

February 14, 2012

Nicole Oliver
Planning and Community Development
Bellingham City Hall
210 Lottie Street
Bellingham, WA 98225

Ms. Oliver,

In response to the current draft of the Fairhaven Neighborhood and Urban Village Plan, the Happy Valley Neighborhood Association would like to comment on the proposed RT4 area of the plan and the Haggen proposal for the area between McKenzie and Larrabee and between 14th Street and the middle of the block between 13th and 14th Streets.

We want the Haggen property that abuts 14th Street between McKenzie and Larrabee to remain in the Happy Valley Neighborhood. We also want that property to remain zoned as residential, although we would consider a multi-residential zoning rather than single-family. We believe retaining residential zoning on this property will contain the commercial zoning that abuts the western portion of the property. We believe that 14th Street should not take on the characteristics of a commercial district. Of particular concern is the potential that 14th Street would become an entrance from Old Fairhaven Parkway to the Fairhaven commercial district, rather than the current channeling of traffic to 12th Street and 10th Street. We value this property as a residential buffer to the commercial district and strongly urge that it remain such.

As per the area proposed RT4 in the current Fairhaven Urban Village Plan, we do not support the Fairhaven Neighborhood's suggestion that the Haggen property be included in this area. We believe the residential zoning, perhaps multi-residential, remain in place along 14th Street from McKenzie to the alley between Larrabee and Old Fairhaven Parkway. The property on either side of Old Fairhaven Parkway and the property mid-way between 14th Street and 13th Street from Larrabee to Old Fairhaven Parkway could be zoned Residential Transition, although we recommend RT1 rather than RT4. This will allow for Residential Transition uses along Old Fairhaven Parkway and to the west of the residential zoning along 14th Street. We would also encourage that the property to the south of Wilson Ave. abutting 14th Street remain multi-residential rather than be included in the RT4 zoning. This property abuts Fairhaven Park and currently has a tri-plex on it.

This area along 14th Street requires particular attention as it is a transition from a residential area into a commercial area. We ask that the city recognize that we don't want 14th Street to become an extension of the Commercial Core, whether it is through CC zoning or RT4 zoning. We want 14th Street to remain residential.

Thanks for all the work that has gone into drafting the Fairhaven Neighborhood and Urban Village Plan.

Respectfully,

James A. Spaich
President
Happy Valley Neighborhood Association