

Bell, Kathy M.

From: Linda Diebert <ldiebert@comcast.net>
Sent: Thursday, September 19, 2013 4:37 PM
To: HE - Shared Department
Cc: Thomas, Jeffrey B.; MY - mayorsoffice@cob.org; knabblefeld@cob.org; jmsteele@cob.org; CC - Shared Department; Bell, Kathy M.
Subject: Land Use Clarification

To: Honorable Hearing Examiner Dawn Sturwold,

We want to sincerely thank you for your attention during the public hearings and for extending the comment period concerning the University Ridge Project. We believe that that City's planning department had contradicted itself in its determination of allowable units and density for the proposed cite. Our comments are attached proving this are attached. Thank you for your kind attention.

Linda and Don Diebert

Bell, Kathy M.

From: J M <mccabejr@earthlink.net>
Sent: Thursday, September 26, 2013 3:38 PM
To: Bell, Kathy M.
Subject: FW: University Ridge Development

Kathy:

I noticed my public comment (below) on University Ridge did not appear in the University Ridge public comments received 9-23-13 on cob.org. Because it was only sent to the Hearing Examiner?

Thanks

Jim McCabe

From: J M [<mailto:mccabejr@earthlink.net>]
Sent: Monday, September 23, 2013 9:37 AM
To: 'hearing@cob.org'
Subject: University Ridge Development

Dawn Sturwold
Hearing Examiner
City of Bellingham

UNIVERSITY RIDGE DEVELOPMENT

I support the position of the Puget Neighborhood Association as laid out in its September 9, 2013 letter to Kathy Bell in the Planning and Community Development Department. Namely, that the University Ridge development should not proceed unless and until it is demonstrated that the questions and issues raised in the letter will be addressed and resolved.

Some specific issues:

Neighborhood Character

Putting 4 5-story buildings in 11 acres of the 15 acre Hawley Open Space in the Puget Neighborhood is completely out of character with the surrounding areas in the neighborhood, which are single family. Think of the of the impact of 4 large buildings in other similar sized parks/open areas in Bellingham – Marine Heritage Park (11 ac) or Roosevelt Park (9 ac).

Traffic and Parking

Others have commented on the apparent flaws in the Traffic Impact Analysis. With 400+ additional cars in this one project it is hard to believe that there won't be a significant impact on the traffic and parking for the surrounding residents.

Fire Safety

While the plan appear to be technically acceptable for fire access, the single entry/exit point has the potential to be blocked in an emergency. This was a factor in the City Council's denial of a zoning change for the Padden Trails project in the Samish Neighborhood which also had a single point of entry/exit. Several people lost their lives in the Oakland Fire in 1991 when single exit points became blocked.

Characterization of the Development as "Student"

The development has been characterized as student housing but there is no relationship with any college or university in the area. It is not clear that the residents can or will be restricted to students without conflict with fair housing laws.

I look forward to your ruling on this matter.

Jim McCabe
Puget Neighborhood
Chair, Bellingham Transportation Commission