

Bell, Kathy M.

From: Blamey, Sophia B.
Sent: Thursday, July 18, 2013 4:30 PM
To: Bell, Kathy M.; CC - Shared Department
Subject: FW: UNIVERSITY RIDGE

FYI

Sophia Blamey
Executive Assistant to the Mayor
City of Bellingham
(360) 778-8100 office
(360) 778-8116 direct
sbblamey@cob.org

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

From: Nancy Wopperer [<mailto:nancyauntie3@aol.com>]
Sent: Tuesday, June 18, 2013 8:55 AM
To: Linville, Kelli J.
Subject: UNIVERSITY RIDGE

I am writing to let you know I am against the development of University Ridge
I am a home owner and reside at 821 Nevada St. This is my first home and my investment for my future. My neighbors and I are all home owners with a vested interest in the neighborhood.

Is this really a place for college students, or just a money making project, with no thought for the area and its home owners

Some concerns are

1. In the summer how will University Ridge maintain its income when not as many students will be in residence?
2. What happens in a couple of years when University Ridge is not being profitable what does it become?
3. Parts of Nevada St are not wide enough to handle more traffic, they have no sidewalks and with the rounders in the middle of the lower sections of Nevada I do not see how it can handle more traffic.
4. I am also concerned about the students parking on Nevada right now we have home owners that park on the street who is going to police the area .
5. With no traffic stop lights or marked crosswalks at Consolidation and Lincoln, Consolidation and Nevada or Nevada and Lakeway traffic will be a nightmare.
6. The plan states in part C 3 Puget neighborhood goals and response is the residents will principally walk or bicycle along Consolidation from the project entry to the Lincoln Creek Park and Ride. Yet there is only sidewalk on the north side of the street and they are not putting in a bicycle lane, are the residents really going to walk or bicycle in the rain or sun up the steep hill after a day of classes?
7. Even on a dry day there is water running down the lower part of Nevada coming up from a neighbor's yard like a spring. Where will all the extra water go?
8. This is a family oriented neighborhood with young children, baby boomers and retired couples it is currently a nice place to live we do not need a UNIVERSITY RIDGE

DEVELOPMENT with 600 college students and cars going to fast up and down Nevada street.

PLEASE DO NOT LET IT HAPPEN!! Nancy Wopperer

Bell, Kathy M.

From: Margaret Wazny <mlwazny@gmail.com>
Sent: Wednesday, July 10, 2013 5:15 PM
To: Bell, Kathy M.
Subject: University Ridge PDC2013-00002/VAR2013-00001?
DRC2013-00008/CAP2013-00019/SEP2013-00016

Kathy Bell,

I am requesting information on the outcome of the planning committees decision for the University Ridge Project.

I am against this project as it will impact the neighborhood and its retired and family community.I am also concerned about the enviormental impact.

Sincerely,
Margaret Wazny

July 2, 2013

To Whom It May Concern at The City of Bellingham Planning Department:

I am Judith K. Groome, owner and resident at 816 Puget St., Bellingham, WA, which is a single family residence directly across from the center of the proposed University Ridge dormitory or rooming house complex, which is expected to add around 600 (adolescent and young adult) residents as my new neighbors.

They say a picture speaks a thousand words. On the following page are three photographs, two of which have been previously furnished to the City by Ronald T. Jepson and Associates on behalf of Ambling University Development in support of their request for a height variance for their proposed project. The middle photo was taken by me a few years ago, but the current view is essentially the same. As you can infer from the photo captions, my home is in the middle of Jepson's two submitted photos, with one home intervening on each side between my photos and theirs.

When you compare the photos, please imagine them with lights blazing and their balconies filled with a rollicking college-age Saturday night party accompanied by appropriate party music, as that is how I envision them. My view will be gone, and my current serenity in my single family residence directly across the street will forever be a thing of the past. If the height variance is granted, I will likely feel I must sell my home of thirteen years, as the neighborhood will be irrevocably changed.

I apologize if I have missed the date for submitting letters, but I have something to say in this matter even if belated. Please do NOT approved the requested height variance for this proposed project.

Sincerely,

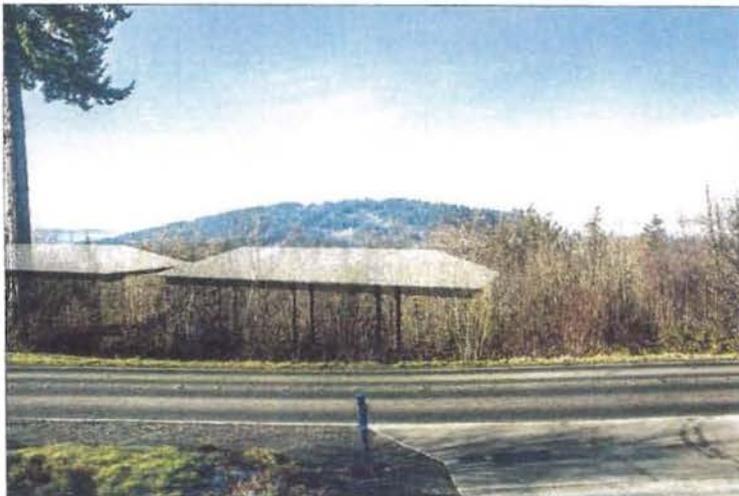
Judith K. Groome
Owner and resident
816 Puget St.
Bellingham, WA 98229

Attachment: 3 photos

PROPOSED VIEW FROM 808 PUGET ST



Current view from 816 Puget St.



PROPOSED VIEW FROM 824 PUGET ST

Bell, Kathy M.

From: jkgroome@juno.com
Sent: Monday, July 01, 2013 9:01 PM
To: Bell, Kathy M.
Cc: wtwag@juno.com; riton@comcast.net
Subject: Letter and photos supporting denial of height variance request for University Ridge
Attachments: Groome letter to City of Bellingham.doc

Dear Ms. Bell,

I am very sorry that I missed the June 25, 2013 deadline for submitting letters for consideration in the official report of recommendations to the Planning Director and the Hearing Examiner for the height variance requested by the University Ridge project.

As I am one of the neighbors MOST affected by this proposed height variance, I am submitting my letter in the hope that it is not too late. I was prompted to submit my letter even at this late date because I was astonished to discover just today photos submitted by Ronald T. Jepson and Associates showing just how much my view and way of life will be affected if this variance is granted.

Thank your for any consideration you can give in making my comments known. Please advise me immediately if you cannot open the attachment.

Judith Groome

Bell, Kathy M.

From: MY - mayorsoffice@cob.org
Sent: Friday, June 28, 2013 11:11 AM
To: Thomas, Jeffrey B.; Bell, Kathy M.
Subject: FW: Our concerns

FYI received in Mayor's office inbox

Sophia Blamey
Executive Assistant to the Mayor
City of Bellingham
(360) 778-8100 office
(360) 778-8116 direct
sbblamey@cob.org

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From: Stephen Collins [<mailto:sandmon@me.com>]
Sent: Wednesday, June 26, 2013 8:45 AM
To: MY - mayorsoffice@cob.org
Subject: Our concerns

Stephen Collins
101 South 41st St.
Bellingham, WA 98229

Dear Keli,

I dont expect you to remember me but we met in conjunction with Forth Corner Uniserve way back in the late eighties. I was delighted to watch you take your union savy to our city and bring sense to Bellingham city politics.

I will get to the point. We recently bought a house on 41st and Consolidation St. in the Samish neighborhood and have been happy to be back in Bellingham after some time away. Recently, as I read the Samish Neighborhood News, we became extremely concerned to learn that the University Ridge Housing Project is being proposed for the area just north of our new home. I beg you to do everything in your power to make sure this does not happen. 400+ vehicles pre day will be traveling mostly on Consolidation St to get to Western and WWC. We are sad to see the forested parts of Bellingham get smaller and smaller but it is just not acceptable to increase the water run off onto our streets below the area. As it is, we have ice flows running down the street in the winter. (Well, okay the ice doesnt move but you get the point.) The proposed area is too steep to put more buildings on in a sustainable manner. The noise, the crime, and the traffic that so many new residents would bring will destroy this neighborhood. As it is, my two sons must be especially attentive as they play in our area as a few of the college kids drive by at speeds approaching

breakneck. To add four hundred cars a day would make playing in the area unsafe. I have been considering asking for some speed bumps like there are on 36th St.

As a compromise to the existing traffic, wouldn't it be more to the style and culture of the Bellingham we have loved for thirty-plus years to welcome a transitional housing type defined in The Infill Tool Kit and keep this area a sustainable urban village that the city has been supportive of recently?

In closing, I implore you to redirect the University Ridge Project to a more reasonable area. I hold the question, does Bellingham need to get bigger? I'll save that for another letter.

Thank you,

Stephen Collins

4th grade teacher and dad

Bell, Kathy M.

From: Jacob Petz <jacobpetz@gmail.com>
Sent: Wednesday, June 26, 2013 8:17 AM
To: Bell, Kathy M.
Subject: University Ridge

I am writing this note to express my concerns about the University Ridge development and the impact it would have on the surrounding neighborhoods.

My largest areas of concern are the lack of infrastructure and the resulting increase in traffic from the development. The intersection at Nevada and Lakeway is already extremely difficult to navigate at certain times of the day. Adding a substantial number of cars to that equation will make it untenable. The traffic on Nevada St. is already an area of concern because of the lack of sidewalks in the "middle" section of the street (below the new development, and above the apartment complexes). The cars from the upper section, passing through, sometimes have a tendency to drive fast. Adding a large volume of "student" traffic to the road will increase the problem - at the very least, sidewalks would need to be added to the entire length of Nevada St.

Lastly, I would just like to express concern about the building application and the requests for variances. The codes are written for a reason and there is nothing valid in the application that warrants special consideration for the project. If variances are granted, that sets a precedent and before long, the code comes to mean nothing. Protect the neighbors, neighborhood and the quality of life in Bellingham by enforcing the rules that exist. Let the project find a way to integrate into our community instead of making the community play on their terms. How can we expect they will be good neighbors and stewards if their approach to joining us is centered around us catering to their needs. Bellingham is not in a position of needing to negotiate with outside developers. We are not desperate for growth. Support responsible projects that will continue to build upon the great quality of life we find in Bellingham. There are plenty of examples of cities that have squandered what we have because of poor planning - don't fall into that trap.

Thank you for your thought and consideration.

Sincerely,

Jacob Petz
360.510.8478

1119 Nevada St.
Bellingham, WA 98229