

EXHIBIT M



"Derek M. Long"
<derek@sconnect.org>
06/05/2009 03:32 PM

To <KFranks@cob.org>
cc
bcc

Subject RE: Fountain District Urban Village website

For Follow Up: Normal Priority. Follow up on 06/08/2009 at 12:00 PM

Hi Katie -

I am sorry to have missed the final meeting and hope it went well. A thought just came to mind about a discussion of the homes along Elm/Northwest that are being used for commercial purpose. Currently they all have to get conditional use permits I believe and the discussion had to do with simplifying that process.

Is there any discussion of including Girard going south from the higher density area near the fountain? Many of the properties on Girard between the fountain and the junior high school already have a commercial use and resemble Elm and Broadway.

Derek M. Long
Program & Development Director
Sustainable Connections
P-(360) 647-7093 (ext. 101)
C-(360) 303-7776
1701 Ellis Street #221
Bellingham, WA 98225

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

From: KFranks@cob.org [mailto:KFranks@cob.org]
Sent: Thursday, April 09, 2009 10:01 AM
To: KFranks@cob.org
Subject: Fountain District Urban Village website update and meeting 4/15

Greetings Fountain District Urban Villagers;

Thank you for participating in the first Fountain District Urban Village Public Input Meeting last Wednesday. There was a great turn out -- all three neighborhoods (59 people) and commercial business and property owners (29 people) were well-represented, with a total of 88 participants.

For your information, we've posted meeting materials on the City website, and have a poster on display in the lobby of City Hall. Please share this with others that may be interested in providing input or participating in upcoming meetings:
<http://www.cob.org/services/neighborhoods/community-planning/urban-villages-planning/fountain-district-uv/index.aspx>

We hope to see you all at the next meeting on Wednesday, April 15th. It will be held at the same time (6:00 - 8:00 pm), same place (Fountain Community Church, 2100 Broadway). We'll be discussing "The Public Realm: Streets, Neighborhood Connections and Public Spaces." Arrive 15 minutes early (5:45) if possible to allow time for visiting, enjoying home-baked cookies and coffee, and to help us to get started right at 6:00.

One more thing: We've designed a "homework assignment" to help get you



Kelly Booker
<kelly@kellybooker.com>
05/29/2009 01:28 PM

To: Katie Franks <kfranks@cob.org>
cc: Aaron Booker <aaronb@hardlines.com>
bcc:
Subject: Re: Fountain District Meetings

Hi Katie,
Sorry it's taken me so long to reply. Here is a somewhat edited version.

Comments for the Public Input Report

I really liked the break out sessions that were held during the last meeting. It was very informative to hear directly from the experts on those specific topics. I have a small suggestion that might make the process work a little better next time: perhaps the presenters could move from group to group rather than having all 70 – 100 attendees shuffling about trying to find new seats several times.

I think that people made great suggestions about things that would make the neighborhood even better. Some of the ideas mentioned were more variety of goods & services including a bakery, coffee house, a book store, a brew pub, and more pedestrian & bike friendly access. However, to expect those positive changes without being willing to make the accommodations that would be necessary support those changes (increased housing density, taller building heights, etc.) is unrealistic. For these businesses to succeed they need customers. Increased population density means more people will live, work and shop in the neighborhood and the businesses have a better chance of success, and the city will have an increased tax base to fund the public improvements.

I worry that if allowable uses in the Commercial Transition Zone and Commercial Core are too narrowly defined and requirements for development or renovation are too cost prohibitive, local business people will be discouraged and won't invest in the area, they'll simply locate elsewhere. When the requirements for developing or changing the use of a property are too cost prohibitive, small local business are driven out of the market. That leaves just large developers in a financial position to fund projects, projects not likely to be local, diverse and neighborhood friendly, but large, generic and primarily profit-driven.

Thanks!
Kelly Booker

On 5/27/09 3:54 PM, "Katie Franks" <kfranks@cob.org> wrote:

RECEIVED

May 20, 2009

MAY 26 2009

Katie Franks
Planning and Community Development
City Hall
210 Lottie Street
Bellingham, Washington 98225

City of Bellingham
Planning

re: Fountain District Urban Village Project

Dear Ms. Franks:

I wanted to write to you about what I am learning and my observations from the recent Fountain District meetings.

At meeting #3, building heights and the commercial zone were the main topics of discussion. Many realtors attended this meeting. At our table Peter Roberts, a realtor, was eager to expand the Meridian Street commercial zone into Kulshan and Peabody streets. His argument was that the 100 foot corridor on Meridian Street would not allow for economically feasible development.

At meeting #4, the presenters proposed a plan for three story buildings along the Meridian Street corridor and in back of the homes on Kulshan and Peabody Streets. My wife and I spoke with one of your staff at that meeting who argued that three story buildings were necessary on Meridian to make development "economically feasible." He referenced Peter Roberts as the source for that opinion.

I am puzzled why this idea is being repeated as if it were an established fact and is being used to determine development plans. At present there are NO buildings higher than two stories along the Meridian Street corridor in the Fountain District and the majority are one story. I have seen a number of new buildings constructed in the last couple of years that are attractive, fit into the neighborhood along Meridian and seem to be working fine for their owners. The buildings I refer to are Piper Music (one story), Furmeister Chiropractic (one story), the Barter Center (all one story) and the buildings at 2417 Meridian Street, across the parking area from Cascade Pizza (all one story buildings). These additions to the Fountain District are attractive and fit into the neighborhoods surrounding them beautifully. SO CLEARLY THERE IS NO PRECEDENT FOR GREATER BUILDING HEIGHTS IN ORDER FOR DEVELOPMENT IN THIS AREA TO PROCEED OR TO SUCCEED.

Now I understand that these are businesses and that there are some people who are hungry for the addition of residences to the business corridor. While I do not share their desire I am not opposed

to the addition of some living spaces as long as a few straight forward provisions are met:

- 1) The size of the commercial zone along the Meridian Street corridor NOT BE EXPANDED to envelope Kulshan or Peabody Streets. This would destroy the entire history and character of the Fountain District.
- 2) The buildings do not exceed two stories in height. I would expect that the ground floors would be businesses and the second story residences. The boundaries of the urban village allow for offices along Elm Street and along Broadway so there need be no worry that we are not planning space for that kind of business. The two story limit is in keeping with the very essence of the Fountain District and a demonstration that there is more to an urban village than high rise development and overcrowding. It also demonstrates that traditional single residence neighborhoods can coexist with business and not detract or devalue the property, homes or quality of life. If done properly and sensitively, it can enhance it. BUT THREE STORIES WILL RUIN IT.
- 3) The commercial buildings are attractive and architecturally consistent with the historic nature of the Fountain District and the surrounding homes.
- 4) Adequate parking to service both business and residences is provided on site and does not spread to surrounding neighborhoods where toddlers and small children play.

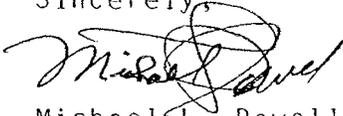
I also understand that people are upset about "urban sprawl" and so am I. However, let's be rational and keep our desire in perspective. The few lots available on the few blocks of the Meridian Street corridor in the Fountain District, no matter how much you develop them, will not by themselves stem the tide of unfettered county development. But we can do what we can without gutting the historic nature of this beautiful neighborhood. We must prevent the negative impact of new buildings on the privacy of existing family residences behind the buildings if for no other reason than to do so would remove the character and sense of place that makes the Fountain District UNIQUE AND DESIRABLE. Another "strip" urban village will not achieve the goal of attracting people to city living. Why would we want to ruin existing homes on Kulshan and Peabody Streets for so little gain and so much to lose? The irony of the proposed development plans is that with more and more development and subsequent crowding of the Fountain District more and more people will want to escape to the county to avoid excessive urbanization. I have heard people say this already when they hear of the proposed building heights and these people

Letter to Katie Franks - Fountain District Urban Village - May 20, 2009 - Page 3.

are Columbia Neighborhood residents, not Kulshan Street or Peabody Street residents. SURELY WE CAN FIND A MIDDLE GROUND BY PRESERVING THE CURRENT NATURE OF THE FOUNTAIN DISTRICT AND ALLOWING DEVELOPMENT WITHIN THOSE PARAMETERS.

As a 25 year business owner AND resident of the proposed Fountain District Urban Village I want to thank you for considering my input.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael L. Powell". The signature is stylized with a large, circular flourish at the end.

Michael L. Powell
2622 Kulshan Street and 2300 Elm Street
Bellingham, Washington 98225

Copies: Bellingham City Council
Columbia Neighborhood Association



Bill Henshaw
<bhenshaw@windermere.com>
05/12/2009 11:27 AM

To "KFranks@cob.org" <KFranks@cob.org>
cc
bcc
Subject Fountain District Planning

Katie,

Just some observations after completing the sessions on the Fountain District and they are as follows:

1. It is quite apparent that much expansion beyond a block from Meridian is not likely to happen at any time soon.
2. Meridian should be looked at as the main corridor and parking should not be allowed on Meridian. This will require some accommodation with the existing property owners, however it should be readily accomplished.
3. The building heights should be 5 stories with the first floor retail.
4. Bicycles should be allowed in the normal traffic on Meridian and an alternate route should be on Kulshan Street because it could take the excess bike traffic off of Northwest and Elm as well.
5. Consideration should be given to widening Illinois between Cornwall and Meridian to accommodate bicycles.
6. My major concern is that the parking that was eliminated on Broadway will cause a shortage if the south end of Broadway was developed to maximum density of five floors.
7. My other concern is an increase of traffic cutting through on North Park Drive or through the alley to get to Broadway or to Cornwall this is already a problem so care must be taken to direct traffic up Sunset to Cornwall.

Bill Henshaw
2653 North Park Drive
Bellingham, WA 98225



"Yvonne Thut"
<yvonnethut@msn.com>
05/07/2009 10:25 PM

To "Katie Franks" <kfranks@cob.org>
cc
bcc
Subject Fountain District

Hi Katie,

I appreciate all the work you have been doing with the meetings. I was only able to go to the last meeting but it seems you all have been very responsive to people's comments.

The meeting seemed an inappropriate place to tell you ALL of my personal thoughts on these subjects, so I hope you bare with me as I share with you visions of a better, more beautiful, and more busy Fountain District.

Just to give you a little background: My husband, myself and our two children live on Kulshan Street. My husband commutes by bike or bus to Western and back 5 days a week. As a family, we bike walk and take the bus whenever we can avoid driving the car.

Starting with the Core Commercial area, I would like to limit the height to no more than 2 stories, and to require design limits to new buildings which would include landscape areas and maintained treed alleyways.

I think we need to look at the larger neighborhood when we are talking about traffic through the Fountain District. I think a more designated 'gateway' into historic, residential, pedestrian friendly, speed limit of 25 mph, Meridian south of Squalicum Parkway is necessary to actually slow down the traffic. Perhaps some speed bumps and a bunch of landscaping along this whole stretch would be best. If there is going to be more traffic along Meridian to reach the newly developed waterfront I think we need to make an extra effort to maintain the quaint, people-friendly feel by starting at Cornwall Park.

Another thing I wanted to mention was street lamps. Could we change the street lamps to ones similar to the new ones downtown? From Cornwall Park to Broadway? I'm sure there is not the money for it now but those old 50ish street lamps are awful!

I really liked the idea of the Sharrow lane on Meridian, it seemed to answer all concerns. Are there examples of Sharrow lanes on streets of similar projected traffic density?

I live a block from Meridian but rarely do I patronize the businesses here. I can imagine one of the large parking lots turned into a landscaped courtyard/path with a coffee house, bagel shop, bookstore, and restaurant with acoustic music in the dinner hour, surrounding it, creating a little haven right on Meridian. That is where I would be!!!!

Thanks so much for all your work. If you have any questions, please email me.

Yvonne



Emily Weiner
<emmyrweiner@gmail.com>
05/06/2009 10:18 PM

To kfranks <kfranks@cob.org>
cc
bcc

Subject Comment on Fountain District design standards

History:

 This message has been replied to.

Comment on design standards for any building in the Fountain District Urban Village (residential or commercial),

Please include in design guidelines of any infill forms that outdoor staircases NOT be allowed. With homes so close together, outside staircases make privacy problems even worse. Think about someone living in, for example, a small apartment over a garage, behind a single-family home, on a block of mostly single-family homes. The occupant of that apartment has no outdoor space, except an outdoor staircase, so sitting on the staircase (or the landing at the top of the staircase) will be the favored place to be on nice days--or if the occupant is a smoker living with a non-smoker. If that outdoor staircase overlooks the neighbor's backyard, the occupant of the apartment will be constantly looking down into the neighbor's backyard--ending any semblance of privacy.

It is my understanding that outside staircases do NOT count within the 800-sq-foot limits on size of ADUs--therefore allowing them means the regulations are encouraging the invasion of privacy I have described.

Emily Weiner

--

Emily Weiner
2729 N. Park Drive
Bellingham, WA 98225
(360) 738-9695
cell: (360) 961-3326

Fountain District Meeting 5/6/09, by John McGarrity

The Fountain District is an area of businesses which adjoins Columbia, Lettered Streets and Cornwall Park neighborhoods. It is now being proposed by City planners as an area which can become an "Urban Village." This concept includes housing which can be made more dense with *multiple-story buildings*, to address the need to further develop areas already accessible to amenities and services, rather than develop new housing spreading into undeveloped county land. We, members of the three neighborhood associations, have been talking with each other for a number of years about our interests in the Fountain District developing into an area which enhances where we live and offers choice as to how we live.

The Fountain District -- My Proposal: An Urban Village in scale for a neighborhood commercial district. Designed for all ages & physical circumstances. Master planned. Underground or in-building parking. .

Allow development to take place with a master plan and planning contracts. New height limits of a total of 4 floors on east side of Meridian Street, 3 on west side of street. Five stories on the Haggen and Fountain Drug sites, four stories on various sites on Broadway. Three stories of shops, office and apartments on Elm Street from Broadway to Connecticut St.

But to build above two stories developer would:

Develop whole block.

Parking underground and/or inside the back of the building

Elevators

Design for all ages, physical needs.

Setbacks in rear of building, decks, screening

Lobbies w/ storage room for bikes, strollers, wheelchairs

Top floor apartments – penthouse with large deck and deep setbacks

Fund new and/or repairs to alley fencing and garages of neighboring lots

Limits on store size – shops that would serve our several neighborhoods.

Screen to minimize impacts to adjacent areas.

Utilities

Area has power lines and high-pressure gas lines. Both utilities franchise agreements expire in the next several years. City needs policy and hopefully cooperation from the two companies to minimize their presence and improve public safety and esthetics.

Kulshan Street is not part of the commercial district. These homes need to be sheltered from the noise, light, congestion and any other negative impacts of future development.

Katie^o

COMMENT FROM
MIGRE 5/6/09

~~Annual report~~

Focus group for
Commercial/Res. Outcome

determines future of the
transition and residential sectors

By Bob Simmons

MTC #1 5/6/09

- don't like the idea of building setbacks due to small lot sizes (consider heights of bldg. impact on neighbors on street behind)
- don't like shared driveways (puts burden on businesses to work together)
- concern about heights - what it does to character of neighborhood - ~~love~~ loves the "small town" feel
- want to see bulb outs all along Meridian - whether putting in crosswalks or not. Will calm traffic, beautify area (provide space for landscaping - and may allow for bike parking / scooter parking on the street)
- wants to address concerns ~~with~~ ~~is~~ about ReSources - truck traffic is disruptive, damages sidewalk, driveway, drive dangerously, trash, "junks" around site, etc.



markg3000@comcast.net

05/06/2009 08:09 PM

To KFranks@cob.org

cc

bcc

Subject COMMENT Re: Fountain District Urban Village: Next meeting meeting this Weds, 5/6

For Follow Up: Normal Priority Follow up on 05/07/2009 at 11:00 AM

May 6, 2009

Katie:

I was unable to attend the last meeting on the Fountain District but did want to express my thoughts regarding the area closest to my home, and more generally. First, my front yard is about 40 feet from the NW section of that "jog" in the current outline for the village that covers the block occupied by the Lion's Inn. If such an area were to be redeveloped as one result of the urban village process, I would support the creation of new denser forms of residential housing on the Lion's Inn parcel and (perhaps) adjoining parcels in the block between Monroe and Jefferson. For example, I could see a cottage housing complex there, or a land trust development such as Matthei place, or perhaps co-housing. What I would not like to see, and I believe my neighbors would object to as well, would be a new commercial property of any kind extending from Elm to Elizabeth. For example, I wouldn't want the Elizabeth side to be the location of the back parking lot of a mini mart or an insurance business. Although it is true that the Lion's Inn is technically a commercial development, it is more compatible with residential than most commercial uses given that it is lodging, some of which is (I believe) rented out for longer terms than a typical motel. In short, I would not be against increased density if it resulted in a residential development compatible with the street and neighborhood.

More generally, I would like to see any additional development on Elm remain compatible with the primarily residential character of the area, and believe that the street should not be upzoned in such a way as to encourage the destruction of buildings in the historical district. I think the existing mix of uses between residential and locally-oriented businesses should be more or less maintained. As the urban village develops it is conceivable that some additional houses could convert to business use. I think that could remain compatible with the existing streets if the historical nature of the existing structures were maintained.

As for the overall effort, I would like to say that I strongly disagree with some of the workshop participants who claim that the residential core of the area centered on Meridian is already an urban village. I think that flies in the face of direct observation and experience in the area. When I travel in the area I do so only to travel to a destination business. The area itself is not inviting and parts of it are even in danger of becoming blighted, especially with three businesses in the S. end of the village portion of Meridian recently vacant. Also contrary to some views I heard at the meetings, the

claim that there is insufficient parking seems not to hold true, as can be seen through direct observation. In fact, the amount of parking already there borders on the levels expected more of a suburban strip mall area than anything approaching an Urban Village. I think the parking issues are more ones of immediate availability for particular needs, and not a result of general parking shortages. I would support innovative ways to distribute the availability of parking, such as shared use of private lots that distribute available parking where it is needed. Ultimately, I would like to see this become a pedestrian and bicycle friendly area, an unlikely prospect if huge amounts of parking are required.

Lastly, I do agree that existing residences, especially those directly adjacent to Meridian, need some protection from looming redevelopment. I believe this could be achieved by stepping down heights on the sides of parcels adjacent to residential streets, and perhaps lower heights for Meridian parcels in the middle of the village (and with taller buildings allowed in the N. and S. ends. There may also be a need to "right-zone" parcels where poorly constructed duplexes are now possible, perhaps by allowing some of the infill toolkit forms that allow higher quality forms and structures.

In summary, I think it is possible to have some increased densities on the core urban street (Meridian) without overwhelming the existing residential streets through proper setbacks, height gradients, and other mitigations. I have lived in a number of cities where moderately high density in residential neighborhoods along appropriate corridors coexists with lower density residential in a mix that is extremely attractive to residents and visitors. I trust the City will continue to pursue the creation of an urban village with the recognition that the Fountain District will need to remain at a smaller neighborhood scale than some of the other currently planned villages.

I thank you for the forums and for the opportunity to comment in writing.

Mark Gardner
2503 Elizabeth Street
Bellingham, WA 98225

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

From: KFranks@cob.org

To: KFranks@cob.org

Sent: Tue, 5 May 2009 22:21:25 +0000 (UTC)

Subject: Fountain District Urban Village: Next meeting meeting this Weds, 5/6

RECEIVED

MAY 05 2009

City of Bellingham
Planning

May 5, 2009

Katie Franks
Planning and Community Development
City Hall
210 Lottie Street
Bellingham, Washington 98225

re: Fountain District Urban Village Project

Dear Ms. Franks:

I have had a good opportunity to observe the development both along Meridian Street and Elm Street for the last 25 years. I live at 2622 Kulshan Street and own an office building at 2300 Elm Street where I have had a clinical psychology practice. My wife and I currently use the Elm Street building for a studio for music, watercolor painting, building fine furniture, carving, and other forms of artistic pursuit.

The Elm Street location is at the hub of a community of mixed business and residences. There are numerous homes that have been converted to professional offices (my own, lawyers, physicians, chiropractors, psychotherapists, massage therapy) barber shop) several multi-residences (apartments) also in converted older homes, a neighborhood grocery (convenience store), an antique store, a sign making operation, a barber shop, construction business, coffee shop, etc. All these businesses have coexisted with neighborhood homes without a ripple. These businesses run out of one and two story buildings whose architecture blends continuously with the family owned, single residences around and amongst them. This is a friendly, beautiful neighborhood that is unobtrusive and with low turnover. I want this kind of "development." It is pleasant, appropriate, and allows property taxes to remain affordable. These businesses are locally owned and many are owner occupied. They have been beautifully landscaped and taken care of. I would think this is the ideal model for development in a residential area such as the Fountain District. It is most certainly the kind of "development" I want where I own property and live.

Meridian Street in the Fountain District is much more retail oriented and at its best fits much less seamlessly into the surrounding neighborhood. None-the-less it is at present tolerable in the midst of neighborhood homes because the businesses have remained somewhat small, unobtrusive and appropriate in building height. There are currently mostly one story businesses here and a few two story and absolutely none over two stories. This arrangement allows me and my neighbors to live in a neighborhood where we can see the natural horizon, the trees among and behind the buildings, receive natural sunlight into our homes and yards and have no ugly eyesore buildings in our views. Much of the landscaping along this corridor of Meridian

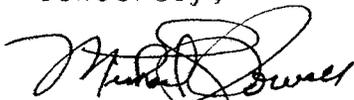
Letter to Katie Franks re: Fountain District Urban Village - May 5, 2009.

is compatible with the neighborhood at present. But the buildings along here vary from appropriate, well landscaped and unobtrusively designed to almost no landscaping at all, unattractive and poorly constructed, or dysfunctional usage. Witness the Harden building with no appropriate parking, essentially a two story warehouse that is underutilized and unattractive. Old funky buildings may not be everyone's cup of tea but they are the history of this area, fit into the neighborhoods, are the right size and the businesses have a fine ambience, such as Speak Easy's, childrens clothing store and a beauty shop. They are older but they fit with homes around them, provide a nice ambience and do not intrude into the neighbors' privacy, sunlight or sense of place (view of trees and mountains).

It is my feeling that those of us who live and work in the Fountain area need the Planning Department and the City Council to protect our homes and quality of life from wreckless development by adopting a definite set of zoning ordinances that limit height of buildings to no more than 25 feet, require maximum set back from the homes that surround them and identify this area, have adequate parking provided by the builder for the use of the building so that parking does not slop over into the side streets or neighborhoods where families live and their small children play. I believe there should be restrictions on the size of the footprints of any one building, signing and type of construction and limit construction to attractive historic design and well landscaped. Cheap, unattractive, poorly designed to fit into the time period of the Fountain District buildings are not appropriate. Merit Engineering is a good example of what not to allow: a pole building that is cold, unattractive and overfilling it lot. Buildings should fit into the neighborhood as seamlessly as possible.

I feel we do not need any more tall buildings in this area. I don't want Bellingham to turn into a Bellevue or Seattle or just another ugly city full of high buildings. I certainly don't want to live in such an area. Bellingham should preserve some areas in the city like the Fountain District in keeping with its history and sense of place. Going back to the 1930's is a good idea but tall buildings will not get us there. The Fountain District is already a functioning urban village and needs the protection of the city.

Sincerely,



Michael L. Powell
2622 Kulshan Street and 2300 Elm Street
Bellingham, Washington 98225

Copies: Bellingham City Council
Columbia Neighborhood Association

RECEIVED

MAY 05 2009

City of Bellingham
Planning

May 5, 2009

Katie Franks
Planning and Community Development
City Hall
210 Lottie Street
Bellingham, Washington 98225

re: Fountain District Urban Village Project

Dear Ms. Franks:

I live at 2622 Kulshan Street and have lived there for 25 years. My home is 97 years old and my neighbors' homes on either side of me are 100+ years old. The people on Kulshan Street have invested their time and money into preserving the historical character of their homes and the historical character of the neighborhood as a whole. We have been living the "urban village" model certainly since I moved there in 1984 and it was well established then. Our home would qualify as a "cottage" style structure and we consume a "cottage" amount of open space, water and power. We not only buy local, we grow our own food and share it with the neighbors. We bike or walk or take the bus to town. As I understand it the Growth Management Act requires cities to respect and preserve the historical nature of neighborhoods such as ours, their historical structures and their "sense of place."

Residents of Kulshan Street patronize the existing Meridian Street businesses. These businesses are literally in our backyards. At our house we hear the bank tellers in the drive through, hear the music from Mojo Music, and smell the coffee brewing at the drive through espresso. We all get along and the businesses respect our need for a safe, private home experience. We know many of the merchants not just when we shop there, we know them from singing in a choir with them. As I understand it the Growth Management Act also requires cities to encourage local ownership of affordable businesses and business property.

I have attended all the input meetings regarding the Fountain District Urban Village and at the first meeting the planning department presented a slide show exemplifying their desire to "go back to how it was in 1930." I believe Kulshan Street remains just as it was in the 1930's (and earlier) and exemplifies the urban village concept ahead of its time and as such should be preserved. One and two story buildings is what the 1930's landscape entailed, not high rise condo's or office buildings that overshadow the residents of the village and create a barrier rather than a seamless, permeable flow between residents and business. I stand firmly for a 25 foot height limit on all structures, residential or business, along the Meridian Street corridor in order to

Letter to Katie Franks re: FDUV - May 5, 2009 - Page 2.

preserve the historical character and viability of our urban village. I also stand firmly against any rezoning of Kushan Street from its present single family residence code to accomodate development along the Meridian Street corridor or any other reason I am not aware of. I understand that the Growth Management Act protects us from outside speculative development that destroys existing historical neighborhoods.

Thank you for considering my voice in your planning.

Sincerely,



Christine V. Powell
2622 Kushan Street
Bellingham, Washington 98225

Copies: Bellingham City Council
Columbia Neighborhood Association

April 29, 2009

Dear Katie,

I would have come to the
F. D. Urban Village meetings if it
weren't for the fact that I work
on Wed. evenings. So I wrote
a few ideas down. I hope it
is useful in some way.

Call me any time
you need me —

Arlene Feld

733-2022 H

441-6421 C

MAY 05 2009

SOME SUGGESTIONS FOR THE FOUNTAIN
DISTRICT URBAN VILLAGE

RECEIVED

The Fountain District has been calling out for a renewal. As a nearby resident I would love to walk to a vibrant little shopping district, made up of boutique (non chain) stores, cafes, book stores. Apartments could be welcome, as well as condos or townhouses. I dream that all our proposed Urban Villages will be designed in an attractive, warm way, similar to the feeling of our beloved Farmers' Market. There, the folks smile, chat, shop and gather happily. The question is, how to create that delicious atmosphere. The answer is complicated, but here are a few ideas of the many.

Scale:

The village feeling comes from a small, manageable size. Think about the contrast between the huge warehouse of a typical supermarket vs the farmers booth. It feels intimate in the booth...and it is. I realize there is often a conflict between the developers need for profit and the citizens' need for humane size. I think a four story limit would be workable for this single family home community.

The Look:

Street trees soften and warm a streetscape. For that reason they are essential. Landscaped areas to sit in will enhance the look and the feel of the village. A design theme will tie the varied purposes together. Consistency of design adds to the pleasant feeling. You can compare Meridian Street, north of the freeway, as an example of lack of consistency of any kind. People are assaulted by buildings that seem dropped from the sky. The structures do not relate to one another, not by size, not by architecture, and not by color. Even if it is a struggle, let us create a specific design plan.

Suggestions for Fountain District

Signage has huge impact in any development. The most attractive communities tightly control the height, the size and the materials of signs. Barkley Village has done a pretty good job on managing the signs. They are low, not too large and made well. Even the NEW Key Bank building, downtown, has made an amazing set of signs to go with their surprisingly good looking building. This is in stark contrast to their history of large, unattractive, disproportionate signs spread over their one story cracker boxes. Most of the time, our businesses don't restrain themselves, we need to state specifically, no digital flashing displays, no rooftop signs and no signs on top of cars or trailers.

Oversight:

Our dear city seems to rarely enforce standards. Whether it is from a lack of funds or from a lack of will, this problem contributes to citizen resistance to change. In fact, enforcement brings out resentment. The enforcers are essentially cops who are often ignored, rejected or harrassed. We need the enforcers. It is mixed emotions. And who pays for enforcement. Where is the staff? Enforcement is an afterthought. That is, it receives the least attention. If you will demonstrate to the people that you will take enforcement seriously, you will smooth your own way. Strong oversight will melt citizen resistance.

Arlene Feld
Lettered Streets
1510 Broadway

(360) 778-8388
kfranks@cob.org

City of Bellingham
Planning and Community Development Department
210 Lottie Street, City Hall
Bellingham, WA 98225
www.cob.org

----- Forwarded by Kathryn E Franks/ncd/cob on 04/28/2009 01:08 PM -----



Carolyn Dale
<dalecarolynj@yahoo.com>
04/28/2009 01:04 PM

To: Katie Franks <kfranks@cob.org>
cc

Subject: Fort Collins public spaces

Katie,

Attached are some photos showing aspects of Fort Collins, Colo., downtown spaces that might lend some ideas for the Fountain District planning. The small, triangular planter boxes provide seating, and I could picture something like these in the Fountain Plaza Park. The one with the sculpture of a girl on the swing shows how they have transitioned from pretty intense parking and driving spaces to the pedestrian areas. I mentioned that we approached shops, galleries and restaurants on bricked alleys, but I haven't found a photo yet that illustrates that well -- I'll keep looking.

I lowered the resolution of these images to 72 dpi for quicker e-mailing, but if you need better quality files, I can get the originals to you at 200.

I hope these are helpful.

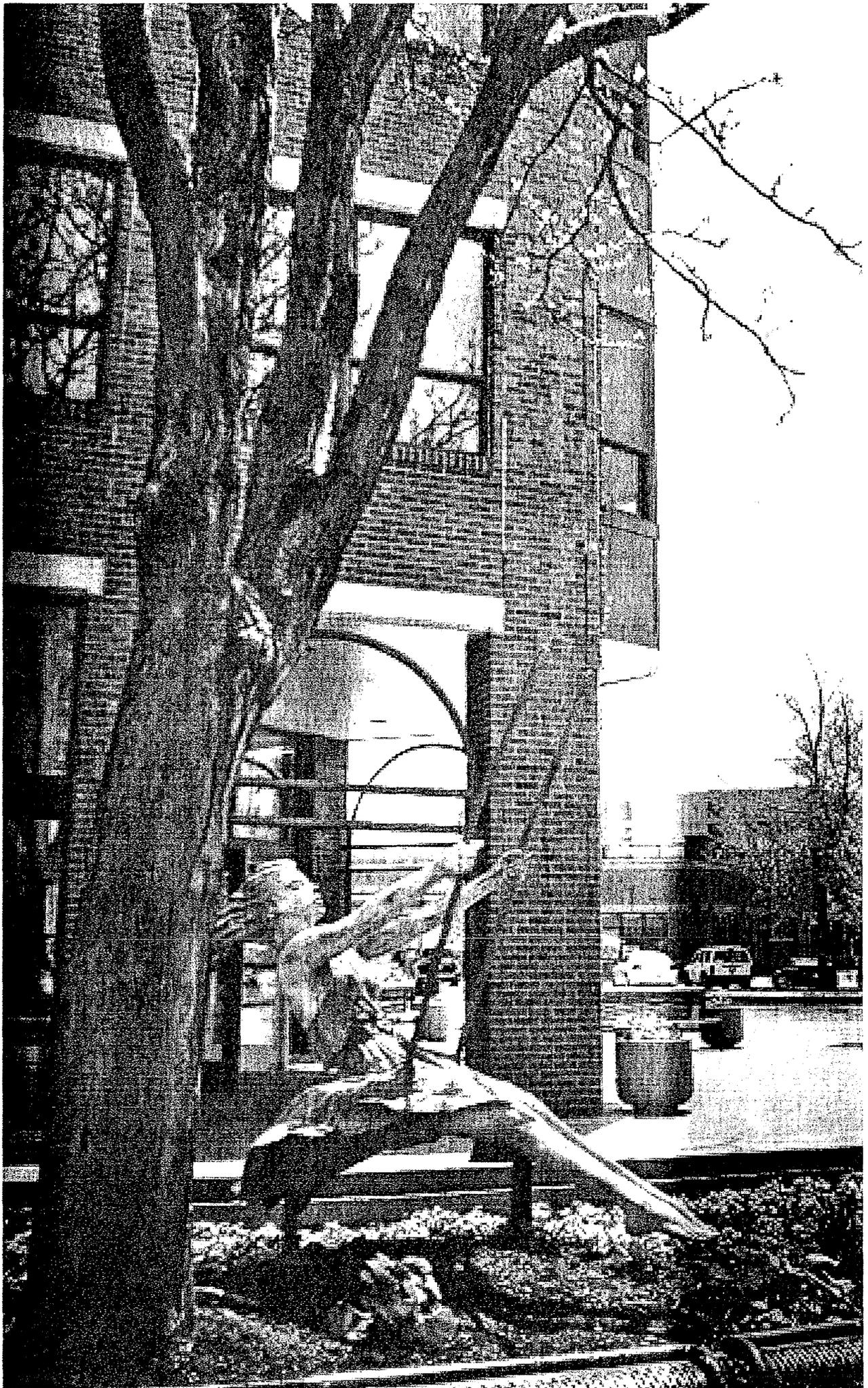
Best regards,
Carolyn

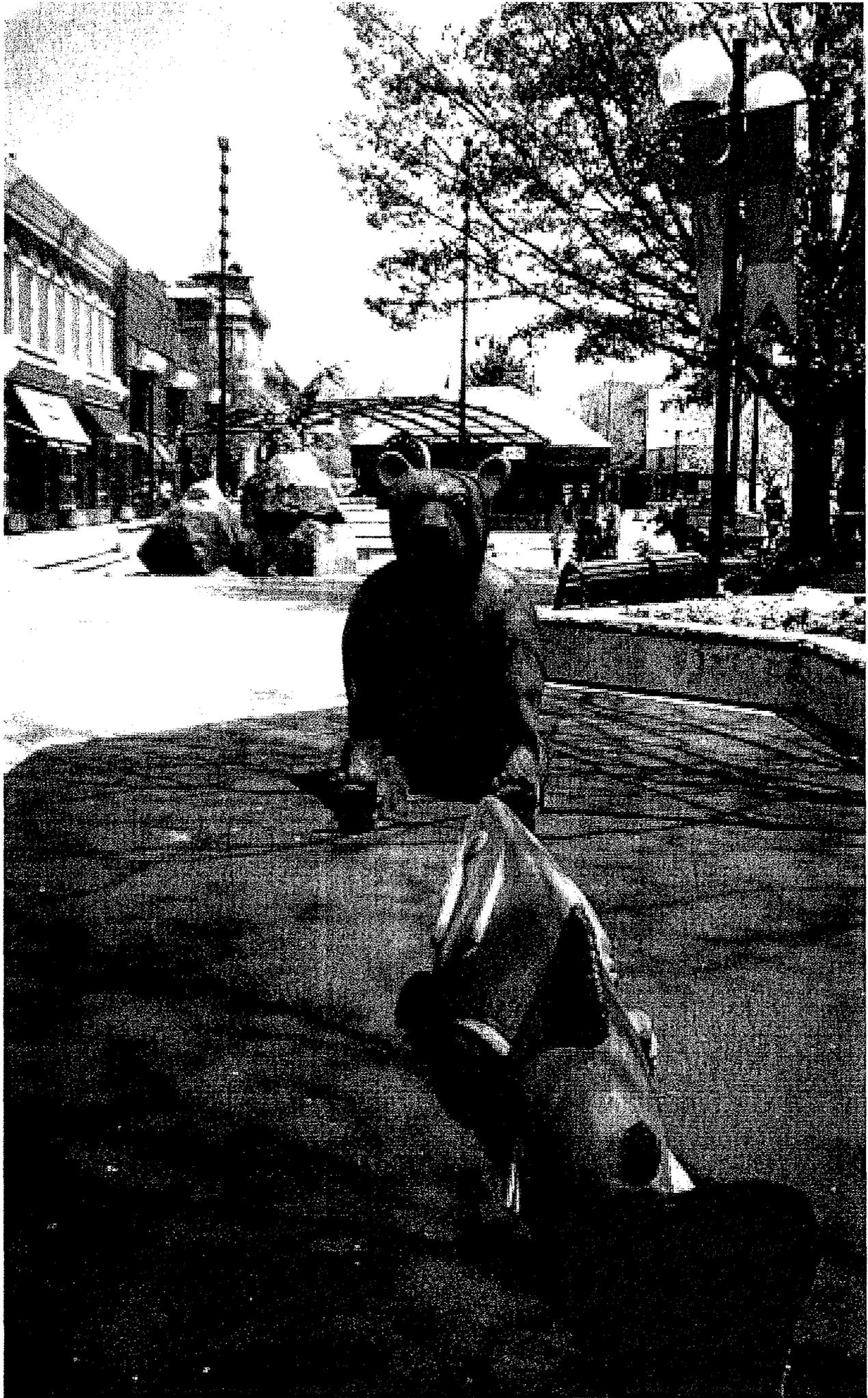
Carolyn Dale
Writer & Editor
www.editing-works.com

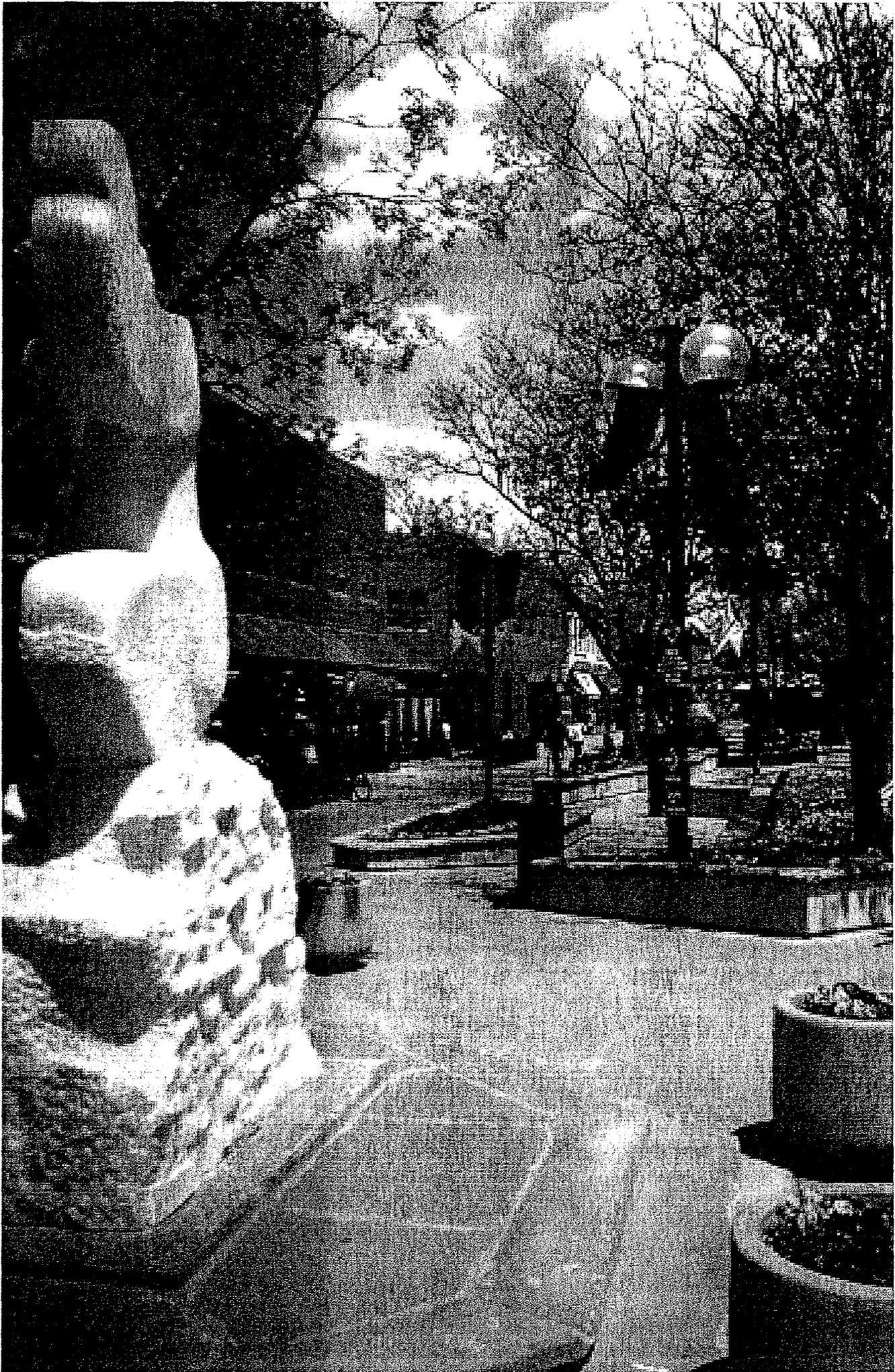


Ft Collins mall 1 200.jpg Ft. Collins girlswing 200.jpg Ft. Collins mall 3 200.jpg Ft. Collins mall 4. 200.jpg









White Paper #41
Gas, Power Lines & PSE Plant Serving the Waterfront
June 4, 2003

Dear Waterfront Futures Group,

I have some concerns regarding the waterfront that I hope future redevelopment can address and resolve. There are neighborhood concerns that are concerns of a greater area than just the "Bay-side" neighborhoods. Access to water is of course one of them.

Another concern is the utility infrastructure of Bellingham. An industrial waterfront requires, among other things, an industrial utility infrastructure. This infrastructure has significant safety problems and is also a nuisance. The people of Bellingham find themselves living with the following problems:

1. Two large high-pressure gas lines that begin at Britton Gate and then later divide and, as three high-pressure lines, snake their way through the neighborhoods down to the waterfront. They pass right behind Northern Heights Elementary School (under the car junkyard) and cross the Mount Baker Highway behind Squalicum High School. They make their way to Squalicum Creek and separate at James Street.

There, one line goes under the freeway alongside of the creek, which it follows down to the waterfront, eventually rejoining the other line at Cornwall Ave. to serve both GP and the PSE power plant. This first line was laid in the early 1990s to help serve this power plant.

The other line goes south to Sunset Drive, crosses the freeway, goes down to Illinois Street to about 60 feet from Sunnyland School, then goes down Illinois Street to Broadway (in front of the Roeder home) and then along Connecticut Street through the Columbia neighborhood to the waterfront.

A third high-pressure line splits off the second one back at the corner of Illinois and Franklin streets. The third line goes down the middle of Franklin Street (passing Bellingham High School, Options High School and Explorations High School) to State Street, goes along State Street, then drops down to Cornwall Avenue and the waterfront industrial complex.

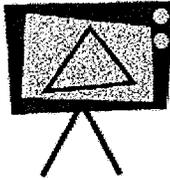
Besides the danger of using the westside neighborhoods as utility corridors for heavy industry, the risks are greatly increased by the practice of using these lines to service the homes, schools and businesses along the lines. The gas in the lines connecting these locations is not stepped down from the high-pressure until it reaches the users' meters. The main line is buried 6 feet down, but the access lines in the front yards of these users are less than 1 foot underground. So when a backhoe dug up a gas line in a yard at the corner of Connecticut and Elizabeth streets (during the city's sewer line replacement project a couple of years ago) and yanked on it, the line separated at the main line, blew a crater out, deposited the earth across the street on the roof of a two-story house and the line spewed gas for four hours.

2. A power plant located on the waterfront requires fuel lines and also an electric grid to service the plant.
3. An electric grid on the west side of the freeway laces the westside neighborhoods with high kV power lines, one of which is dead. Again, neighborhoods on the west side of Bellingham are used as utility corridors to service this industrial area.

So if the use of waterfront area is to move away from heavy industry (including power generation), can the utility system be redesigned to minimize both its use of neighborhoods as corridors and also to minimize the danger this use brings to any area?

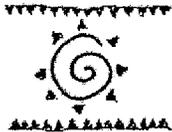
In the last several years there have been several neighborhood meetings regarding the above concerns called by and attended by the Columbia, Cornwall, Letter Streets and Sunnyland neighborhood associations. The newly formed Association of Bellingham Neighborhoods (an organization of our city's neighborhood associations) will be taking up this and other issues regarding the waterfront.

Sincerely, John McGarrity
2729 North Park Drive
Bellingham, WA 98225
738-9695 (home), 941-3608 (cell), 647-6169 (work)



Kathryn E Franks/ncd/cob
06/05/2009 01:59 PM

To
cc
bcc
Subject Fw: Fountain District Urban Village Meeting tomorrow night 4/22



Kimberly A Brown/pw/cob
04/21/2009 03:18 PM

To Lindsay M Kershner/planning/cob@cob
cc
Subject Re: Fountain District Urban Village Meeting tomorrow night 4/22 

Hi Lindsay,

I am not planning to attend tomorrow night. The only input I received was from a Cornwall resident who is concerned that cars are running the stop sign at Connecticut and Vallette. She called PWOPS about this and they forwarded her to me. It's an enforcement issues - but she is concerned that the problem will get worse as the urban village develops.

Kim Brown
Transportation Options Coordinator
Green Government Team | City of Bellingham
PHN: 360.778.7900 | FAX: 360.778.7901
EML: kimbrown@cob.org
[City of Bellingham, WA.](http://www.cityofbellingham.wa)

Lindsay M Kershner/planning/cob



Lindsay M
Kershner/planning/cob
04/21/2009 03:01 PM

To Kathryn E Franks/ncd/cob@cob, Brian J Smart/planning/cob@cob, Darby K Galligan/ncd/cob@cob, Christopher J Behee/planning/cob@cob, Kimberly A Brown/pw/cob@cob, Chris J Comeau/pw/cob@cob, Kate Newell/planning/cob@cob, Matthew J Bautista/ncd/cob@cob, Nicole C Oliver/planning/cob, Moshe L Quinn/planning/cob@cob, Kurt Nabbefeld/planning/cob@cob, Jeffrey J Jewell/museum/cob@cob, hinton4@earthlink.net, mkeller411@yahoo.com, jmcgarrity@gmail.com, keithepoynter@gmail.com, rickq2000@yahoo.com, shardy40@msn.com, hlsteiner@comcast.net, LeeEberhardt@mac.com
cc
Subject Fountain District Urban Village Meeting tomorrow night 4/22

Hi everyone,

Please reply to this email to confirm whether or not you will be helping with the meeting tomorrow night and whether or not you wish to be a table facilitator. Also, please let me know if you have any feedback from the last meeting, suggestions, etc.; and if you would like to meet prior to the meeting to discuss the next topic (Development Character).



Lee First
<leef@re-sources.org>
04/14/2009 02:30 PM

To kfranks@cob.org
cc
bcc

Subject Fountain District Urban Village

History:

 This message has been replied to.

Greetings,

I am sending you my "homework" because I can't attend the meeting tomorrow night.

I live in the Columbia district, and work in the Fountain District. I don't have a car, so I bike or walk everywhere.

I want residential areas that are safe for bicycles - which means less cars driving slower. I don't like Meridian because there is not a clear space for bicycles to ride and it is not safe for kids to cross. I also feel unsafe near Haggen because there is a lot of traffic and feel unsafe in the large parking lot.

There is a lot of waiting in order to cross Meridian on foot. Most cars are not very aware of walkers. I feel like I have to have eyes in the back of my head, or I'll get run over.

There aren't very many good places to lock bikes up. Big stores should be required to have covered bike parking areas.

Thanks for considering my comments.

--

Lee First
Field Investigator
RE Sources for Sustainable Communities
2309 Meridian Street
Bellingham, WA 98225
(360) 733 8307
><(((°>
www.re-sources.org



Emily Weiner
<emmyrweiner@gmail.com>
04/12/2009 09:40 PM

To kfranks <kfranks@cob.org>
cc
bcc

Subject Fountain District fountains

History:

✉ This message has been replied to.

Katie,

I don't know how you're planning to structure the April 15 Fountain District meeting, but I am hoping there will be a chance for me to present this proposal to all attendees (rather than to just my table):

Proposal: to encourage redevelopment of the Fountain District that include as many fountains visible along Meridian Street as possible--both in streetscapes and on private property visible from the street. The Fountain District would become a special place to visit because there would be so many fountains to look at.

Motivation: To attract customers to stores in the Fountain District -- to attract residents of Bellingham and Whatcom County, as well as tourists. Imagine people saying, "Let's go over to the Fountain District to see the fountains."

An "anchor" fountain is already planned: The redesign that Jason Darling of the RE Store is developing for Fountain Plaza (at the corner of Meridian and Broadway) includes a new fountain. In fact the covenant for Fountain Plaza requires "water for man and beast." That's where farmers used to water their horses before heading home from market. The redesign includes a dog-watering station.

Cost: Not all fountains have to be large, expensive, or labor-intensive to maintain. New buildings can include sealed, recirculating water features. Store window displays can include indoor fountains. Even a fishtank can incorporate a fountain and be built so it can be seen from both inside a store and from the street. Fancy lighting can make a simple water feature look spectacular. Fountains can express themes--music stores could create musical fountains, Asian markets could create fountains in Asian styles.

Research: Perhaps a WWU planning professor could recruit students to research and present fountain designs built elsewhere that are both interesting to look at and affordable to install and maintain.

Financing fountains:

a) Since installing fountains is a method to support the economic vitality of Fountain District businesses, it would make sense to seek grant funding from agencies like the Washington State Department of Community, Trade and Economic Development (CTED), and from foundations that promote economic development.

b) Development rules could offer substantial bonuses for installation of fountains--to make it financially worthwhile for developers to include fountains.

Conclusion: Broad participation in this project will ensure that enough fountains are built so people will want to visit the Fountain District to see the fountains. Each property owner along Meridian

must have confidence that other property owners will also add
fountains.

Thanks.

Emily

--

Emily Weiner
2729 N. Park Drive
Bellingham, WA 98225
(360) 738-9695
cell: (360) 961-3326

RECEIVED

MAR 30 2009

City of Bellingham
Planning

MARCH 29/09

DEAR SIRS - AND LADIES: ALSO -
ATTENTION TO - MS. KATIE FRANKS, DEVELOPMENT SPECIALIST II
THOUGHTS / IDEAS RE. FOUNTAIN DISTRICT
IMPROVEMENTS...

- ① RE-CONFIGURE THE FORMER FOUNTAIN "GALLERY" -
(A) KNOCK-OUT SECTIONS NORTH/SOUTH / FRONT + BACK
- REPLACE WITH WIDE SLIDERS - THAT ALLOW
CUSTOMERS OUT-DOOR / INSIDE TRAFFIC - CREATING
AN OPEN MARKET-PLACE FOR LOCALLY-GROWN
PRODUCE - AND ARTS/CRAFTS - ALL PROTECTED
BY INTERIOR SPACE AND EXTERIOR COLORFUL
YEAR-AROUND AWNINGS; PAINT THE BUILDING !!;
PERHAPS CONSTRUCT A ROOF-TOP-LEVEL COFFEE
AND TEA ROOM - THAT SERVES HOMEMADE PIES -
SURROUND THE WALK-SPACE OF THE EXTERIOR
BUILDING WITH GROUND PAVERS.

THIS CONCEPT OF PROPERTY USE
OF A "MARKET-PLACE" CAN
BECOME PART OF A COMMUNITY
NETWORK - FROM FAIRHAVEN -
RAILROAD AVE - JAMES STREET
- FOUNTAIN DISTRICT SHOPPING
TOURS

FOUNTAIN DISTRICT
NEEDS A "DISTINCT PERSONALITY"

- ② FOUNTAIN DISTRICT MERCHANTS SHOULD COMPLY TO
THE UPKEEP OF EXTERIOR BUILDING APPEARANCES - AND
BASIC DESIGN COORDINATION - WHICH CURRENTLY IS
LACKING. - POSSIBLE WITH SIGNAGE - BUILDING COLORS -
THE USE OF AWNINGS - LANDSCAPING - A "HISTORICAL -
RELEVANT "THEME" OF SOME CONTINUITY. THE ARRANGE-
MENT - PRESENTLY - LOOKS "HELTER-SCELTER" -
(A) RE STORE NEEDS EXTERIOR PAINTING & IMPROVED SIGNAGE.

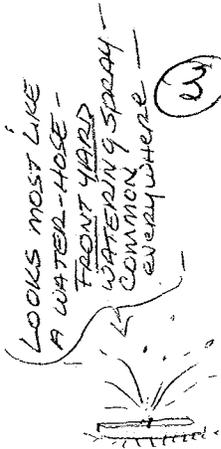
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AL

(B) FOUNTAIN VET. HOSPITAL NEEDS REPAINTING.

(C) THE MUSIC SHOPPE (WITH A VICTORIAN-TYPE NAME SPELLING) COULD HAVE A TUDOR-TYPE / OLD FACADE

(D) — EACH BUILDING-APPEARANCE NEEDS REVIEW.

(E) BRICK — ALREADY LOOKS GOOD.



③ THE FOUNTAIN — LOOKS LIKE A "SPRAY" — & SHOULD BE GIVEN MORE DECORATIVE PRESENCE WITH AN ELEVATED CENTER-PIECE. ALSO!! THE METAL TOWER (WHATEVER ITS CALLED?) THAT SUPPORTS WIRES — SHOULD EITHER BE REMOVED & THE WIRES ROUTED UNDERGROUND — OR PAINT IT WITH PROFESSIONAL VERTICAL SIGNAGE LETTERING THAT IDENTIFIES: ✓
"FOUNTAIN DISTRICT" (PLUS THE DATE ESTABLISHED →)

④ NEAR SHOPS — OUTDOOR BENCHES — HANGING BASKETS — ~~SOME~~ TABLES / UMBRELLAS.

⑤ WE MISS "BARTER'S DRIVE-IN"!!! WHY NOT RE-DESIGN THE FORMER KFC — A NEW BUSINESS THAT INCL. A + W BURGERS & ROOT BEER!
(PERHAPS RE-NAME IT "BARTERS" (WITH AN INDOOR WALL ARRANGEMENT OF PHOTOS RE THE ORIGINAL "BARTERS" THAT BURNED-DOWN!))

FAST FOOD IS POPULAR FOR ALL AGES AND BUDGETS

LACK OF
PARKING SPACE
HAS ALWAYS
BEEN A
PROBLEM &
IS A HUGE
DRAW-BACK

GOOD
LOCATION
& CENTRAL
ENOUGH
ON
BROADWAY
INTERSECTION

⑥ THE CORNER ACROSS FROM THE FORMER KFC - NEXT TO "FOUNTAIN RENTAL" - MIGHT BE LANDSCAPED (AROUND THE PERIMETER) FOR "FOUNTAIN DISTRICT" SHOPPERS & VISITORS. THERE NEEDS TO BE MORE PARKING SPACE. - A PARKING LOT. (2-HOUR METERS WOULD ADD TO CITY REVENUE.)

⑦ AGAIN! - KEY IS TO COORDINATE CONTINUITY THAT UNIQUELY IDENTIFIES THE FOUNTAIN DISTRICT - WHERE RESIDENTS AND VISITORS RE-DISCOVER SOME HISTORY - OLD WORLD CHARM, - PERHAPS ALSO A QUIETER - MORE SERENE ENVIRONMENT - EVEN OCCASIONAL OUTDOOR "LIVE" MUSIC THAT CHEERS PEOPLE (LIKE JAZZ - COUNTRY STYLE - NO ROCK, NO RAP!) - BRASS (SPONSORED BY "MUSIC SHOPPE")

- HOPE THESE SUGGESTIONS WILL HELP - YOU'LL HAVE MANY, I'M SURE. MAY THERE BE HARMONIOUS WISDOM - AND VISIONARY PERSPECTIVE IN ALL THINGS CONSIDERED!!! (AND ACTION.)

RESPECTIVELY,
RUTH E. CANTOLON
2818 VALLETTE ST.
BELL'HM - 98225
(LONG-TIME AREA
RESIDENT)