

Anne Mackie
1351 Humboldt St.
Bellingham, WA 98225

August 4, 2010

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

Dear Planning Commissioners:

I urge you to support the York Neighborhood Association's (YNA) proposal for rezone of Area 9. As previously provided to you for the April 22, 2010, Public Hearing on this matter were two letters signed by 54 York residents and home owners on Ellis, Potter and Franklin streets in support of the Area 9 rezone, which these residents are directly impacted by. Copies of these letters are attached.

Evidence was also presented at the Public Hearings showing that the Area 9 rezone proposal received *overwhelming* support within the neighborhood through a balloted voting process; and, the Area 9 rezone proposal is consistent with the vision for historic preservation supported by 98% of residents surveyed early on in the neighborhood planning process.

Your decision about the Area 9 rezone is to either (a) support a small number of private property owners who have invested in real estate for development speculation purposes, or (b) support the concepts put forward by the YNA for historic preservation as a long term significant economic and cultural attribute for the City. The decision about Area 9 provides you with an opportunity to recommend to the City Council a progressive concept that is supported by the majority of the York residents and property owners. It is also a concept supported by the State of Washington in its historic preservation goals, as I will explain.

The State of Washington, in its five-year historic preservation plan issued in November 2009 by the Department of Archaeology & Historic Preservation, supports historic preservation as "a proven approach for building economically and environmentally sustainable communities." In the state's new historic preservation plan titled, "Sustaining Communities through Historic Preservation," the vision for historic preservation is described, in part, as:

- "An essential strategy for maintaining a community's unique sense of place";
- "A powerful tool for economic development and community revitalization";
- "A powerful tool for sustainability and conservation of materials";
- "A broad, inclusive movement that integrates its interests into community decision-making activities so that resources are identified, preserved, experienced, and enjoyed."

This “community decision-making” must include land use zoning that supports historic preservation, such as the density rezone of Area 9 proposed by the York Neighborhood Association.

I encourage you to read the Washington State historic preservation plan in its entirety, which I have provided as an attachment to this letter; however, I realize it is a lengthy document and you may not have the time, immediately, to read it. At a minimum, I ask you to consider York’s Area 9 rezone proposal in the context of the following statements from the plan:

- “Create historic districts and other local historic designations. Historic neighborhoods represent sustainable communities through compact development, pedestrian friendly planning, and proximity to existing infrastructure and public resources.” (Item “f” page 27)
- “Encourage adaptive reuse and rehabilitation of historic buildings. Adaptive reuse of buildings is central to historic preservation as an economic development and sustainable development strategy.” (Item “i” page 27)

“Adaptive reuse” is the concept the YNA incorporated into our proposal for *new* allowed commercial uses in Area 9, if housed in an historic structure. The rezone proposal also includes “value-added” incentives for this kind of adaptive reuse, such as reduced parking requirements for commercial uses. The YNA’s comprehensive land use proposals included recommendations and mechanisms for infill opportunities in other York sub-areas: Area 1, along Meador Avenue; Area 2, adjacent to the downtown Central Business District; and in Area 8, of which 6.5 acres are part of the Samish Way Urban Village. The Area 9 rezone proposal must be considered in the context of the full proposal.

I believe the YNA’s Area 9 rezone proposal is a progressive concept that brings the outdated 1982 Area 9 zoning into alignment with the Growth Management Act, RCW 36.70A.20 (4), which states: “Encourage the availability of affordable housing to all economic segments of the population of the state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.”

Bellingham’s Comprehensive Plan (BCP) provides guidance, as well: (HP-3) “Encourage revitalization of historically and architecturally significant homes in deteriorated condition.”

Unfortunately, the Area 9 rezone proposal has not received Planning Department support, which is surprising since the department recently conducted an intense historic research project funded by a national grant to establish three new National Historic Districts in Bellingham.

The Planning Department’s inconsistencies regarding historic preservation are further demonstrated by the fact that it supports the YNA’s Plan amendment that promotes “historic designations in Areas 4, 5 and 9.” (V. SUBAREA DESCRIPTIONS AND LAND USE DESIGNATIONS, page 2-6 of ZON2010-00001).

Why do we see these inconsistencies from the Planning Department? Are the larger community debates about "city limit boundaries" and "infill" creating a *new* atmosphere in which the Planning Department cannot support historic preservation in the City's older neighborhoods? Is the only vision for these inner city neighborhoods one of multi-story apartments and office buildings?

Other cities have discovered the value of historic preservation and acknowledge this concept as a "green practice." Other cities use historic district overlay zoning to protect older housing stock from being bulldozed. And, historic preservation is used by other cities to revitalize their downtowns and surrounding neighborhoods. We need this kind of forward-thinking here, in Bellingham.

I urge you to support the rezone proposal of York's Area 9, which is a strategy to protect threatened historic resources within our city.

Sincerely,



Anne Mackie

President

York Neighborhood Association

Attachments:

Letter from Ellis and Potter Streets residents and property owners, April 12, 2010

Letter from Franklin Street residents and property owners, April 15, 2010

"Sustaining Communities through Historic Preservation," The Washington State Historic Preservation Plan, November 3, 2009

April 12, 2010

Mr. Chris Koch, Planner II
City of Bellingham
210 Lottie St.
Bellingham, WA 98225

Dear Mr. Koch,

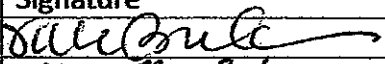
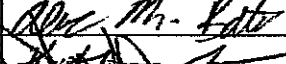
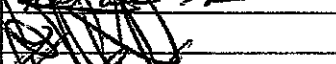

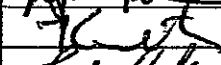



We, the undersigned property owners and residents on Ellis and Potter streets, which is Area 9 of the York Neighborhood, support the proposal submitted by the York Neighborhood Association (YNA) to rezone Area 9 to the density of 3,000 sq.ft. per unit. This reduction in density, from the current 1,000 sq.ft. per unit, is intended to help preserve the historic housing stock and prevent bulldozing of this section of the neighborhood to be replaced with four-story apartment or office complexes.

Other areas within the neighborhood (Area 1, 2, and 8) have been identified by the association's Plan Amendments as better locations for increased multi-residential infill where historic housing will not be removed. We are aware that the proposed reduced density in Area 9 will not change the current zoning designation of "residential multi," and the proposal includes a change to allow selected commercial uses (as specified by the YNA's list of allowed commercial uses) if an historic structure is used for a new commercial purpose, along with design standards to ensure compatibility with our historic character.

We greatly value our historic homes and have worked hard to preserve them; they contribute to Bellingham's historical legacy. The northern section of Ellis Street is now part of the York National Historic District, and we are supportive of the southern section also being included in a future historic district, as well.

The neighborhood association has used a very inclusive public process to reach out to property owners and residents to explain the proposal.

Sincerely,

NAME - (print)	ADDRESS	Signature
Vale Bates	1428 ELLIS ST	
Abe Bates	1428 ELLIS ST	
Kathleen Snyder	1458 ELLIS ST.	
James Studevert	1406 1 st 1 st	
Chris Rader	1434 ELLIS ST	
Meyon Rader	1434 ELLIS ST	
KENNETH EAGLE	1324 ELLIS	
ED CHRISMAN	1324 ELLIS	

April 12, 2010

Mr. Chris Koch, Planner II
City of Bellingham
210 Lottie St.
Bellingham, WA 98225

Dear Mr. Koch,

We, the undersigned property owners and residents on Ellis and Potter streets, which is Area 9 of the York Neighborhood, support the proposal submitted by the York Neighborhood Association (YNA) to rezone Area 9 to the density of 3,000 sq.ft. per unit. This reduction in density, from the current 1,000 sq.ft. per unit, is intended to help preserve the historic housing stock and prevent bulldozing of this section of the neighborhood to be replaced with four-story apartment or office complexes.

Other areas within the neighborhood (Area 1, 2, and 8) have been identified by the association's Plan Amendments as better locations for increased multi-residential infill where historic housing will not be removed. We are aware that the proposed reduced density in Area 9 will not change the current zoning designation of "residential multi," and the proposal includes a change to allow selected commercial uses (as specified by the YNA's list of allowed commercial uses) if an historic structure is used for a new commercial purpose, along with design standards to ensure compatibility with our historic character.

We greatly value our historic homes and have worked hard to preserve them; they contribute to Bellingham's historical legacy. The northern section of Ellis Street is now part of the York National Historic District, and we are supportive of the southern section also being included in a future historic district, as well.

The neighborhood association has used a very inclusive public process to reach out to property owners and residents to explain the proposal.

Sincerely,

NAME - (print)	ADDRESS	Signature
Jan V. Price	1118 Ellis St	
GREGORY R. HASS	303 POTTER ST.	Gregory R. Hass
Maureen Neuman	1410 Ellis St	Maureen Neuman
Carol Dixon	306 Potter St	Carol Dixon
Blair Day	1242 Ellis St	Blair Day

April 15, 2010

Mr. Chris Koch, Planner II
City of Bellingham
210 Lottie St.
Bellingham, WA 98225

Dear Mr. Koch,

We, the undersigned property owners and residents on Franklin Street, which is adjacent to Area 9 in the York Neighborhood, support the proposal submitted by the York Neighborhood Association (YNA) to rezone Area 9 to the density of 3,000 sq. ft. per unit. This reduction in density, from the current 1,000 sq. ft. per unit, is intended to help preserve the historic housing stock and prevent bulldozing of this section of the neighborhood to be replaced with four-story apartment or office complexes.

We do not consider Area 9 a good location for four-story apartment or office complexes. The only access would be through the alley that runs between Ellis and Franklin Streets; an alley that is busy presently and has numerous parking problems. Four-story buildings would overshadow our homes, block views, increase noise in an already noisy and densely populated section, and decrease historic integrity and property values.

Other areas within the neighborhood (Area 1, 2, and 8) have been identified by the association's Plan Amendments as better locations for increased multi-residential infill where historic housing will not be removed. We are aware that the proposed reduced density in Area 9 will not change the current zoning designation of "residential multi," and the proposal includes a change to allow selected commercial uses (as specified by the YNA's list of allowed commercial uses) if an historic structure is used for a new commercial purpose, along with design standards to ensure compatibility with our historic character.

We greatly value our historic homes and have worked hard to preserve them; they contribute to Bellingham's historical legacy. We live in a portion of the newly created York national Historic District. The northern section of Ellis Street is now part of the York National Historic District, and we are supportive of the southern section also being included in a future historic district, as well.

The neighborhood association has used a very inclusive public process to reach out to property owners and residents to explain the proposal.

Sincerely,

NAME - (print)	ADDRESS	Signature
Ingrid Robinson	1441 Franklin St	
Alicia Mahoney	1419 Franklin	
Steve BAUGHN	1415 Franklin St.	
Randi Fitzpatrick	1339 Franklin St.	
Kathleen Presley	1337 Franklin St. Apt 2	
Molly Vogel	1327 Franklin St	
Kami Quisenberry	1333 Franklin St.	
Michael Neville	1316 Franklin St.	
Evan Jones	1400 Franklin St.	
MARIAH ROSS	1414 Franklin St.	
Julie Aldrich	1420 Franklin St	
John Gilbert	1445 Franklin	
Tanya Thomas	" "	
Shirley Bjornson	1455 "	
Kurtis Crot	1436 Franklin	
Graig Tremar	1430 Franklin	
Arnon Cleburne	1440 Franklin	

April 15, 2010

Mr. Chris Koch, Planner II
City of Bellingham
210 Lottie St.
Bellingham, WA 98225

Dear Mr. Koch,

We, the undersigned property owners and residents on Franklin Street, which is adjacent to Area 9 in the York Neighborhood, support the proposal submitted by the York Neighborhood Association (YNA) to rezone Area 9 to the density of 3,000 sq. ft. per unit. This reduction in density, from the current 1,000 sq. ft. per unit, is intended to help preserve the historic housing stock and prevent bulldozing of this section of the neighborhood to be replaced with four-story apartment or office complexes.

We do not consider Area 9 a good location for four-story apartment or office complexes. The only access would be through the alley that runs between Ellis and Franklin Streets; an alley that is busy presently and has numerous parking problems. Four-story buildings would overshadow our homes, block views, increase noise in an already noisy and densely populated section, and decrease historic integrity and property values.

Other areas within the neighborhood (Area 1, 2, and 8) have been identified by the association's Plan Amendments as better locations for increased multi-residential infill where historic housing will not be removed. We are aware that the proposed reduced density in Area 9 will not change the current zoning designation of "residential multi," and the proposal includes a change to allow selected commercial uses (as specified by the YNA's list of allowed commercial uses) if an historic structure is used for a new commercial purpose, along with design standards to ensure compatibility with our historic character.

We greatly value our historic homes and have worked hard to preserve them; they contribute to Bellingham's historical legacy. We live in a portion of the newly created York national Historic District. The northern section of Ellis Street is now part of the York National Historic District, and we are supportive of the southern section also being included in a future historic district, as well.

The neighborhood association has used a very inclusive public process to reach out to property owners and residents to explain the proposal.

Sincerely,

NAME - (print)	ADDRESS	Signature
KATHY A OWENS	1456 Franklin	Kathy A Owens
DAVID W OWENS	1456 Franklin	David W Owens
JAMIE MULLEN	1435 Franklin St	Jamie Mullen
Paige Schultz	1421 Franklin St.	Paige Schultz
Maude Correll	1315 Franklin St.	Maude Correll
GAIL RASMUSSEN	1233 FRANKLIN	Gail Rasmussen
Catherine A Reagle	1228 Franklin St	Catherine A Reagle
Heleen Jackson	1232 FRANKLIN	Heleen Jackson
Ella Wainwright	1120 Franklin	Ella Wainwright
A. J. Kirkland	1123 Franklin	A. J. Kirkland
Carolyn Wason	1117 Franklin St	Carolyn Wason
Judy Hopkinson	1446 Franklin St	Judy Hopkinson
Tom Hilty-Jones	1316 Franklin St	Tom Hilty-Jones



Elisabeth Stark
<elisabeth.stark@gmail.com>

08/04/2010 07:57 PM

To planningcommission@cob.org

cc

bcc

Subject In support of YNA Plan Amendments

Dear Planning Commissioners,

Just a quick note to let you know my husband and I are in support of the York Neighborhood Plan Amendments. Having grown up in this neighborhood and returned after both college and graduate school (but not to my parents' house!), I truly value the sense of community and our commitment to being an urban neighborhood. Evan and I are especially concerned about the historic homes along Ellis Street and their preservation.

Thank you.

Elisabeth and Evan Stark
1467 Iron Street
H: 360-715-3728



Marie Biondolillo
<marie.a.biondolillo@gmail.com>

08/05/2010 06:29 PM

To planningcommission@cob.org

cc

bcc

Subject Area 9 Rezone Proposal

Aug. 5, 2010
Planning Commission
City of Bellingham
210 Lottie St.
Bellingham, WA 98225

Dear Planning Commission Members:

As a long-time resident of the York, I am in support of the York Neighborhood Association's proposal for a rezone of Area 9 (Ellis Street) to the density of 3,000 sq. ft. per unit. This reduction in density, from the current 1,000 sq. ft. per unit, is intended to help preserve the historic housing stock on Ellis Street and prevent future bulldozing of this section of the neighborhood to be replaced with four-story apartment or office complexes.

I urge the Planning Commission to support the YNA's Area 9 rezone proposal because it: (a) is consistent with Washington State's support of historic preservation and creation of historic districts; (b) is consistent with the State's Growth Management Act, which encourages the preservation of existing housing stock; and (c) is consistent with the City of Bellingham's Comprehensive Plan, which encourages revitalization of historically and architecturally significant homes in deteriorated condition.

I greatly value Bellingham's historical legacy. Area 9, Ellis Street, is part of this historic legacy and is part of the historic York District[PC1]. The YNA has identified other areas within the neighborhood for multi-family infill potential where historic housing will not be removed: Area 1 along Meador Avenue, Area 2 adjacent to the Central Business District, and Area 8, the Samish Way Urban Village. These sections of the neighborhood are appropriate for infill housing development. Infill should be achieved without bulldozing already existing historic homes.

I also do not consider Area 9 a good location for four-story apartment or office complexes. The only vehicle access would be through the alley that runs between Ellis and Franklin Streets; an alley that is busy, presently, and has numerous parking problems. Four-story buildings would overshadow our homes, block views, increase noise in an already noisy and densely populated section of the neighborhood and would decrease historic integrity and property values.

The YNA's Area 9 rezone proposal also includes a change to allow selected commercial uses (as specified by the YNA's list of allowed commercial uses) if an historic structure is used for a new commercial purpose, along with design standards to ensure compatibility with our historic character. This kind of adaptive reuse and rehabilitation of historic buildings is a concept that I hope the Planning Commission will support. The rezone proposal does not change the current multi-family or office use.

The YNA's efforts over the past two and half years have been inclusive and public, providing many opportunities for everyone to have a voice and vote in planning for our future. I believe the proposals represent the majority of property owners on Ellis Street, Franklin Street and within the York neighborhood as a whole. I urge you to support it, as well.

Sincerely,

Marie Biondolillo
1506 Ellis St.
Bellingham, WA 98225



Lisa Anderson
<cory.lisa.anderson@gmail.com>

08/05/2010 06:30 PM

To planningcommission@cob.org

cc

bcc

Subject York Plan

August 5, 2010
Planning Commission
City of Bellingham
210 Lottie St.
Bellingham, WA 98225

Dear Planning Commission Members:

When my husband and I decided to purchase a home sixteen years ago, we knew we had to remain in Bellingham. We researched the schools, visited all of the neighborhood parks, and walked miles of neighborhood streets to get a sense of what kind of "community" each neighborhood built for their residents. We decided to purchase our home in the York Neighborhood partly due to the affordability, location to amenities, strong community, and the historic beauty of the homes. I was very ignorant of zoning laws at the time and was unaware of the potential destruction that could befall what appeared to be a street lined with single family homes. Eventually I would proudly take visitor's down Ellis Street as we headed for our downtown. I cannot tell you how many times I boasted about how our "gateway" to downtown was lined by examples of our beautiful historic housing stock. Visitor's (family and friends) would make comments of envy on how lucky we were to keep our old homes in tack verse the apartment complexes that one would often see and expect. Bellingham had true vision and values for esthetic qualities one does not often see in cities.

One of the desirable traits for living in Bellingham, that is lacking in other towns in Whatcom County, is the respect and consideration given to each unique neighborhood to lend their collective vision for the development, direction and stewardship of their neighborhoods. Each neighborhood becomes part of the tapestry that makes Bellingham a beautiful place to live. I sincerely hope you will take that into consideration as you decide the fate of Area 9 (Ellis Street) in the York Neighborhood Plan Amendments. I and my husband support the changes that have been brought to you for your consideration.

These changes have been developed through nearly three years of outreach, thousands of hours of hard work, collaboration, and compromise. This is not a plan that was determined by a few. Meetings that I attended, where ideas were generated and visions created, were packed meeting rooms that represented homeowners, renters, and business owners. This plan should not be discarded due to a few property owners that purchased homes as speculation for future development. Income has and will continue to be made due to the overpriced rental charges that college students are willing to pay for these larger homes near the university. The five bedroom house next to me has ten college students living there who are paying \$1600 a month. The reason these houses were not torn down years ago and apartments built is because it simply did not pencil out. No one should receive a permanent guarantee that zoning will not change as a community and it's values change due to their speculative investment in real-estate. Our values have matured in the York Neighborhood and it is time for Bellingham to honor that. We value our historic housing stock and much like the old growth trees we wish we had again, once you tear down the historic housing stock, you can never regain that quality, beauty and history again.

The argument is being made that a reduction from a density of 3,000 sq. ft. per unit to 1,000 sq. ft. per unit will reduce our density potential. Please keep in mind that our vision is to increase the overall density potential in Bellingham's already densest neighborhood. We are doing our part for infill, yet we are being mindful to the quality of living and character of our neighborhood and want to be intentional about the planning. Area 1 along Meador Avenue, Area 2 adjacent to the Central Business District, and Area 8, the Samish Way Urban Village are sections of

the neighborhood that are appropriate for infill housing development. Infill should be achieved without bulldozing already existing historic homes. I am also not being a "not in my back yard" homeowner. Area 8 is adjacent to my home, and I expect a large development of work/living space next to me in the future. I and the York Neighborhood supported much of the Samish Way Urban Development because it is the right place to build up and fill in; Ellis street is not and those reasons have already been very evident in other presentations and letters, so I will not expand upon it here.

I debated if I should include this, yet I must since our inquiries and concerns have not yet been addressed. The next meeting is a work session that will not allow public comments. Since we will not have the opportunity to challenge, ask for clarification or evidence, I do hope that no commission member will again make public comments that are vague accusations about our neighborhood's efforts and give the public the impression that this plan was derived through unethical means. This situation, that I am sure you are aware of, really concerns me about everyone's ability to review this plan based on its merits unbiased. I assure you, every conversation with neighbors, every board member's interactions and actions, and in every informal or formal meeting, I have only seen respect and consideration to opposing views. I myself have not always agreed to every part of this plan, and as I voiced my ideas and concerns, they have always been met with respect and consideration for their merits. I have never felt as though I could not contribute or was not listened too as we all came together to work on this plan. I am proud of our efforts.

I am confident the plan put before you has been borne from collaboration and shared values. Compromises have been made. It is representative of the majority of stakeholders hopes for the future of our neighborhood and for the future of Bellingham.

I respectfully ask you for your support.

Sincerely,

Lisa A. Anderson
520 Edwards Street
Bellingham, WA 98225
Whatcom County



Ben Rathkamp
<ben.rathkamp@gmail.com>
08/05/2010 07:08 PM

To planningcommission@cob.org
cc
bcc
Subject Ellis rezone, please...

Aug. 5, 2010

Planning Commission

City of Bellingham

210 Lottie St.

Bellingham, WA 98225

Dear Planning Commission Members:

As a resident of Bellingham, I am in support of the York Neighborhood Association's proposal for a rezone of Area 9 (Ellis Street) to the density of 3,000 sq. ft. per unit. This reduction in density, from the current 1,000 sq. ft. per unit, is intended to help preserve the historic housing stock on Ellis Street and prevent future bulldozing of this section of the neighborhood to be replaced with four-story apartment or office complexes.

I urge the Planning Commission to support the YNA's Area 9 rezone proposal because it: (a) is consistent with Washington State's support of historic preservation and creation of historic districts; (b) is consistent with the State's Growth Management Act, which encourages the preservation of existing housing stock; and (c) is consistent with the City of Bellingham's Comprehensive Plan, which encourages revitalization of historically and architecturally significant homes in deteriorated condition.

I greatly value Bellingham's historical legacy. Area 9, Ellis Street, is part of this historic legacy and is part of the historic York District[PC1]. The YNA has identified other areas within the neighborhood for multi-family infill potential where historic housing will not be removed: Area 1 along Meador Avenue, Area 2 adjacent to the Central Business District, and Area 8, the Samish Way Urban Village. These sections of the neighborhood are appropriate for infill housing development. Infill should be achieved without bulldozing already existing historic homes.

I also do not consider Area 9 a good location for four-story apartment or office complexes. The only vehicle access would be through the alley that runs between Ellis and Franklin Streets; an alley that is busy, presently, and has numerous parking problems. Four-story buildings would overshadow our homes, block views, increase noise in an already noisy and densely populated section of the neighborhood and would decrease historic integrity and property values.

The YNA's Area 9 rezone proposal also includes a change to allow selected commercial uses (as specified by the YNA's list of allowed commercial uses) if an historic structure is used for a new commercial purpose, along with design standards to ensure compatibility with our historic character. This kind of adaptive reuse and rehabilitation of historic buildings is a concept that I hope the Planning Commission will support. The rezone proposal does not change the current multi-family or office use.

The YNA's efforts over the past two and half years have been inclusive and public, providing many opportunities for everyone to have a voice and vote in planning for our future. I believe the proposals represent the majority of property owners on Ellis Street, Franklin Street and within the York neighborhood as a whole. I urge you to support it, as well.

Sincerely,

Ben Rathkamp



sheana sisselman
<art1jinx@gmail.com>
08/05/2010 08:13 PM

To planningcommission@cob.org
cc
bcc
Subject Proposal to rezone area 9

Aug. 5, 2010

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

Dear Planning Commission Members:

As a resident of Bellingham, I am in support of the York Neighborhood Association's proposal for a rezone of Area 9 (Ellis Street) to the density of 3,000 sq. ft. per unit. This reduction in density, from the current 1,000 sq. ft. per unit, is intended to help preserve the historic housing stock on Ellis Street and prevent future bulldozing of this section of the neighborhood to be replaced with four-story apartment or office complexes.

I urge the Planning Commission to support the YNA's Area 9 rezone proposal because it: (a) is consistent with Washington State's support of historic preservation and creation of historic districts; (b) is consistent with the State's Growth Management Act, which encourages the preservation of existing housing stock; and (c) is consistent with the City of Bellingham's Comprehensive Plan, which encourages revitalization of historically and architecturally significant homes in deteriorated condition.

I greatly value Bellingham's historical legacy. Area 9, Ellis Street, is part of this historic legacy and is part of the historic York District[PC1]. The YNA has identified other areas within the neighborhood for multi-family infill potential where historic housing will not be removed: Area 1 along Meador Avenue, Area 2 adjacent to the Central Business District, and Area 8, the Samish Way Urban Village. These sections of the neighborhood are appropriate for infill housing development. Infill should be achieved without bulldozing already existing historic homes.

I also do not consider Area 9 a good location for four-story apartment or office complexes. The only vehicle access would be through the alley that runs between Ellis and Franklin Streets; an alley that is busy, presently, and has numerous parking problems. Four-story buildings would overshadow our homes, block views, increase noise in an already noisy and densely populated section of the neighborhood and would decrease historic integrity and property values.

The YNA's Area 9 rezone proposal also includes a change to allow selected commercial uses (as specified by the YNA's list of allowed commercial uses) if an historic structure is used for a new commercial purpose, along with design standards to ensure compatibility with our historic character. This kind of adaptive reuse and rehabilitation of historic buildings is a concept that I hope the Planning Commission will support. The rezone proposal does not change the current multi-family or office use.

The YNA's efforts over the past two and half years have been inclusive and public, providing many opportunities for everyone to have a voice and vote in planning for our future. I believe the proposals represent the majority of property owners on Ellis Street, Franklin Street and within the York neighborhood as a whole. I urge you to support it, as well.

Sincerely,

Sheana Sisselman



Brittany Beug
<brittany.beug@gmail.com>
08/06/2010 06:05 AM

To planningcommission@cob.org
cc
bcc
Subject York Neighborhood Rezone

Dear Planning Commission Members:

As a resident of Bellingham, I am in support of the York Neighborhood Association's proposal for a rezone of Area 9 (Ellis Street) to the density of 3,000 sq. ft. per unit. This reduction in density, from the current 1,000 sq. ft. per unit, is intended to help preserve the historic housing stock on Ellis Street and prevent future bulldozing of this section of the neighborhood to be replaced with four-story apartment or office complexes.

I urge the Planning Commission to support the YNA's Area 9 rezone proposal because it: (a) is consistent with Washington State's support of historic preservation and creation of historic districts; (b) is consistent with the State's Growth Management Act, which encourages the preservation of existing housing stock; and (c) is consistent with the City of Bellingham's Comprehensive Plan, which encourages revitalization of historically and architecturally significant homes in deteriorated condition.

I greatly value Bellingham's historical legacy. Area 9, Ellis Street, is part of this historic legacy and is part of the historic York District^[PC1]. The YNA has identified other areas within the neighborhood for multi-family infill potential where historic housing will not be removed: Area 1 along Meador Avenue, Area 2 adjacent to the Central Business District, and Area 8, the Samish Way Urban Village. These sections of the neighborhood are appropriate for infill housing development. Infill should be achieved without bulldozing already existing historic homes.

I also do not consider Area 9 a good location for four-story apartment or office complexes. The only vehicle access would be through the alley that runs between Ellis and Franklin Streets; an alley that is busy, presently, and has numerous parking problems. Four-story buildings would overshadow our homes, block views, increase noise in an already noisy and densely populated section of the neighborhood and would decrease historic integrity and property values.

The YNA's Area 9 rezone proposal also includes a change to allow selected commercial uses (as specified by the YNA's list of allowed commercial uses) if an historic structure is used for a new commercial purpose, along with design standards to ensure compatibility with our historic character. This kind of adaptive reuse and rehabilitation of historic buildings is a concept that I hope the Planning Commission will support. The rezone proposal does not change the current multi-family or office use.

The YNA's efforts over the past two and half years have been inclusive and public, providing many opportunities for everyone to have a voice and vote in planning for our future. I believe the proposals represent the majority of property owners on Ellis Street, Franklin Street and within the York neighborhood as a whole. I urge you to support it, as well.

Sincerely,

Brittany Beug



Jane Lindelof
<janelindelof@gmail.com>
08/06/2010 08:13 AM

To planningcommission@cob.org
cc
bcc
Subject Approve Rezone of Area 9

Aug. 6, 2010

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

Dear Planning Commission Members:

As a resident of Bellingham, I am in support of the York Neighborhood Association's proposal for a rezone of Area 9 (Ellis Street) to the density of 3,000 sq. ft. per unit. This reduction in density, from the current 1,000 sq. ft. per unit, is intended to help preserve the historic housing stock on Ellis Street and prevent future bulldozing of this section of the neighborhood to be replaced with four-story apartment or office complexes.

I urge the Planning Commission to support the YNA's Area 9 rezone proposal because it: (a) is consistent with Washington State's support of historic preservation and creation of historic districts; (b) is consistent with the State's Growth Management Act, which encourages the preservation of existing housing stock; and (c) is consistent with the City of Bellingham's Comprehensive Plan, which encourages revitalization of historically and architecturally significant homes in deteriorated condition.

I greatly value Bellingham's historical legacy. The YNA has identified other areas within the neighborhood for multi-family infill potential where historic housing will not be removed: Area 1 along Meador Avenue, Area 2 adjacent to the Central Business District, and Area 8, the Samish Way Urban Village. These sections of the neighborhood are appropriate for infill housing development. Infill should be achieved without bulldozing already existing historic homes.

I also do not consider Area 9 a good location for four-story apartment or office complexes. The only vehicle access would be through the alley that runs between Ellis and Franklin Streets; an alley that is busy, presently, and has numerous parking problems. Four-story buildings would overshadow our homes, block views, increase noise in an already noisy and densely populated section of the neighborhood and would decrease historic integrity and property values.

The YNA's Area 9 rezone proposal also includes a change to allow selected commercial uses (as specified by the YNA's list of allowed commercial uses) if an historic structure is used for a new commercial purpose, along with design standards to ensure compatibility with our historic character. This kind of adaptive reuse and rehabilitation of historic buildings is a concept that I

hope the Planning Commission will support. The rezone proposal does not change the current multi-family or office use.

The YNA's efforts over the past two and half years have been inclusive and public, providing many opportunities for everyone to have a voice and vote in planning for our future. I believe the proposals represent the majority of property owners on Ellis Street, Franklin Street and within the York neighborhood as a whole. I urge you to support it as well.

Sincerely,

Jane Lindelof

2216 C St A
Bellingham, WA 98225
(508) 615 7374



Perry Ponshock
<perryponshock@gmail.com>

08/06/2010 08:17 AM

To planningcommission@cob.org
cc
bcc
Subject York Neighborhood Association Proposal for Rezone of Area
9

Aug. 6, 2010

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

Dear Planning Commission Members:

As a resident of Bellingham, I am in support of the York Neighborhood Association's proposal for a rezone of Area 9 (Ellis Street) to the density of 3,000 sq. ft. per unit. This reduction in density, from the current 1,000 sq. ft. per unit, is intended to help preserve the historic housing stock on Ellis Street and prevent future bulldozing of this section of the neighborhood to be replaced with four-story apartment or office complexes.

I urge the Planning Commission to support the YNA's Area 9 rezone proposal because it: (a) is consistent with Washington State's support of historic preservation and creation of historic districts; (b) is consistent with the State's Growth Management Act, which encourages the preservation of existing housing stock; and (c) is consistent with the City of Bellingham's Comprehensive Plan, which encourages revitalization of historically and architecturally significant homes in deteriorated condition.

I greatly value Bellingham's historical legacy. The YNA has identified other areas within the neighborhood for multi-family infill potential where historic housing will not be removed: Area 1 along Meador Avenue, Area 2 adjacent to the Central Business District, and Area 8, the Samish Way Urban Village. These sections of the neighborhood are appropriate for infill housing development. Infill should be achieved without bulldozing already existing historic homes.

I also do not consider Area 9 a good location for four-story apartment or office complexes. The only vehicle access would be through the alley that runs between Ellis and Franklin Streets; an alley that is busy, presently, and has numerous parking problems. Four-story buildings would overshadow our homes, block views, increase noise in an already noisy and densely populated section of the neighborhood and would decrease historic integrity and property values.

The YNA's Area 9 rezone proposal also includes a change to allow selected commercial uses (as specified by the YNA's list of allowed commercial uses) if an historic structure is used for a new commercial purpose, along with design standards to ensure compatibility with our historic

character. This kind of adaptive reuse and rehabilitation of historic buildings is a concept that I hope the Planning Commission will support. The rezone proposal does not change the current multi-family or office use.

The YNA's efforts over the past two and half years have been inclusive and public, providing many opportunities for everyone to have a voice and vote in planning for our future. I believe the proposals represent the majority of property owners on Ellis Street, Franklin Street and within the York neighborhood as a whole. I urge you to support it as well.

Sincerely,

Perry Ponslock

2216 C St A
Bellingham, WA 98225
(508) 723 6333



kelly bjork
<bjork.kelly@gmail.com>
08/06/2010 11:33 AM

To planningcommission@cob.org
cc
bcc
Subject Approve the York Neighborhood Association's rezone

Aug. 6, 2010

Planning Commission

City of Bellingham

210 Lottie St.

Bellingham, WA 98225

Dear Planning Commission Members:

As a resident of Bellingham, I am in support of the York Neighborhood Association's proposal for a rezone of Area 9 (Ellis Street) to the density of 3,000 sq. ft. per unit. This reduction in density, from the current 1,000 sq. ft. per unit, is intended to help preserve the historic housing stock on Ellis Street and prevent future bulldozing of this section of the neighborhood to be replaced with four-story apartment or office complexes.

I urge the Planning Commission to support the YNA's Area 9 rezone proposal because it: (a) is consistent with Washington State's support of historic preservation and creation of historic districts; (b) is consistent with the State's Growth Management Act, which encourages the preservation of existing housing stock; and (c) is consistent with the City of Bellingham's Comprehensive Plan, which encourages revitalization of historically and architecturally significant homes in deteriorated condition.

I greatly value Bellingham's historical legacy. Area 9, Ellis Street, is part of this historic legacy and is part of the historic York District. The YNA has identified other areas within the neighborhood for multi-family infill potential where historic housing will not be removed: Area 1 along Meador Avenue, Area 2 adjacent to the Central Business District, and Area 8, the Samish Way Urban Village. These sections of the neighborhood are appropriate for infill housing development. Infill should be achieved without bulldozing already existing historic homes.

I also do not consider Area 9 a good location for four-story apartment or office complexes. The only vehicle access would be through the alley that runs between Ellis and Franklin Streets; an alley that is busy, presently, and has numerous parking problems. Four-story buildings would overshadow our homes, block views, increase noise in an already noisy and densely populated section of the neighborhood and would decrease historic integrity and property values.

The YNA's Area 9 rezone proposal also includes a change to allow selected commercial uses (as specified by the YNA's list of allowed commercial uses) if an historic structure is used for a new commercial purpose, along with design standards to ensure compatibility with our historic character. This kind of adaptive reuse and rehabilitation of historic buildings is a concept that I hope the Planning Commission will support. The rezone proposal does not change the current multi-family or office use.

The YNA's efforts over the past two and half years have been inclusive and public, providing many opportunities for everyone to have a voice and vote in planning for our future. I believe the proposals represent the majority of property owners on Ellis Street, Franklin Street and within the York neighborhood as a whole. I urge you to support it, as well.

Sincerely,

Kelly Björk

1519 Franklin Street #1

Bellingham, WA 98225

253.381.0606



Carrie Schwarz
<carrieschwarz@gmail.com>
08/07/2010 11:33 PM

To planningcommission@cob.org
cc
bcc
Subject letter of support for proposed area 9 (York) rezone

7 August 2010

Planning Commission

City of Bellingham

210 Lottie Street

Bellingham, WA 98225

To the Members of the Planning Commission,

I am writing to you today to express my support for the proposed rezone of Area 9 in the York Neighborhood (Bellingham, Washington). The proposed rezone of Area 9, as well as other areas in the York Neighborhood are the result of a multiple year, public process in which residents and property owners in the York Neighborhood were invited to participate in many open discussions, and to finally vote on the sections of the rezone proposal. The results of this democratic process were written up by members of the York Neighborhood Association and submitted to the Planning Department for review.

My family and I moved to Bellingham and into the York Neighborhood two years ago. We immediately recognized the uniqueness of the neighborhood we were moving into. This uniqueness is fueled by the residents of York and is evident in their dedication to the neighborhood in which they live. One area of interest to many of York's residents is how to best maintain the positive qualities of York neighborhood in light of predicted future population density changes within Bellingham. The rezoning proposal submitted by the York Neighborhood Association reflects this.

The primary objective of the proposed rezone in Area 9 is to protect historic housing stock within

the York neighborhood but still allowing for commercial use. As many state and local agencies have reported (e.g. State's Growth Management Act and the Comprehensive Plan of the City of Bellingham), preservation of historic housing stock is a critical part of sustainable planning and development. These historic houses along Ellis Street are a critical part of the York neighborhood and the larger community of Bellingham. The York Neighborhood Rezone Proposal listed other locations within the neighborhood that are much more ideal for urban infill and larger commercial use than in Area 9. These other locations include Areas 1, 2, and 8.

As you consider the proposal put forth by the Planning Department, I urge you to consider the time and effort put for by York Neighborhood community members in designing the initial proposal. The neighborhood proposal is the result of an extensive, democratic process, and one that was initially encouraged by members of the planning department (including workshops with various neighborhood associations on how to write such proposals). The proposal put forth by the neighborhood would still allow for increased population density within York Neighborhood and still meet the standards of the State's Growth Management Act and Comprehensive Plan of the City of Bellingham with its proposed rezone of Area 9. Thank you very much for your time and consideration.

Sincerely,

Carrie Schwarz

Dietmar Schwarz, PhD
1320 Grant St.
Bellingham, WA 98225
Tel.: 360-647-3650
Email: schwarzfly@gmail.com

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

August 8, 2010

Dear Planning Commission Members:

My name is Dietmar Schwarz. I am a resident and homeowner of 1320 Grant St. in the York Neighborhood. I am writing you in support of the York Neighborhood Association's (YNA) proposal for the rezone of our neighborhood's Area 9.

One of the main factors that attracted my family to the York Neighborhood was its historic character. The historic housing stock that still dominates the York Neighborhood is an asset to all of Bellingham and its significance has been underlined by the designation of a significant portion of the neighborhood as a National Historic District. In order to provide a long-term protection of the York Neighborhood's historic character it is essential that you adopt the YNA's proposal for the rezone of Area 9. Without the proposed changes the historic housing along Ellis St. is in danger to fall victim to irresponsible redevelopment with office and four-story apartment buildings. The pre - WWII buildings along Ellis St. are effectively the "front door" to the York Neighborhood National Historic District and their loss to short-term speculation would be an embarrassment for Bellingham.

I am also deeply concerned about the impact of office and four-story apartment buildings that are possible under the current zoning would have on my neighbors on Ellis and Franklin Streets. These families and individuals represent the majority of property owners in the affected area and would see substantial negative impacts on their quality of life and property values.

Arguments that significant redevelopment of Area 9 has not occurred despite the current zoning and that existing property values make such negative redevelopment "cost-prohibitive" are short sighted. What is needed is sustained protection of the historic housing in Area 9 that is not dependent on particular economic circumstances that could easily change in the future.

Sincerely,

Dietmar Schwarz



spears608@comcast.net
08/08/2010 11:17 AM

To planningcommission@cob.org
cc
bcc
Subject Zone 9-Ellis Street

Planning Commission Members,

I am very disturbed to find there are plans to allow large apartment buildings and office complexes and bulldozing of historic homes in the Ellis Street area. I have only lived in the neighborhood since 2008 but chose this neighborhood because of it's historic charm. I would hate to see the very essence of this area destroyed with modern buildings, increased traffic and general chaos. There is room for commercial enterprise while maintaining historic integrity as proposed by the York Neighborhood Association.

I urge you to please reconsider.

Shannon Spears
608 Gladstone Street
360-751-5368

Dear Bellingham Planning Commission,

As I'm sure many are aware, the York Neighborhood is unique to Bellingham not only for its architecture, but its unique character within our urban environment. Coming from the City of Yakima, Washington, I've come to notice a few differences between the environment I grew up in, and the environment which I have grown to love over the last four years:

- a) Yakima's built environment is auto-oriented, largely favoring those who can own and afford single occupancy travel.
- b) A built environment catering to a demographic falling within such a narrow spectrum does not support socio-economic equity among the general populous.
- c) Yakima's built environment has not resulted in an accurate reflection of what citizens want or desire, but a representation of piecemeal, reactive planning; thusly resulting in a rift in the social fabric held together by the City's citizens, and the urban landscape in which they live.

As Western Washington University student with a concentration in Urban Planning & Environmental Policy, and minor in Sustainable Design, I have to learn guiding principles in the disciplines I have just mentioned. Having sat in on planning meetings before, I am aware and understanding of the difficulties, roadblocks, and unrest involved with the Planning & Policy development process. That being said, I am aware of Bellingham's need to expand its assimilative capacity, to comfortably accommodate future growth. Concurrently however, I am aware of the importance of preserving the character of a City which makes it unique.

As a resident of the York Neighborhood, I am in favor of the YNA's proposal to rezone Area 9 of the York Neighborhood. By down-zoning Area 9 from 1000 sq. ft./unit to 3000 sq. ft./unit, the City would be discouraging property owners with multiple properties from demolishing existing historic structures, and replacing them with dull, bare office buildings. I feel Area 9 of the York Neighborhood is an inappropriate location to accommodate future growth. I personally feel that proposals for future multi-family infill in areas 1, 2, and 8 would more appropriately suit the York Neighborhood.

I strongly urge the Planning Commission to support the YNA's Area 9 rezone proposal because it:

- a) is complies with Washington State's support of historic preservation and creation of historic districts of 2009-2013;
- b) the State's Growth Management Act; advocating the preservation of existing housing stock; and
- c) the City of Bellingham's Comprehensive Plan, which advocates the restoration of historically and architecturally significant homes in need of repair.

The YNA is devoted to its residents, and the greater Bellingham community. I'm delighted to share my voice and opinion with the Planning Commission, and hope that my message as well as other York Neighborhood residents' messages reflect our dedication to our community, and the City as a whole.

Thank you for your time,

Sincerely,

Eric Johnson

Huxley College of the Environment
Western Washington University
509.945.9832



eric baumgarten
<ACE98@comcast.net>
08/08/2010 06:06 PM

To planningcommission@cob.org
cc
bcc
Subject York Neighborhood Proposed Rezone of Area 9

Dear Planning Commission Members,

A million eloquent words have been written and spoken on behalf of the York Neighborhood's proposal to rezone area 9. They represent many hours of thoughtful and dedicated collaboration. Thank you for the time you have dedicated to considering these arguments. I am a 22 year York resident and I, too, am in support of this proposal. To be brief, I will speak to the points I see most important to this decision; specifically, historic preservation and sustainability.

I feel strongly that the greater community has expressed, in too many ways to list here, its appreciation for and commitment to preserving Bellingham's heritage. The row of gabled rooftops one sees when looking east from areas downtown have been the face of Bellingham for over a hundred years. These buildings (in area 9), a single block, , will never be built that way again. Whatever is built in their place will be inferior historically and structurally, no matter how carefully we plan.

My daughter loves our old house, with all of its broken plaster and funk. She sees the value in bringing the old with us into the future. So, I say, save what precious housing stock we have left for the sake of history, pride and heritage. Make strong what we already possess, and leave the patches of old to tell their proud stories to our children. The planet will thank us.

Carolyn Mulder
1535 Grant Sreet



*Sehome Neighborhood Association
c/o Charles R. Dyer, President
808 East Maple Street
Bellingham, WA 98225-5225*

August 8, 2010

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

Dear Planning Commission Members:

At its meeting on Tuesday, August 3, 2010, the Board of Directors of the Sehome Neighborhood Association voted to support the York Neighborhood Association's proposal for a rezone of Area 9 (Ellis Street) to the density of 3,000 sq. ft. per unit. This reduction in density, from the current 1,000 sq. ft. per unit, is intended to help preserve the historic housing stock on Ellis Street and prevent future bulldozing of this section of the neighborhood to be replaced with four-story apartment or office complexes.

We urge the Planning Commission to support the York Neighborhood Association's Area 9 rezone proposal because it: (a) is consistent with Washington State's support of historic preservation and creation of historic districts; (b) is consistent with Washington State's Growth Management Act, which encourages the preservation of existing housing stock; and (c) is consistent with the City of Bellingham's Comprehensive Plan, which encourages revitalization of historically and architecturally significant homes in deteriorated condition.

Area 9, Ellis Street, consists mostly of beautiful homes with significant historic value, many of which have the same fine features found in the Sehome Historic District, just a couple blocks away. Our Association viewed Anne Mackie's slide show presentation of the Ellis Street homes at our May 25, 2010, general membership meeting. Our members were greatly impressed by the architectural character and historic significance they display, and there was a general consensus that they should be preserved. We also support the York Neighborhood's efforts to limit most infill in its historic areas to well-planned and design-reviewed projects, such as those that will be brought about by the Samish Way Urban Village, rather than remove beautiful existing structures. We feel the same with regard to our own neighborhood.

Planning Commission, City of Bellingham, August 8, 2010, p. 2.

As nearby residents, we also are greatly concerned about the extra parking and traffic hassles that overdevelopment along Ellis Street would bring. With a main arterial route without parking in front and a narrow alley in back, Area 9 is not a good location for four-story apartment or office complexes. The alley is already busy just from the present load created by the current businesses and residents.

The Sehome Neighborhood Association also approves of the York Neighborhood Association's Area 9 rezone proposal to include a change to allow selected new commercial uses for these historic structures, if they meet design standards to ensure compatibility with the present historic character. This well-thought compromise solution allows present owners to retain commercial viability while keeping these structures appropriate for our neighborhoods.

We applaud the York Neighborhood Association's hard work on its plan amendments. Citizen input such as this is the kind of thing that makes Bellingham a great town.

We respectfully request that the Planning support the York Neighborhood Association's plan amendment for Area 9 (Ellis Street). All six Sehome Neighborhood Association Directors present at its August 3, 2010, meeting voted in favor of sending this letter of support, and all asked that their names be added to the signature. (Three members were out of town.)

With best regards,

Charles Dyer, President

Jean Hamilton, Secretary

Jon Shaughnessey, Treasurer

Julia McLean, MNAC Representative

Edward Crasper, Board Member

Jillian Gallery, Board Member

Cc: Anne Mackie, President, York Neighborhood Association

Sehome Neighborhood Association Board of Directors



Harriet Spanel
<spanel@nas.com>
08/08/2010 09:23 PM

To Charles Dyer <charlesdyer@clearwire.net>, planningcommission@cob.org
cc Ann_Fessenden@ca8.uscourts.gov, Don Keenan <donkeenan777@hotmail.com>, Tim Hostettler <hosnw@juno.com>, Jean Hamilton
bcc
Subject Re: Letter in Support of York Plan Amendment for Area 9 (Ellis Street)

I agree with the letter.. Harriet

At 06:58 PM 8/8/2010, Charles Dyer wrote:
To the Planning Commission, City of Bellingham:

Please include this letter of support for the York Plan Amendment regarding Area 9 (Ellis Street) in your August 17, 2010, deliberations. I have attached a MS Word version and have reprinted it below.

Thank you,

Charles R. Dyer
President, Sehome Neighborhood Association

Sehome Neighborhood Association

c/o Charles R. Dyer, President

808 East Maple Street

Bellingham, WA 98225-5225

August 8, 2010



Kris & Jean Hamilton
<khamilton104@comcast.net
>
08/09/2010 08:33 AM

To Charles Dyer <charlesrdyer@clearwire.net>
cc Jillian Gallery <jilliangallery@gmail.com>, Harriet Spanel
<spanel@nas.com>, Ann_Fessenden@ca8.uscourts.gov,
Tim Hostetler <hosnw@juno.com>,
bcc
Subject Re: Letter in Support of York Plan Amendment for Area 9
(Ellis Street)

Brilliant letter, Charles, thanks so much.
Jean
On Aug 8, 2010, at 6:58 PM, Charles Dyer wrote:

> To the Planning Commission, City of Bellingham:
>
> Please include this letter of support for the York Plan Amendment
> regarding Area 9 (Ellis Street) in your August 17, 2010,
> deliberations. I have attached a MS Word version and have reprinted
> it below.
>
> Thank you,
>
> Charles R. Dyer
> President, Sehome Neighborhood Association
>
>
> *****
> *****
> *****
>
>
>
>
> Sehome Neighborhood Association
> c/o Charles R. Dyer, President
> 808 East Maple Street
> Bellingham, WA 98225-5225
>
> August 8, 2010
>
>
> Planning Commission
> City of Bellingham
> 210 Lottie St.
> Bellingham, WA 98225
>
> Dear Planning Commission Members:
>
> At its meeting on Tuesday, August 3, 2010, the Board of Directors of
> the Sehome Neighborhood Association voted to support the York
> Neighborhood Association's proposal for a rezone of Area 9 (Ellis
> Street) to the density of 3,000 sq. ft. per unit. This reduction in
> density, from the current 1,000 sq. ft. per unit, is intended to help
> preserve the historic housing stock on Ellis Street and prevent future
> bulldozing of this section of the neighborhood to be replaced with
> four-story apartment or office complexes.
>
> We urge the Planning Commission to support the York Neighborhood

> Association's Area 9 rezone proposal because it: (a) is consistent
> with Washington State's support of historic preservation and creation
> of historic districts; (b) is consistent with Washington State's
> Growth Management Act, which encourages the preservation of existing
> housing stock; and (c) is consistent with the City of Bellingham's
> Comprehensive Plan, which encourages revitalization of historically
> and architecturally significant homes in deteriorated condition.

>
> Area 9, Ellis Street, consists mostly of beautiful homes with
> significant historic value, many of which have the same fine features
> found in the Sehome Historic District, just a couple blocks away. Our
> Association viewed Anne Mackie's slide show presentation of the Ellis
> Street homes at our May 25, 2010, general membership meeting. Our
> members were greatly impressed by the architectural character and
> historic significance they display, and there was a general consensus
> that they should be preserved. We also support the York
> Neighborhood's efforts to limit most infill in its historic areas to
> well-planned and design-reviewed projects, such as those that will be
> brought about by the Samish Way Urban Village, rather than remove
> beautiful existing structures. We feel the same with regard to our
> own neighborhood.

>
> As nearby residents, we also are greatly concerned about the extra
> parking and traffic hassles that overdevelopment along Ellis Street
> would bring. With a main arterial route without parking in front and a
> narrow alley in back, Area 9 is not a good location for four-story
> apartment or office complexes. The alley is already busy just from the
> present load created by the current businesses and residents.

>
> The Sehome Neighborhood Association also approves of the York
> Neighborhood Association's Area 9 rezone proposal to include a change
> to allow selected new commercial uses for these historic structures,
> if they meet design standards to ensure compatibility with the present
> historic character. This well-thought compromise solution allows
> present owners to retain commercial viability while keeping these
> structures appropriate for our neighborhoods.

>
> We applaud the York Neighborhood Association's hard work on its plan
> amendments. Citizen input such as this is the kind of thing that
> makes Bellingham a great town.

>
> We respectfully request that the Planning support the York
> Neighborhood Association's plan amendment for Area 9 (Ellis Street).
> All six Sehome Neighborhood Association Directors present at its
> August 3, 2010, meeting voted in favor of sending this letter of
> support, and all asked that their names be added to the signature.
> (Three members were out of town.)

> With best regards,

>
>
>
> Charles Dyer, President

>
> Jean Hamilton, Secretary

>
> Jon Shaughnessey, Treasurer

>
> Julia McLean, MNAC Representative

>
> Edward Crasper, Board Member

>
> Jillian Gallery, Board Member
>
>
> Cc: Anne Mackie, President, York Neighborhood Association
>
> Sehome Neighborhood Association Board of Directors
>
> --
> Charles R. Dyer
> Charles R. Dyer Consulting
> 808 East Maple Street
> Bellingham, WA 98225-5225
> 360-738-6439
> fax 360-738-6439 (call first)
> mobile 360-483-9446
> charlesrdyer@clearwire.net
> www.charlesrdyer.com
>
>
> <Support for York Plan Amendment, to Planning Comm, 8-8-2010.doc>