

Comment removed at
Citizen's Request
(Shawn Flaherty)

Bell, Kathy M.

From: Dli1101@aol.com
Sent: Tuesday, March 19, 2013 10:01 PM
To: Bell, Kathy M.
Subject: university ridge

Dear Planner

My name is Dave Ivie. I'm writing you in regards to the proposed University Ridge apartment complex. I believe the time for these kind of letter's may have passed but I want to throw in my two cent's worth anyway. I live at the corner of Nevada and Edwards. I've been here since the early seventies. Forty years. I've been a general contractor here in Washington since 1968, primarily in the homebuilding end of it. I've seen many changes to our once quiet and happy neighborhood. Not all of them bad, not all of them good. When I first moved onto Nevada St it was a dead end with Hawley's chicken ranch at the end of the street. Peaceful and quiet where the people driving up the road were either coming home, coming to visit, or lost. As you know, much has changed. The chicken ranch is now a housing development, and Nevada St. has been punched through to connect with others. The development was done well for the most part. Many nice single family homes to connect with the neighborhoods on both ends. I understand that the zoning for this project allows apartments, but this proposed group of rooming houses is the epitome of the phrase "**non-conforming use**". There is no way to make this thing fit into the neighborhood without harm to the people that live in the area. Adding at least 500 students, many of them teenagers, and perhaps as many cars to this area only benefits the out of state owners. No one else. Western's housing representative has stated more than once that they do not need this additional housing. They have trouble filling all their units as it is. Although I feel for those that live close to this proposed off campus nightmare, my main concern is traffic. Most of us that live at the Lakeway end of Nevada want no part of this oncoming traffic problem. We have enough of a problem with speeders who use Nevada as a bi pass to try and avoid Lakeway traffic. The city installed two traffic hindrances to try to slow down traffic, to little or no avail. I can't imagine what it's going to be like funneling another couple of hundred cars up and down our street several times a day. What I hear is "widen Nevada and put in sidewalks". Believe me almost everyone at my end of the street is against this. Wider street's, faster car's, more danger. What's the condition of the street going to be after a year or more of concrete, lumber, and other construction vehicles going up and down Nevada. Our homes are below the road for the most part. What's the answer there. There is not one single good reason to allow this thing to be built in a nice quiet residential neighborhood. Not One ! There are so many reasons not to allow this that I hate to even start going through the list.

Please listen to the people that live here. Just because a project is allowed does not mean it is good for the city or those involved. This is not consistent with the surrounding area and will be nothing but a sore spot from here on out.

Thanks.....Dave Ivie
1101 Nevada St
360 734-6173

RECEIVED

APR 09 2013

124 S. 44th St.
Bellingham, WA 98229

April 5, 2013 City of Bellingham
 Planning & Community Development
Kathy Bell, Planner 2
City of Bellingham
Planning and Community Development
210 Lottie St.
Bellingham, WA

Dear Ms. Bell:

I am not in favor of the University Ridge Development for the following reasons:

1. S. 44th is not up to capacity since it is so narrow for the traffic load proposed and there are no sidewalks to allow peds to safely navigate. I've been biking to/from work for the last 21 yrs so there will be increased risk of making it home safely in area where I live.
2. This neighborhood already has enough single family homes that students live in that are not managed or cared for. Students live in both 121 and 131 S. 44th that have caused noise problems as well as underage drinking. I've even had students attempt to break into my home thinking it was theirs while they were drunk. Having additional student housing even in a multiple family development will cause more single family homes to slide into student rentals since prospective home buyers will not want to live near students. If you allow this development, it is assured that the area will destabilize tipping to/becoming an undesirable neighborhood.
3. The concept of planning should involve protecting single family residents from other degrading interests such as commercial/industrial and even multiple family structures whose beliefs, values and lifestyles are far different from those that own homes.
4. If at least a multiple family development is proposed, why can't it be for 55 yr and older seniors or low income. Anything but students. I note that I don't like them it is that they don't act like human beings showing little respect for anyone but themselves.
5. It seems unsound that the development only has 1 entrance/exit and that is from Consolidation St. Why not Puget St.?
6. Traffic studies have been based on major intersections rather than in the neighborhood that are directly impacted. I live on 44th where college kids speed in both cars and motorcycles as a normal occurrence.
7. Too, I have concerns for the loss of the treeline, increased runoff with unit being built on unstable slopes.
8. In addition, it just does not make good planning sense to place a huge development like this at the top of a hill adjacent to very expensive homes. It really needs to be placed on a high volume arterial with good access.
9. And lastly and importantly, I have my home paid for and in a few years I'll retire hopefully to live there. If this development gets the green light and the neighborhood turns sour, I'll be forced to move which will be a financial burden. If I do move, it will be out of city/region/state and mostly likely to the Philippines.

I wrote this letter very fast, and I'm sure forgetting a few points. If you have questions, I can be reached during the day @360/647-7329.

Thanks for allowing us to express a few of my concerns.

Sincerely,

A handwritten signature in green ink, appearing to read "Jim E. Le Galley". The signature is stylized and includes a long horizontal flourish extending to the right.

Jim E. Le Galley

