

# **Bellingham Sunnyland Charrette**

## **August 20-21, 2008**

### **Public Participation Exercise Summary**

#### **Key Issues, Solutions and Areas of Mixed Opinion**

#### **Topic #1 – Access, Circulation and Site Features**

##### **Key Issues and Comments**

1. Traffic on Illinois and also on Sunset, but particularly cut through traffic that impacts neighborhood
2. Parking, need enough for residents who will drive and their guests
3. Integration, connection and compatibility of the circulation system with the existing neighborhood and the needs of pedestrians

##### **Key Ideas and Solutions**

1. Access majority of units from Sunset and no vehicular cut-through
2. Make street wide enough to park on at least one side
3. Maintain a more traditional street grid as much as possible and provide strong non-motorized connections and facilities and access to transit

##### **Key Areas of Mixed Opinion**

1. Traffic restrictions, traffic calming design and traffic improvements
2. Detached garages, many people like them, but not as important as other features as long as the garage is not in your face
3. Park – some wanted a larger park, others were concerned about the maintenance and viability of a public park, while others would rather have larger private open space on individual lots and less lots in lieu of the park.

## **Topic #2 – Building Numbers, Types and Transitions**

### **Key Issues or Comments**

1. Density – This is the key issue for neighborhood residents that impacts many areas of concern: traffic, schools, neighborhood character, lot size, private open space, and intensity of land use
2. Street character - Sunset is less desirable for housing, lots of noise and traffic, while Illinois has a strong neighborhood character that needs to be protected
3. Impacts to neighborhood character from new housing types and transitions are a concern held by most

### **Key Ideas or Solutions**

1. Decrease the number of units shown in the pre-charrette concept and establish a minimum lot size of 3000 sq. ft. with a range of 3000 to 5000 square foot lots
2. Provide a stronger landscape buffer along Sunset and adjust orientation of units along Sunset
3. Maintain traditional single family detached character along Illinois and on as much of the site as possible, but more interest in small detached bungalows than townhomes

### **Key Areas of Mixed Opinion**

1. Clear majority wanted fewer units, but no consensus on the exact number
2. Housing types – many wanted no more than 2 units per structure, but some wanted detached while others were willing to accept more than 2 units per structure
3. Housing affordability – some participants care about this issue very strongly, others do not believe it should be a driver for the decision