



Planning

Permit Center
210 Lottie Street
Bellingham, WA 98225
phone: 360-778-8300
fax: 360-778-8301
www.cob.org

COMPREHENSIVE / NEIGHBORHOOD PLAN AMENDMENT
DOCKET APPLICATION FORM

TO BE COMPLETED BY STAFF

Date Received 4/2/2012
Case Number 20N2012-4

Use this form to request docketing of a proposed Comprehensive Plan and or Neighborhood Plan amendment(s). Applications may be submitted at any time but must be received by April 1 of each year for review during the following year. Please complete the following and attach additional pages as needed. Incomplete applications will not be accepted.

1. An application must include the following materials:

- Docket Application Form.
Fee payment calculated at 10% of the total comprehensive plan amendment fee.* The fee is not refunded if the proposal is not docketed. The fee is calculated as follows:

(a) Non-site specific Comprehensive / Neighborhood Plan amendments:

\$1,594 base fee + \$255 notice fee x 0.1 = \$185 due at docket application.

OR

(b) Site specific Comprehensive / Neighborhood Plan amendments:

\$1,594 base fee + \$255 notice fee + \$213 per acre over first acre (\$12,750 max.) x 0.1 = fee due at docket application. Final fees will be calculated at the time the application is submitted.

*Recognized Neighborhood Associations are exempt from this fee.

2. Applicant: RADCO LLC Phone: 360 788-9010

Address: 2930 Squalicum Parkway #101

City/State/Zip: Bellingham, WA 98225

Email: dsturdevant@nwrads.com Fax: -

Name of contact if applicant is a group: Devlin Sturdevant

I have read the application materials and acknowledge that if the proposed amendment is approved by the City Council for inclusion in the annual docket, a complete Comprehensive / Neighborhood Plan Application must be submitted within 30 days of the Council's docket decision or a date approved by the Planning and Community Development Director in order to continue to final review. Failure to submit a complete application prior to the deadline may result in removal from the docket.

Applicant signature: [Signature] Date: 4/2/12

3. Provide an explanation of how the proposed Comprehensive or Neighborhood Plan amendment meets one or more of the docking criteria listed in **Bellingham Municipal Code 20.20.030 A. (2)**. (Docketing criteria - page 4 attached) SEE ATTACHED
4. If the proposal includes general Comprehensive Plan or Neighborhood Plan amendments that are not site-specific, please describe your amendment proposal as specifically as possible and attach it to this form. If specific wording changes are proposed, show the changes in ~~strikethrough~~ and underline format. Reference the location in the Plan where the change is proposed. N/A

Complete the following sections if the proposal includes a site-specific amendment to a comprehensive plan land use designation.

Property Owner

Name: Same as applicant Phone: _____

Address: _____

City/State/Zip: Bellingham, WA 98225

Email: _____ Fax: _____

Owner's Authorized Agent/Contact

Name: Ali Taysi - AVT Consulting LLC Phone: 360 527 9445

Address: 1708 F Street

City/State/Zip: Bellingham, WA 98225

Email: ali@avtplanning.com Fax: _____

Property Information

1. Assessor Parcel Numbers: 380319 241445 0000

2. Attach a map (8.5" x 11") identifying the property included in the proposed amendment and showing parcels and streets located within and adjacent to the site.

3. Neighborhood Name: Cornwall Park Area Number: 8C

Current Comprehensive Plan Land Use Designation: _____ Single Family Residential

4. Proposed Comprehensive Plan Land Use Designation: Institutional

5. Current Zoning: Residential Single

6. Proposed Zoning: Institutional, Planned

Property Owner(s)

I am the owner of the property described above or am authorized by the owner to sign and submit this application. I grant permission for the City staff and agents to enter onto the subject property at any reasonable time to consider the merits of the application and post public notice. I certify under penalty of perjury of the laws of the State of Washington that the information on this application and all information submitted herewith is true, complete and correct.

I also acknowledge that by signing this application I am the responsible party to receive all correspondence from the City regarding this project including, but not limited to, expiration notifications. If I, at any point during the review or process, am no longer the Applicant for this project, it is my responsibility to update this information with the City in writing in a timely manner.

Signature by Owner/Applicant/Agent:  Date: 4/2/12

City and State where this application is signed: Bellingham, WA

BELLINGHAM MUNICIPAL CODE

20.20.030 ANNUAL DOCKETING CRITERIA

A. The City shall use the following criteria in selecting proposals for inclusion in the annual docket of comprehensive plan/neighborhood plan amendments. In order to be included on the annual docket, a proposal must meet the following criteria:

- (1) The City has the resources, including staff and budget, necessary to adequately and comprehensively review the proposal within the timeframe of the annual review process; and
- (2) The proposal meets one or more of the following criteria:
 - a. The proposed amendment represents an issue appropriately addressed in the comprehensive plan or in a neighborhood plan;
 - b. The proposal demonstrates strong potential to serve the public interest by implementing specifically identified goals and policies of the comprehensive plan;
 - c. The public interest would be best served by considering the proposal in the next amendment cycle, rather than delaying consideration to a future plan update process;
 - d. The amendment addresses changing circumstances, changing community values, or corrects or updates information in the comprehensive plan or a neighborhood plan; or
 - e. State law requires, or a decision of a court or administrative agency has directed a change to the comprehensive plan or a neighborhood plan.

3142 Coolidge Drive

Comprehensive/Neighborhood Plan Amendment, Rezone & Lot Line Adjustment

Docket Application Narrative

Introduction

The proposed Comprehensive and Neighborhood Plan Amendment & Rezone is being requested to change the zoning designation of a parcel of land located at 3142 Coolidge Drive, in Area 8C of the Cornwall Park Neighborhood, from Single Family Residential to Institutional. This will require an amendment to the neighborhood plan zoning and land use maps, and will therefore require a Comprehensive Plan Amendment and a Rezone. This will also require a Lot Line Adjustment in order to attach the rezoned property to an adjacent property that currently has Institutional zoning. This is a site specific proposal. It is possible that this will require an Institutional Master Plan amendment but this is a question that the applicant is posing to City staff.

Subject Property & Proposal

3142 Coolidge Drive is an approximately 33,500 square foot lot that is developed with one single family residence, a detached garage and several accessory structures. The lot is rectangular in shape, approximately 100' wide along Coolidge Drive and 425' deep. The house and garage are located on the front half of the lot, abutting Coolidge Drive. There is a large yard that extends behind the house. This yard is primarily vegetated with managed lawn; there are a number of large mature trees (evergreen and deciduous) scattered throughout the lot, and along the south and east property lines. There is an existing accessory outbuilding (approx. 800 square feet) located at the back of the lot. The adjacent properties to either side along Coolidge Drive are developed in similar fashion with single family residences and outbuildings. The lot to the south is similar in size and also has a large back yard. The lot to the north is similar along Coolidge Drive but the yard stops approximately half way back and abuts a medical office parking lot. The back property line of the subject lot also abuts a medical office parking lot. In this residential zone the minimum lot size is 10,000 square feet, however many of the residential lots in this area (along Coolidge and Plymouth) are bigger than this, and are characterized by large back yards, which abut the adjacent medical campus. The portion of the subject lot that is proposed for rezone is limited to approximately the back half. This back half is the portion of the lot that abuts the existing Institutional zoning on two sides (north and east). The portion of the lot proposed for rezone would be attached to 2930 Squalicum Parkway, which is the adjacent institutionally zoned lot to the north, via a concurrent Lot Line Adjustment. The front portion of the lot abutting Coolidge Drive, including the existing house and detached garage, would remain in Single Family Residential zoning. This remainder parcel would be approximately 15,000 square feet in size and as a result would meet the applicable minimum zone density and would remain a conforming lot.

Purpose of Proposal

The proposed change in zoning is intended to allow the expansion of the parking area for the existing institutional use that is located at 2930 Squalicum Parkway across from St. Joseph's Hospital. There is an existing medical office building located at this site that is occupied by several medical imaging tenants. This office building has parking in the front of the building and along the west side of the building. Access is taken from Squalicum Parkway. There is landscaping along the street frontage and along the remaining property lines there is solid wooden fencing and landscaping. This property abuts a similar medical use to the east and single family residential development to the south and west. The back property line of this property abuts the back yard of the subject residential property at 3142 Coolidge Drive.

Discussion

As the medical campus has grown, and demand for parking has increased campus wide, the tenants of this medical office building have found it increasingly difficult to accommodate their parking demand with the available on-site parking. The building has an agreement with the hospital that permits them to utilize a certain # of parking spaces in the hospital parking lot across Squalicum Parkway, but this agreement has been revised over time as the main hospital campus has grown, and the off-site parking available to the building has been steadily reduced. In addition over the years customers and patients of the building have resorted to parking along Squalicum Parkway in locations that do not have a hard shoulder, curb, gutter or sidewalk. Recently some of these areas have been improved with sidewalk and landscaping and this has eliminated some street parking spaces. Some of these soft shoulder areas have also recently been marked with "No Parking" signage, further limiting on street parking.

The proposed Comprehensive Plan Amendment, Rezone and Lot Line Adjustment would alleviate this parking problem by providing additional land for expansion of the parking facility on-site, while resulting in limited impact on adjacent property owners or the neighborhood character in general.

The zoning line in this area takes an odd "z" shaped jog between the subject lot and the medical office property. This line is a quirk of lot reconfiguration that occurred with underlying platted lots at some point in the past; the 3142 Coolidge Drive lot was effectively created by combining the back 100' of five platted lots that front along Squalicum Parkway. Three of these old platted lots make up the medical office building at 2930 Squalicum Parkway. The result of this jog in the zoning line is that the back half of the residential lot at 3142 Coolidge Drive is immediately bound on two sides by Institutional zoning. This occurs with only one other property abutting the Institutional zone. This means that a rezone will not create a finger of institutionally zoned land extending into a residential zone, but will rather fill in a cut corner in the zoning boundary. This also means that the portion of the subject lot proposed for rezone directly abuts only one single family residential lot, and abuts the large undeveloped back yard of that lot. These conditions will substantially reduce any potential impacts to the adjacent residential neighborhood. It is fair to say that impacts from the proposed parking expansion will be limited to the one neighbor immediately abutting the back half of the subject property. These impacts can be adequately mitigated through the development permit review process, which will insure that impacts to

the abutting property from noise, light, glare, emissions, etc... will be regulated as needed. The subject lot has mature existing vegetation growing along the south and east property lines, and additional natural screening, as well as solid fencing, could easily be constructed to screen the adjacent residential property.

Annual Docketing Criteria

The proposal meets the following Annual Docketing Criteria identified in 20.20.030(A)(2):

a. The proposed amendment represents an issue appropriately addressed in the comprehensive plan or in a neighborhood plan. There is an existing parking problem at 2930 Squalicum Parkway. There is no available land at that site for expansion of parking facilities, and there is no available land with Institutional zoning in the immediate vicinity that could reasonably accommodate additional parking facilities. Proposals related to expansion of the Medical Campus into adjacent residentially zoned areas clearly impact the Comprehensive Plan, Neighborhood Plan and potentially the Institutional Master Plan, and should be addressed through this process.

b. The proposal demonstrates strong potential to serve the public interest by implementing specifically identified goals and policies of the comprehensive plan. The parking problem at the medical campus will continue to grow as the campus grows. This parking problem indirectly leads to traffic congestion and traffic safety issues in the area (as more people park along the shoulder of Squalicum Parkway), complicates emergency access to the hospital and threatens to create spill over parking into the adjacent residential neighborhoods. The Comprehensive Plan identifies specific goals and policies related to preserving neighborhood character, planning for adequate traffic circulation, supporting economic development and existing businesses, and specifically supporting the development of our institutional campuses (the colleges and medical campus). This proposal will help to alleviate the potential for parking spill over into the adjacent residential neighborhoods, which will help to maintain their existing character. This proposal will also help to reduce existing on street parking (some of which is illegally occurring), and reduce traffic congestion in the area. This proposal will also support the existing businesses in the medical building; providing additional parking will help them to manage their parking demand and relieve an existing problem for customers and patients of the tenants. All of these results will serve the public interest.

c. The public interest would be best served by considering the proposal in the next amendment cycle, rather than delaying consideration to a future plan update process. The proposal is site specific in nature and is intended to address a site specific problem. There are no proposed updates to the Neighborhood Plan or the Institutional Master Plan that will address the site specific parking problem. In addition, the parking problem that exists will not naturally resolve itself, and it is more likely that as development continues at the main hospital and along Squalicum Parkway, the parking problem will become exacerbated over time. For these reasons addressing the proposal as soon as possible will benefit the public interest.

d. The amendment addresses changing circumstances. The parking available to the customers and patients of the existing medical office building is steadily being reduced with expansion of the main

hospital as well as public street improvements in the vicinity, which reduce available on street parking. The result is a constantly increasing pressure on available parking facilities. These changing circumstances warrant consideration of the proposal.

Summary

The proposal will benefit the function and operation of the existing medical building, reduce the potential for traffic congestion and traffic safety concerns along Squalicum Parkway and reduce the risk of spill over parking onto adjacent residential streets. The proposal will have limited impacts on adjacent properties and those impacts that will be created can be easily mitigated. For these reasons the proposal warrants docketing and the opportunity to be more thoroughly evaluated. If docketed then detailed site development plans and detailed mitigation measures will be provided for City review.

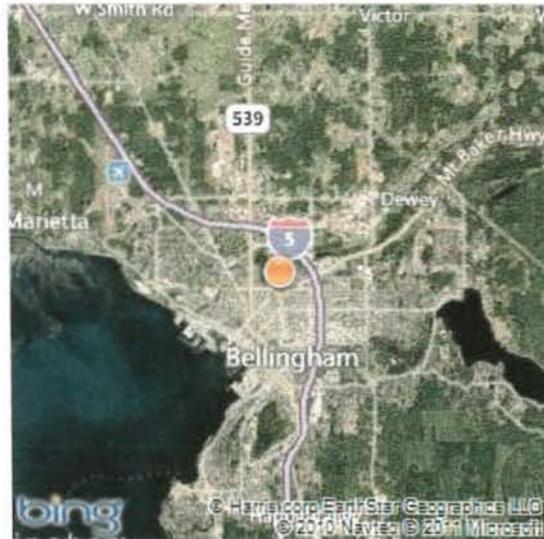
bing Maps

3142 Coolidge Dr, Bellingham, WA 98225

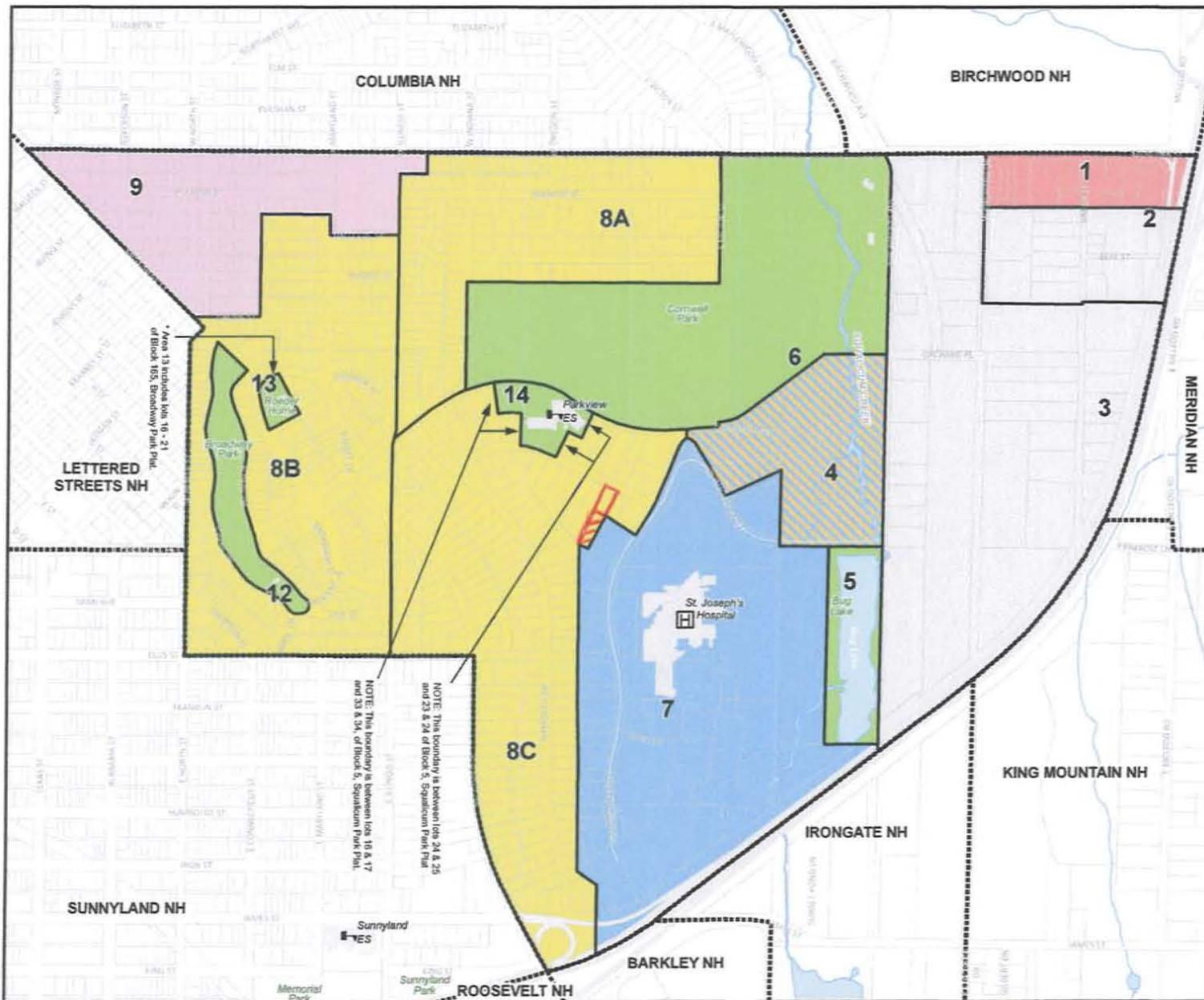
AERIAL PHOTO

-  - SUBJECT PROPERTY
-  - ADJACENT PROPERTY TO ATTACH VIA LOT LINE ADJ.
-  - PORTIONS OF SUBJECT PROPERTY TO BE REZONED, TO ATTACH VIA LOT LINE ADJ.
-  - LOT LINE ADJUSTMENT

On the go? Use m.bing.com to find maps, directions, businesses, and more



 Bird's eye view maps can't be printed, so another map view has been substituted.

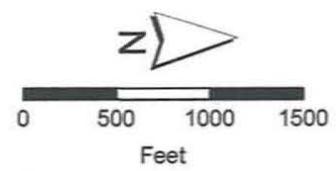


CORNWALL PARK NEIGHBORHOOD ZONING

AREA	ZONING DESIGNATION*
1	Commercial, Planned
2	Industrial, Light
3	Industrial, Light
4	Inst/Res Multi, Mixed/Planned
5	Public, Open Space/Utilities
6	Public, Open Space/Park/School
7	Institutional, Planned
8A	Residential Single
8B	Residential Single
8C	Residential Single
9	Fountain District Urban Village
12	Public, Park
13	Public, Park
14	Public, Recreation/School

*SEE BELLINGHAM MUNICIPAL CODE TITLE 20 TABLE OF ZONING REGULATIONS FOR MODIFICATIONS IN THE LIST OF PERMITTED USES AND OTHER SPECIAL PROVISIONS FOR EACH NUMBERED AREA

- SUBJECT PROPERTY
- AREA OF REZONE



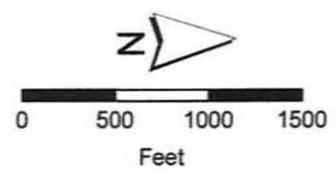
City of Bellingham
Planning Department
2011



CORNWALL PARK NEIGHBORHOOD LAND USE

AREA	COMPREHENSIVE PLAN LAND USE DESIGNATION
1	Commercial
2	Industrial
3	Industrial
4	Inst/Multi-Fam Res, High Densit
5	Public
6	Public
7	Institutional
8A	Single Family Res, Med Density
8B	Single Family Res, Med Density
8C	Single Family Res, Low Density
9	Urban Village (Fountain Dist Subarea Plan)
12	Public
13	Public
14	Public

 - AREA OF NEW COMPREHENSIVE PLAN DESIGNATION



City of Bellingham
Planning Department
2011

13
24
AGE
RANGE



- SUBJECT PROPERTY



- ADJACENT PROPERTY



- AREA OF REZONE



- CURRENT INSTITUTIONAL ZONING BOUNDARY

CORNWALL
PARK

