

**Sunnyland Neighborhood Association
P.O. Box 2515, Bellingham, WA 98227**

Date: December 1, 2010

**To: Jeff Thomas, Planning Dept. City of Bellingham
Gene Knudson, President, Bellingham City Council**

**Re: Letter of intent requesting rezone of Area 8 of the Sunnyland
Neighborhood Plan.**

Dear Mr. Thomas:

On behalf of the Sunnyland Neighborhood Association, we request that you docket for consideration the rezone of Area 8 of the Sunnyland Neighborhood Plan. The current “default zoning”, put in place for Area 8 in 2007, was intended to be a temporary zoning, as the area transitioned from public use to private use. This “temporary” zoning has been in place too long, and it is now time to rezone the area to comply with similar surrounding zoning.

We propose that Area 8 be rezoned as follows:

LAND USE DESIGNATION – residential, single, medium density

ZONING – residential-single

DENSITY – 6250 sq ft per dwelling unit

PREREQUISITE CONSIDERATIONS – construct public roads to serve Area 8, enact a design overlay district incorporating design themes described in the Neighborhood Plan.

SPECIAL REGULATIONS – access from Sunset Dr and Illinois St. Through traffic between Sunset Dr and Illinois St is prohibited. (except for pedestrian and bicycle traffic) All homes will be sited on a defined lot, with a front and rear yard. All homes will front on a public street. Lot coverage requirements, and yard setbacks may not be reduced. Attached single-family row homes (two units max) should be permitted only in an area 150ft south of the Sunset Dr right of way boundary line.

(2)

We understand that our proposal may change through the public process to follow, but our proposal expresses many of the values, and visions of our neighborhood. We encourage docketing for 2011, and pledge to engage with the city, the landowners, and the public in crafting a rezone for this area that meets as many stakeholders' needs as possible.

Sincerely on behalf of the SNA Board,


Patrick McKee, MNAC Sunnyland Rep.

**SNA Board Members
Mickey McDairmid
Polly Gilbert
Mike Rostron
Mary Anne Stuckart
Patrick McKee**



PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

210 Lottie Street, Bellingham, WA 98225

Telephone: (360) 778-8300 Fax: (360) 778-8302

December 17, 2010

Sunnyland Neighborhood Association
Attn: Patrick McKee
2801 Grant Street
Bellingham, WA 98225

Re: Comprehensive Plan Amendment, Sunnyland Area 8

Dear Mr. McKee,

The City of Bellingham has reviewed Sunnyland Neighborhood Association's (SNA) letter requesting docketing of a comprehensive plan amendment and rezone of property in Area 8 of the Sunnyland Neighborhood. Unfortunately the City cannot process your request at this time.

In 2009, the docketing process for consideration of comprehensive plan amendment proposals was revised. Pursuant to BMC 21.10.150 C., the property owner's signature is required for site specific comprehensive plan amendments such as the one you propose. Also, there is a docket application form and fee associated with site specific docketing proposals. The BMC code deadline for submittal was December 1. Since the process has changed fairly recently, the City has decided to grant you a two-week grace period in order to obtain the property's owner signature, submit a new proposal on the required forms (attached) and pay the associated fees.

Alternatively, SNA could follow the process in BMC 21.10.150 C., and submit a request to have the Planning Director, Planning Commission or City Council initiate review of your docketing proposal. The Planning Director would first review any such proposal and decide whether or not to recommend docketing the proposal. If the Director's decision was not to initiate review of the proposal, you would have the opportunity to request that the Planning Commission initiate review. If the Commission declined, at SNA's request, the City Council would also consider whether to initiate and docket the proposal for review in 2011.

Please let the City know how SNA would like to proceed, either by submitting a new docketing application with the property owner's signature by December 31, or by submitting a letter requesting to have the Director, Commission, or City Council initiate review.

Sincerely,

A handwritten signature in cursive script that reads "Jeff Thomas for JT".

Jeff Thomas, Interim Director

**Sunnyland Neighborhood Association
Contact: Patrick McKee tel 715-0616
2801 Grant St, Bellingham, WA**

December 29, 2010

To: Jeff Thomas, Interim Planning Director, City of Bellingham

Re: Letter of intent requesting Comp Plan Amendment, and Rezone of Area 8, Sunnyland Neighborhood Plan

Dear Mr Thomas,

The SNA Board would like to have our proposed comprehensive plan amendment and rezone of Area 8 considered in 2011 On behalf of the SNA Board, I am requesting that the Planning Director, Planning Commission, or the City Council initiate review of our docketing proposal, which was submitted to you on December 1, 2010.

**Sincerely,
Patrick McKee
2801 Grant St
Bellingham, WA, 98225**

January 11, 2011

City of Bellingham Planning Commission
210 Lottie St.
Bellingham, WA 98225

Honorable Planning Commission,

In the proposed Comprehensive Plan Amendment matter before you on Thursday January 13th concerning the docketing of a Fairhaven Urban Village Plan in 2011, we respectfully request that you follow the COB Staff's recommendation and **not docket** the proposal for the following reasons:

1. Current Fairhaven Neighborhood Plan Update Underway

A Fairhaven Neighborhood Plan Update is already being processed by the City of Bellingham. As you know, the existing Fairhaven Neighborhood Plan was adopted in 1980 and is now very much out of date. To remedy this problem and bring the Fairhaven Neighborhood plan into compliance with the Bellingham Comprehensive Plan's goals and policies, Fairhaven Neighbors began an extensive public process in early 2007. This lengthy exercise lasting most of the year included multiple neighborhood meetings, news coverage in all local newspapers, questionnaires to all Fairhaven property owners and businesses, extensive e-mail notification to hundreds of residents and businesses and six special public meetings, each providing opportunity for public input. The last gathering in this series, a "Public Meeting and Open House," was widely advertised and attended by scores of people, many of whom submitted additional written comments.

This work resulted in a carefully crafted 52 page document that analyzed Fairhaven's natural environment, capital facilities, transportation, economic development, and land use and put forth detailed proposals to synchronize the Fairhaven Neighborhood Plan with the Bellingham Comprehensive Plan's goals and policies. It was and is an outstanding example of citizen participation in the planning process and will be highly useful to the City's Planning Department as a working document because of its thorough analysis. The City Council docketed the Plan Update on April 14th, 2008.

2. Fairhaven Urban Village Master Plan Already Scheduled

An urban village master plan update is already scheduled to begin in 2012. As the staff report notes:

Staff concurs with the applicant that an update to the Fairhaven Neighborhood Plan including the creation of an urban village master plan is needed. That is why in 2010 the City developed a project brief outlining a three-phase work program to lead the effort to do such. The attached project brief was reviewed and approved by the Mayor and endorsed by the City Council. The first phase is complete. The City has commenced

the second phase, which will be completed in 2011. The urban village master plan is the third phase of this work program and is scheduled to be completed in 2012. To achieve this, approximately \$75,000 for professional services will be requested for the 2012 budget.

3. Proponents Participating in Existing Plan Update Process

The proponents of this plan have been involved in the creation of the current Fairhaven Neighborhood Plan Update since 2007 and continue to participate in City sponsored public process events that have occurred as recently as last month (December 2010).

4. No Public Input or Meeting Process

Unlike the publicly vetted Fairhaven Neighborhood Plan Update this "phantom proposal" for a different Fairhaven Plan surfaced on Dec 1st, 2010 and consists entirely of the application and the filing fee. As staff noted in its recommendation:

As of the printing of this report, the City has not received any materials from the applicant regarding the specifics of their proposal, the process that they would use or any other evidence that warrants deviation from the City developed work program outline in the attached project brief.

5. Administrative & Financial Burden

It would be an administrative and financial burden on the City's strained planning resources to attempt processing two Fairhaven Neighborhood Plans at once. A possible result would be halted progress of the nearly complete Neighborhood Plan Update while awaiting technical expertise presumed necessary for commencement of applicant's proposed Urban Village Master Plan process.

Sincerely,

Larry Kimmett
President, Fairhaven Neighbors

cc: City Council
Planning Director Jeff Thomas



"SUSAN KAUN"
<kauns@q.com>
01/12/2011 04:43 PM

To <planningcommission@cob.org>
cc
bcc
Subject Fairhaven Urban Village Master Plan

January 12, 2011

Planning Commission
City of Bellingham
210 Lottie Street
Bellingham WA 98225

Subject: Fairhaven Urban Village Master Plan

Honorable Planning Commission Members:

As you review the application and request to docket the Fairhaven Urban Village Master Plan, I respectfully request that you consider holding off the docketing of the application, until the Planning Department has completed its work on the Draft Fairhaven Neighborhood Plan Update of 2007.

The 1980 Neighborhood Plan, Fairhaven, states: "Fairhaven, while the smallest in physical size, is the only neighborhood to have all the land use signatures of a complete city -- retail core, heavy industry, rail, ship and truck transportation centers, and separate, identifiable residential areas."
(Page 1)

The Draft Fairhaven Neighborhood Plan Update of 2007 includes all portions of this unique neighborhood, and in my opinion the policy guidelines for the village need to be discussed in the context of a full neighborhood plan, prior to creating a plan for a portion of the neighborhood.

Thank you for this opportunity to provide comment.

Kind regards,

Susan Kaun
613 Donovan Avenue
Bellingham WA 98225
(360) 527-9660

Thursday, January 13, 2011

To: The Bellingham Planning and Development Commission

From: The Old Fairhaven Association (OFA)

Subject: Docketing for Fairhaven Plan / Urban Village Plan

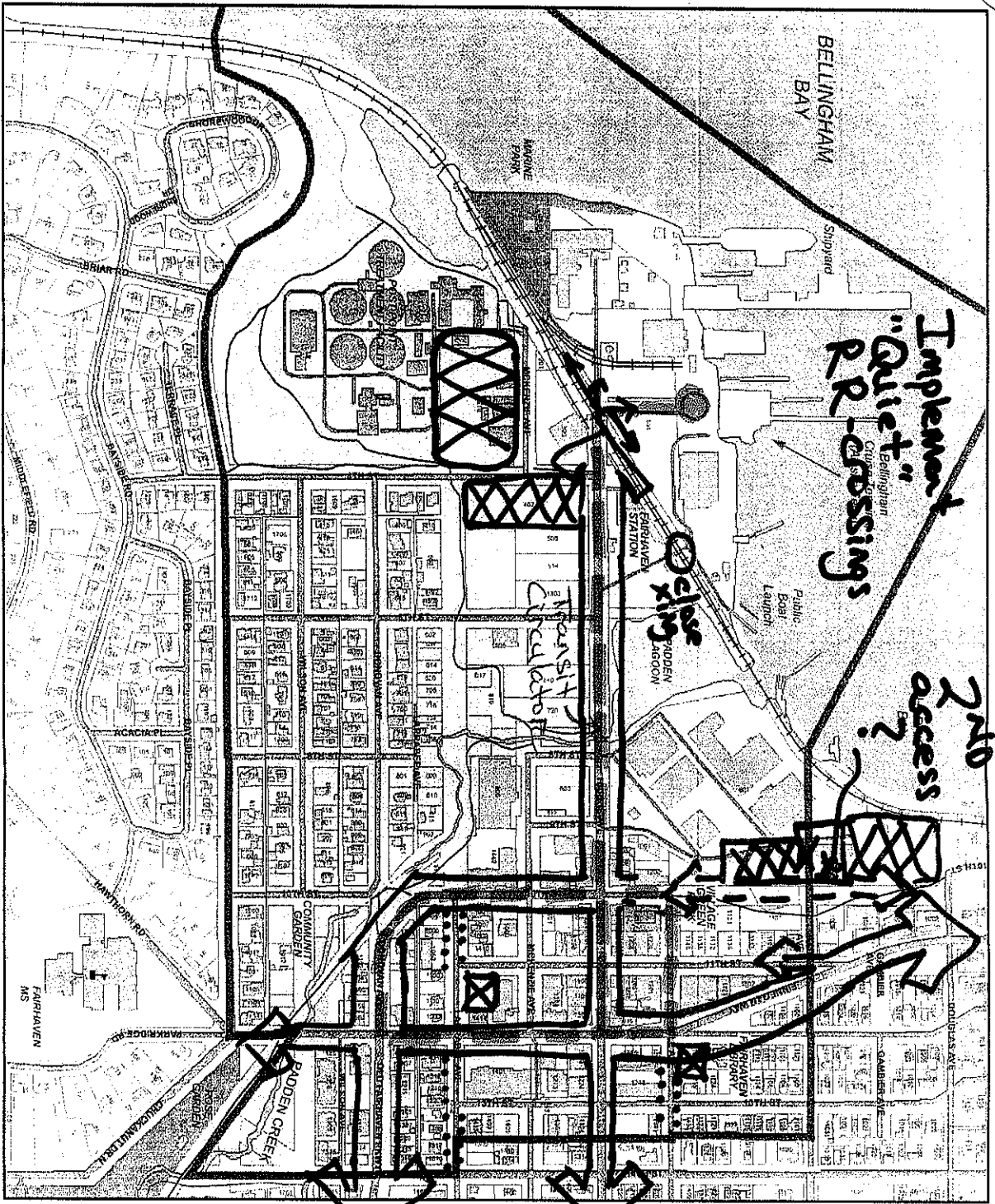
The OFA requests the Commission recommend one of two processes to the City Council. Either (1) docket the OFA Urban Village proposal on an equal basis with the proposed draft plan from the Fairhaven Neighbors Association, or (2) do not docket either proposal, and start the planning process from the beginning.

The Planning Department has already identified key components in the Fairhaven Neighbors' proposal that do not meet the legal requirements of the Growth Management Act. In short, we believe that to docket only the Fairhaven Neighbors plan would violate the GMA. The Fairhaven Neighbors' planning was substantially completed prior to any involvement by commercial district property owners or business owners. Any subsequent involvement insisted upon by the City to include the business owners or property owners proved to be only at the most rudimentary levels and did not include say in the final language.

Last summer, OFA circulated a petition among Fairhaven business owners that proposed the commercial district be created as a new and separate legal neighborhood of Bellingham. Approximately 200 business owners and residents signed that petition. This was in direct response to the Neighbors proposed plan.

We feel, given the sensitive political nature of the Fairhaven planning process, that the best path is for a three point process. That it (1) be a city guided project conducted by Planning staff, that it (2) start from scratch and use the two proposals strictly as resource documents, and that it (3) have a goal of council approval in December 2012. In other words, that it be a two year city run process in order to have the time and budget to do it right and be in compliance with the GMA. This would allow open and full participation of all who want to be involved.

Thank you.



Implement
"Quiet"
RR crossings

Zoned
access?

Deliver
Access

Transit
Circulation

FAIRHAVEN NEIGHBORHOOD BASEMAP

Circulation & Parking

Legend:

- City Limits
- Neighborhood Bndy.
- Parcel Lines
- Public Buildings
- Streams
- Primary Trail
- Secondary Trail
- Minor Trail
- Community Park
- Open Space/Trail Corridor
- Private Open Space

Arterials

Parking
Opportunity

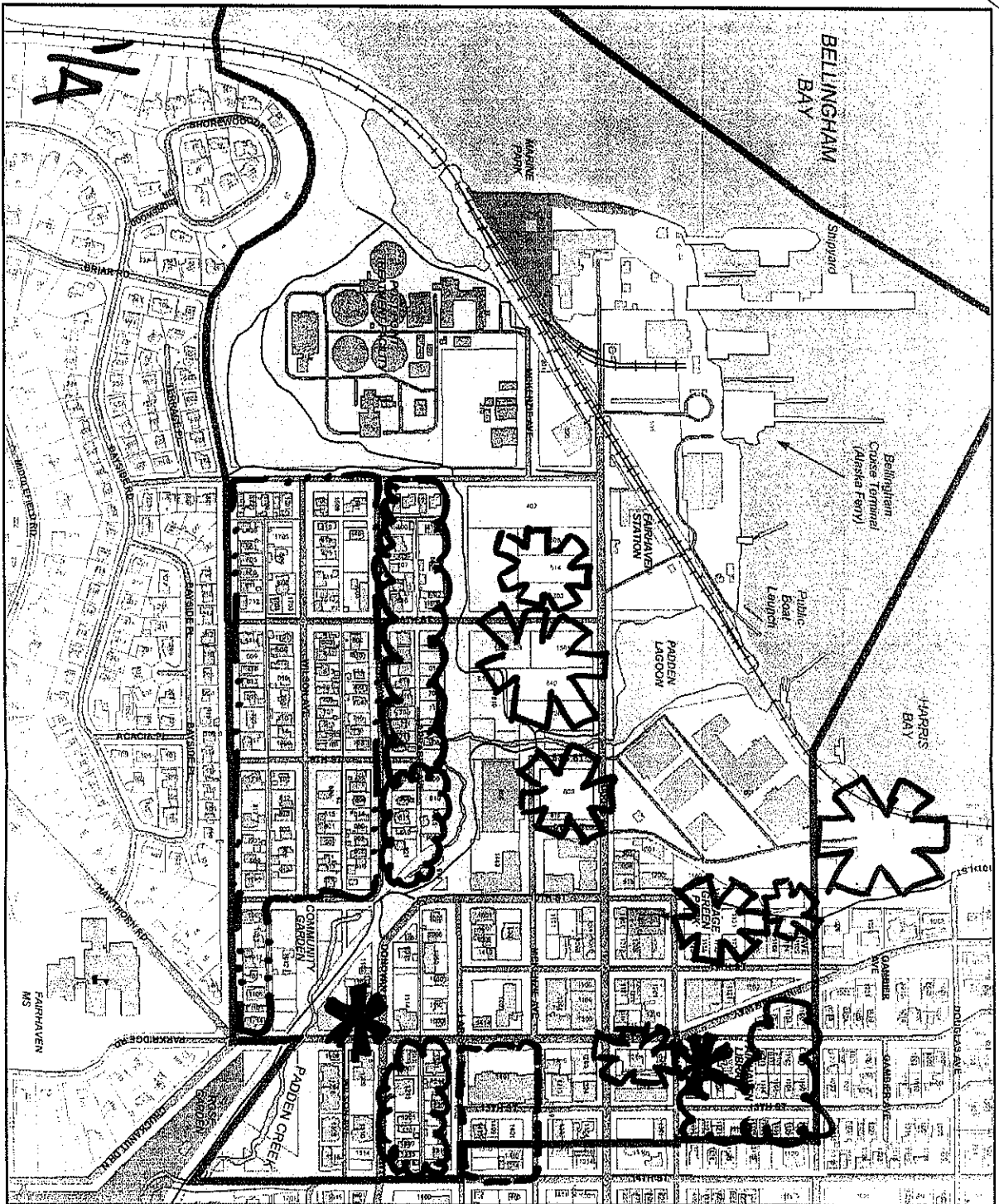
on street
parking
Bus circ.



City of Bellingham
Planning Department

B. Seyer AIC 2010

12/10



Draft

**FAIRHAVEN
NEIGHBORHOOD
BASEMAP
Development
Opportunities**

Legend:

- City Limits
- Neighborhood Bndy.
- Parcel Lines
- Public Buildings
- Streams
- Primary Trail
- Secondary Trail
- Minor Trail
- Community Park
- Open Space/Trail Corridor
- Private Open Space

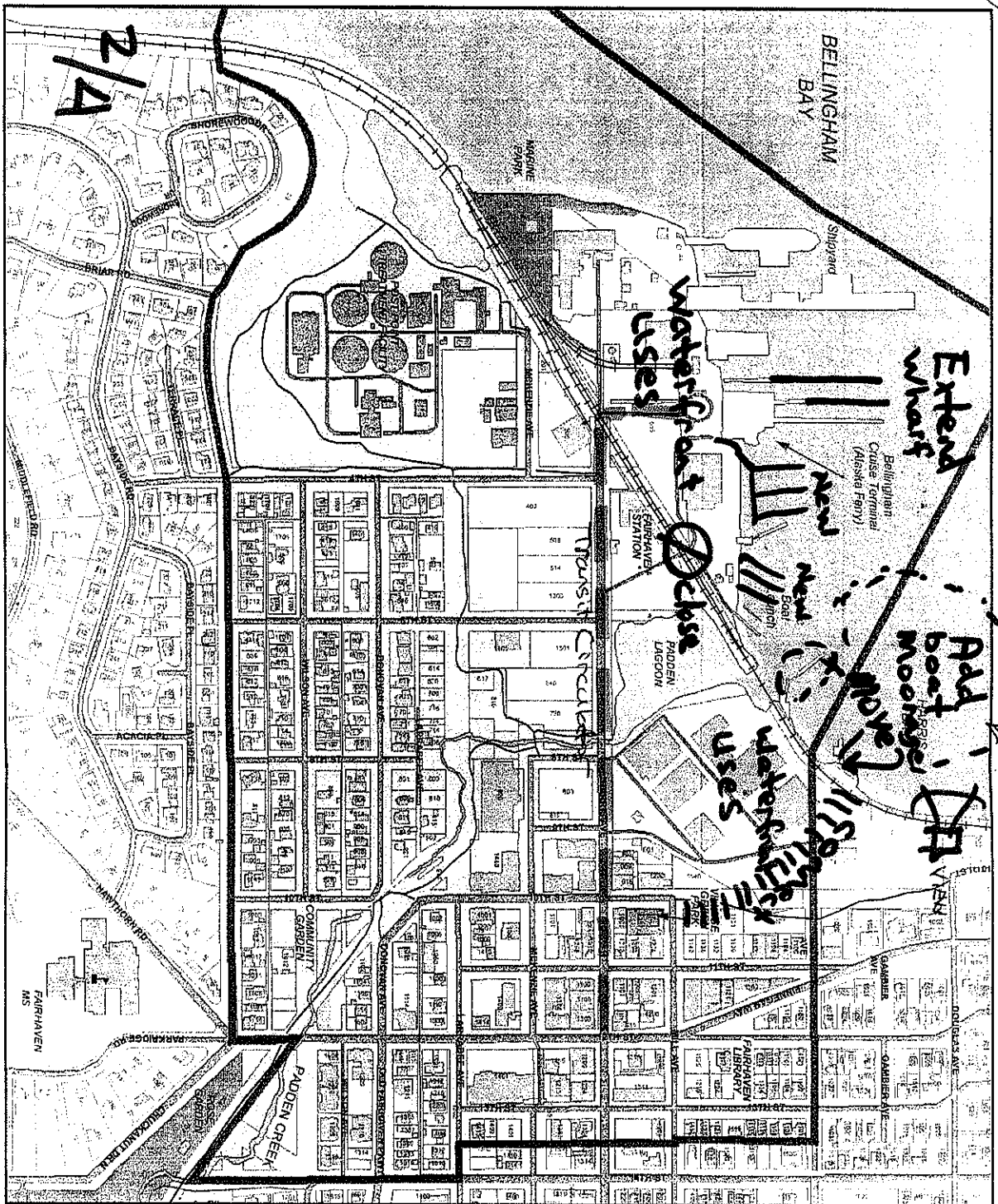
Score/Mixed use

Site control

High Density Residential

Infill Med Density

City of Bellingham
Planning Department
2010



General anchorage & short term moorage

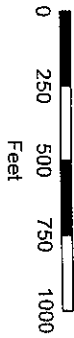
Draft

FAIRHAVEN NEIGHBORHOOD BASEMAP

Waterfront Connection

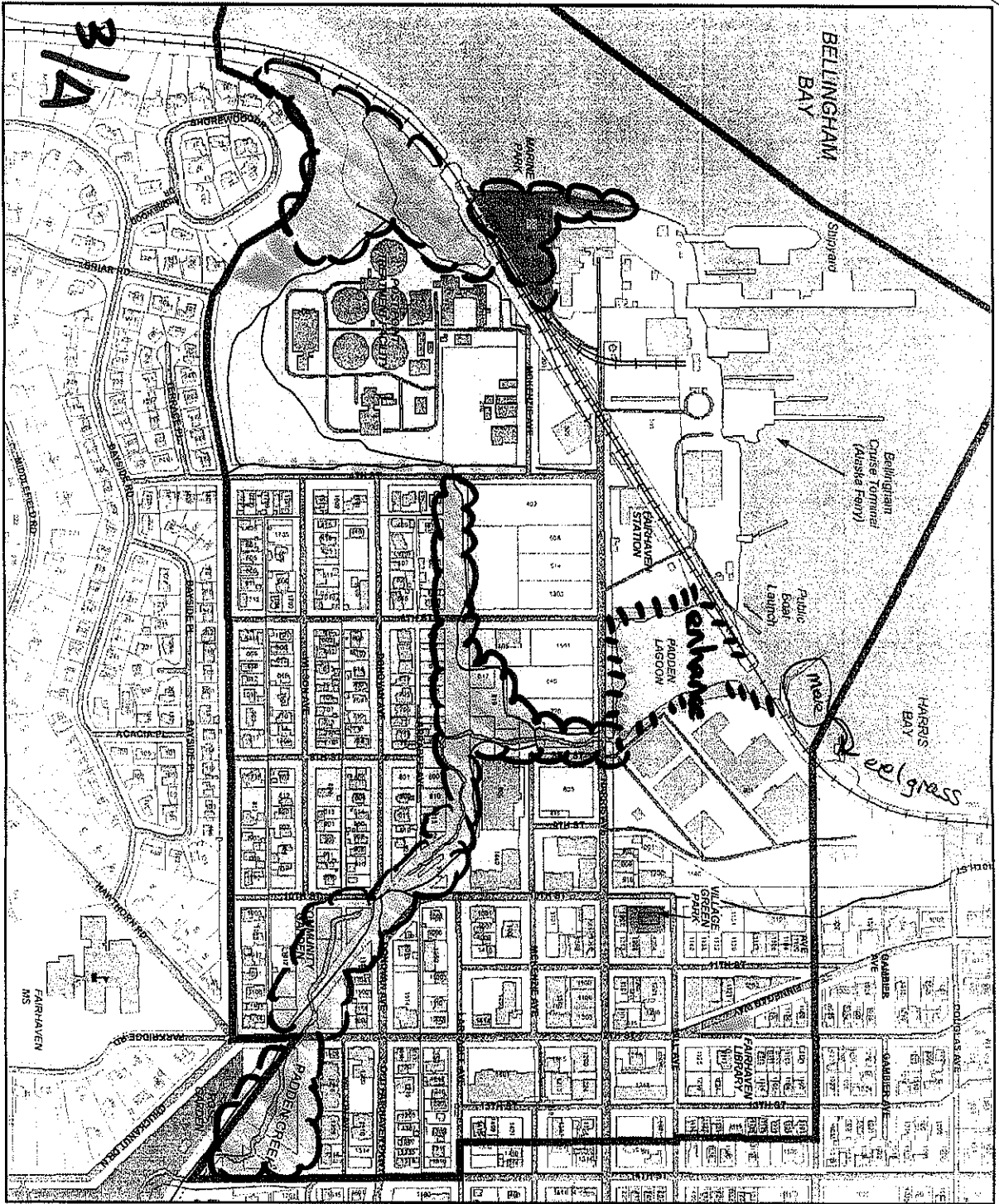
Legend:

- City Limits
- Neighborhood Bndy.
- Parcel Lines
- Public Buildings
- Streams
- Primary Trail
- Secondary Trail
- Minor Trail
- Community Park
- Open Space/Trail Corridor
- Private Open Space
- New Wharf/pier
- Small boat moorage
- Viewpoint



City of Bellingham
Planning Department
2010













B. Geary ACP 12/10

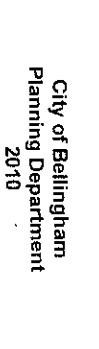


Draft

**FAIRHAVEN
NEIGHBORHOOD
BASEMAP
Environmental
Resources**

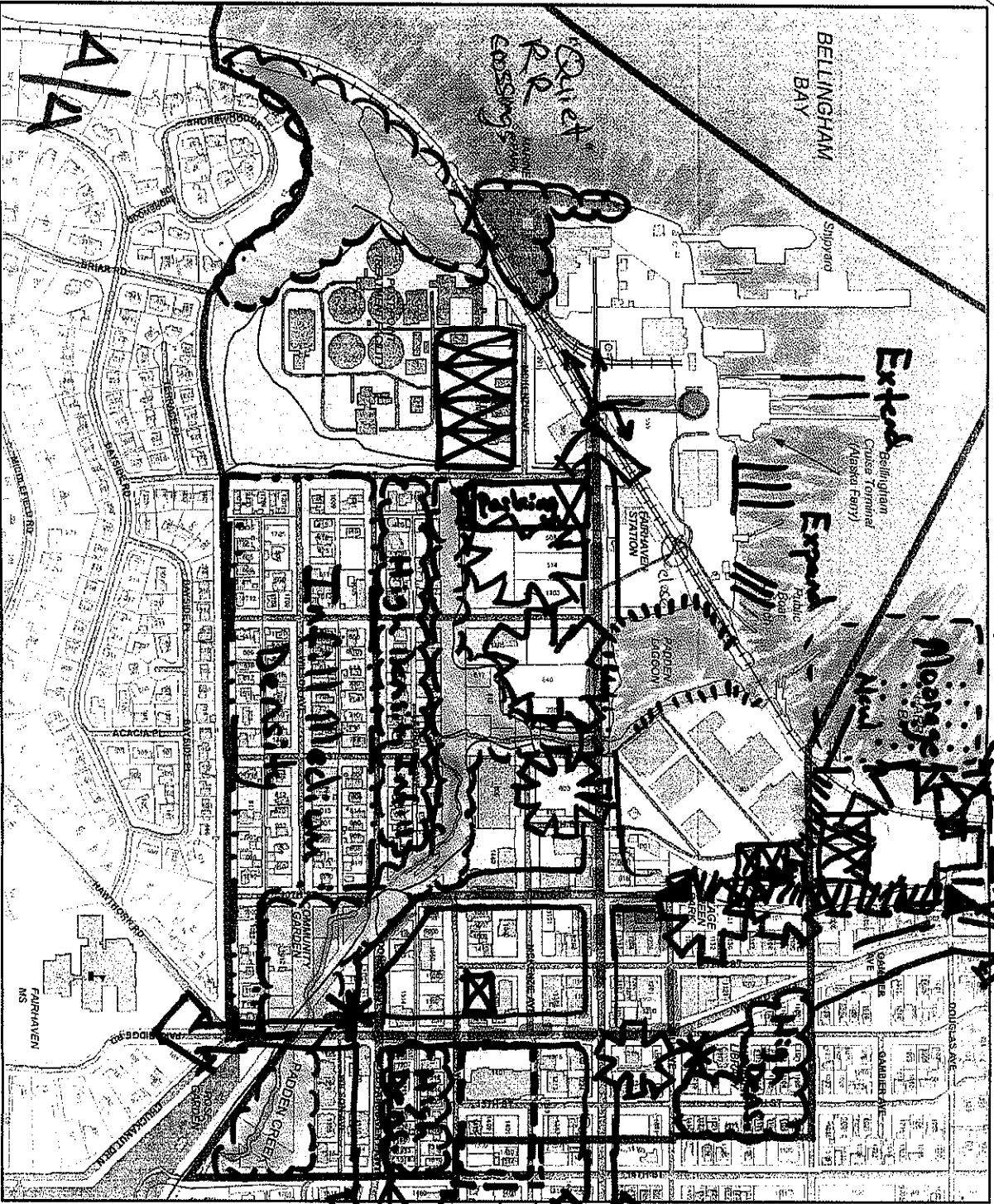
Legend:

-  City Limits
-  Neighborhood Bndy.
-  Parcel Lines
-  Public Buildings
-  Streams
-  Primary Trail
-  Secondary Trail
-  Minor Trail
-  Community Park
-  Open Space/Trail Corridor
-  Private Open Space
-  Open Space protection



City of Beltingham
Planning Department
2010

Extend UVP boundary



Draft (revised)

**FAIRHAVEN
NEIGHBORHOOD
BASEMAP
VISION
Composite**

Legend:

- City Limits
- Neighborhood Bndy.
- Parcel Lines
- Public Buildings
- Streams
- Primary Trail
- Secondary Trail
- Minor Trail
- Community Park
- Open Space/Trail Corridor
- Private Open Space
- Transit Corridor
- Parking
- Core/Mixed Use Developer Opps.
- High Density Residential
- Medium Density
- North
- Arterials



City of Bellingham
Planning Department
2010

B. Geyer AICP 12/10/10