

## **FAIRHAVEN NEIGHBORHOOD ASSOCIATION MEETING 12/10/04**

### **INTRODUCTIONS**

Thom Prichard, Fairhaven Representative to Mayor's Neighborhood Association Council, facilitated. Tom's Phone number is 671 5517

- To discuss construction issues
- To get neighbors feedback

### **COMPREHENSIVE PLAN**

- Fairhaven Comprehensive Plan is outdated (1981)
- Bellingham is unique, in that it has had neighborhood by neighborhood comp plans
- City is trying to streamline permit and planning process, and neighborhood comp plans make planning cumbersome
- Needs to be revised but there appears to be no support from the City at this time
- City's stance may be challenged in court
- We need to request that the plan be updated and considered when decisions are made regarding Fairhaven
- *Action item: should we create a petition to City government to recognize the importance of Neighborhood Comp Plans?*

### **MORATORIUM ON CONDOMINIUMS AND REPEAL OF FAIRHAVEN PARKING DISTRICT**

- Glenn Denkler reported that 375 approved and/or pending new residential units are slated for Fairhaven in the next 18 months
- current population of Fairhaven is 880, this alone means an increase of at least 50%
- No traffic study has been done in conjunction with new construction
- No parking study has been completed since 1987 (Glenn has lots of data on this subject and is willing to be considered a resource)
- Under the 1994 Fairhaven Parking District, no new commercial parking is required for new commercial/retail construction
- Comprehensive, area wide traffic study of traffic must be required for further development impacts
- Suggested that the Fairhaven Neighborhood Association support a moratorium on condominiums until a comprehensive traffic and parking study that incorporates public input is completed by the City
- Suggested that the Fairhaven Neighborhood Association support a repeal of the Fairhaven Parking District until a comprehensive traffic

and parking study that incorporates public input is completed by the City

## **WATERFRONT FUTURES PLANNING**

- Ralph Thacker reported that the final recommendations of the waterfront futures planning process is on hold pending the GP purchase (should be resolved by 12/14/04)
- He recommended that Edgemoor, Happy Valley, Fairhaven, South and South Hill neighborhood associations form a consortium with a representative recognized by the Port Authority, City Planning Commission, Waterfront Futures Planning committee for development input
- Waterfront businesses and business owners as well as neighbors need to be involved in updating the Neighborhood Plan
- Village Center concept is scheduled for implementation starting 2005

## **GENERAL COMMENTS AND SUGGESTIONS FROM NEIGHBORS PRESENT**

- Discussed existing process for public input in planning decisions (application, permitting)
  - design review requests in writing
  - must be something the city can address
  - should be made as a part of a unified group (i.e., from the Neighborhood board)
- Possibility of zoning changes
- Development along Harris Street may lead to spill-over parking in neighboring residential streets
- Lack of transportation planning at the City level
- Possibility of Harris Street as a pedestrian mall in the historic district
- Shared parking as a methodology was brought up as a bad example of what the city is considering.
- 10th and McKenzie development is trying to acquire 16 parking slots from city owned land near the berm. this should give us some leverage with the project.

- Should a parking garage be the burden of developers instead of the City?
- The onus for real parking solutions should be placed on the shoulders of the developers.
- Current parking restrictions are not being enforced along Harris
- Issues with industrial noise are not being enforced
  - Shipyard is envisioning substantial growth in the near future
- Discussed WTA possibilities for evening service
- How does the Merchants' Association feel about the current parking plan?
  - Would Steve Roguski contact sympathetic business owners in the district
- Do we want to meet with the developers?
- Should a Fairhaven representative be on the City Parking Commission?
- Current parking studies envision punitive action against business employees parking habits, higher parking costs, greater fines. This is in line with greater revenue needs.
- City should be encouraged to concentrate on progressive, peripheral parking solutions in the business districts, which would integrate human interface.
- Any Future development along Harris Ave increases traffic. potentially this traffic will affect the neighborhood
  - Transportation component of the Comp plan is inadequate
  - WTA is too conservative and should be encouraged to provide more direct routes through dense neighborhoods to WWU and Downtown CBD
  - Louise Bjornsen tends to side with WTA governing board and should be encouraged to consider and support realistic transportation needs
- Fairhaven Village infill: Accessory Dwelling Units envision an additional 75 residential units within the neighborhood.
  - Infilling will impact traffic and parking in our neighborhood?
  - if this infilling is to protect open space, it should be demonstrable how Village or infilling plans provide for real protections of farmland and open spaces
- Chuckanut Ridge development with 770 units is expected to surface very soon.
- Traffic, as on the Guide, and on Lakeway, where infilling with larger developments has been accomplished, is very heavy and getting worse.
  - what is the plan for the impacts of future traffic in the areas of development in our neck of the woods?

## RECOMMENDATIONS

- Look for common ground among diverse groups: residential property owners, merchants, developers
- Deborah Frost will develop inclusive e-mail communication being sure those without e-mail receive the same information via a “buddy” system
- Set up another meeting to select a committee to draft a letter to the City and our representative, Barbara Ryan, on our traffic, parking, development concerns
- Consider a petition requesting a comprehensive parking/traffic study prior to further development
- Invite John Blethen and David Carlson to the next meeting
- moved and seconded: acquire an easel and Flip chart for meeting facilitation
  - Bob Keller offered to provide an easel

JANUARY 14, 2005, AT 7:00 PM  
MEETING AT FAIRHAVEN PAVILION