

RECEIVED

Re: Development of 4413 Consolidation Ave

MAY 07 2020

From:

Taimi Dunn Gorman

1011 Queen St

Bellingham, WA 98229

[taimi@gormanpublicity.com](mailto:taimi@gormanpublicity.com)

360 201-8884

City of Bellingham  
Planning & Community Development

I am writing to offer my comments on the proposed development of a large apartment complex in my neighborhood.

Other groups have attempted to build on this land but withdrew their proposals. But the same problems that existed then exist now.

- 1) **Parking.** Although the project claims to create more parking spaces than required by the city, 249 vehicle spaces for 106 3-bed units is not nearly enough. By taking a drive around the area, it's obvious to see that every apartment complex causes parking overflow into the nearby streets. An example of this may be viewed on nearby Blueberry Lane, where both sides of the street are crowded with student cars due to lack of onsite apartment parking. 318 bedrooms likely means 318 cars, and although the project claims to be open to other occupants besides students, the buildings are a few blocks from the WWU park and ride, and students will be the major tenants.
- 2) **Residential Area.** Nevada Street is an area with nicely kept up single family homes. People have invested everything they own into living in a quiet neighborhood without expecting that a large "dorm" complex was going to be built in their backyard.
- 3) **Traffic.** Studies of the traffic increase on Consolidation and Nevada Streets confirm that these residential areas will be subject to more cars driving through the neighborhood. Children play ball in these streets and pets walk. The nature of this area will be forever changed.
- 4) **Noise.** Students are notorious for making noise all times of the day and night. This very quiet area will be subject to late night arrivals when the bars close, conversations in the parking lots and deck gatherings.
- 5) **Litter.** A trip around the side streets is all one needs to compare the litter level of the apartment occupants to the clean, kept up sidewalks and streets of the residential neighborhood.
- 6) **Views.** Neighbors on Puget St above the complex will have a view of these multi-story buildings and all-night parking lot lights. The homes on this street are expensive and single family. They didn't buy into this area assuming they would be looking down at a "dorm".
- 7) **Wildlife.** The forest torn down for this apartment is home to hundreds of small animals and birds. There are few wild places left for them in our growing city.

In closing, I would like to add that I was a student at WWU from 1973 to 1977. At that time, only about 50% of us owned cars. That has changed. There were also specific neighborhoods where students lived, and residential areas where families could live without the noise that accompanied the student population. When we bought our home on Queen St., we were attempting to live in a single-family area. This development brings multi-unit challenges and traffic just down the street from us.

I request the City of Bellingham deny this project and that the land be rezoned single family in keeping with the neighborhood around it.

Thank you

A handwritten signature in black ink, appearing to read 'TDG' followed by a long horizontal stroke.

Taimi Dunn Gorman

**Aven, Heather M.**

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**From:** noreply@cob.org on behalf of City of Bellingham <noreply@cob.org>  
**Sent:** Thursday, May 7, 2020 4:08 AM  
**To:** G.Proj.City View  
**Subject:** Public Comment -Erin Chervenock-Johnson  
**Attachments:** Public Comment - 180.pdf



# City of Bellingham

## Public Comment

### Entry Details

<b>NAME</b>	Erin Chervenock-Johnson
<b>CHOOSE TOPIC</b>	CityView Project
<b>COMMENT</b>	Regarding the proposed 4413 consolidation, I am absolutely opposed to this project. This area is all single home residential, with many young families, small unlined streets with no sidewalks, and children that have been safe to ride their bikes in the neighborhood. We see many deer and other gentle wildlife from the greenbelt. This project absolutely destroys all of that. I am absolutely opposed to this project.
<b>EMAIL</b>	echervenock@gmail.com

**Aven, Heather M.**

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**From:** noreply@cob.org on behalf of City of Bellingham <noreply@cob.org>  
**Sent:** Thursday, May 7, 2020 7:59 AM  
**To:** G.Proj.City View  
**Subject:** Public Comment -Bill Green  
**Attachments:** Public Comment - 181.pdf



# City of Bellingham

## Public Comment

### Entry Details

<b>NAME</b>	Bill Green
<b>CHOOSE TOPIC</b>	CityView Project
<b>COMMENT</b>	This project will destroy a neighborhood. It should not be approved. The city should not be considering this now, and should especially not be trying to rush this through without a public meeting.
<b>EMAIL</b>	wdkg@wdkg.org

**Aven, Heather M.**

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**From:** noreply@cob.org on behalf of City of Bellingham <noreply@cob.org>  
**Sent:** Thursday, May 7, 2020 10:22 AM  
**To:** G.Proj.City View  
**Subject:** Public Comment -nancy woppereer  
**Attachments:** Public Comment - 182.pdf



# City of Bellingham

## Public Comment

### Entry Details

<b>NAME</b>	nancy woppereer
<b>CHOOSE TOPIC</b>	CityView Project
<b>COMMENT</b>	<p>Please do not let city view a 106 3-bed units go into a family neighborhood. this is not the place for this to be built.</p> <p>The parking spaces planned at 249 is not enough so cars will be parked on both sides of Nevada and on Consolidation which will not be safe for the neighborhood children playing in there own yards or owners backing out of there driveways. Stop city view from building in a family neighborhood.</p>
<b>EMAIL</b>	nancywopperer@gmail.com

**Aven, Heather M.**

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**From:** noreply@cob.org on behalf of City of Bellingham <noreply@cob.org>  
**Sent:** Thursday, May 7, 2020 1:07 PM  
**To:** G.Proj.City View  
**Subject:** Public Comment -Charles Marcks  
**Attachments:** Public Comment - 183.pdf; CityView Dormitory Complex.jpg



# City of Bellingham

## Public Comment

### Entry Details

<b>NAME</b>	Charles Marcks
<b>CHOOSE TOPIC</b>	CityView Project
<b>COMMENT</b>	<p>Please carefully consider how this project will impact all the quiet single family residences that surround it. Aside from placing monstrous apartment buildings in the middle of houses (creating a "cliff" of buildings), it will bring an enormous amount of additional traffic deep into a residential area, for which the streets were not originally designed. I live on 41st Street (off of Consolidation), so I am deeply concerned that there will daily be hundreds of cars that would be driving up and down Consolidation to get to this complex. Because of all the cars that already park directly on Consolidation, you generally have to pull to the side to let another car drive the opposite direction (if you have not driven up Consolidation, I HIGHLY recommend you do so to get a feel for this safety issue).</p> <p>I imagine someone has already forwarded the attached "homemade" photoshop rendition of the project, but please take a look at it and think about if this was your own backyard, view from your bedroom, street that you lived on that will now have all this additional traffic etc. - thank you so much for</p>

your consideration of our quiet little neighborhood  
and your help to Bellingham's residents!

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**FILES**

CityView Dormitory Complex.jpg

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**EMAIL**

cm.bhm.wa@gmail.com

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**Aven, Heather M.**

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**From:** noreply@cob.org on behalf of City of Bellingham <noreply@cob.org>  
**Sent:** Thursday, May 7, 2020 4:00 PM  
**To:** G.Proj.City View  
**Subject:** Public Comment -Kristine Rex  
**Attachments:** Public Comment - 184.pdf



# City of Bellingham

## Public Comment

### Entry Details

<b>NAME</b>	Kristine Rex
<b>CHOOSE TOPIC</b>	CityView Project
<b>COMMENT</b>	<p>I am not in favor of the CityView Project. If this 3-building, 318 bedroom student dormitory complex with only 249 parking spaces for most likely 300+ college student renters with cars will create huge amounts of traffic and parking problems that will affect Consolidation and Nevada not to mention the neighboring streets that are not built for that kind of traffic volume or congestion. With only one entrance and exit onto the streets around the CityView project there is really now way the streets around the project could handle all the volume this would generate. Please do not allow this project to go forward as is.</p>
<b>EMAIL</b>	krisr279@yahoo.com

May 7, 2020

To Whom It May Concern,

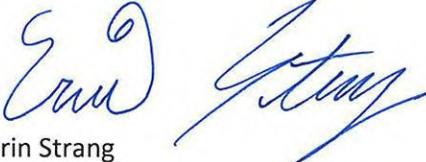
I am a homeowner in the Puget Neighborhood, and in the six years since we bought our home on Blueberry Lane, I've watched the neighborhood slowly morph from being filled with single families, to the equivalent of an off campus dormitory. What had been single family homes on my cul-de-sac are now almost all rentals where rent is charged by the room. While I would like to tell you all of this has devalued my property, the sad fact is that the property value has actually increased as a result of the demand for single family homes that are then turned into rent-by-the-room short-term student rentals. The reality, however, is that it's only our quality of life that has gone down. We have gone from having friends and knowing our neighbors to having them change out every semester or so. There are many downsides associated with these changes to the neighborhood:

- In the past 6 years, my son went from having other kids in the neighborhood to play with to being alone, as more and more houses rent to Western students.
- We can't let him play on the sidewalk of our cul-de-sac anymore, because the Western students drive far too fast and aren't looking out for kids.
- There is no longer any street parking at all on my street. Many lawns have been turned into unofficial parking spots, because houses rent by the room.
- Driving on Blueberry Lane has become difficult, because what had been a two-way road is now reduced to an unofficial one-way road due to all the cars parked on both sides of the street. I've nearly had several head-on collisions with college students who were driving too fast and not watching where they are going.
- Our cars have been burgled several times, and we have to take care to not leave anything valuable out in our cars or people will break in to get it, despite our security system.
- People dump old furniture and couches every year when the Western semester ends – there is currently a dresser dumped by the mailboxes on Blueberry Ln.

The CityView Project will do nothing for the City – its only purpose is to serve as an off-campus dormitory, much as the Lark complex on Lincoln does. I believe that this project will ruin what is left of our neighborhood's character, and runs contrary to Policy LU-4 and Policy LU-8 of the Bellingham Comprehensive Plan. You cannot allow this project to move forward, or those of us last remaining legal homeowners will flee the area. If this trend continues, the neighborhood will turn into the next Texas Street, and no one wants that.

Please preserve the integrity of the Puget Neighborhood and deny this project.

Sincerely,

  
Erin Strang

**Aven, Heather M.**

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**From:** noreply@cob.org on behalf of City of Bellingham <noreply@cob.org>  
**Sent:** Thursday, May 7, 2020 6:39 PM  
**To:** G.Proj.City View  
**Subject:** Public Comment -Ian Strang  
**Attachments:** Public Comment - 186.pdf



# City of Bellingham

## Public Comment

### Entry Details

<b>NAME</b>	Ian Strang
<b>CHOOSE TOPIC</b>	CityView Project
<b>COMMENT</b>	<p>To whom it may concern,</p> <p>I own a home in the Puget Neighborhood. In the last 6 years that I've lived here I've watched the neighborhood change from single family homes, into college rentals, with students stacked in paying by the room rates. This leads to a lot of problems. I've watched my son go from playing with his neighbors, to having no friends to play with. The crime in the neighborhood has increased. Our vehicles are frequently broken into, we have had lots of people jumping our fences to try to break into our shed. Not only has the crime increased, so has traffic. Our street is now effectively a one-way street due to the room by rent housing and over population. The students drive far too fast in the area, making the cul-de-sac and sidewalks dangerous. We've already had several close calls on simple walks to the mailbox. We've had lots of incidences of parties getting out of hand, trashing the street and sidewalk, people sleeping in cars, etc. We know every semester is over by the amount of abandoned furniture left out in the rain with a dripping "free" sign on it. Adding a</p>

huge complex will just add to the issues, making the neighborhood more like a Greek Row than a family neighborhood.

CityView Project will do nothing to help Bellingham. It will just force the Puget Neighborhood to finally turn into an extension of WWU campus. Its sole purpose is to be a dormitory. It also should be noted that the project contradicts the Bellingham Comprehensive Plan Policies LU-4 and LU-8. Allowing the project will force this neighborhood to lose the last of its homeowner/residents, and turning a beautiful neighborhood into another area waiting to be trashed by the next semesters students.

Please deny this project and preserve the integrity of the Puget Neighborhood.

Thank you,

Ian Strang  
Homeowner/Resident in the Puget Neighborhood

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EMAIL

ryderak@gmail.com

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**Aven, Heather M.**

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**From:** noreply@cob.org on behalf of City of Bellingham <noreply@cob.org>  
**Sent:** Thursday, May 7, 2020 6:56 PM  
**To:** G.Proj.City View  
**Subject:** Public Comment -Oliver Strang  
**Attachments:** Public Comment - 187.pdf



## City of Bellingham

### Public Comment

### Entry Details

<b>NAME</b>	Oliver Strang
<b>CHOOSE TOPIC</b>	CityView Project
<b>COMMENT</b>	<p>Hello,</p> <p>My name is Oliver Strang and I am an 11 year old who lives on Blueberry Lane in the Puget Neighborhood. I'm asking you to reject the CityView project. It will hurt me and my family.</p> <p>Taking out a bunch of green space near my home is really hurtful, because I love the green space near our house. I love looking at the trees near our house when I wake up, and taking that away is like taking away a part of me. Sometimes we need nature, and I've especially needed nature now during this period of coronavirus.</p> <p>I like to ride my bike, but my cul-de-sac is too busy with traffic from Western students who live in houses by my house, so my mom and dad have to ride with me for safety. I can't even play in my neighborhood because the traffic is so bad. It's just too busy. I have almost been hit by a car on several occasions, and I'm scared to ride my bike or walk the dog alone. The traffic on our street is really, really bad, and I'm afraid</p>

it will get much worse because of this project.

I appreciate you listening, and thank you for doing what you can to preserve our neighborhood.

Thank you,

Oliver Strang

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**EMAIL**

[oliverstrang@gmail.com](mailto:oliverstrang@gmail.com)

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**Aven, Heather M.**

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**From:** noreply@cob.org on behalf of City of Bellingham <noreply@cob.org>  
**Sent:** Thursday, May 7, 2020 7:50 PM  
**To:** G.Proj.City View  
**Subject:** Public Comment -Alison Costanza  
**Attachments:** Public Comment - 188.pdf



## City of Bellingham

### Public Comment

### Entry Details

<b>NAME</b>	Alison Costanza
<b>CHOOSE TOPIC</b>	CityView Project
<b>COMMENT</b>	<p>As a homeowner a few blocks from this proposed development, I am concerned about the traffic implications of adding an apartment complex with 249 parking spaces to a mostly single family neighborhood. In the almost 18 years of living here I have seen nearby homes become rentals and an apartment complex built (at the corner of Ashley and Byron Streets), both of which generally do not provide enough parking to meet demand. This has led to illegal street parking. Often at the end/beginning of the day there are vehicles parked at the intersection of my street, making it hard to see traffic. From what I understand, the traffic study was conducted last June after school was out. This means that trips by school buses and parents, and by WWU students renting houses nearby, were not counted to the amount that they would have a month before.</p> <p>Thank you for considering these concerns, Alison Costanza 206 Jerome Street</p>

EMAIL

AlisonCstnz@aol.com

**Aven, Heather M.**

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**From:** noreply@cob.org on behalf of City of Bellingham <noreply@cob.org>  
**Sent:** Thursday, May 7, 2020 8:46 PM  
**To:** G.Proj.City View  
**Subject:** Public Comment -Cindy Clark  
**Attachments:** Public Comment - 189.pdf



# City of Bellingham

## Public Comment

### Entry Details

<b>NAME</b>	Cindy Clark
<b>CHOOSE TOPIC</b>	CityView Project
<b>COMMENT</b>	<p>As a long-term Bellingham resident, mother of 5th generation Whatcom County natives and local Realtor, I want to express my strong opposition to the CityView Project. Clearly this proposed project does not benefit the current neighborhood and is a detriment to the community residents. I, too, am not in favor of the use of this parcel of land in such a manner. Cottage style homes and other creative single family home styles would offer continuity &amp; neighborhood integrity. A project of this nature is not well suited in this location and I urge you to deny the permit.</p>
<b>EMAIL</b>	cindyclark@windermere.com



## Page 1

The proposed CityView project will be a **six-story monolith** placed directly behind nine residential homes and surrounded by over a 150 single family dwellings. It would be located nearly **a mile from the nearest retail store** and **a half of a mile to the nearest bus stop**. Currently, the Puget Neighborhood is an eclectic collection of individuals of all ages and nationalities. People on a walk stop to visit. On a sunny, the sounds of playing children fill the air, yet it is a peaceful, quiet and serene environment. The CityView project will destroy that. For **548 consecutive days**, the sound of kids laughing will be replaced with the **screech** of power saws. The chirping birds will be over powered by the **banging** of hammers and conversations between neighbors will be drowned out by the **roar** of dump trucks and construction equipment.



## Page 2

The photographs demonstrate how out of scale this project is for the Puget Neighborhood. The apartments are designed to house students and Young Professionals in dorm like rooms. You could logically assume that for nine months, while Western Washington University is in session, that from Monday to Friday up to **338** people will depart their dorm, for **work** or **school**. And, that for seven days a week, some will **travel to grocery stores, dentist appointments, trips to the movies and yoga classes**. A few might carpool and a some might hike to their destination. In reality most will drive.



## Page 3

In Bellingham, it **rains or snows**, on average, **158 days a year**. The nearest bus stop is at the base of a steep hill; half a mile from the compound. Fred Meyer's is .7 miles away and it is a **42-minute hike to Western Washington University**.

Can you visualize **338** young professionals, or students, hiking through a heavy rain, on a dark, cold morning with a biting wind coming down out of the Frazier Valley, to get on a bus that will take them to work or school. And then, on the way home, to hike back up the steep hill. It's like climbing 15 stories, over 158'. With a **soggy bag of groceries** or a **backpack stuffed with books**...that seems **highly unlikely**. Most of the **338** will be driving their own vehicles.

**Would you allow a six story factory with 338 employees to be constructed in the middle of a quiet residential neighbor hood?**

Number of Beds	318	
Bed % with 2 People*	12%	*Not everyone sleeps alone
Number Residents @ 100% Occupancy	356	
Average Occupancy Rate*	95%	*Comprehensive Housing Market survey, March 2017, page 10
Total Occupancy	338	
% With Vehicles	67%	
Number of Cars	246	
Average # Trips: weekday*	76%	*Work, school, visitors, shopping, deliveries (UPS, pizza, ETC) and recreation
TOTAL Number of Trips*	374	* 187 coming & 187 going

## Page 4

Their primary route will be up and down Consolidation. When you consider guests and deliveries, there will be over **374 trips** up or down most days. From the photographs, you can see the **street is not equipped** to handle several hundreds more vehicles per day. For that matter, it is ill equipped to handle today's traffic. All the way down Consolidation, when a vehicle is parked on the northside of the road and another on the south side, you have to find a spot to pull over to let traffic pass. At the entrance to the dorms, on the corner of **Nevada and Consolidation**, the street is **only 24' wide**.



## Page 5

As the street exists now, there is **no way** a large construction vehicle and automobile can use the road at the same time. When completed, the additional hundreds of vehicle trips per day will turn a residential street into a road **funneling heavy traffic** onto the **Lakeway/Lincoln corridor** and into the **crowded Seahome area**.



## Page 6

Already, trying to make a left turn from **E Maple to Lincoln** and from **Nevada to Lakeway**, from 3pm to 6pm, is **a challenge that borders on impossibility**. Since the Maple Park Apartments started charging \$40 a month for parking, in the evenings and on weekends when school is in session, every parking space from Lincoln to Blueberry Lane (occasionally to 43<sup>rd</sup>) is taken.



## Page 7

Twenty-eight feet is the minimum width for a two-lane residential street. Up to 35' is recommended for heavy traffic. The cost of bringing **246** drivers into a neighborhood of single-family residents goes beyond the **destruction of the character of the neighborhood**. The **dollar cost** for the **citizens of Bellingham** for infrastructure will be in the **millions**.

Will the contractor pay to widen Consolidation before starting work on the project? Is Madrona Bay planning to pay for stoplights at Lincoln and E Maple, and at Nevada and Lakeway? **Will they pay** to upgrade Consolidation to handle the volume of traffic created by the **338 occupants** at CityView? Or are the taxpayers of Bellingham responsible?



8:16 48%

GOOGLE

how wide is an average Street

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29 Foot Width

35 Foot Width

Some standards do stand out as reasonable minimums. For emergency access, 20 feet is commonly accepted as a minimum width for two way traffic. In addition, eight feet is necessary for on **street** parking. Therefore, 28 feet is a widely accepted minimum curb face to curb face neighborhood **street** width. Sep 24, 2013

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24'



**I thought our goal is to create 7 urban villages that would reduce traffic by locating dense population centers at transportation and retail centers. If completed, this project will add hundreds of drivers to plug our roads, cost our city millions of dollars in infrastructure and destroy the quality of life in the Puget neighborhood.**

**On a dark winter's night, when a family of four is killed trying to make a left turn onto Lake Way, or on a morning before sunrise, when a car, rushing to school or work, hits a group of kids dressed in black, waiting for the school bus at the corner of Ashley and Consolidation, are we going to say it was worth it to place **338** students and young professionals on a hill in the middle of a residential neighborhood?**



**FOR SALE**

**5.5+/- ACRES**  
SMALLER PADS AVAILABLE

PLANNED COMMERCIAL ZONING

RETAIL OR OFFICE

MULTI FAMILY  
(WITH CONDITIONS)

LANGSTANMGMT@GMAIL.COM  
360.920.1187

This development belongs in the center of one of the **seven urban villages**. There is **property for sale** at the bottom of the hill on Lakeway. Near Fred Meyer, and where there is a bus stop at the front door and with a supermarket across the street.

Fixing Consolidation will cost between **\$2,500,000** and **\$3,750,000** to upgrade and handle the additional traffic. Stoplights will add another **\$500,000** to **\$1,000,000**.

It might be a little more expensive for the developer, but it will be far less expensive and better for all **Bellingham taxpayers**, if the developer relocates to a more suitable location. There is no need to **destroy the quality of life** for the residents of the Puget Neighborhood, spend a massive amount of taxpayer money and further gridlock our streets, just to satisfy a **developer 's greed**.

8:11 71%

GOOGLE

how much does it cost per mile

ALL SHOPPING IMAGES NEWS VIDEOS

Construct a new **2-lane** undivided road – about \$2 million to \$3 million **per mile** in rural areas, about \$3 million to \$5 million in urban areas. Construct a new **4-lane** highway – \$4 million to \$6 million **per mile** in rural and suburban areas, \$8 million to \$10 million **per mile** in urban areas. Apr 26, 2019

<https://www.artba.org> · about · faq

Road Access to Lincoln from CityView			
	Distance	3 Million	5 million
E Maple	0.05	\$ 150,000	\$ 250,000
Ashley	0.10	\$ 300,000	\$ 500,000
Consolidation	0.60	\$ 1,800,000	\$ 3,000,000
	<b>0.75</b>	<b>\$ 2,250,000</b>	<b>\$ 3,750,000</b>

7:56 73%

GOOGLE

how much does it cost to put ir

ALL SHOPPING IMAGES NEWS VIDEOS

It costs the taxpayer **\$250,000** to **\$500,000** to purchase and **install** a **traffic signal**. Electric bills and routine maintenance amount to about **\$8,000** a year.

<https://wsdot.wa.gov> · Operations

Traffic Operations - Traffic Signals - WSDOT

About Featured Snippets Feedback

Additional Stop Lights		
Lincoln & E Maple	\$ 250,000	\$ 500,000
Nevada & Lakeway	\$ 250,000	\$ 500,000
	<b>\$ 500,000</b>	<b>\$ 1,000,000</b>

Annual Stop Light Maintenance	
Lincoln & E Maple	\$ 8,000
Nevada & Lakeway	\$ 8,000
<b>Annual Stop Light Maintenance</b>	<b>\$ 16,000</b>



**The City View is not a project isolated in the middle of a forest.**  
**It is a gigantic complex of three and six story structures,**  
**sitting on top of a residential neighborhood.**





**Will the additional traffic put our children at risk?**

**Nevada St to Lakeway is too narrow for heavy traffic and a stoplight at Lakeway will be necessary.**



**Who will pay to widen 64th to handle the students driving to WWU?**

**Consolidation should be upgraded before any construction.**



# **A good idea...In The Wrong Location**



**Steve & Carol Woody**  
**832 Nevada St, Belingham. WA**

**stevewoody@ yahoo.com**  
**425.503.6999**