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## HISTORIC DISTRICT CONCEPTS

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The history of development on the Bellingham Waterfront is closely tied to what once were our most plentiful natural resources: fish and timber. The pulp and paper industry played a large part in dictating our patterns of growth and directing our social development as a community. Through the creation of an Historic District, a significant step is taken to preserve and enhance the story of our working waterfront.

### **Historic District**

The proposed Historic District, as illustrated on the following diagram, includes approximately 16.4 acres and is divided into three zones.

*Core Historical District* – (10.5 Acres) The heart of the historical district, this area includes all of the "brick era" buildings and would presumably have the strictest design standards regarding renovation of existing buildings and development of comparable new construction.

*Waterfront Craftsman District* – (2.5 Acres) Four wood-framed warehouse buildings on or near the wharf are included in this zone. These buildings derive their identity more because of their location than from architectural distinction. They could be utilized for waterfront related crafts (such as boatbuilding, sailmaking, and engine repair) as an interim phase until increasing densities dictate other uses.

*Approach Development Zone* – (3.4 Acres) Areas adjacent to the two districts which are controlled by less stringent, yet compatible design guidelines.

### **Street Grid Concepts**

Two street grid concepts are presented for consideration. Many factors influence the formulation of a final masterplan: infrastructure, public access, amenities, and development opportunities. The scope of this study did not include a requisite level of analysis to forward a final solution, however, it was important to determine if a suitable pattern of vehicular and pedestrian circulation could be established within the historic district. To that end, two concepts are presented for consideration, both of which illustrate the opportunity to organize the existing buildings within a coherent street grid, while offering ample new development potential.

Ultimately, ensuring the success of the historical district will depend largely on the creation of an active mix of uses including retail, office, commercial, institutional, and (most importantly) residential. A spreadsheet is included in this section which identifies proposed uses, and accompanying parking requirements for the renovated structures.

### **Typical Parking Ratios**

The following parking ratios have been used to analyze parking requirements for the various use types indicated on the attached spreadsheet.

Residential	2/1000 sf	This is an average ratio / COB parking requirements are calculated differently.
Office	3/1000 sf	
Retail	4/1000 sf	Larger shopping centers require 5/1000 sf, but smaller retail can usually operate with less.
Studio	2/1000 sf	Large open workspaces for creative work.
Workshop	2/1000 sf	Light manufacturing or research and development.
Restaurant	10/1,000 sf	This is an average ratio / COB parking requirements are calculated differently.

### **Building Classifications**

Five buildings were selected for more in-depth structural analysis and development of renovation costs. These buildings were chosen as representative examples of the other structures that likely would require a similar scope of renovation work. Each building has been classified using the listed designations.

GB	Granary Building
BC	Barking and Chipping Plant
BM	Board Mill
WB	Warehouse Building
DB	Digester Building
N/A	Not Applicable

**Georgia Pacific Building Use / Parking Summary**  
**Buildings of Primary Significance**

No.	Name	Notes	Class	Area*		Use	Parking Ratio Per 1,000 sf	Parking Spaces Required			
6	Boiler House	Removal of a significant amount of equipment will be required. Proximity to waterway is an asset.	BC	Main Floor	12,500 sf	Office	3	38			
				2nd Floor	12,500 sf				Residential	2	19
				3rd Floor	12,500 sf				Residential	2	19
				4th Floor	4,000 sf				Residential	2	6
					41,500 sf						
7	Old Granary Building	Unique heavy timber structure, near the water and downtown, allows for early redevelopment potential	GB	Basement	13,750 sf	Storage/Parking	--				
				Main Floor	6,000 sf				Retail	4	24
					7,750 sf				Studio	3	23
				2nd Floor	13,750 sf				Studio	2	28
				3rd Floor	3,000 sf				Studio	2	6
					2,300 sf				Residential	2	5
				4th Floor	2,300 sf				Residential	2	5
				5th Floor	2,300 sf				Residential	2	5
	51,150 sf										
8	Barking and Chipping Plant	Removal of equipment, construction of interior floors, and addition of windows will be required.	BC	Main Floor	12,000 sf	Office	3	36			
				2nd Floor	12,000 sf				Residential	2	24
				3rd Floor	12,000 sf				Residential	2	24
					36,000 sf						
9	Chip Bins	Introduction of window openings allows creative reuse of circular concrete silos for residential purposes.	DB	Main Floor	5,000 sf	Residential	2	10			
				2nd Floor	5,000 sf				Residential	2	10
				3rd Floor	5,000 sf				Residential	2	10
				4th Floor	5,000 sf				Residential	2	10
					20,000 sf						
10	Chip Screen Room	Dramatic interior space with plenty of natural light makes is an asset.	BC	Main Floor	7,000 sf	Restaurant	10	70			
				2nd Floor	3,000 sf				Studio	2	6
					10,000 sf						
12	Board Mill	Replacment of original windows allows reuse of this structure with little modification.	BM	Main Floor	7,000 sf	Retail	4	28			
					15,000 sf				Workshop	2	30
				2nd Floor	22,000 sf				Workshop	2	44
				Mezzanine	7,200 sf				Workshop	2	14
					51,200 sf						

\*all areas are approximate based on preliminary data.

**Georgia Pacific Building Use / Parking Summary**  
**Buildings of Primary Significance**

No.	Name	Notes	Class	Area*		Use	Parking Ratio Per 1,000 sf	Parking Spaces Required			
13	Digester Building	Requires removal of concrete addition at south end of building and disposal of large digester tanks.	DB	Main Floor	8,600 sf	Live / Work	2	17			
				2nd Floor	8,600 sf				Live / Work	2	17
				3rd Floor	8,600 sf				Live / Work	2	17
				4th Floor	8,600 sf				Live / Work	2	13
				5th Floor	6,500 sf				Live / Work	2	13
					40,900 sf						
14	Screen Room		BC	Main Floor	15,500 sf	Office	3	47			
				2nd Floor	15,500 sf				Office	3	47
					31,000 sf						
15	Bleach Plant		BC	Main Floor	10,500 sf	Workshop	2	21			
				2nd Floor	10,500 sf				Workshop	2	21
					21,000 sf						
17	Alcohol Plant	Removal of equipment, construction of interior floors and addition of windows will be required. This building is centrally located at the intersection of Commercial and Laurel Streets.	BC	Main Floor	6,000 sf	Retail	2	12			
					12,300 sf	Office	3	37			
				2nd Floor	18,300 sf	Residential	2	37			
				3rd Floor	18,300 sf	Residential	2	37			
				4th Floor	4,000 sf	Residential	2	8			
				5th Floor	4,000 sf	Residential	2	8			
				6th Floor	4,000 sf	Residential	2	8			
	66,900 sf										
37	Pulp Storage	The west façade should be renovated to allow for office/workshop space with structured parking behind. A second floor within the warehouse would be required.	N/A	Main Floor	10,000 sf	Office Parking	3	30			
					44,000 sf					--	
				2nd Floor	10,000 sf				Office	3	30
					44,000 sf				Parking	--	
				108,000 sf							
49	High Density Tanks	Sculptural elements providing visual identity for the district.									
SUBTOTALS (Buildings of Primary Significance)					477,650 sf**			914			

\*all areas are approximate based on preliminary data.

\*\*subtotal of area less parking garage is 387,650 sf.

**Georgia Pacific Building Use / Parking Summary**  
**Buildings of Secondary Significance**

<i>No.</i>	<i>Name</i>	<i>Notes</i>	<i>Class</i>	<i>Area*</i>	<i>Use</i>	<i>Parking Ratio Per 1,000 sf</i>	<i>Parking Spaces Required</i>
1	Warehouse No. 1		WB	16,300 sf	Workshop	2	33
2	Warehouse No. 2		WB	6,440 sf	Workshop	2	13
3	Warehouse No. 3		WB	24,000 sf	Workshop	2	48
4	Stores/ Machine Shop		WB	8,860 sf	Workshop	2	
16	Main Office	Should be returned to original size and condition for increased interpretive value.		Main Floor 2,500 sf 2nd Floor 1,400 sf <hr/> 3,900 sf	Retail Office	4 3	10 4
50	921 Cornwall Building		N/A	Main Floor 2,900 sf Lower Floor 2,900 sf <hr/> 5,800 sf	Office Office	3 3	10 10
SUBTOTALS (Buildings of Secondary Significance)				65,300 sf			128






\*all areas are approximate based on preliminary data.


**Georgia Pacific Building Area Summary By Use**

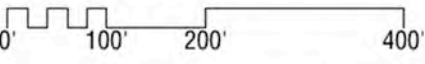
No.	Building	Office	Live/Work	Residential	Retail	Studio	Workshop	Restaurant
6	Boiler House	12,500 sf		29,000 sf				
7	Old Granary			6,900 sf	6,000 sf	24,500 sf		
8	Barking & Chipping	12,000 sf		24,000 sf				
9	Chip Bins			20,000 sf				
10	Chip Screen Room					3,000 sf		10,000 sf
12	Board Mill				7,000 sf		44,200 sf	
13	Digester Building		40,900 sf					
14	Screen Room	31,000 sf						
15	Bleach Plant						21,000 sf	
17	Alcohol Plant	12,300 sf		48,600 sf	6,000 sf			
37	Pulp Storage	20,000 sf						
	SUBTOTALS	87,800 sf	40,900 sf	128,500 sf	19,000 sf	27,500 sf	65,200 sf	10,000 sf

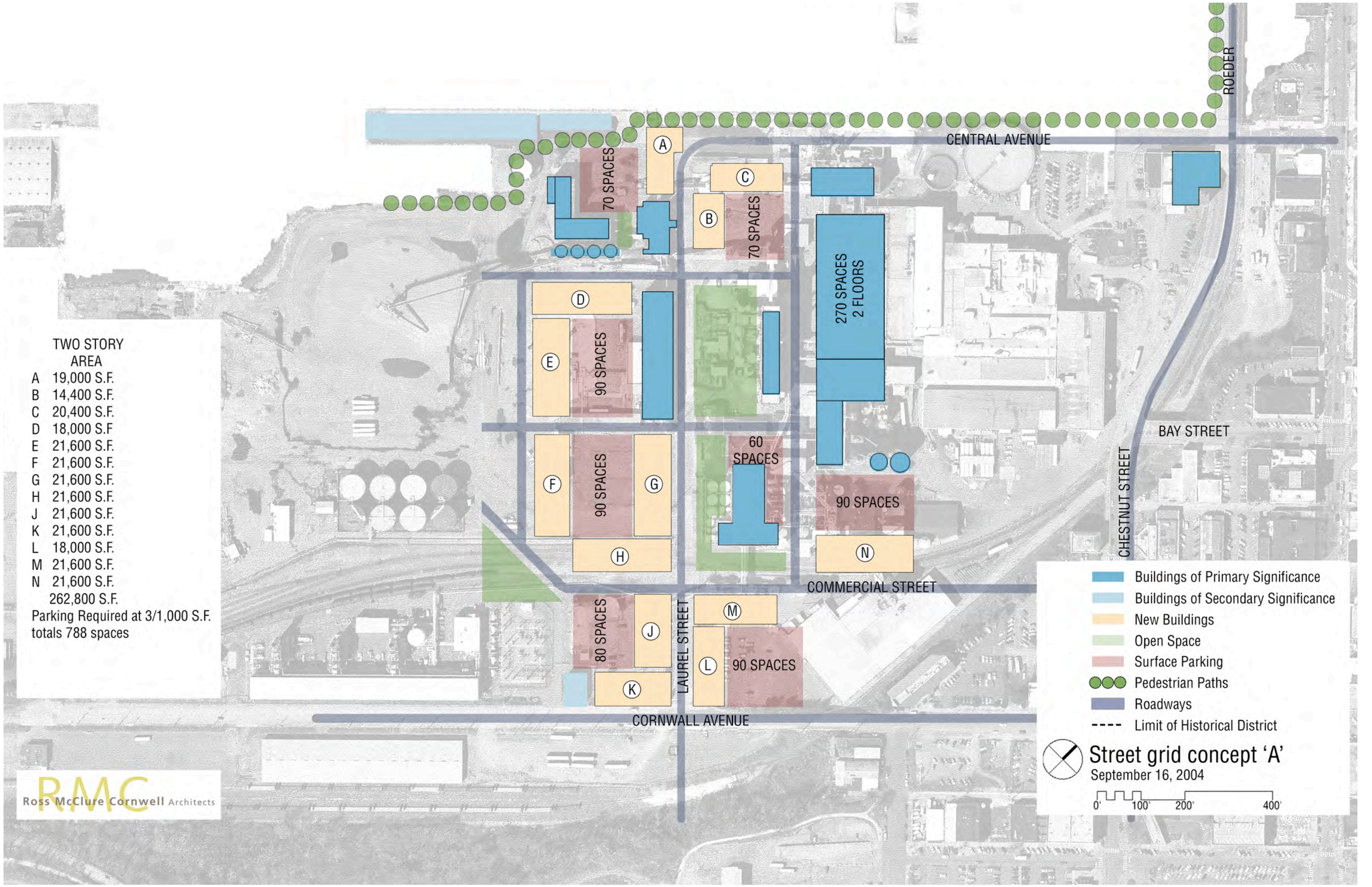
1	Warehouse No. 1						16,300 sf	
2	Warehouse No. 2						6,440 sf	
3	Warehouse No. 3						24,000 sf	
4	Stores/Machine Shop						8,860 sf	
16	Main Office	3,900 sf						
50	921 Cornwall Building	5,800 sf						
	SUBTOTALS	9,700 sf					55,600 sf	
	TOTALS	97,500 sf	40,900 sf	128,500 sf	19,000 sf	27,500 sf	120,800 sf	10,000 sf



-  Buildings of Primary Significance
-  Buildings of Secondary Significance
-  Core Historical District
-  Waterfront Craftsman District
-  Approach Development Zone

 **Historic District Zone Map**  
September 16, 2004





**TWO STORY AREA**

A	19,000 S.F.
B	14,400 S.F.
C	20,400 S.F.
D	18,000 S.F.
E	21,600 S.F.
F	21,600 S.F.
G	21,600 S.F.
H	21,600 S.F.
J	21,600 S.F.
K	21,600 S.F.
L	18,000 S.F.
M	21,600 S.F.
N	21,600 S.F.
<b>262,800 S.F.</b>	

Parking Required at 3/1,000 S.F.  
totals 788 spaces

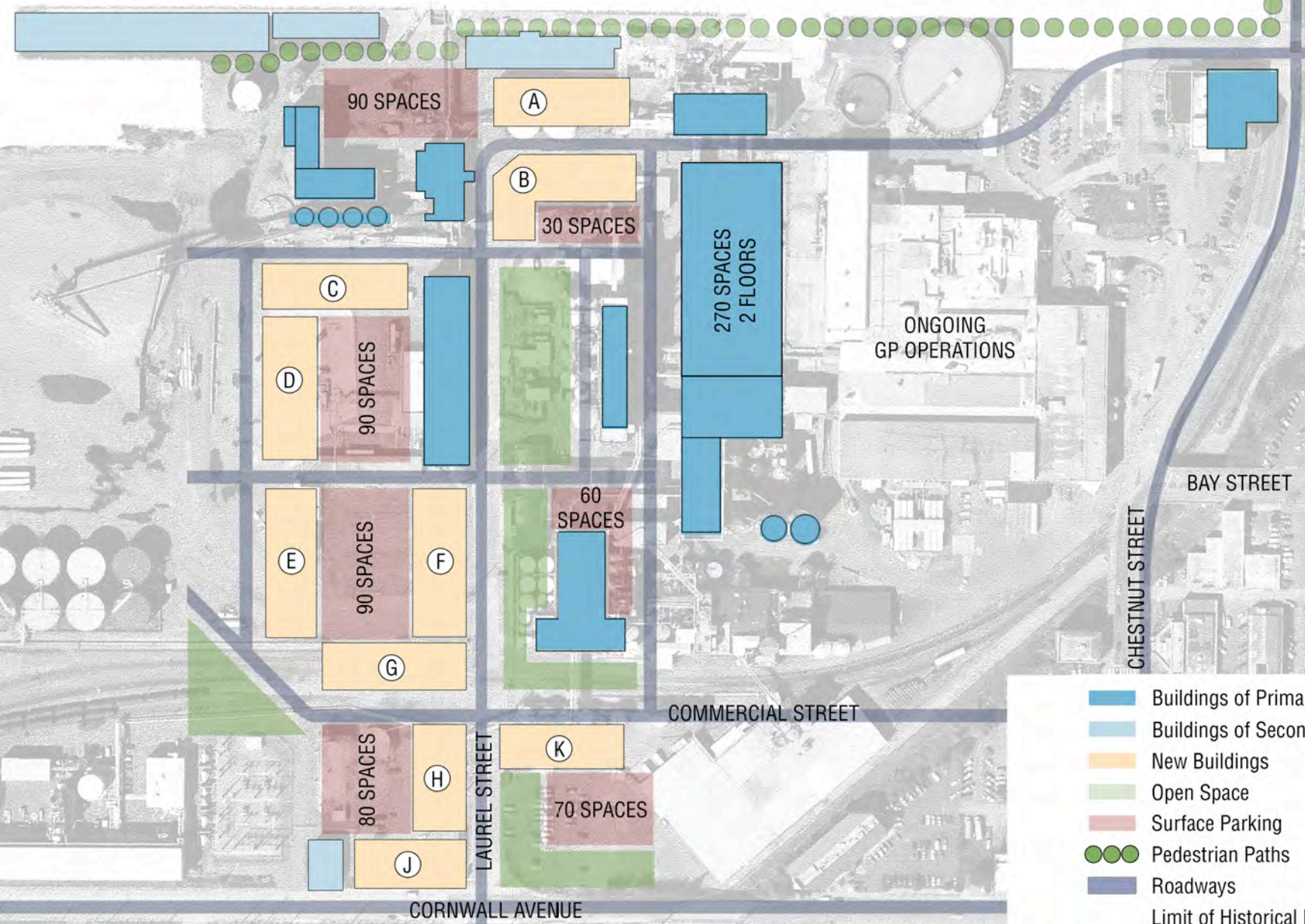
- Buildings of Primary Significance
- Buildings of Secondary Significance
- New Buildings
- Open Space
- Surface Parking
- Pedestrian Paths
- ▬ Roadways
- - - Limit of Historical District

**Street grid concept 'A'**  
September 16, 2004

0' 100' 200' 400'

TWO STORY AREA	
A	18,000 S.F.
B	28,800 S.F.
C	18,000 S.F.
D	21,600 S.F.
E	21,600 S.F.
F	21,600 S.F.
G	21,600 S.F.
H	21,600 S.F.
J	21,600 S.F.
K	21,600 S.F.
<b>TOTAL</b>	<b>216,000 S.F.</b>

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- Buildings of Primary Significance
- Buildings of Secondary Significance
- New Buildings
- Open Space
- Surface Parking
- Pedestrian Paths
- ▬ Roadways
- Limit of Historical District

**Street grid concept 'B'**  
September 16, 2004

0' 100' 200' 400'