



Permit Center
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NOV 19 2009

City of Bellingham
Planning

TO BE COMPLETED BY STAFF
Date Received 11/19/09
Case Number 2002009-00010

COMPREHENSIVE PLAN AMENDMENT
DOCKET APPLICATION FORM

Use this form to request docketing of a proposed comprehensive plan amendment. Applications may be submitted at any time but must be received by December 1 of each year for review during the following year. Please complete the following and attach additional pages as needed. Incomplete applications will not be accepted.

1. An application must include the following materials:

- Docket Application Form.
Fee payment calculated at 10% of the total comprehensive plan amendment fee.* The fee is not refunded if the proposal is not docketed. The fee is calculated as follows:

(a) General comprehensive plan amendments: \$1,849 x 0.1 = \$185 due at docket application.

OR

(b) Site specific comprehensive plan amendments: \$1,849 base fee + \$213 per acre over first acre (\$12,750 max.) x 0.1 = fee due at docket application. Final fees will be calculated at the time the application is submitted.

*Recognized Neighborhood Associations are exempt from this fee.

2. Applicant: Schreiber Starling & Lane Architects Phone: 206.682.8300
Address: 105 University St.
City/State/Zip: Seattle, WA 98101
Email: lane@sslarchitects.com Fax: 206.682.8375

Name of contact if applicant is a group: Phillip B. Lane, AIA

I have read the application materials and acknowledge that if the proposed amendment is approved by the City Council for inclusion in the annual docket, a complete Comprehensive Plan Application must be submitted within 30 days of the Council's docket decision in order to continue to final review. Failure to submit a complete application prior to the deadline will result in removal from the docket.

Applicant signature: Phillip B. Lane

3. If the proposal includes general Comprehensive Plan or Neighborhood Plan amendments that are not site-specific, please describe your amendment proposal as specifically as possible and attach it to this form. If specific wording changes are proposed, show the changes in strikethrough and underline format. Reference the location in the Plan where the change is proposed.

4. Explain why the amendment is needed.

see Attachment 1

5. Describe why the amendment will result in long-term benefits to the community as a whole and is in the best interest of the community.

See Attachment 1

6. Describe how the proposed amendment to the plan is supported by or consistent with the existing goals and policies of the comprehensive plan and the State Growth Management Act.

See Attachment 1

7. Have circumstances changed sufficiently since the adoption of the comprehensive plan and/or neighborhood plan to justify the proposed change? If so, please explain.

See Attachment 1

8. Have the underlying assumptions found in the comprehensive plan and/or neighborhood plan upon which the land use designation, density or other provisions are based changed, or is new information available which was not considered at the time the plan was adopted? If so, please explain.

The underlying assumptions have not changed. The proposed land-use designation was anticipated in the plans.

9. Does the proposed amendment promote a more desirable land use pattern for the community as stated in the goals and policies in the comprehensive plan? Are there environmental constraints (such as wetlands, steep slopes, significant stands of trees, etc.) present on the site to such a degree that development of the site is economically or physically unfeasible under the existing land use designation? Please explain.

See Attachment 1

10. What impacts would the proposed amendment to the plan have on the current use of other properties in the vicinity? What measures could be taken to ensure compatibility with the uses of other property in the area?

See Attachment 1

PROPERTY INFORMATION

Complete this section if the proposal includes a site-specific amendment to a comprehensive plan land use designation.

1. Property Owner

Name: Western Washington University Phone: 360-650-3550
Address: 516 High Street, Old Main 407, MS 9044
City/State/Zip: Bellingham, WA 98225-9032
Email: Rick.Benner@wwu.edu Fax: 360-650-7695

2. Owner's Authorized Agent/Contact ATTN: Phillip Lane

Name: Selveiber Starling & Lane Architects Phone: 206-682-8300
Address: 185 University St.
City/State/Zip: Seattle, WA 98101
Email: lane@sslarchitects.com Fax: 206-682-0375

3. Assessor Parcel Numbers: 370306-050318, 370306-049311, 370306-050303,
370306-044263, 370306-044267, 370306-083254,
370306-032270, 370306-035013

4. Attach a map (8.5" x 11") identifying the property included in the proposed amendment and showing parcels and streets located within and adjacent to the site.

5. Neighborhood Name: Happy Valley Area Number: 1C

Current Comprehensive Plan Land Use Designation: Institutional / RES Multi

6. Proposed Comprehensive Plan Land Use Designation: Institutional

7. Current Zoning: Residential Multi

8. Proposed Zoning: Institutional

Property Owner(s)

I am the owner of the property described above or am authorized by the owner to sign and submit this application. I grant permission for the City staff and agents to enter onto the subject property at any reasonable time to consider the merits of the application and post public notice. I certify under penalty of perjury of the laws of the State of Washington that the information on this application and all information submitted herewith is true, complete and correct.

I also acknowledge that by signing this application I am the responsible party to receive all correspondence from the City regarding this project including, but not limited to, expiration notifications. If I, at any point during the review or process, am no longer the Applicant for this project, it is my responsibility to update this information with the City in writing in a timely manner.

Signature by Owner/Applicant/Agent [Signature]

Date 11.18.09

City and State where this application is signed: Bellingham WA
City State

Comprehensive Plan Amendment Docket Application Form

Attachment 1: Response to Questions

- Item 4 –** The amendment is needed to accommodate Western Washington University's need for additional space for non-industrial administrative support functions, as contemplated in the Happy Valley Neighborhood Plan (HVNP) and the WWU Institutional Master Plan (IMP). The HVNP and IMP specifically contemplate and authorize the proposed uses and rezoning of the subject property subject to certain conditions which will be followed. Please see: the discussion of WWU facilities under HV Goal-3 on p. 31 and the discussion of Area 1C on pp. 45-46 of the Happy Valley Neighborhood Plan; and the discussion of District 22 on pp. II-58 and II-59 of the IMP. These functions require rezoning the property from "Residential Multi" to "Institutional". The existing Physical Plant complex, which portions of the administrative functions on the subject property may support, is located on an adjacent lot to the east.
- Item 5 -** The amendment will result in long-term benefits to the community and is in the best interests of the community by allowing WWU to accommodate forecasted employment and student growth in a manner consistent with the Institutional Master Plan, Happy Valley Neighborhood Plan, and Bellingham Comprehensive plan. It respects the neighborhood planning process by addressing all of the conditions stated in the HVNP for development on the site. It also strengthens the comprehensive plan's transportation goals As contemplated in the IMP, appropriate development and performance standards will be established through the planned contract process when WWU proposes a specific development proposal for the subject property.
- Item 6 –** The amendment is consistent with many of the comprehensive plans goals and policies including preservation of existing neighborhood goals (FLU-1); promoting a strong economy through appropriate zoning to encourage growth (FLU-9); and collaboration in the neighborhood planning process (FLU-14). It supports the State GMA goals to maintain coordinated and planned growth that provides sustainable economic development and quality of life through institutional growth that serves the community. This growth would occur without threatening the environment by utilizing land that was previously developed, located outside of sensitive areas, and adjacent to land currently being used for similar purposes and with established transportation links to the campus.
- Item 7 -** Since the Comprehensive Plan and zoning were adopted for the subject property, two changes have occurred: WWU's need for additional administrative support space has increased; and WWU has acquired all the property on the subject block. WWU's growing need for support space, and the possibility that such support space could be located on the subject property, was contemplated at the time of adoption of the Happy Valley Neighborhood Plan (Attachment 2) and this use of the subject property was contemplated in the Comprehensive Plan (Land Use Map). It is also anticipated in the WWU Institutional Master Plan (District 22).
- Item 8 -** See application form.

10-P4
OP-4

- Item 9 -** The amendment is consistent with the desirable land use patterns. Through the proposed landscape buffer and retention of the mature trees on the site it incorporates natural features and public opens space (VB-3); ensures that the impact of the University's ongoing development is consistent with the community (VB-11); ensures compatibility with the existing neighborhood through infill development (VB-11); and encourages pedestrian and bicycle use though improvements and development on existing adjacent streets (VB-11). The proposed change is necessary to meet WWU's needs for support space as contemplated in the adopted plans and not by environmental constraints on the development under the existing zoning.
- Item 10 -** Impacts of the proposed amendments on the current use of other properties in the vicinity would be minimal. Although development would increase traffic between the campus and the subject property, the close proximity of the subject property to the campus will limit the area of impact. This impact would be mitigated by greater utilization of Taylor Avenue, a local dead-end street, for site access and less traffic on Douglas Avenue, a neighborhood arterial. WWU will provide additional on-street parking on Taylor Avenue to offset the loss of on-street parking that will occur when 26th St. on the east side of the block is vacated. As required by the IMP, WWU will set aside a 60-foot open space buffer on the west side of the block adjacent to 25th Street. This landscape buffer would provide a neighborhood amenity and a visual buffer between the university's office buildings and adjacent apartment buildings.

RESIDENTIAL MULTI
HIGH-DENSITY
ZONING

PUBLIC ZONING

TAYLOR ST.

RESIDENTIAL MULTI
HIGH-DENSITY
ZONING

25TH ST.

ALLEY

26TH ST.

DOUGLAS AVE.

RESIDENTIAL MULTI
HIGH-DENSITY
ZONING

INSTITUTIONAL ZONING
(EXISTING WWU PHYSICAL PLANT)

370306 0350130000

370306 0322700000

370306 0503180000

370306 0493110000

370306 0503030000

370306 0442630000

370306 0442570000

370306 083254

SITE LOCATION AND ASSESSOR PARCEL NUMBERS
REZONE FOR PROPERTY ADJACENT TO PHYSICAL PLANT



KEY



PROPERTY INCLUDED IN REZONING APPLICATION
CURRENTLY RESIDENTIAL MULTI HIGH-DENSITY ZONING



PROPOSED DEDICATED LANDSCAPE BUFFER PER
HVA PLAN



PROPOSED VACATION AT 26TH ST. AND ALLEY PER
APPLICATION TO CITY OF BELLINGHAM

10-P4
0P-6