Tell us how we're doing!
Permit Center survey

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From: Michael Chiavario <mchiavario7@gmail.com>
Sent: Sunday, May 10, 2020 10:06 AM
To: Grp.PL.Planning Mail (planning@cob.org) <planning@cob.org>
Subject: City View

RE: City View Apartments: NO. for all of the reasons in Alex Mclean's comments as well as the fact that there will be no affordability requirements for the building.
I know it’s past the deadline but I decided you have so little respect for our neighbors that why should we respect your deadlines-

So I am sending more pictures of renters garage- and the second phone is an example of a house that has more renters crammed into it than parking allows for. So the park on the street making passing dangerous!
City of Bellingham
Public Comment

Entry Details

<table>
<thead>
<tr>
<th>NAME</th>
<th>Robert Tucker</th>
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<tbody>
<tr>
<td>CHOOSE TOPIC</td>
<td>CityView Project</td>
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<tr>
<td>COMMENT</td>
<td>CityView is a campus dormitory being jammed into a residential neighborhood. It will sit 110 feet above the Nevada St. Neighborhood and be completely out of place in an area that consists solely of 1-2 level residences. The design and capacity of this complex does not fit anywhere into the aesthetic of the Puget or Samish neighborhoods that would surround it. It will border the back yards of numerous homes on Nevada St. which will result in noisy tenants frequently burdening those homeowners. The proposed parking lot for the CityView Project does not provide adequate parking for it's tenants (or their visitors) which will lead to a large influx of vehicles being parked in front of the residential homes on the streets below the complex. I believe this also has the potential to lead to increased vandalism and car prowls. The increased traffic on Nevada St., Consolidation St. and Byron St. will also be a large safety issue. We have already had to install roundabouts on Nevada St. to try and manage the current traffic. These streets simply are not set up to handle the influx in traffic the neighborhood would see if CityView is built. This presents a large...</td>
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increased safety risk as these are family neighborhoods that will be encroached upon. Kids ride their bikes in these streets, families play in this neighborhood. This project will also negatively effect the value of real estate in this neighborhood. As they say "location, location, location." I sell real estate and people don't want to buy homes right next to a huge complex that houses a large number of young tenants or college students. When the city is counting all the dollars they are set to make by approving a project like this, perhaps they should consider lowering the assessed tax value of the 300 or so homes that will be negatively impacted by the CityView Project.

CityView fails to adhere to the Comprehensive Plan, which directs, “that new development is of a type, scale, orientation, and design that maintains or improves the character, aesthetics, and livability of neighborhoods.” Further, “new development needs to take into account the context of the area and should result in an improvement to the surrounding neighborhood,” and, “Establish and reinforce district and neighborhood characteristics recognized both within the community and throughout the region.” CityView fails these requirements (Policy CD-7 - Community and Character) and (Goal CD-3 - District and Neighborhood Identity) of the City of Bellingham Comprehensive Plan.

CityView is an example of trying to fit a square-peg in a round-hole. No matter how much you try to make the peg fit (height, length, geology, environment, neighborhood compatibility), it just doesn’t work! (Here is the paragraph that residents can copy, edit (optionally), and paste into the public comment form going to cityview@cob.org.)

The never approved Unit Density of 176 has resulted in numerous efforts to develop a property beyond what is feasible. The question of Unit Density has been a problem with this property, due to the size of the proposed developments, which have been completely out of character with the Comprehensive Plan, Puget Neighborhood plan and surrounding residences. We support Puget Neighborhood Work Group (letter from Phillip Buri, Esq., February 6, 2020) recommending it is time to start over!
To: Rick Sepler and Kathy Bell

I am writing to you both about my concerns regarding the proposed CityView apartment homes between Nevada and Puget street. I live on Nevada St. and have seen many developments go up around the neighborhood in the past couple of years. In fact, I live right next door to the two massive houses and small townhomes that are currently being built. That was hard enough to accept since they aren’t consistent with the neighborhood and crowd a bunch of people onto the lot increasing traffic and cars on our street. Now I hear there are plans to develop the only thing that gives this neighborhood a decent Bellingham feel, the green belt. And not with family homes, but with horrid multi-story dorm-like complexes. It is utterly ridiculous to shove those enormous structures into the middle of our neighborhood that is NOT designed to handle that kind of traffic or human footprint. This will be incredibly disruptive to the area and not just to the residents, but the wildlife too. In addition, the hydrology of the area suggests that the land is inappropriate for development. We already get water running off that hillside in various places along Nevada St. There's a wetland right next to the proposed building site and a couple of drainage ponds in the neighborhood already. There are other areas for CityView that are far more appropriate, such as Lincoln St. I understand that growth is inevitable, but not this massive block right in the middle of our neighborhood. We all chose to live in Bellingham and not Everett or Seattle because we love peaceful neighborhoods with greenbelts, trees, and low traffic. We all gave up higher pay elsewhere to enjoy a little space to raise a family in a city that "gets it". The urbanization of our neighborhood goes against the spirit of Bellingham and will destroy our peace here. Please do not approve of this project, and protect our neighborhood from other similar proposals. Preserve the Bellingham we love.

Christina Clark

Physician Assistant student with the University of Washington
Alumni of Western Washington University
Mr. Sepler and Ms. Bell,

I am resident in the nearby neighborhood of the proposed cityview project. I am appalled!! This massive proposed development is outrageous to keep the integrity of our family oriented neighborhoods.
*There is nowhere near adequate parking.
*There will be no doubt increased congestion to Nevada and Consolidation
*the additional noise from a dorm-like population will be unprecedented
*the construction itself will be a huge impact on our small streets, and so disruptive to the quality of single family living.

Don't destroy our neighborhood

Sincerely,
Thea Posch
Dear Ms. Bell,

We are writing to let you know of our concerns about the proposed project at 4413 Consolidation Avenue. (PDP2019-0015/DR2019-0036/CA2019-0037/SEP2019-0039) This is to be a multi family project of 106 units. The location is on a very steep grade with only a path proposed coming out onto Puget street. This is a street that has no sidewalks and very limited shoulder spaces of walking and bicycles.

If a road is built it will add a great deal of traffic onto Puget Street.

There is already concerns about traffic being backed up with garbage collection, mail service and recycle trucks.

Water run off on that steep grade will be an issue that will have to be addressed. We are concerned about city increasing our water shed costs which is most of our water bill right now.

The buildings will be in the middle of single family houses which will cause increased traffic increased noise and decreased property values. All of the traffic will be coming onto Nevada street.

Please reconsider issuing the permits for this project to be built. We are very much against this project.

Regards, Wrights

1923 Blakely CT.
May 8, 2020

To: Kathy Bell, Senior Planner  
City of Bellingham, Planning and Community Development Department  
210 Lottie Street, Bellingham, WA 98225  
kbell@cob.org

Rick Sepler, Director  
City of Bellingham, Planning and Community Development Department, Planning Division  
210 Lottie Street, Bellingham, WA 98225  
planning@cob.org

Dear Ms. Bell and Mr. Sepler,

As a resident of the Puget Neighborhood, I am stating my negative reaction regarding the massive CityView dormitory-style complex which is undergoing review by the City of Bellingham Planning Department at this time.

My main concern involves increased traffic, especially on Nevada Street between Lakeway and Consolidation. That area is the main road outlet for my neighborhood. The small oval shaped center island at the Nevada and Whatcom intersection is awkward to navigate, and I believe is a vehicular hazard even with today’s traffic pattern. Now add the potential 300 CityView residents who will routinely drive up and down Nevada Street and the City is asking for problems.

The traffic noise, air pollution and potential of accidents at speed restrictors, roundabouts and stop signs will increase substantially. It is already more difficult to navigate Nevada Street with the speed restrictors. Any vehicle forces another vehicle approaching from the other direction to wait “for their turn”. There will be significant additional traffic from deliveries, utility services, emergency vehicles and guests. There are only two roads in and out, and they will be severely impacted. Consolidation and Nevada Streets were NOT designed as major thoroughfares. They are not wide enough. They lack traffic lights, and they have little and sometimes no shoulder.

In addition, since the proposed parking spots for CityView may not hold all the residents’ vehicles, we will have to contend with more street parking which requires tight street navigation; and again the potential for more accidents.

For these reasons, I oppose the construction of the CityView complex.

Judy Van Duzer, 1400 Whatcom Street, Bellingham, WA 98229
Mr. Rick Sepler and Ms. Kathy Bell,

My wife and I just bought our first house in the Puget neighborhood in Jan 2020. We have more than excited to be lucky enough to live in a neighborhood as great as this one. Living in Bellingham has been a dream of ours for almost a decade. This dream has been hard to achieve as one must either have roommates to afford rent/mortgage or work tirelessly to avoid having roommates. We are both in our thirties and planning on having our child in the near future. We were unaware of plans to build an apartment complex behind our house when we purchased the house. But none the less, now we are faced with the prospect of giving up a little of our dream so developers can make the most profit possible without considering how it affects us, the residents of Bellingham.

Please, I wish there was something we could do to prevent this from happening. Please do not allow this plan to come to fruition. We are begging you to save our neighborhood.

Thank you,

Charles Lambert, BSN, RN.
We oppose the CityView Complex and urge you to not approve the development. The proposed design is out of scale for its physical location and for the neighborhood. We are concerned that this built intrusion is inappropriate because of the slope and because of the wetland nature of the site. The intrusive nature of the development is likely to cause future problems with land movement and water runoff. The massive “dormitory-style” design is incongruent with the single- and multiple-family units in the area. [Note: We already have an increasing number of “rooming houses” (or there has been an amazing of increase in 6-8 car families!) using the same per bedroom business model that are already changing our neighborhood. One example: the owner of a near-by rooming house recently told us, “I don’t want to spend money on maintenance; I don’t live here.”] We did not oppose the Lark Development on Lincoln as it seemed appropriate for its physical setting and neighboring environment. The CityView development will have a negative impact produced by noise and other construction related effects. Continuing noise effects and intrusive lighting due to everyday activities including parties will persist after completion of construction. We already experience increasing noise levels from I-5 traffic. We also already experience noise and intrusive lighting from events at Civic Field.
Thank you,
George and Fran Cvetkovich
913 Queen St
Bellingham, WA 98229