

Aven, Heather M.

From: CM Cunniff <cmcunniff@yahoo.com>
Sent: Tuesday, May 5, 2020 9:07 PM
To: G.Proj.City View
Subject: Comments about City View Apartments Project
Attachments: 20200427_192045.jpg; 20200427_192027.jpg; CityView Dormitory Complex.jpg

Dear Bellingham City Planning Department,

I am a long time resident of the 800 block of Nevada Street. I strongly oppose the City View Apartment project currently being considered by the city planning department. This project is just plain wrong for the Nevada Street neighborhood.

To begin, it does not comply with **Bellingham's own Comprehensive Plan**, which states : *“that new development is of a type, scale, orientation, and design that maintains or improves the character, aesthetics, and livability of neighborhoods.”*

In what way does City View (buildings 5.5 / 6 stories tall placed on a steep incline) fit the scale, orientation and design of a neighborhood with mostly single family, one or two story, homes? The City View buildings are so out of proportion to existing homes, they are going to **loom, tower over and overwhelm** the homes on Nevada Street.

The comprehensive plan also states: *“new development needs to take into account the context of the area and should result in an improvement to the surrounding neighborhood,”*

In what way does this massive building project take into account the context of our area or improve the character, aesthetics and livability of our neighborhood? Will the neighbors on Nevada Street enjoy having a monstrous complex right behind that dwarfs their homes? Are the neighbors looking forward to the lack of privacy, increased noise, traffic, light pollution, parking problems and crime? We all know the answer is no. No one in our neighborhood wants City View, because we are going to have to live with the negative effects.

I would like to mention one other negative impact to our neighborhood- home values and marketability .Last summer as news of the City View proposal was coming to light, a home on Nevada Street sat on the market for months with no buyer. It just so happens that that house backs right up to the City View property. Buyers were not flocking to buy a home knowing they could be living with a huge, looming, loud apartment complex in their backyard.

I am attaching some photos. The first two are of an apartment complex currently being built on Nevada Street. Please note **how well the buildings fit into the existing neighborhood**, their size, proportion, rooflines. These buildings are wonderful examples of good planning and development. We need more of this kind of development in the Nevada Street neighborhood. The last photo is of City View and how it will loom over our neighborhood- out of proportion, out of character, and wrong for this location.

I respectfully request that the City View application be denied on the basis that it does not follow the Bellingham Comprehensive Plan. Thank you!

Cathleen M. Cunniff

833 Nevada Street Bellingham, WA 98229







Aven, Heather M.

From: David Baines <davidbaines1212@gmail.com>
Sent: Tuesday, May 5, 2020 10:32 PM
To: Bell, Kathy M.
Cc: Sepler, Rick M.; dchamill@cob.org; Huthman, Hollie A.
Subject: City View

To the Planning Commission

We are of the opinion that City View is an inappropriate project for many reasons. The topography, a steep and wooded hillside with adjacent wetlands, besides being a wild life corridor, was not intended for "multi family" dwelling. The ground has wet seeps, a potential for landslip. There will be little to no protective screening for the Nevada Street residences from the project especially in fall and winter when the line of deciduous trees shed their leaves, raising privacy issues for those residents.

The term multi family is a misnomer, it is more properly a multi dormitory project, that does not fit in a predominantly single family area that already has more than its share of apartment buildings.

We urge you to retain the Puget Neighborhood plan of preserving wooded areas between developments intended to enhance the overall aspect of the city. There are also social aspects to consider. In addition to increased traffic, on street overflow parking, night noise, there will be some kind of post virus shutdown depression likely affecting college attendance, and probable affordability of college and accommodation, a likely increase in vacant homes. On a personal note, groundwater beneath our house has required the installation of a crawl space sump pump, as is also the case in several neighboring properties, located as we are, at the foot of the hillside.

Aven, Heather M.

From: noreply@cob.org on behalf of City of Bellingham <noreply@cob.org>
Sent: Tuesday, May 5, 2020 11:52 AM
To: G.Proj.City View
Subject: Public Comment -Alan Hui
Attachments: Public Comment - 159.pdf



City of Bellingham

Public Comment

Entry Details

NAME	Alan Hui
CHOOSE TOPIC	CityView Project
COMMENT	<p>The proposed multi-story buildings are no different than similar height buildings at Western Washington University. The developers should be held to the same geo-technical requirements as applied to construction on the Western Washington University campus, because of similar bedrock and overburden geology.</p> <p>Where are the cross sections showing the bottom of all the excavations, especially the deep excavation to accommodate a 5-story building?</p> <p>How high will the retaining wall need to be on the east? How much loose soil will need to be excavated on the west?</p> <p>The community needs to know how big an excavation project this will be. What will the impact of the excavation/fill be on the road infrastructure? What will the carbon footprint be for these large excavations?</p>

EMAIL

alanhui@yahoo.com

**CityView Applicant Response to August 10, 2019
City-Issued Notice of Incomplete Application**

Presented by concerned resident of Samish Neighborhood based on review of documents
submitted by Madrona Bay Real Estate Investments on February 24, 2020

Re: Geotechnical Deficiencies Due To Lack of Borehole Investigations To Base Of Excavations

2020 Hawley Development - Geotechnical Deficiencies Due To Lack of Borehole Investigations To Base Of Excavations.pdf

Date: May 6, 2020

Prepared by:

George F. Sanders, LEG

4062 Consolidation Ave.
Bellingham, WA 98229

WA State Department of Licensing, Licensed Engineering Geologist LEG #400

Statement Concerning Lack Of Geotechnical Boreholes On This Site

The geologic setting of the proposed development is basically the same as that of similar-scale construction at Western Washington University campus. Both sites lie atop Eocene-age Chuckanut Formation sandstone overlain by glacial deposits. This buried and often deeply weathered post-Eocene, pre-glacial topographic surface can present many problems for construction of large buildings if not correctly predicted and mitigated. Construction of multi-story buildings on the Western Washington University campus were predicated on geotechnical boreholes which reached solid bedrock. No such geotechnical borings were undertaken anywhere on the proposed development site. The only subsurface investigations were via test pits excavated to a maximum depth of about 12-feet, far less than the proposed depth of excavation required for the proposed multi-story buildings. This is worrisome because there is no history of such deep construction excavations on this ridge of Chuckanut Formation anywhere in the area of the proposed development.

The geotechnical investigations to date are simply not deep enough on this site.

The proposed multi-story buildings are no different than similar height buildings at Western Washington University. The developers should be held to the same geotechnical requirements as applied to construction on the Western Washington University campus, because of similar bedrock and overburden geology.

Geologic Hazards and Mitigation

Erosion Hazard Considerations

As currently envisioned, the proposed development will require cut and fill slopes and retaining walls. The slopes will be configured at 2H:1V (horizontal:vertical) or flatter, which will be stable at the site. Any disturbed slopes will be re-vegetated to provide resistance to erosion on these surfaces. Accordingly, in our opinion the constructed project will maintain or reduce the overall soil erosion potential.

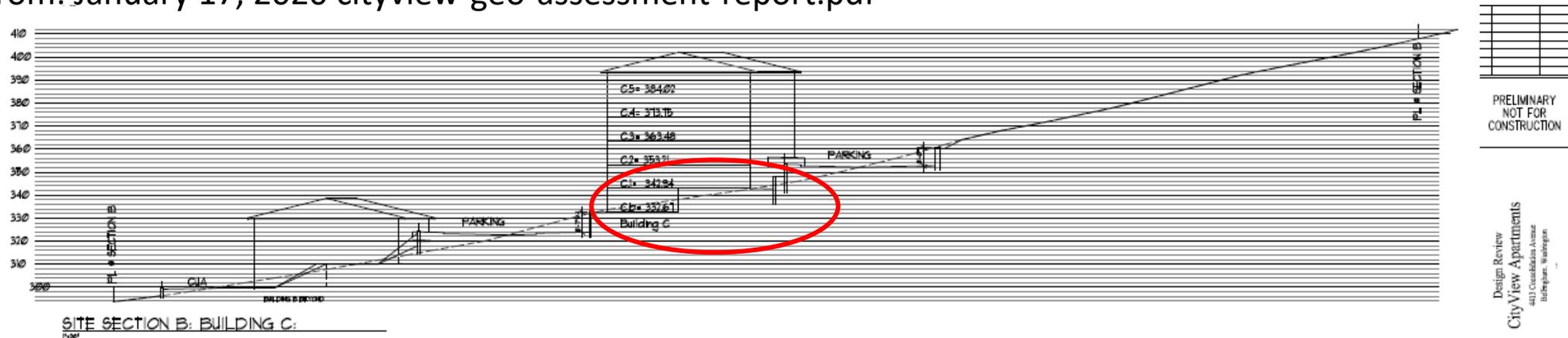
Where are the cross sections showing the bottom of all the excavations, especially the deep excavation to accommodate a 5-story building?

How high will the retaining wall need to be on the east?

How much loose soil will need to be excavated on the west?

Where is the drawing of the excavation bottom beneath this tall building?

From: January 17, 2020 cityview-geo-assessment-report.pdf



This is because no proper geotechnical borings were undertaken in the area of the building footprints. True subsurface conditions remain unknown below 12-foot depth beneath this proposed development.

from: SEPA Environmental Checklist

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.
+/- 5.73 acres of the 11.15 acre site will be cleared and excavated for site improvements.
Haul in sand / gravel / pit run +/- 30,000 yards.

show cross sections based on geotechnical boreholes to support the volume amount of excavation and fill for this project

The community needs to know how big an excavation project this will be.

What will the impact of the excavation/fill be on the road infrastructure?

What will the carbon footprint be for these large excavations?

From: January 17, 2020 cityview-geo-assessment-report.pdf

This letter report presents the results of GeoEngineers' geologically hazardous areas site assessment for the proposed CityView development located at the northeast quadrant of the Nevada Street and Consolidation Avenue intersection in Bellingham, Washington. We previously completed a Soil Conditions and Preliminary Findings Memorandum dated April 9, 2013 and a Geologically Hazardous Area Site Assessment report dated April 29, 2013 for a previous development proposal. **A geotechnical engineering report for the project will be completed at a future date as the project goes to design.** Our geotechnical services for this new geologically hazardous area site assessment letter report were completed in general accordance with our Services Agreement dated August 16, 2019.

A future geotechnical engineering report is promised. This is where we will find out how deep the excavations need to be to accommodate the 5-story buildings at the east portion of the site.

The current status of our understanding of what lies beneath this proposed development is based upon 12-foot deep test pits, two of which encountered Chuckanut Formation bedrock beneath glacial sediments (TP-2 and TP-6).

The risk of over-excavation on this hillside is huge if the geotechnical investigations are not sufficient. The City will be forced to approve more excavation/fill volumes than predicted once this project begins. There are no buildings this size anywhere else along this ridge, and we don't have a clue as to the details of the bedrock topography. We don't know the nature of the Chuckanut Formation bedrock with regard to its hardness and amenability to excavation.

There is risk of needing significant over-excavation if irregularities in the buried Chuckanut Fm. paleotopography are found within the depths of the proposed foundation excavations on this hillside. Irregularities in this buried Chuckanut Formation paleosurface in the Bellingham region are typically large cracks between blocks of sandstone, often several feet wide, indicating that the downhill block has moved. Chuckanut Fm. sandstone is often deeply weathered, and in this condition, it is not considered to be a good foundation bedrock. Irregular paleosurfaces were found and mitigated at WWU campus, this development must be held to the same geotechnical level of study because the proposed buildings are of similar scale to those on the Western Washington University campus.

Proper geotechnical boreholes are needed to investigate subsurface conditions to the bottom of these proposed excavations. Shallow test pits are totally inadequate.

**CityView Applicant Response to August 10, 2019
City-Issued Notice of Incomplete Application**

Presented by concerned resident of Samish Neighborhood based on review of documents
submitted by Madrona Bay Real Estate Investments on February 24, 2020

Re: Consolidation Ave Loss of Parking

2020 Hawley Development--Consolidation Ave Loss of Parking.pdf

Date: May 6, 2020

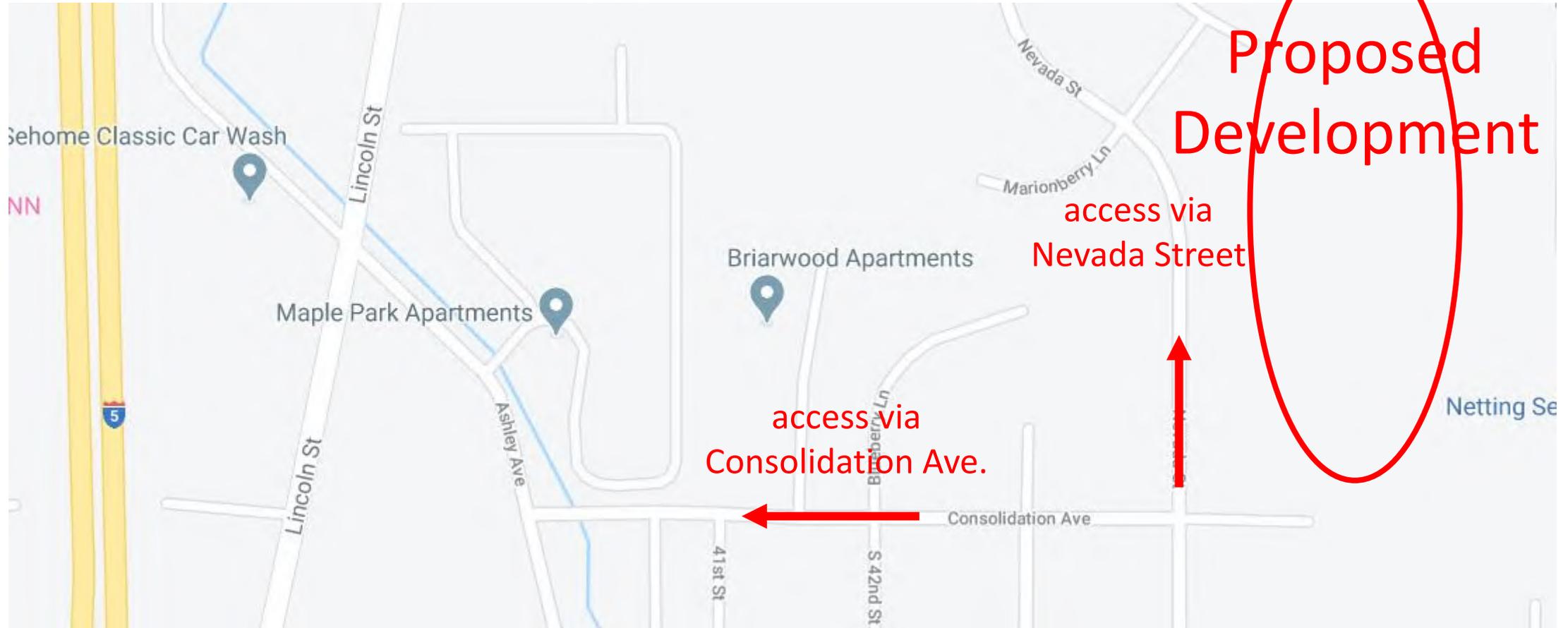
Prepared by:

George F. Sanders, LEG

4062 Consolidation Ave.
Bellingham, WA 98229

WA State Department of Licensing, Licensed Engineering Geologist LEG #400

Only two access/egress routes exist for this very large development



Excavation for proposed development will require several thousand truck trips



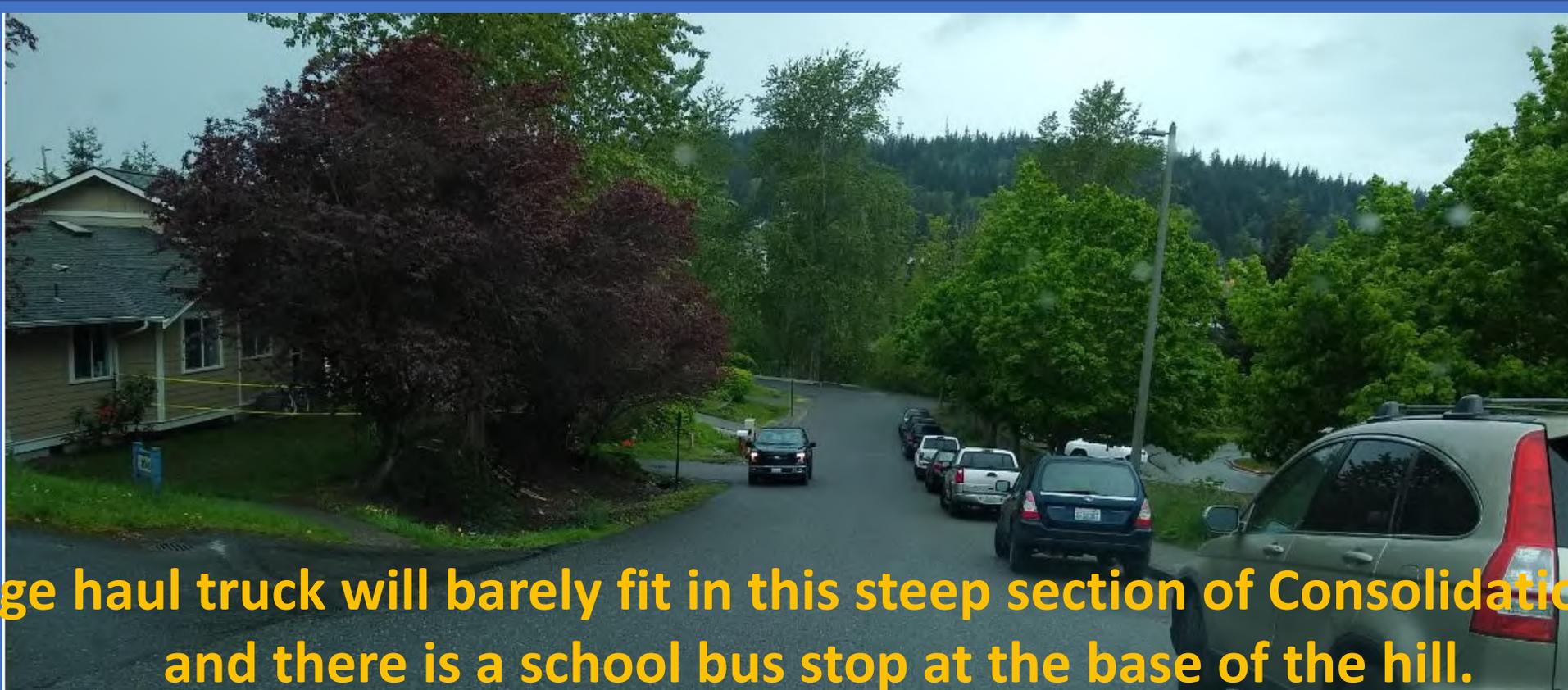
Large haul trucks will not be able to travel on Nevada Street due to recent City of Bellingham construction of traffic calming fixtures

Neighborhood parking is already scarce on Consolidation Ave and side streets, and parking spaces are filled most days



Consolidation Ave, looking downhill to the west, just before Ashley Street.

No bicycle lanes exist on Consolidation Ave.



A large haul truck will barely fit in this steep section of Consolidation Ave., and there is a school bus stop at the base of the hill.

Our community will lose all parking spaces on Consolidation Ave. due to increased haul truck traffic if this development is allowed.

**CityView Applicant Response to August 10, 2019
City-Issued Notice of Incomplete Application**

Presented by concerned resident of Samish Neighborhood based on review of documents submitted by Madrona Bay Real Estate Investments on February 24, 2020

Re: Existing unimproved trail shortcuts connecting Puget Street with WWU Park-and-Ride

2020 Hawley Development--Existing unimproved trail shortcuts connecting Puget Street with WWU Park-and-Ride.pdf

Date: May 6, 2020

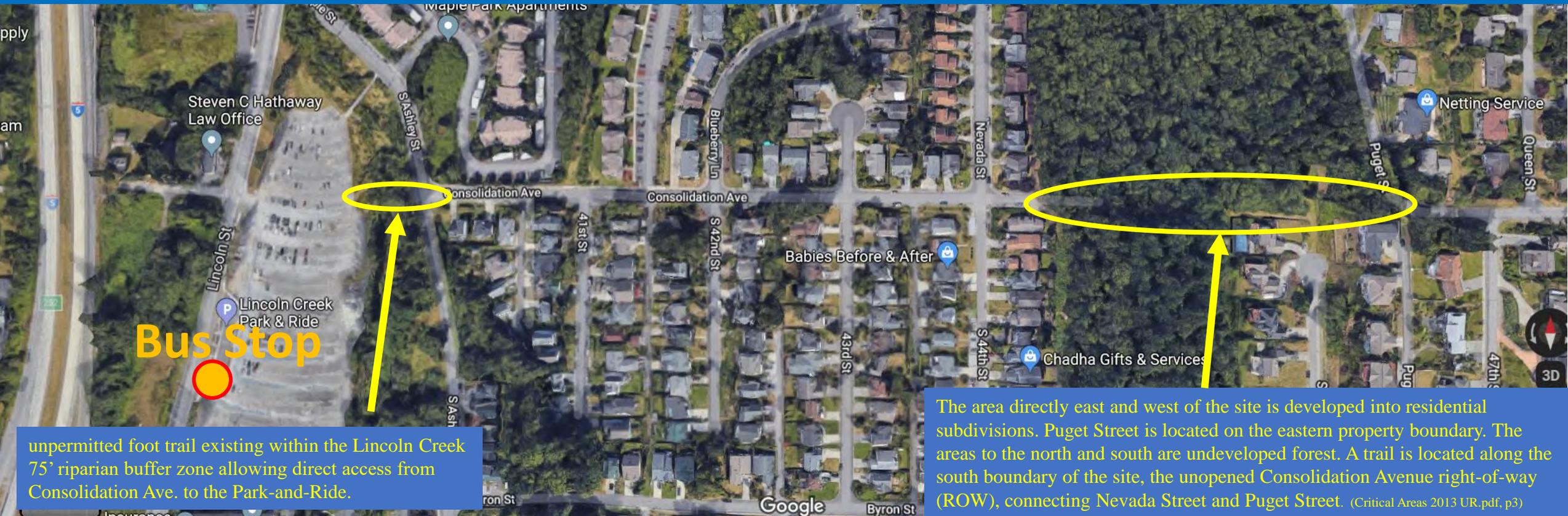
Prepared by:

George F. Sanders, LEG

4062 Consolidation Ave.
Bellingham, WA 98229

WA State Department of Licensing, Licensed Engineering Geologist LEG #400

Existing unimproved trail shortcuts connecting Puget Street with WWU Park-and-Ride



Environmental studies must take these unpermitted, primitive foot trails into account. Pedestrians are currently trespassing on private property on these steep, muddy trails, with no practical way to prevent access, creating danger to themselves and causing damage to riparian habitat. The City of Bellingham currently lacks any policy on this issue.

Primitive Trail Shortcut Through Ashley Street Apartments

Permitted development of the Ashley Street Apartments in 2017 failed to take into consideration the risk of pedestrians shortcutting through the Lincoln Creek Critical Area.

This is an ongoing problem, and the unpermitted, primitive foot trail cutting through the 75' riparian buffer zone continues to be used when WWU is in session.



**CityView Applicant Response to August 10, 2019
City-Issued Notice of Incomplete Application**

Presented by concerned resident of Samish Neighborhood based on review of documents submitted by Madrona Bay Real Estate Investments on February 24, 2020

Re: Proposed Gravel Foot Trail On Steep, Unstable Hillside

2020 Hawley Development--Proposed Gravel Foot Trail On Steep, Unstable Hillside.pdf

Date: May 6, 2020

Prepared by:

George F. Sanders, LEG

4062 Consolidation Ave.
Bellingham, WA 98229

WA State Department of Licensing, Licensed Engineering Geologist LEG #400

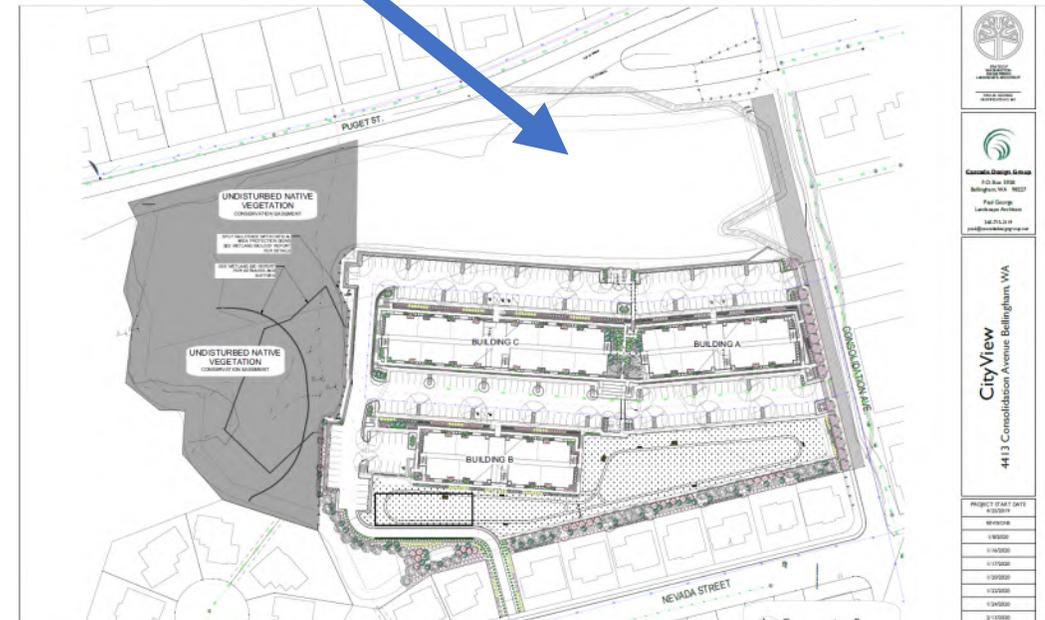
from: SEPA Environmental Checklist

B. Neighborhood Connections – This standard does not appear to be met. Pedestrian facilities to Puget Street are needed and required through the planned development regulations.

A pedestrian trail to Puget St. (via Consolidation Ave.) will be provided.

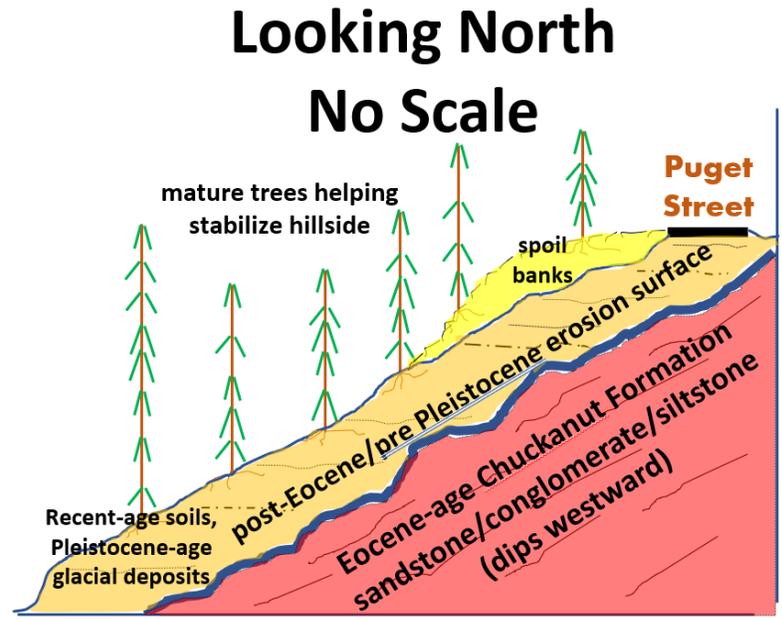
See Preliminary Engineering Trail Plan showing the proposed location and design of this pedestrian facility.

Why Has the Southern Portion of the Steep Hillside Lost Its Proposed Conservation Easement Protection in this Foot Trail Design?



the over-steepened, potentially unstable spoil banks left over from Puget Street construction can be seen at the northern end of S 46 Street

Google Maps Street View, South 46 Street Panorama



**The City of Bellingham must protect
this tree-covered slope!**

**The proposed gravel foot trail construction would
destroy most of the vegetation on this Critical Area
slope.**

The only realistic pedestrian link from Puget Street to the WWU Park-and-Ride would be a stairway, along the existing unimproved foot trail, constructed in the least-invasive manner possible, with minimum destruction of trees on this steep, tree-covered slope!

A stairway would be the only way to protect this Critical Area steep hillside!

In the meantime, the landowner must not bulldoze roads into this steep hillside for geotechnical drilling.

This would potentially affect slope stability and drainage.

Don't repeat the June 2011 debacle when 12 acres of forested wetlands at Cherry Point were disturbed by unpermitted geotechnical work in support of the (failed) Gateway Pacific coal terminal.

<http://www.cascadiaweekly.com/cw/currents/15514>

Aven, Heather M.

From: noreply@cob.org on behalf of City of Bellingham <noreply@cob.org>
Sent: Tuesday, May 5, 2020 2:02 PM
To: G.Proj.City View
Subject: Public Comment -Kimberlye Bachman
Attachments: Public Comment - 160.pdf



City of Bellingham

Public Comment

Entry Details

NAME	Kimberlye Bachman
CHOOSE TOPIC	CityView Project
COMMENT	<p>A logistical nightmare for all involved. Street is steep. Without adequate parking they will try to park on the street making it more narrow. This is a disadvantage for all involved. Signs would need to be posted for no street parking. Then will where they park? Walking down that hill, or driving down that hill in snow/icy conditions is treacherous. This is an accident waiting to happen! In addition, more younger families have been moving into these neighborhoods. Students racing up and down the streets is also an accident waiting to happen. Young children at play ... It's already at a disadvantage with the existing population of renters.</p>
EMAIL	bachmans1@comcast.net

Aven, Heather M.

From: Drew Young <drewyoung84@gmail.com>
Sent: Tuesday, May 5, 2020 2:30 PM
To: G.Proj.City View
Subject: CityView opposition
Attachments: West.jpg; East.jpg

1. Neighborhood Scale -- Not just the building height but the elevation

The height of the proposed buildings--Building A and B 2.5-story 35 feet tall and Building C 5.5-story 65 feet tall are built at a slope, with the taller building located at an even higher elevation. Building B is closest to the existing single family homes along the east side of Nevada Street. It is built at 300 feet above sea level. The top of this building is at 340 feet. To the east of this building is Building C--a 5.5 story high, built at 340 feet and tops at 410 feet above sea level. A view looking east towards this site is a wall of buildings 110 feet high. In contrast, homes along this section of Nevada Street are built at an elevation of around 150-180 feet--at least 120 feet lower than Building B. This dormitory complex will dwarf the whole neighborhood below, completely off scale and incongruent with this neighborhood.

-

2. No Hillside Forest Transition

No buildings--commercial or residential has 5.5 stories east of I-5 in the Bellingham area. Just because the Building C is 65 feet tall and located beyond the 200-foot of site line does not mean it should be built. This proposed 5.5 stories building is built at an elevation of 340 feet--over 150 feet towering above the neighborhood homes west of Puget Street. At this imposing elevation plus its height, there is no stand of native trees tall enough or dense enough to "soften the edge with a hillside forest," prided by the City of Bellingham. Besides, the proposed setback and Common Usable Area are too narrow to sustain enough native trees to grow to maturity.

3. Out of Proportion

In the revised CityView dormitory application, the developer conveniently left out mentioning its business model of renting out the apartment by the room. Each apartment unit is configured with 3 bedrooms, each having its own bathroom. It is easy to conclude that the developer intends to rent out the apartment by the room in a dormitory style. Within 500 feet of the project site, there are about 160 single family homes, around 320 residents. The proposed dormitory complex alone will add 318 residents with nearly the same number of vehicles. One dormitory complex resulting in doubling of residents and vehicles is out of proportion. This CityView for-profit dormitory complex is suited in an Urban Village, a laudable initiative promoted by the City. CityView dormitory should not be in the midst of our neighborhood.

4. The proposed City View dormitory complex will not have enough parking to accommodate the college students who will live there, resulting in unacceptable off-site on-street parking on neighborhood streets.

It is clear from the proposed floor plan (318 bedrooms each with private bath) and likely market-based rent (\$800-\$900 per month) that the City View apartments will function as a dormitory residence for college students. The proposed 249 on-site parking spaces will not be enough for future residents' vehicles resulting in permanent parking overflow of up to 70 cars onto neighborhood streets. No provision has been made for

parking for visitors or guests which will require even more off-site on-street parking. In my opinion this will lead to neighborhood streets cluttered with parked cars. It also raises the likelihood of car prowls, noise, litter, minor accidents, property damage, and obstruction of emergency vehicles. I strongly request that the developer of this project, Madrona Bay Real Estate Investments LLC, be required to provide at least enough on-site parking to accommodate the 300+ tenants of the buildings he proposes to construct. Absent that, he will be dumping substantial and hazardous overflow parking onto neighborhood streets many of which are not designed to take on such a parking load.

The attached pictures are standing at the intersection of Consolidation and 43rd Street looking both East and West. There is limited parking already in current conditions without considering the potential spill over from this "multi-family" project. This is a single family residential area with young children. The increase in traffic on this already congested street would be harmful to the families and children already living in this neighborhood.

Thank you for hearing these concerns,

Resident at 106 43rd Street

Drew Young



Utility box

White SUV

Red car

White car

White SUV

Yellow motorcycle

Dark car

Silver minivan
BMF6827

Houses

Forest



Aven, Heather M.

From: noreply@cob.org on behalf of City of Bellingham <noreply@cob.org>
Sent: Tuesday, May 5, 2020 4:12 PM
To: G.Proj.City View
Subject: Public Comment -Alan Hui
Attachments: Public Comment - 162.pdf; Consolidation & Ashley Street Corner.jpg



City of Bellingham

Public Comment

Entry Details

NAME	Alan Hui
CHOOSE TOPIC	CityView Project
COMMENT	<p>This revised Storm Report continues to refer to the 2013 survey prepared for the University Ridge proposal. While the soil profile would not have changed since, the patterns of ground water running through this area could have. With the amount of rainfall we receive in this corner of the Washington State, ground-water runoff and its impact on soil stability should be a paramount concern to the City, the County and the State. A resident on the east side of Nevada Street reported and videoed a creek formed and flooded her yard this past winter.</p> <p>In the Revised Site Plan, it proposed the construction of a 8' wide gravel trail, connecting Consolidation Avenue with Puget Street. Along this 8' wide gravel trail is a set of walls, ranging from 2' high to 5', stretching over 80% of trail. Near the Puget Street end, this trail runs north-south. This section of the trail cuts through a steep slope. As the report pointed out: ground-water runs in a east to west direction over this area of the property. One can anticipate this section of the trail to be washed off often, rendering it useless. More importantly, one can expect a large</p>

volume of ground-water forced to flow in a SSW direction, channeled towards the eastern end of Consolidation Avenue.

Consolidation Avenue is known to carry a sheet of water on the road surface during a heavy winter rain, overwhelming the storm water drainage on one side of this street, while rushing off gravels and dirt into the culvert on the other side. As configured, this trail has the potential to exacerbate the speed and volume of ground water running towards the eastern end of Consolidation Avenue. Without a survey that is based on the proposed site plan, unintended consequences could cause harm to the properties and lives of residents downhill. The City must require the developer to provide a new survey, accounting for the impact of the proposed trail construction.

FILES

Consolidation & Ashley Street Corner.jpg

EMAIL

alanhui@yahoo.com



looking east along Consolidation Ave. from the corner of Ashley Street

Aven, Heather M.

From: noreply@cob.org on behalf of City of Bellingham <noreply@cob.org>
Sent: Tuesday, May 5, 2020 4:14 PM
To: G.Proj.City View
Subject: Public Comment -Alan Hui
Attachments: Public Comment - 163.pdf; CityView Dormitory Complex.jpg



City of Bellingham

Public Comment

Entry Details

NAME	Alan Hui
CHOOSE TOPIC	CityView Project
COMMENT	<p>CityView is too big! From homes on Nevada Street, Building C (6 floors) will tower 110 feet over the neighborhood. It will command the view over the Samish and York Neighborhoods just like Mathes Hall at WWU (also 110 feet tall) does over downtown Bellingham!</p> <p>(Here is the paragraph that residents can copy, edit (optionally), and paste into the public comment form going to cityview@cob.org.)</p> <p>CityView fails to adhere to the Comprehensive Plan, which directs, “that new development is of a type, scale, orientation, and design that maintains or improves the character, aesthetics, and livability of neighborhoods.” Further, “new development needs to take into account the context of the area and should result in an improvement to the surrounding neighborhood,” and, “Establish and reinforce district and neighborhood characteristics recognized both within the community and throughout the region.” CityView fails these requirements (Policy CD-7 - Community and Character) and (Goal CD-3 - District</p>

and Neighborhood Identity) of the City of Bellingham Comprehensive Plan.

CityView is an example of trying to fit a square-peg in a round-hole. No matter how much you try to make the peg fit (height, length, geology, environment, neighborhood compatibility), it just doesn't work!

FILES

CityView Dormitory Complex.jpg

EMAIL

alanhui@yahoo.com



Aven, Heather M.

From: noreply@cob.org on behalf of City of Bellingham <noreply@cob.org>
Sent: Tuesday, May 5, 2020 5:09 PM
To: G.Proj.City View
Subject: Public Comment -Connie Karsunky
Attachments: Public Comment - 164.pdf



City of Bellingham

Public Comment

Entry Details

NAME	Connie Karsunky
CHOOSE TOPIC	CityView Project
COMMENT	I oppose the building of this size of n the middle of a residential area and the parking is definitely inadequate Infill yes but hopefully in a thoughtful way and not Willy nilly
EMAIL	conniekarsunky@gmail.com

May 5, 2020

Bellingham Planning Department
To Mr. Sepler and Ms. Bell,

I am opposed to the City View Dormitory Housing project proposal located in the Puget Neighborhood being considered by the City of Bellingham Planning Department. I believe this proposal comes now as a result of a failure to mitigate the situation with appropriate zoning clarifications five years ago when we had a very similar 'rooming house/dorm' dwelling project called University Ridge proposed. The current City View project is even more objectionable than University Ridge by virtue of its out of bounds size and height. Our neighborhood has been, with few exceptions, an established single family home residential community for more than 50 years. These are decidedly middle income houses occupied by middle income earners. It is a family centric neighborhood. It is a neighborhood where we know our neighbors, their children and if they are elderly, what their special needs are. We help each other. I said this in my communications to the City five years ago and I repeat it now: Puget Neighborhood is the quintessential example of the middle class American dream. Veterans, teachers, attorneys, GP workers, nurses, police and fire staff, Western staff, contractors and small business owners are some of the types of achievers and taxpayers who saved and saved for their down payments. They are the backbone of the economy locally and nationally. They aren't speculators or 'house flippers'. They are the 40+ hours a week working families who strive to make a home and community the best place they can. They and I did not do all this for a lifetime only to find a massive dormitory/transitory housing project sprouting up and towering over our homes being approved as appropriate by the Planning Department.

I watch nearly all the City Council Meetings, County Council Meetings and some Planning Commission Meetings on BTV. I am, as are my neighbors, grateful for the efforts of those who serve our community. We are all very familiar with the non-stop drumbeat of "infill" for Bellingham. We are more than familiar with the "build more low income housing" chorus. There has never been a time in history when more affordable housing was needed than what was available just about anywhere. I am a big fan of the efforts for infill in Vancouver BC with a strategic eye for well planned urban living for families. It has been a success except for the pesky issue of affordability. I do favor more buildings going up in height especially for low income/mixed income (preferably) housing where the location is decidedly urban and appropriate to the needs of the population.

I am also supportive of former Governor Christine Gregoire's Challenge Seattle group. Their focus is toward the rarely mentioned at Council Meetings affordable middle income home building. While I realize the brass ring as far as Planning's mission is DENSITY, I favor the efforts by Kulshan Land Trust to build single family starter homes at the most affordable price possible. The land where City View is proposed to be built on would be ideal for such housing. Two story duplexes or row style multi houses would also be appropriate for the neighborhood and would not be objected to by area residents. Unfortunately, the property owners seem hell bent on cultivating buyers for their land who wish to

destroy the long established character of this neighborhood. Greed at the expense of so many valued citizens of Bellingham is not acceptable and should not be rewarded.

Realistically there is not a current shortage of buildable land for a project like City View even closer to the University. There is land perfectly suited on Lincoln Street. There will be properties on Samish for such projects. (In my opinion Samish construction should all be many more floors in height) There is land west of I-5 and I understand that Western is endeavoring to build more student housing. Additionally, one more consideration that should be made is the impending influx of ADU/DADA's in and around this area and throughout Bellingham. I hope to find it in my budget at some point to convert this house to accommodate a separate living quarters in my lower level with a two bedroom rental unit. One of my neighbors recently remodeled and added a new ADU for rental purposes. This is the future for many homeowners and will have a positive impact on reducing housing shortages for persons who would like to reside in a residential neighborhood away from dense apartment living at a reasonable price.

While Mayor Linville lamented that the Puget Neighborhood "was zoned multi-family/single family many many decades ago", it was never intended to be a student dormitory style housing location. There is a long list of valid and serious concerns including but not limited to: slope, wetlands, fire response, excessive traffic, lack of adequate parking and cars parking and blocking area private properties, noise, invasion of privacy due to the height and position of the structures, flooding and instability from the construction on such a steep slope, not to mention that it would be a hideous out of place eyesore.

I am not anti student or anti renter. I've been both as have my children. Several houses surrounding mine are currently occupied by renters. I am fortunate that the property owners are mindful and considerate when choosing rental applicants. I welcome them as my neighbors no differently from a property owner. My strong opposition to City View is based on the structure and nature of the housing type. In no way will this complex do anything to assist the City of Bellingham toward low income/density housing. It is geared to be a highly profitable private pricy dorm-style temporary residence/massive structure amongst humble single family beloved homes.

We are the people who have strived to be good and contributing community members. For decades we have voted to approve school, park, EMT, and projects levies for the 'greater good of our Bellingham' even though dollars are limited. There must be a best intentions compact with and from the City. Please don't lose sight of basic values of respecting the residents. We are not asking for anything costly or unreasonable from our City. I urge the Planning Department to make every possible careful and kind consideration of the long time residents and ask that you not approve the City View application.

Very truly,

Susan Bayer
825 Queen Street
Bellingham, WA 98229

Aven, Heather M.

From: noreply@cob.org on behalf of City of Bellingham <noreply@cob.org>
Sent: Tuesday, May 5, 2020 11:19 PM
To: G.Proj.City View
Subject: Public Comment -Paul Balzotti of John L. Scott Real Estate
Attachments: Public Comment - 166.pdf



City of Bellingham

Public Comment

Entry Details

NAME	Paul Balzotti of John L. Scott Real Estate
CHOOSE TOPIC	CityView Project
COMMENT	<p>As a 17 year Real Estate agent and broker/owner of John L Scott Real Estate in Bellingham, I've studied and blogged about all of the Bellingham neighborhoods for years. I've worked with hundreds of buyers/sellers/investors in the Bellingham market, and I've obviously been a strong advocate for our community to buyers relocating to our area as well. I have to say unequivocally, this project would stick out like a sore thumb, and have a negative impact on housing in the Puget neighborhood. Particularly the homes nearby this, and all of the homes in route to this building. From a planning perspective, it does not fit in at all to what is a quiet residential area. So not only would reflect poorly on the neighborhood, but generally be a head scratcher to buyers wondering about how a college dorm made it into a residential neighborhood so far away from the campus or even the WWU park & ride. So I do oppose this project for this location.</p>
EMAIL	paulbalzotti@johnlscott.com