

NEW STREET HOMES-Narrative

The site: is a 100ft by 100ft parcel at the corner of New and Halleck streets in the Lettered Streets neighborhood of Bellingham.

Presently the site is used as surface parking associated with the Senior Center.

This conceptual idea arose several years ago during discussions with the County Executive and staff regarding the future use(s) for the Senior Center site following the announcement that the Senior Center would relocate to the WECU site in the Bellis Fair area.

Project technical data:

- FSC certified timber framing throughout. The simple layout of the buildings affords the possibility of utilizing SIPs panels for wall and roof systems dependent upon affordability at the time of construction. Otherwise, standard construction materials and systems to code. The 30 ft length means that the units could also be constructed as modular units 15 ft wide by 20 ft long manufactured off site.
- Rain screen exterior cladding systems utilizing fire resistant James Hardie products with quality low VOC exterior paint systems.
- Metal roof systems for 50-70-year maintenance free life cycle and ready for Photovoltaic system installation.
- Spray foam insulation throughout for maximum insulating values and air infiltration reduction.
- Low VOC finishes for all interior fitments and finishes.
- Energy recovery units installed (ERV)
- All electric heating systems and electric Hot Water storage systems possibly heat Pump units.
- Solar rooftop panels minimum 6kw system with ability to add future battery storage.
- Residences are oriented for solar access.
- Rain cisterns for each residence minimum size 1000 gallon for plantings throughout. Plantings to be edible varieties where possible following the principles of Permaculture.
- Permeable paving systems to interior walkways to manage rainwater infiltration.
- Community gathering space is provided and may incorporate child play space and outdoor amenities for a variety of resident uses.

***Car parking is provided for 4 spaces with EV charging stations. We believe vehicles are still a necessity for working families with children whom this design is primarily aimed at. These vehicles might be “car share” or individual ownership. Community transit stops are available within walking distance for several routes at Commercial Street, DuPont Street, Girard Street and Cornwall Avenue.**

-All City services are within walking distance as is the Whatcom County Courthouse, Whatcom Middle School and Bellingham High School.

-The Central Library and Arts District are also within walking distance as is the Central Business District.

-On street parking is available on New Street for vehicle owners and/or guests. Bike box or equivalent secure storage to be provided for bicycles at the Community building or adjacent to individual duplex buildings.

“Pea patch” raised garden area for community gardens is provided adjacent the Community open space.

-The simple floor plans and scale of the duplexes leads to affordable and replicable material ordering and documentation.

This choice of site and the layout of the units lend itself to the possible involvement of a Land Trust and/ or County providing a 99 year ground lease thus helping to solve the ongoing discussion of housing affordability if the cost of land is removed from the overall cost burden for development.

This site was chosen several years ago for this project and designed after discussions with the County Executive and staff following the announcement that the Whatcom Senior Center would be relocating to the Bellis Fair area.

The County Executive was expressing the idea of affordable single family housing for any workable site owned by the County or the City of Bellingham.