



Barkley
VILLAGE

Where Quality of Life is Smart Business

Barkley



Barkley



Barkley Village – Overview

- Land acquisition / assemblage (1969 – Present)
- Rezone (1983) – Industrial use
- First Project – Heath Tecna / Woburn St. (Late 80's)
- Urban Village Plan / Vision (Early 90's)
- Current Stats
 - Approximately 230 acres
 - Mixed use zoning throughout
 - Three major transportation routes
 - Bus service (Go line)
 - Regional storm system serves 40% of property
 - City trail system abuts property

Urban Village concept
Introduced in 90

Higher Density
Pedestrian Friendly
Mix of Uses

1993-1997

THE BELLINGHAM HERALD

Haggen, Talbot seek aura of Seattle's Pioneer Square

BY TRASK TAPPERSON

Two Whatcom County economic giants say they will build a nine-building, downtown-like development near the boom-growth area on Bellingham's north side.

Included is an \$8 million Haggen supermarket scheduled to open Nov. 1.

The project, called Barkley Village, is planned for an 11-acre site at the 230-acre Rimland Pacific Business Park, south of Sunset Drive and east of Interstate 5.

No overall cost figures were available, but "it will be multi-millions," said business park owner Jim Talbot.

His powerful, family-owned company is joining with the family-owned Haggen Inc. grocery chain to develop Barkley Village and two office towers nearby.

Together, the construction will become the biggest unified development in Bellingham since Bellis Fair mall in 1988.

The Barkley Village brick facades, city streets and landscaping will create an atmosphere similar to Seattle's Pioneer Square, Talbot said.

Don Haggen, chairman of the grocery company, called it an "urban village."

"We want a neighborhood feel, but an urban neighborhood - not a suburban strip center - with pleasing, substantial-looking



*"We want a neighborhood feel,
but an urban neighborhood..."*

buildings," he said. "You get your hair cut, get your cleaning done, buy books, sporting goods."

The commercial and residential development will kick off in May with the groundbreaking for Haggen's third supermarket in the county.

"The store will be virtually identical to the company's Sehome Village

store in features and its 57,800-square-foot size," Haggen said. "It is expected to create 175 permanent jobs," he said.

Haggen and Talbot said they hope to get some of the other buildings in the joint venture under way next year as well.

Barkley

Today

Quick Statistics:

27 Buildings

500,000 + Total Square Feet

5 Residential projects – 400 units

More Than 70 Tenants/Businesses

- Office
- Retail
- Residential
- Real Estate
- Financial
- Insurance
- Restaurants
- Medical

Newest Projects

- 1835 Building
- Laurel Building
- Peoples Bank
- 1855 Building



Barkley

Success Components

Barkley Village – Strategic

- Single / Controlled Ownership
- Long Term View/Build on Base
- Leadership & Conviction
- Consistent (Evolving) Vision
- Community Perspective



Barkley

Vision

Barkley Village – Characteristics

- Higher Density
- Pedestrian Friendly
- Multi-Story Buildings (generally)
- Traditional Architecture (materials & design)
- Mix of Uses
- Continuity of Project Base (each piece works together)



Barkley Village – Implementation

- Master Plan Work (continually evolving)
- Opportunity Focused - “One deal at a time”
- Continued Revisiting of the Plan/Vision & History
- Flexibility Focus (what, where & how)
- Manage the Challenges
 - Financing
 - Infrastructure
 - Vacancy
 - Economics



Barkley

Success Components

Barkley Village – Operational (two businesses)

- In House Talent/Expertise
- Continual Perspective and Priority Focus
- History and Experience
- The Extra Touch/Special Attention/Customer Recognition
- Community Focus & Awareness Effort
- Continual Financial Management





Barkley
VILLAGE

Where Quality of Life is Smart Business