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SEP 25 2007

**Community Development
Division**

September 25, 2007

Tim Stewart
City of Bellingham Planning Director
Planning and Community Development
210 Lottie Street
Bellingham, WA 98225

Re: Fairhaven Highlands

Dear Mr. Stewart:

We are pleased to have concluded the arrangement for the preparation of an Environmental Impact Statement. Greenbriar Northwest Associates, LLC, is pleased that this disclosure and analytical process can proceed. We hope that the scoping process will commence immediately.

We are happy to be able to forward to you, in paper and electronic formats, several extensive studies of important aspects of our project. These documents can be reviewed by staff, SEPA consultants, and the interested public as important parts of a draft environmental impact statement. When all of the relevant comments and responses are in, the Final Environmental Impact Statement will provide a sound platform for regulatory decisions about this project.

We draw your attention to a key aspect of several of these reports. Greenbriar Northwest Associates, LLC, over the past months has listened carefully to its flora and fauna and wetlands experts and has worked carefully with project architects and engineers to produce an alternative that is able to produce tremendous enhancement to wetland buffers. We refer to it in the new studies, not surprisingly, as the enhanced buffer alternative. Wetland buffer enhancement should please some of those critical of the previously submitted design. This alternative should in no way be considered a waiver or change to the vested rights of my clients. Full size drawings will be available shortly.

Tim Stewart
Re: Fairhaven Highlands
September 24, 2007
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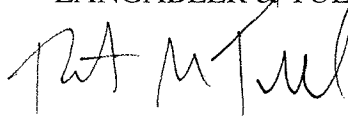
Please note that the enhanced wetland buffer alternative also produces a reconfiguration of the 739 units in the original application. This alternative relies more on multifamily structures, and thus vehicle trip generation is substantially reduced. It is possible that further revisions (whether suggested by us or regulators or the public) may impact the trip rates further. We do not foresee any revision that would result in traffic counts above the "original" plan's unit type mixture.

We know that the City's planned development review process supports and encourages design refinement efforts such as these, and we intend to keep looking for ways to jointly achieve project and community goals wherever possible. The enhanced buffer alternative should be considered an alternative for SEPA purposes that can meet the obligations of the applicant, as it allows for 739 units, as before.

It is very likely other alternatives will emerge. We can discuss which alternative might be appropriately reviewed in light of WACs 197-11-060(3)(a)(ii); 197-11-440(5)(d); and 197-11-655(3)(b).

We would like to bring our team to meet with you and staff as soon as possible to discuss the two variations and next steps. Greenbriar Northwest Associates, LLC is eager to go forward.

Very truly yours,
LANGABEER & TULL, P.S.



Robert M. Tull

RMT: ao
cc: client
enclosure(s)