

THE waterfront DISTRICT

BELLINGHAM  WASHINGTON



A D2 Group, L.L.C. Architectural Illustration

Sub-Area Plan 2019

A Port of Bellingham/City of Bellingham
Partnership Project

Table of Contents

CHAPTER ONE INTRODUCTION.....	1
1.0 Introduction	1
1.1 Purpose of the Sub-Area Plan	1
1.2 Relationship to the 2016 Bellingham Comprehensive Plan.....	2
1.3 The Planning Process	2
<i>Figure 1-1: Waterfront District Boundaries</i>	4
<i>Public Investment</i>	5
The Waterfront District Planning Process.....	6
1.4 Context.....	7
The Waterfront District Today	8
1.5 Redevelopment Potential	8
CHAPTER TWO VISION	11
2.0 Vision.....	11
2.1 Waterfront Futures Group Vision	11
2.2 The Waterfront District.....	14
2.3 City of Bellingham Comprehensive Plan	14
2.4 City Center Neighborhood Plan	14
2.5 Bellingham Shoreline Master Program	15
2.6 Applicants’ Objectives.....	15
CHAPTER THREE ENVIRONMENTAL CONSIDERATIONS.....	17
3.0 Environmental Considerations.....	17
<i>Figure 3-1: State Listed Cleanup Sites</i>	18
<i>Figure 3-2: Habitat Restoration Opportunities</i>	22
3.1 Environmental Considerations Policies.....	24
3.2 Environmental Considerations Implementation Strategies.....	26
<i>Figure 3-3: Coordinating Site Redevelopment with Cleanup Requirements</i>	27
CHAPTER FOUR DEVELOPMENT CHARACTER	29
4.0 Development Character	29
4.1 Development Character Policies.....	31
<i>Figure 4-1: Waterfront District Development Areas</i>	35
<i>Figure 4-2: Waterfront District Urban Village View Corridors</i>	37
<i>Figure 4-3: Structures Which May Be Retained/Re-Used</i>	40

4.2 Implementation Strategies	41
<i>Figure 4-4: Waterfront District Urban Village Land Use</i>	44
CHAPTER FIVE MULTI-MODAL CIRCULATION & PARKING	45
5.0 Multi-modal Circulation & Parking	45
<i>Figure 5-1: Multi-Modal Circulation Framework</i>	48
<i>Figure 5-2: Mode Share Assumptions</i>	50
5.1 Multi-Modal Circulation and Parking Policies.....	53
<i>Figure 5-3: Parking Strategies</i>	55
5.2 Implementation Strategies	57
Figure 5-4: Integrated Slopes.....	57
<i>Figure 5-5: Street Types</i>	60
Figure 5-6: Waterfront District Street Designs	61
CHAPTER SIX UTILITY SYSTEMS.....	65
6.0 Utility Systems.....	65
6.1 Utility System Policies	69
6.2 Utility Systems Implementation Strategies	70
CHAPTER SEVEN PARKS, OPEN SPACE & TRAILS	71
7.0 Parks, Open Space and Trails	71
<i>Figure 7-1: Parks, Open Space & Trails</i>	72
7.1 Park, Open Space and Trail Policies	77
7.2 Implementation Strategies	78
CHAPTER EIGHT CAPITAL FACILITIES	81
8.0 Capital Facilities	81
CHAPTER NINE CONCLUSIONS	85
9.0 Conclusions	85
9.1 Implementation Strategies	85