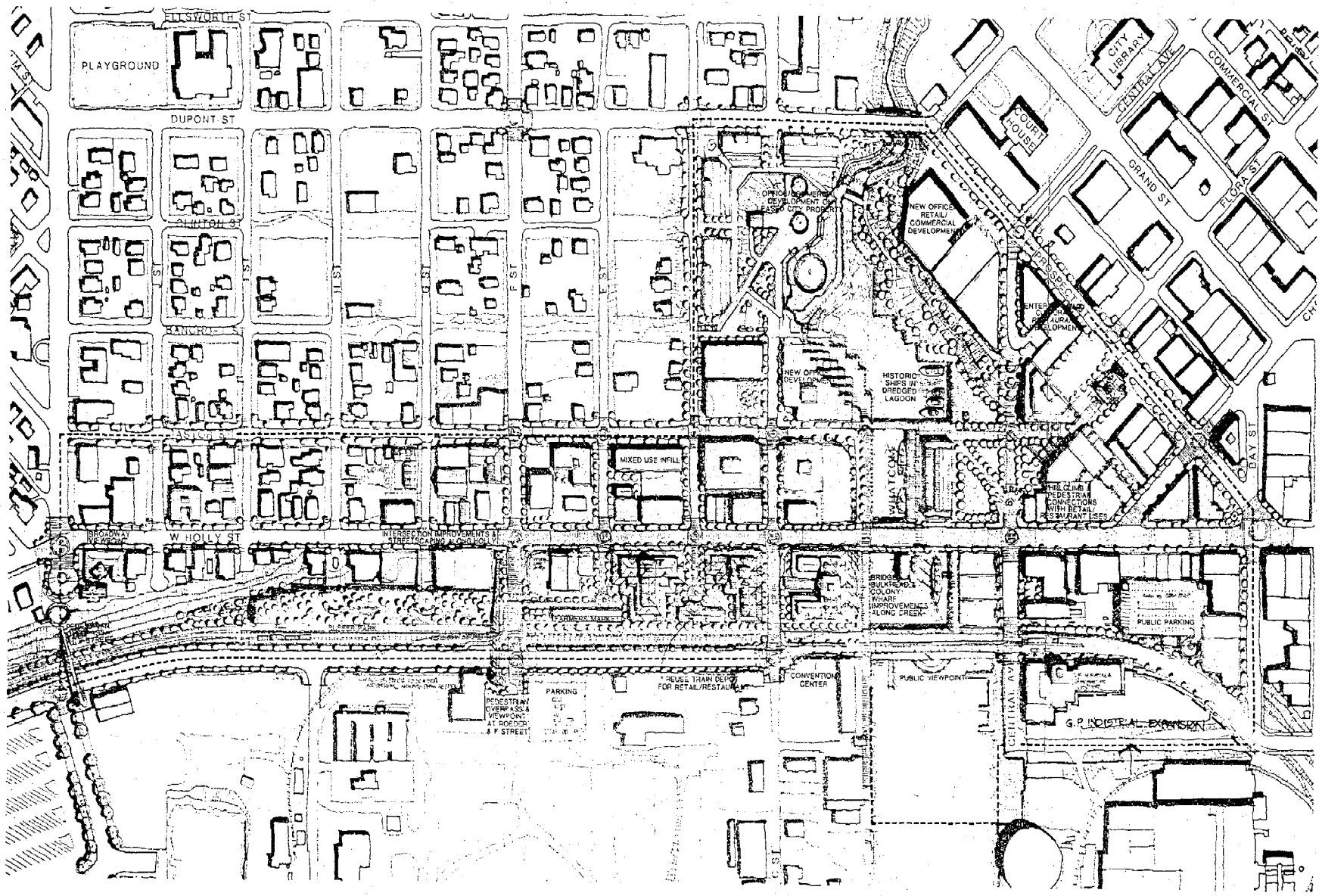
NEED PARKING TO SERVE DEVELOPMENT

2

KEEP BUFFER IDEA IN PLACE

DONT FORGET
PICKETT HOUSE

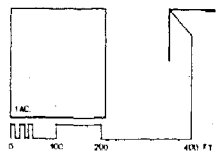
BN
INVOLVEMENT
CRITICAL



ALT. 3 - WATERFRONT RENAISSANCE

BELLINGHAM CENTRAL WATERFRONT DEVELOPMENT PLAN

MANAGEMENT AND PLANNING SERVICES



URBAN PARK-
SMALLER PUBLIC
SPACES - INCREASED
PRIVATE DEVELOP-
MENT

2

COMPLETE
STREETSCAPE
IMPROVEMENTS
INTEGRATED W/
DEVELOPMENT

HIGHER MIXED-USE DENSITIES (RETAIL/COMM'L/RES W/ SOME INDUSTRIAL

3-4

EXPANDED PEDESTRIAN SYSTEMS

DETAILED DESIGN STANDARDS FOR COORDINATED IMPROVEMENTS

SPECIAL REVIEW DISTRICT / USE QUALIFIER

RELOCATED / RECONSTRUCTED CITIZEN'S DOCK W/ COMMERCIAL DEVELOPMENT

3-8

ZONING CHANGES INCLUDING SHORELINE MGT. REVISIONS

85

UNDERGROUND UTILITIES

-10

INTENSIVE WATERFRONT ACCESS

HIGH CHANCE

P

ALTERNATIVE #3
TOO MANY PEOPLE
- NEED FOR PARKING
- CONFLICTS W
  INDUSTRIAL

P

CONVENTION
CENTER
POSSIBLE USE?

3

PARKING

WHERE?

P

3

P

VACATE CENTRAL AVE FOR PARKING

P
mayor

CONSIDER
REMOVAL OF
△ BUILDING
(JB)

P

SPORTS/RECREATION

FACILITY: ICE RINK
SWIMMING POOL

J ARENA

3/ PUBLIC FACILITY
"Y" LIKE

52
0

THEME SHOULD BE MARITIME

M major

MOVE VIEW POINT TO ALT. #2 ADD MOORAGE

?

P

CITIZEN'S
DOCK
CROWDS
PARK

CHANGE
ONE-WAY
"D" STREET
TO
TWO-WAY

?

- REMOVE WATERFRONT (SHORELINE) REQUIREMENT - TO ALLOW NEW DEVELOPMENT
- PHASE · PUBLIC IMPROVEMENTS TO ACCOMPANY NEW DEVELOPMENT

3

QUESTION

PEDESTRIAN OVERPASS @ BROADWAY

CONSIDER ROEDER AS PEDESTRIAN BRIDGE IN LONG TERM

?

FIRE STATION ALTERNATIVES

?

- MOVE FIRE STATION
- RETAIN FIRE STATION
- REUSE & PRESERVE FOR MUSEUM ANNEX

FACADE PRESERVATION

3000
3000
7,000 D

③ STAIRWAY FROM PROPOSED PARKING

3

REDEVELOPMENT OF THE CENTRAL WATERFRONT SHOULD NOT ADVERSLY IMPACT THE RETAIL/OFFICE ECONOMY OF THE C.B.D.

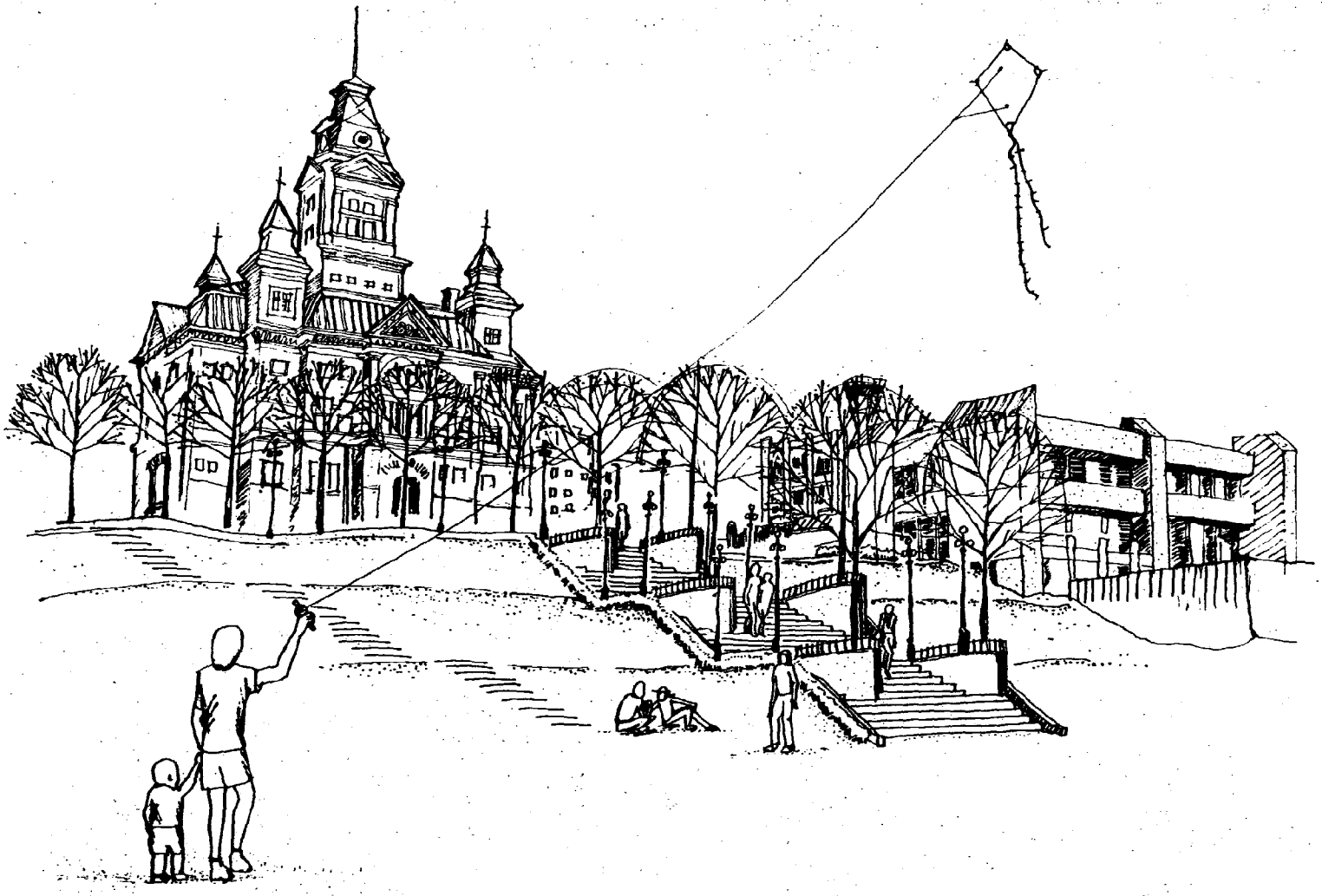
3

THE CENTRAL WATERFRONT SHOULD NOT COMPETE W/ THE C.B.D.

VIEW TOWARD MUSEUM - EXISTING CONDITIONS

VIEW TOWARD MUSEUM - PEDESTRIAN CONNECTION WITHIN PARK

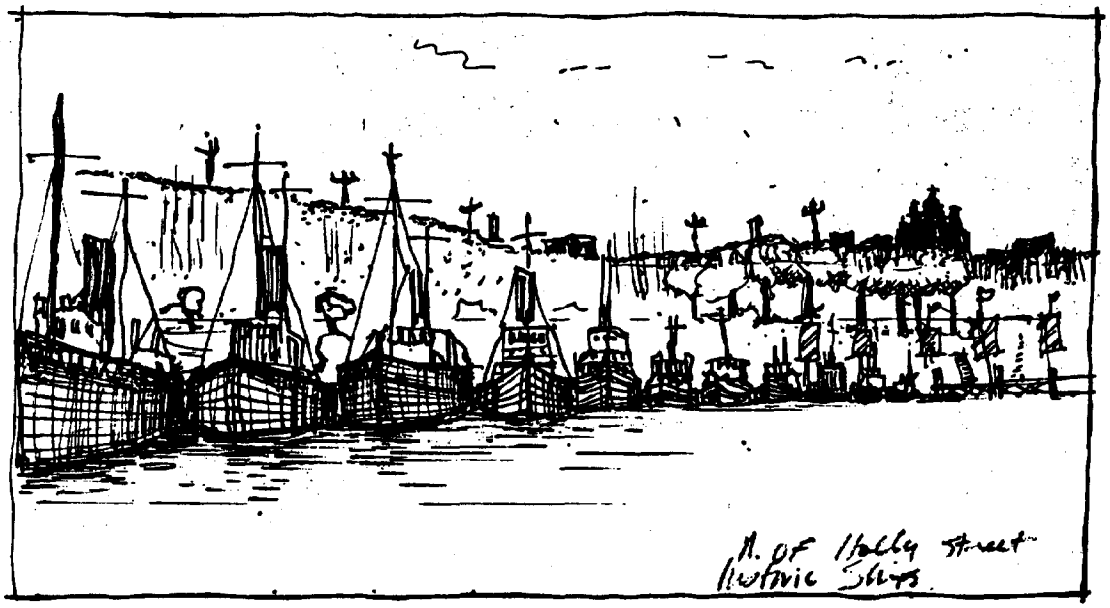
VIEW TOWARD MUSEUM - EXISTING CONDITIONS



VIEW TOWARD MUSEUM - PEDESTRIAN HILLCLIMB

VIEW ALONG HOLLY STREET - EXISTING CONDITIONS

VIEW ALONG HOLLY STREET - STREETSCAPE IMPROVEMENTS


N. OF Holly Street
Historic Ships

Replica Spanish Indian
Fishing Village @
Maritime Heritage Center Park

EVALUATION CRITERIA

LAND USE COMPATIBILITY

- HISTORIC PRESERVATION
- AMENITIES

LINKAGES / WATER ACCESS

ENVIRONMENTAL QUALITY IMPROVEMENT

ECONOMIC/GROWTH FEASIBILITY

EASE OF IMPLEMENTATION

PUBLIC / PRIVATE ACCEPTANCE

SUMMARY OF PLAN ELEMENTS TO BE DEVELOPED/REFINED IN COMPOSITE ALTERNATIVE 4

(BASED ON CHARRETTE 3 COMMENTS)

MAJOR DISCUSSION TOPICS

- CITIZENS DOCK
- LAND USE
  (TYPE, LOCATION, AMOUNT)
- HOLLY-F-ROEDER STS.
- CITY PROPERTY USE

- GENERAL MIX OF LIGHT INDUSTRIAL/ COMMERCIAL USES (ELIMINATE WATER DEPENDENT/RELATED REQ.)
- HEAVY INDUSTRIAL USES SOUTH OF ROEDER
- PUBLIC/RECREATIONAL/CULTURAL/ PARK USES ON CITY PROPERTY
- INTERPRETIVE CENTER (BOATS/ MUSEUM/EXHIBITS) ON LAND IN PARK

- RELOCATE CITIZENS DOCK NORTH OF HOLLY (ROOFED STRUCTURE PAVILION W/CATWALK TO REDUCE COSTS)
- PUBLIC VIEW PLATFORM W/MOORAGE & FISHING FLOATS AT END OF WHATCOM WATERWAY

? - MAINTAIN OPENESS/ACQUIRE PROPERTY ALONG N. SIDE OF HOLLY (BETWEEN CENTRAL & CHAMPION)

- CLOSE-OFF VIEW S. OF HOLLY TOWARD G.P.
- PROTECT/ENHANCE EXISTING BUSINESSES
- SCREEN/PROHIBIT OPEN STORAGE
- PROVIDE ADEQUATE PARKING CONVENIENTLY LOCATED (REAR OF BUSINESSES)
- RELOCATE FIRE STATION/POST OFFICE

- ENCOURAGE MUSEUM/THEATER DISTRICT UPHILL AS TRANSITION TO PARK & CBD

? - DEVELOPMENT AT DUPONT & 'D' STREETS TO COMPLEMENT MARITIME HERITAGE CENTER

? - GREATER DENSITY COMMERCIAL/RES AREA WITHIN DUPONT - 'D' - 'E' - ASTOR STREETS

- LEAVE SHORELINE AS-IS BUT ALLOW SOME CHANGES
- CONSIDER SCREENING/BUFFERS ALONG R.R. TO SEPARATE HEAVY INDUSTRY
- PHASED HOLLY-ROEDER-F STREET LINKAGE IMPROVEMENTS (CIRCULATION/DESIGN/UTILITIES)
- CHESTNUT ST. RE-ALIGNMENT IS A GIVEN

? - RESTRICT CENTRAL AVE. ACCESS S. OF ROEDER (POSSIBLE PARKING, PUB. ACCESS)

- BROADWAY VIEWPOINT & GATEWAY
- HOLLY/CHAMPION GATEWAY

? - TWO WAY 'D' STREET

- MAINTAIN THROUGH TRAFFIC FLOWS ALONG HOLLY WHILE PROVIDING STREETSCAPE AMENITIES

///

- UPLAND PEDESTRIAN CONNECTION TO MUSEUM (NOT ALONG CENTRAL ALIGNMENT)

"COMMON THREADS"

1) RELOCATION OF CITIZEN'S DOCK TO NORTH OF HOLLY
2) WATERFRONT NEEDS ATTENTION
3) RETAIL IS NOT FEASIBLE GIVEN MARKET

---

4) SCALED DOWN LAND USES (LOW RENT/SQ FT) MAY BE MOST APPROPRIATE
5) ESTABLISH HIGHER INTENSITY OF LAND USES ALONG HOLLY TO LINK TO SQUALICUM HARBOR
6) NEED DESIGN GUIDELINES MECHANISM TO ADRESS DEVELOPMENT OVER TIME

PLANNED COMMERCIAL ZONING

DESIGN ATTENTION NEEDED FOR HOLLY/F/ROEDER INTERSECTIONS

RECOGNIZE MUSEUM THEATRE DISTRICT IN/ADJACENT TO CBD

MIX OF LAND USES IS ACCEPTABLE

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