

Bell, Kathy M.

From: Bell, Kathy M.
Sent: Tuesday, February 26, 2013 8:51 AM
To: 'David Whitmyer'
Subject: RE: Public Comment - University Ridge Project - Consolidation Ave

David,

Thank you for comments. To be considered a party of record, the City must have your physical mailing address. Please submit if you would like to receive further notices and have appeal rights.

Please call with questions.

Kathy Bell, Planner II
City of Bellingham
Planning and Community Development
Tel: (360) 778-8347
Email: kbell@cob.org
Website: www.cob.org

My incoming and outgoing email messages are subject to public disclosure requirements per RCW 42.56.

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

From: David Whitmyer [<mailto:dawhit99@gmail.com>]
Sent: Saturday, February 23, 2013 11:12 AM
To: Bell, Kathy M.
Subject: Public Comment - University Ridge Project - Consolidation Ave

I would like to submit several comments about the proposed student housing project.

1. This project is going to add significant foot and vehicle traffic to Nevada, Consolidation, and Byron avenue. I would request that traffic impacts on the surrounding neighborhood be studied as part of the project impact.
2. Byron ave currently has a sidewalk all the way up from Lincoln street, but that is not true for Nevada street. Sidewalk installation on this streets should be a requirement as part of this project.
3. Byron avenue was recently made a no parking street, for a section East of Ashley, yet many weekend nights there are vehicles that park there to attend parties, etc. With even more residents in the area some consideration should be given to making sure that parking regulations are followed. This will be even more critical for the residents that are in the immediate area around the proposed housing project.

Thank you.

David Whitmyer
Byron Ave resident

Bell, Kathy M.

From: Wendy Harris <w.harris2007@comcast.net>
Sent: Sunday, February 24, 2013 3:04 PM
To: Bell, Kathy M.
Cc: Grp.PL. Planning Mail (planning@cob.org)
Subject: Party of record request

Please include me as a party of record in the 4413 Constitution Ave project.

When will the wetland report and the SEPA review occur? This appears to be information that is necessary before a variance decision is made. Without this type of information, how is the public to determine whether or not the variance will harm public welfare? Doesn't the city have development standards that govern the minimum information and permit submissions necessary before a variance request can be approved?

Please provide me with an electronic copy of the notes from the neighborhood meeting and any public comments you have received on this proposal.

Thank you
Wendy Harris

Bell, Kathy M.

From: David Whitmyer <dawhit99@gmail.com>
Sent: Saturday, February 23, 2013 11:12 AM
To: Bell, Kathy M.
Subject: Public Comment - University Ridge Project - Consolidation Ave

Follow Up Flag: Follow up
Flag Status: Flagged

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Thank you.

David Whitmyer
Byron Ave resident

Bell, Kathy M.

From: Adam Bellingar <adambellingar@yahoo.com>
Sent: Thursday, February 21, 2013 7:48 PM
To: Bell, Kathy M.
Subject: Public Comment - University Ridge Project - Consolidation Ave

I would like to make a few comments on the proposed student housing development proposed for Consolidation Ave:

- The 500 to 600 student proposed will substantially increase the automobile traffic on Byron, Consolidation, and Nevada as they are the natural connections from main traffic arterials on Lincoln and Lakeway. Byron and Nevada are particularly underimproved for the traffic. The streets are narrow in sections. Nevada has 2 small roundabouts that slow traffic and cause problems during snow and ice conditions while driving. I would propose that the impact fees from the proposed development pay to widen Byron and Nevada.
- There will be substantial foot traffic increase from the proposed development to the park and ride that connects to WWU. There are no sidewalks that encompass the outskirts of the park and ride. There are not sidewalks on both sides of the streets of Consolidation and Byron between the park and ride and the proposed project. I would propose that there be increased sidewalk coverage along these streets.
- There may be some additional foot traffic along Nevada for students that walk to the Lakeway shopping center. There is no sidewalk along a significant section of Nevada. I would say that the project should cover additional sidewalk coverage for at least one side of the road.
- There are no bike lanes on any of the roads mentioned above. I believe there should be some consideration for bike lane improvements, as the student population is generally more inclined to use bicycles.

I do not specifically oppose or support the proposed project. However, I think the current street conditions are not adequate for the additional traffic.

Adam Bellingar
44th Street Resident

University Ridge VAR2013-00001

If you want to receive notification of the decision, please complete and return this section to the Planning and Community Development Department, City Hall, 210 Lottie Street, Bellingham, WA 98225.

Yes, I would like to know the action taken.

RECEIVED

Name

Thomas Deaketh

FEB 25 2013

Address

825 Racine St.

City of Bellingham

Bellingham, Wa 98229

Planning & Community Development

University Ridge VAR2013-00001

If you want to receive notification of the decision, please complete and return this section to the Planning and Community Development Department, City Hall, 210 Lottie Street, Bellingham, WA 98225.

Yes, I would like to know the action taken.

RECEIVED

Name

Betty J. Poltrack
52 Molly Stark Lane
New Boston, NH 03070

FEB 25 2013

Address

City of Bellingham

Planning & Community Development

University Ridge VAR2013-00001

If you want to receive notification of the decision, please complete and return this section to the Planning and Community Development Department, City Hall, 210 Lottie Street, Bellingham, WA 98225.

Yes, I would like to know the action taken.

Name

M/M Jerome W. Kelly

RECEIVED

Address

4428 MARION BERRY CT.
Bellingham, WA. 98229

FEB 25 2013

City of Bellingham

Planning & Community Development

RECEIVED
Jesse M. Bell;

FEB 25 2013

City of Bellingham
Planning & Community Development

Feb. 21- '13
J. W. KELLY
C. H. KELLY

4428 MARION BERRY CT
B'HAM, WA. 98229
(360) 650-0705

It seems to us the Student Housing Development is turning into a commercial project, not condusive to single family homes. Our concerns are not the height of the buildings, but the water run off. We have a ravine in our back yard that has water running down it, all but the dry months of summer.

We are also concerned about additional traffic in the area.

We paid a premium for our lot when we purchased it, to ensure privacy & the wildlife habitat.

We feel our property will be devalued necessitating a reduced valuation by the city, then getting less tax revenue.

We object to the Development.

Sincerely,

Jesse W. Kelly
C. H. Kelly

RECEIVED

FEB 25 2013

City of Bellingham
Planning & Community Development

February 22, 2013

Planning and Community Development Department
210 Lottie St.
Bellingham, Wa. 98225


Re: VAR2013-00001

To Whom it May Concern:

In reviewing the revised application it is hard to know how high these buildings would be. In some areas the height is over 60 feet from the ground. I suspect there is an explanation based on planning or building rules, which are not understood by the average citizen. Is there a way to require an actual demonstration on how high these buildings would be and what views they would possibly obstruct for the uphill residents. One way might be on a still day to raise a balloon and get some pictures that the uphill neighbors might have a better idea of how high these buildings might actually be. There may be other ways, but a visual demonstration would be much better for people not used to reading charts or diagrams.

I'm not sure whether other comments should be included. I also don't understand how close these buildings would be to the steep hill that rises to Puget St. Will there be any cutting of the hill itself that might increase slide risk of the hill? There is flowing water over Puget St during much of the winter and wet months and lots of underground water demonstrated when houses were being built on this hill. The start of the decline of the hill is less than ten feet from Puget St. so any slide possibility might cause damage to Puget St, the major access to this area.

Thank you,


Thomas R Derleth
825 Racine
Bellingham, Wa. 98229