

Bell, Kathy M.

From: Patrick Morrill <pm@suttonplaceproperties.com>
Sent: Monday, July 22, 2013 5:22 PM
To: Bell, Kathy M.
Cc: Thomas, Jeffrey B.; Glen Peterson; Ron Jepson; Charles Perry
Subject: University Ridge Project
Attachments: WWU-NeighborLettersOnUniversityRidge.pdf; WWU-PugetNeighborhoodZoningMap.pdf; WWU-SamishNeighborhoodZoning.pdf

Hello Kathy,

Further to our discussion regarding the letters and emails received by the City of Bellingham for the University Ridge project during the public comment period through June 25, 2013 and posted by the city.

We have reviewed every letter/email, and although we truly believe that we have addressed the majority of the concerns voiced, we are still in the process of attempting to see if there is anything else that can reasonably be done by the applicant to alleviate any potential future problems outlined in the letters. As you are aware, we have taken previous comments very seriously, and have worked closely with the various city departments to find viable solutions.

One thing that I would like to point out is that when reviewing the letters that were posted, and listing by name and address we realized that several letters or copies of the same letter from a single person or address had been submitted and posted. By my count letters/emails from a total of 57 persons, some that did not include their addresses, were received (please see attached list and link to map below)). On a few occasions, as many as two, three and even four letters/emails from the same person/address were posted. The number to the right of the name and address on the enclosed document indicates the number of letters/emails from that person/address posted.

The total population and number of households within the Puget and Samish Neighborhoods are as follows:


PUGET: Population is 5,079 and number of Households is 2,417
SAMISH: Population is 3,590 and Households is 1,436

That is a total of 8,669 Residents and 3,853 Households, and the city received comments from 57 households regarding the University Ridge project submittal. That amounts to a little less than 1.5 percent of total households that submitted letters or emails during the comment period. Enclosed below is a link to google maps showing the address of those respondents that included addresses with their letters/emails. Also, if you were to overlay the neighborhood zoning maps for the Puget and Samish neighborhoods, it appears that the majority of the letters/emails are from areas zoned Residential Multi and Planned Residential Multi, the same or similar zoning to the University Ridge project. We will continue to examine every possibility to mitigate concerns raised by neighbors.

Best Regards,

Patrick Morrill

I've shared an item with you.

 University Ridge Letters

Google Maps Engine Lite is an easy-to-use map app for collaboratively authoring, maintaining or making decisions around maps.



UNIVERSITY RIDGE LETTERS & EMAILS FROM NEIGHBORS

June 12 - 19

1. Dick Conoboy – 165 45th St. 2
2. MaryLou & Steve Papich – 4109 Byron Ave 1
3. Steve Able – 1021 34th St. 3
4. Nancy Wopperer - No Address 1
5. Madeleine & David Baines – 4417 Marrionberry 3 (Included a copy of Dick Conoboy's Letter)
6. Susan Leone - 224 Milton St. 1
7. Steven James – 1324 Whatcom St. 1
8. Roger & Dorothy Schneidereit – 4410 Marrionberry Ct 1

June 20 - 21

9. Brenda & Charles Brueske – 211 Milton St. 2
10. Beth Fryback – 200 Milton St. 3
11. Cathleen & Murray Cunniff – 833 Nevada St. 3
12. Jerome & Alan Kelly – 4428 Marrionberry Ct. 1
13. Dick & Anita Jennings – No Address Given 1
14. Michael Gillis – 1159 Nevada St 1
15. Terri Marshall – 1125 Nevada St. 2
16. Teresa Loree – No Address Given 1
17. Puget Neighborhood Board – 1 (Signed by President and 7 Members)

June 22 – 23

18. Anita Lee & Sy Douangmany - 905 Nevada St 1
29. Rod Dean – 848 Nevada St 1
20. Jenny Davidow – No Address Given 1

UNIVERSITY RIDGE LETTERS & EMAILS FROM NEIGHBORS

June 22 – 23 Cont.

21. Allen Brown – 902 W. Pacificview Dr. 1
22. Jeff & Christy Weeks – 4413 Marrionberry Ct. 1
23. Holly Nupcharoen – 117 S. 42nd St. 1
24. Karen & Dan Perry – 1025 Nevada St. 2
25. Carol Specogna – No Address Given 1

June 24 Part 1

26. George Sanders – 4062 Consolidation Ave. 4
27. Laura & Peter Ashurst – 1106 Nevada St. 1
28. Daveen & Ken Jones – 205 Jerome St. 1
29. Stephanie Carter – No Address Given 1
30. Joe Carpenter – No Address Given 1
31. Estrid & David Sparman – 1123 Nevada St. 1
32. Margaret Boni – 232 42nd St. 1
33. Abbey & Dustin Terpening – 112 43rd St.

June 24 Part 2

34. Patty Bover – 4420 Marrionberry 2
35. Mindy Frost 852 Nevada St 1 (Included a copy of Dick Conoboy's Letter)
36. Todd Wong – 208 Milton St. 1
37. Shawn Flaherty – 908 Puget St. 1
38. Marguarite & Ralph Smith - 233 S. 42nd St 1

**UNIVERSITY RIDGE
LETTERS & EMAILS FROM NEIGHBORS**

June 25 – 1

- 39. Kathy Taylor – 814 Nevada St. 1
- 40. Molly & David Foote – No Address Given 1
- 41. Steve Allison – No Address Given 1
- 42. Monalisa Danforth – 1109 Nevada St. 1
- 43. Diane & Ron Houtsma – 820 Puget St. 1
- 44. Therese Kelliher – No Address Given
- 45. Lon Swan – 110 South 46th St. – 1
- 46. Erika Duncan – 800 Salmonbery Lane 1

June 25 – 2

- 47. Jacob Petz – 1119 Nevada St 1
- 48. Sherry Schafer – 128 S. 44th Street 1
- 49. L Batte – No Address Given 1
- 50. Gene Marx – 801 Salmonberry Lane 1
- 51. Gloria McDonald – 1225 E. Racine St. 1
- 52. Dick Vermeeren – No Address Given 1
- 53. Wendy Harris – No Address Given 1
- 54. Kevin Spears – 139 44th St. 1
- 55. Gathia Weis – 1713 Edwards Ct. 1
- 56. Julia LaVerge – 808 Nevada St. 1
- 57. Susan Bayer – 825 Queen St. 1

Bell, Kathy M.

From: Patrick Morrill <pm@suttonplaceproperties.com>
Sent: Wednesday, July 17, 2013 12:03 PM
To: Comeau, Christopher J.; Bell, Kathy M.
Cc: Ron Jepson; Glen Peterson; McKinney Dan; Charles Perry
Subject: RE: University Ridge - WWU Students Using Public Transit

Thank you for your email Chris. We are continuing to discuss and work closely Transpo Group on this matter, and I expect that we will get back to you with some input in the very near future.

Regards,

Pat Morrill

Patrick Morrill

Sutton Place Properties, Inc.
4 Woodgrove
Irvine, CA 92604
Direct 949-297-8555
Fax 866-887-8556
pm@suttonplaceproperties.com



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

Subject: RE: University Ridge - WWU Students Using Public Transit
From: "Comeau, Christopher J." <ccomeau@cob.org>
Date: Wed, July 17, 2013 11:55 am
To: Patrick Morrill <pm@suttonplaceproperties.com>, "Bell, Kathy M." <kbell@cob.org>
Cc: Ron Jepson <rjepson@jepsonengineering.com>, Glen Peterson <glen@humphreys.com>, McKinney Dan <Dan.McKinney@transpogroup.com>, Charles Perry <cperry@audgllc.com>

Patrick,

This is helpful information and a great start to this conversation, but TIF is based on pm peak hour (4 – 6pm) vehicle trips, which, as mentioned in TIA, do not necessarily coincide with WWU class schedules and student trips to campus. The number of parking spaces proposed on the site is indicative of a high presence/expectation of vehicles. Many students do make pm peak hour vehicle trips from their apartment residences after their classes are over to go to jobs in different parts of City to pay for their education and rent. This isn't reflected in the information from the WWU report.

I am very interested in discussing this further with TranspoGroup consultants. I'd very much like to give maximum credit toward TIF reduction, but it needs to be based on realistic and documented justifications. Let's keep the conversation going. I look forward to hearing from you and TranspoGroup on this issue.

Sincerely,

Chris Comeau, AICP, Transportation Planner

Bellingham Public Works Engineering
210 Lottie Street, Bellingham, WA 98225
Phone: (360) 778-7946
Email: ccomeau@cob.org

NOTE: My incoming/outgoing email is subject to public disclosure requirements per RCW 42.56

From: Patrick Morrill [<mailto:pm@suttonplaceproperties.com>]
Sent: Monday, July 15, 2013 1:33 PM
To: Bell, Kathy M.; Comeau, Christopher J.
Cc: Ron Jepson; Glen Peterson; McKinney Dan; Charles Perry
Subject: University Ridge - WWU Students Using Public Transit

I should have added that less than 25% of the students drive alone in their vehicles to and from campus. See attached.

Pat Morrill

Patrick Morrill

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pm@suttonplaceproperties.com



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

Subject: University Ridge - WWU Students Using Public Transit
From: "Patrick Morrill" <pm@suttonplaceproperties.com>
Date: Mon, July 15, 2013 1:23 pm
To: "Kathy Bell" <kbell@cob.org>, "Chris Ciremele" <cirsurvey@sbcglobal.net>
Cc: "Ron Jepson" <rjepson@jepsonengineering.com>, "Glen Peterson" <glen@humphreys.com>, "McKinney Dan" <Dan.McKinney@transpogroup.com>

Hello Kathy & Chris,

FYI

I have enclosed a interesting piece of information from the WWU website (2010-2011 Sustainability Report) confirming that 53% of WWU Students use Park & Ride and/or Public Transit 3 or more times per week.

I cut & pasted this page, but it is included in the report, and is accessible from the WWU web site.

Regards,

Pat Morrill

Patrick Morrill

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SUTTON

PLACE PROPERTIES, INC.

Bell, Kathy M.

From: Patrick Morrill <pm@suttonplaceproperties.com>
Sent: Thursday, July 11, 2013 5:13 PM
To: Bell, Kathy M.
Subject: [FWD: Thank You For Meeting With Us]

FYI

Patrick Morrill

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pm@suttonplaceproperties.com



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

Subject: Thank You For Meeting With Us
From: "Patrick Morrill" <pm@suttonplaceproperties.com>
Date: Thu, February 21, 2013 2:23 pm
To: kurt.willis@wwu.edu

Hello Kurt,

I hope all is well. I wanted to thank you for meeting with Charles Perry and me earlier this month during our last visit to Bellingham. As mentioned, we will try to keep you in the loop with regard to the progress of the University Ridge Student Housing Project.

I wanted to emphasise again, as we discussed during our meeting, we do not see University Ridge as a competitor with the University and your on-campus housing program on any level. As mentioned, we will be marketing to the more mature students, mainly juniors and seniors, and feel that it is a great benefit to both the younger students and the institution if incoming students spend their first or even second year living on-campus. We have had tremendous success by working through either a formal or an informal affiliation with universities to ensure that once a student does make the decision to move off-campus that we provide a safe and secure housing option for the students, that they along with their their parents and the university feel comfortable with.

I would appreciate it if you could advise me as to the progress of search for the new Director of University Residences, and wish you and the University continued growth and success.

Please don't hesitate to contact me if you have any questions regarding the University Ridge Project.

Best Regards,

Pat Morrill

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