

Aven, Heather M.

From: noreply@cob.org on behalf of City of Bellingham <noreply@cob.org>
Sent: Monday, May 25, 2020 12:45 PM
To: G.Proj.City View
Subject: Public Comment -Cathleen Cunniff
Attachments: Public Comment - 297.pdf



City of Bellingham

Public Comment

Entry Details

NAME	Cathleen Cunniff
CHOOSE TOPIC	CityView Project
COMMENT	<p>To the City Planning Dept.- In considering the developer's application for the City View Apartments, it would be easy for the City of Bellingham to use the best case scenario to find reasons to approve this application. Best case scenario would look something like this: many families will reside at City View and therefore the development will help with the local housing shortage; that residents will walk and take the bus, and the neighborhood will not be impacted by a huge influx of cars; that if there are students living in the complex, they will keep it to one student per bedroom with no "doubling up"; that the residents will be quiet and that noise will not be a factor; that the neighborhood won't see any increase in crime or traffic problems; that the tree buffers will be an adequate barrier between City View and Nevada Street homes and that Nevada St. residents will not be impacted by light and noise pollution, and a loss of privacy; that the engineering of placing huge multi-story buildings on a steep incline will not cause dangerous landslides and flooding. Yes, that would be the best case scenario. But let's be honest, the best case scenario is NOT the LIKELY SCENARIO. I</p>

believe that the City of Bellingham has an obligation to consider the likely scenario/ negative impacts to the neighborhood, including the worst case scenario. The city must weigh heavily the potential negative impacts and how they will affect the livability of the neighborhood and the experience of the current residents. I am one of those residents, having lived on Nevada Street for decades. My experience matters. The experience of my neighbors matters. How will the addition of City View change the neighborhood? What will it add and what will it take away? It will likely (almost surely) be a college dormitory, despite developers highlighting it as "multi-family". No family I know can afford a 3 bedroom apartment for \$2400 a month or would rent by the bedroom. City View will bring hundreds of students into an area with no services and stores within easy walking distance (try walking up Consolidation with heavy bags of groceries- not going to happen.) Those students are going to bring/use their cars, and there are not enough parking places at City View to hold them. Those cars are going to spill all over the neighborhood. The residents on Nevada Street (right next to City View) are going to lose peace and privacy. There are so many examples of potential negative impacts... What I'm saying doesn't even scratch the surface. Those negative impacts are the LIKELY result of adding City View to the neighborhood. By nature I am an optimist. I tend to see the glass half full and how things can turn out for the good. But in the case of City View, I do not see any up side for those who live in our neighborhood. There might be an up side for the land owner/seller, for the developer and for the future residents of City View. But the cost for those who live in our neighborhood now is too high. As you look over the City View application, please place heavy consideration and attention on the LIKELY effects, and the life experience of those who currently reside on Nevada Street and in the surrounding neighborhood. Our lives and experience matter. Thank you!

EMAIL

cmcunniff@yahoo.com

Aven, Heather M.

From: Ron Houtsma <ronhoutsma@gmail.com>
Sent: Monday, May 25, 2020 1:34 PM
To: G.Proj.City View
Cc: CC - Shared Department; MY - mayorsoffice@cob.org
Subject: City View Proposal

Dear Rick Sepler and Kathy Bell,

I am writing in reference to the City View proposal on the Hawley tract. We still have the same objections to this proposal as the old University Ridge proposal. No matter how a proposal is packaged, it is still a dorm/rooming house in a residential area with one and two story homes. The fact that the main building is 5 1/2 stories in itself is out of character for the area. A case in point is how the Lark is built in an area fitting it's design and usage. I see no value in destroying the look, let alone peace and safety of a residential area by building a monstrosity such as is proposed.

I have noticed in recent years trend towards multi-story buildings being erected in the name of density in Bellingham. I don't question the need for housing, what I do question is the common sense question of "How does this fit in the neighborhood?" and "What value does it bring to the neighborhood?" The answer in this case is that it doesn't fit in and adds no value to it.

If the city is serious about the importance of neighborhoods and the safety and security of their taxpayers, a project like this, in this area would not be permitted. The answer would be NO! This project devalues rather than adds values this well established neighborhood.

I trust that common sense and input from the community will prevail.

Sincerely,
Ron & Diane Houtsma
820 Puget St.
Bellingham

Aven, Heather M.

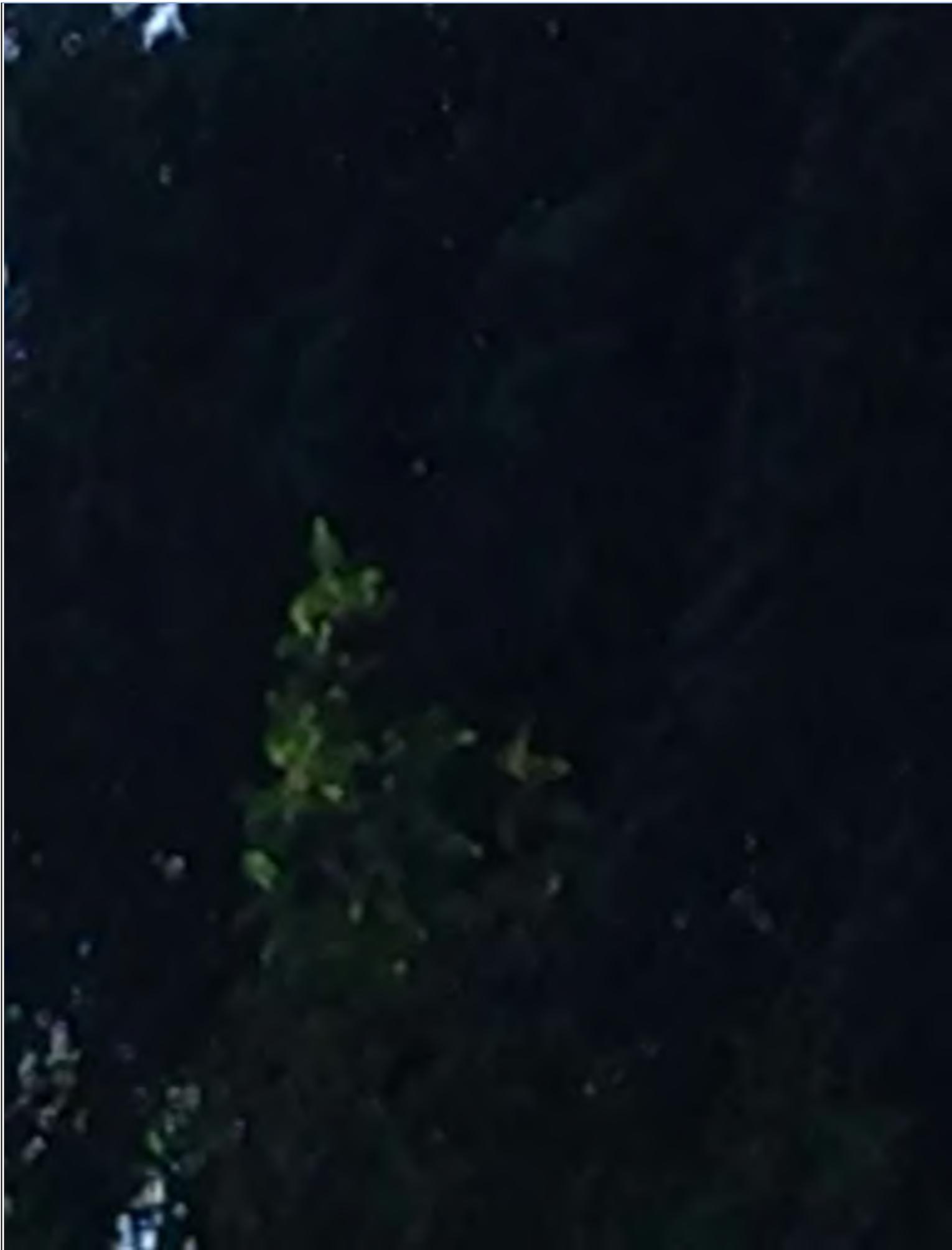
From: Catherine Renaud <tcsd.news@gmail.com>
Sent: Monday, May 25, 2020 4:53 PM
To: G.Proj.City View
Cc: CC - Shared Department; MY - mayorsoffice@cob.org
Subject: Cityview Project

I'm writing today to express my adamant opposition to the prospective Cityview Project in the Hawley Tract of the Puget neighborhood. This huge dormitory style apartment complex is located over 50 feet from the foundations of homes on Nevada St and Marionberry Ct! This proposal is disrespectfully and disproportionately close to the homes of Nevada and is surrounded by a sea of small family homes. 4) Would overly strain fragile neighborhood roadways (despite what the developer's strategically biased traffic study may say) of this neighborhood, community, or anyone but wealthy developer Morgan Bartlett and his Madrona Bay Realty. I understand that Bellingham has an affordable housing crisis and this would be much more appropriate. Please do not let this proposed development destroy the sanctity of the Puget and Samish Neighborhoods in the name of special interest groups. I am a retired RN who worked for Peacehealth for 44 years I live at 4505 Marionberry Court with my adult developmentally disabled son we survive on my social security and my pension who use Nevada street as a thoroughfare to access Lakeway with out going through the lighted intersection as well as the increase local traffic from 200 + new Residents.

Another issue that needs to be addressed are the large number of animals that inhabit this green area. What will happen to them? Wholesale slaughter , or will you or the city care? I have attached a few of the pictures of some of the wild life I have taken over the years. I'm







certain they reflect only a small portion of the actual inhabitants.

Aven, Heather M.

From: Catherine Renaud <tcsd.news@gmail.com>
Sent: Monday, May 25, 2020 4:54 PM
To: CC - Shared Department; G.Proj.City View; MY - mayorsoffice@cob.org
Subject: More pictures





October 12, 2017
5:32 PM

Edit









Aven, Heather M.

From: Catherine Renaud <tcsd.news@gmail.com>
Sent: Monday, May 25, 2020 5:01 PM
To: CC - Shared Department; G.Proj.City View; MY - mayorsoffice@cob.org
Subject: More pictures



















October 12, 2017
5:32 PM

Edit



Aven, Heather M.

From: Catherine Renaud <tcsd.news@gmail.com>
Sent: Monday, May 25, 2020 5:04 PM
To: CC - Shared Department; G.Proj.City View; MY - mayorsoffice@cob.org
Subject: Last picture and my contact info. Catherine Renaud 4405 Marionberry Court Bellingham 98229. 360-319-2176



Aven, Heather M.

From: MY - mayorsoffice@cob.org
Sent: Tuesday, May 26, 2020 1:27 PM
To: G.Proj.City View
Subject: FW: Please do not allow City View to be built

From: Nancy Wopperer <nancywopperer@gmail.com>
Sent: Tuesday, May 26, 2020 10:49 AM
To: Bell, Kathy M. <kbell@cob.org>
Cc: CC - Shared Department <cc@cob.org>; MY - mayorsoffice@cob.org <mayorsoffice@cob.org>
Subject: Please do not allow City View to be built

I Nancy Wopperer reside at 821 Nevada st directly across from where City View wants to go in. Please reconsider and do not let this go in to a single family neighborhood. We are a neighborhood of retirees and young families with children. WE know each other and are all concerned about how this development will change our neighborhood and our lives. The noise and traffic an increase in crime are just a few concerns I have about this development.

This is not the place for a 106 unit complex rented by the bedroom becoming 318 units possibly more by doubling up. They have allowed for 249 parking spaces so where are all those cars are going to park it will be on Nevada St and Consolidation . I will be calling the non emergency police dept when I can not get out of my driveway, or the noise is out of control.

Please to not let City View move into a single family neighborhood. It would be fine to have more single family homes or duplexes going in NOT CITY VIEW .

Thank you for your time

Nancy Wopperer

Aven, Heather M.

From: Bryan Brink <bbrink730@gmail.com>
Sent: Tuesday, May 26, 2020 5:16 PM
To: G.Proj.City View
Cc: CC - Shared Department; MY - mayorsoffice@cob.org
Subject: CityView proposal

Dear Mr. Sepler and Ms. Bell,

The City View proposal is a project that is inappropriate for the neighborhood on many fronts. Puget Neighborhood is currently mostly single family homes with a few small apartment complexes that reside closer to commercial property. This project is an unwanted giant towering over the neighborhood. It is not affordable housing which is desperately needed in Bellingham. Increased traffic will likely call for a stoplight for turning west onto Lakeway or traffic choosing to drive through the Whole Foods parking lot. Homes above Puget Street experience springs of flowing water as it descends the steep hill. What underground springs are on that hillside to be developed? This project will likely decrease property values in the immediate surrounding neighborhood.

Just as University Ridge was not a good fit for Puget Neighborhood, neither is CityView.

Thank you for your consideration.

Respectfully submitted,

Bryan Brink and Jeanine Bushue
824 Queen Street
Bellingham, WA 98229

Aven, Heather M.

From: Beth Sherry <eesherry23@yahoo.com>
Sent: Tuesday, May 26, 2020 7:04 PM
To: G.Proj.City View
Cc: CC - Shared Department; MY - mayorsoffice@cob.org
Subject: Concerns about CityView Project

Dear Mr. Rick Sepler and Ms. Kathy Bell—

We live at 805 Salmonberry Lane, which is an 8-house cul-de-sac off of Consolidation Avenue, and we are opposed to the CityView project for the following reasons:

We are concerned about getting safely across Consolidation to our mailbox with the current traffic in the area. Younger people have a tendency to be unaware that pedestrians have the right-of-way in an intersection, and with this project a minimum of over 300 tenants will be added.

This project is geared to non-poverty students, and most will have cars. After the project's parking lot is full the limited parking in our neighborhood would be taken up by these new tenants. This will make it challenging for any guests that we might have to find parking.

There would be increased traffic noise and no doubt weekend party noise with this project, which will adversely affect our enjoyment of our home.

We are not opposed to building. What we object to is the fact that this project is not single family dwellings. This is a neighborhood of houses, and we want it to remain that way.

Sincerely,
George and Elizabeth Sherry

[Sent from Yahoo Mail for iPhone](#)

Aven, Heather M.

From: Tresa Mariotto <mariocart85@gmail.com>
Sent: Wednesday, May 27, 2020 6:19 AM
To: CC - Shared Department; MY - mayorsoffice@cob.org; G.Proj.City View
Subject: Renters and garbage

We already have enough garbage to walk by on a daily basis







Sent from my iPhone

Aven, Heather M.

From: MY - mayorsoffice@cob.org
Sent: Wednesday, May 27, 2020 11:07 AM
To: G.Proj.City View
Subject: FW: Mr. Rick Sepler and Ms. Kathy Bell, Bellingham Planning Department re: CityView project

From: Carole <carole.osier@comcast.net>
Sent: Wednesday, May 27, 2020 11:03 AM
To: planning@cob.com
Cc: MY - mayorsoffice@cob.org <mayorsoffice@cob.org>; CC - Shared Department <cc@cob.org>
Subject: Mr. Rick Sepler and Ms. Kathy Bell, Bellingham Planning Department re: CityView project

Friends,

With a background as a Real Estate Broker and also in land development and construction I feel obliged to comment on the proposed "CityView" Development.

To put it as simply as I can, any unit that is built with three bedrooms, each with attached bath, is plainly NOT for a single family.

This is obviously planned as a college dormitory, and as such should be denied approval to build on this site.

Very Truly Yours,

Lynn H Osier
1213 Puget St
360 676 1586

Aven, Heather M.

From: MY - mayorsoffice@cob.org
Sent: Wednesday, May 27, 2020 3:48 PM
To: G.Proj.City View
Subject: FW: City View Development

-----Original Message-----

From: mhunter54@gmail.com <mhunter54@gmail.com>
Sent: Wednesday, May 27, 2020 1:25 PM
To: MY - mayorsoffice@cob.org <mayorsoffice@cob.org>
Cc: CC - Shared Department <cc@cob.org>
Subject: City View Development

To Mr. Rick Sepler and Ms. Kathy Bell
Bellingham Planning Department

I am writing to you to add my voice to those opposing the proposed City View Development at the site of the Hawley Tract. I have lived on the hill in the Puget neighborhood since 2003 and have witnessed first hand the water that runs off this hill continuously above and below ground to the west and north. For this reason alone, I can not comprehend how such a steep slope is appropriate for a building of this magnitude. If I were a homeowner below this project I would be more than concerned.

This development would loom like an albatross on Samish Ridge, destroying the current flow of forested hills and homes that frame our city view to the East.

The homeowners living below this development would be subject to large increases in traffic and lacking the infrastructure to do so. These streets are small in width and residents use both sides for overflow parking. Children play in these streets, largely an area of single family homes.

In my view, City View should not be considered multi family. Nor should it be considered affordable housing (currently projected at 3 x \$800/month=2400/month) which is in short supply already in our community. This is clearly dorm style/rooming house rentals. There is nothing about this project that would appeal to families or seniors. The resulting noise, impacts and congestion that this project will create, both during construction and after cannot be understated. We, the people of the Puget and Samish communities deserve better. We are Doctors, nurses, teachers, realtors, construction managers, etc....working professionals and stay at home moms who have invested in our community for decades. Many of us are now retired. We count on you, the planning department, to be our voice and put the best interest of our homes, our investments and the very qualities that make our city unique, ahead of the interest of out of state investors, who clearly have nothing but profit to gain at our expense. If we must build on this tract, let's continue to develop more single family homes and duplexes, in keeping with the current development of the surrounding neighborhood. Let's give more families who actually live in Bellingham the opportunity to realize the dream of affordable home ownership. Thank you for being our advocates and for putting our community first.

Sincerely,
Marjorie Hunter
Sent from my iPad

May 26, 2020

Bellingham Planning Department
210 Lottie Street
Bellingham, WA 98225

SUBJECT: Opposition to the CityView Development in the Puget Neighborhood

Dear Mr. Rick Sepler and Ms. Kathy Bell,

We moved to Puget neighborhood over 16 years ago and have seen the impact of additional development in the area. We are writing to oppose the proposed development of the CityView complex. We believe that this development will significantly increase traffic and land erosion, and reduce safety for the families that live in the Puget neighborhood.

1. **Traffic:** There is a large apartment complex on Consolidation Avenue, on one side of the street and single-family homes on the opposite side. Currently, there are many cars parked on Consolidation Avenue which reduces the available space for cars driving on the street. When cars are parked on the street, there is not enough room for two cars travelling in opposite directions on Consolidation Avenue, and one car has to pull off to the side for the other car to pass safely. With the development of the CityView complex, the additional vehicles could inundate Consolidation Avenue with heavy traffic from people driving to get to Lincoln Street and beyond. The increased number of cars parked on Consolidation Avenue could increase the difficulty navigating safely on the street, especially during busy travel times.
2. **Land Erosion:** With the number days of rain Bellingham, and especially during the days when the rain is heavy, we can see the water run down from the hill and actually move the rocks onto the street. The development of the CityView complex could increase soil erosion due to the steep slope geography of the land, and cause flooding and land erosion for nearby homes.
3. **Safety:** We have been the victim of stolen mail, and had to install a mailbox with a lock. We also have seen people walk through our backyard as a shortcut to get to Barron Street. In addition, there has been an attempt to break our neighbor's window, and built a fence around their home to attempt to deter crime. With an estimated 300+ renters living in the CityView complex, this could increase the crime rate in the neighborhood and number of people trespassing on others' properties as shortcuts to get to their destination quicker due to the location and access to their apartment. Renters can be short term residents and can move in and leave quickly. As a current resident of the Puget community, we do not feel safe living near renters that moves frequently, especially when we do not know their situation. We have the right to live in a safe environment with our family.

Lastly, Bellingham has seen an explosion of new apartment complexes recently. Is there really a need for the development of more apartments? We do not want to be the victims of increased traffic, land erosion and reduced safety just for one company's profit.

We are requesting you, as City Planners, to REJECT the proposed CityView development, and provide us and the families within the Puget neighborhood a safe community. Thank you.

Sincerely,

Joni Wei