



## Public Comment

### Name

Dustin Brewer

Full name or organization

### Choose Topic

Barkley Heights

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More information on this topic can be found at <https://cob.org/project/barkley-heights>

### Comment

To Whom It May Concern,

Thank you for the opportunity to comment on the Barkley Heights project. My name is Dustin Brewer and I am a new resident in the Barkley neighborhood. I recently moved from Seattle and I was disappointed to see that the greenway nearby my home is likely going to be destroyed in the near future.

I would like to raise a few objections about the current version of the proposal:

1. I object to the density bonus - The extra density is a stark contrast to the charm and characteristics of the local area. The charm of this area was one of the reasons that I chose to move to this specific location. If I wanted to live among 50-63 townhomes, I could have just stayed in Seattle. I am 100% in favor of encouraging development and improvements of the surrounding area, but I would like those developments to retain the characteristics and charm of the local area.

2. I object to the single road/alley access design - It's highly flawed at best; a single alley with a single entrance along to access 50 (let alone 63) townhomes is patently ridiculous and a logistical nightmare. I've lived in a number of dense townhouse complexes in Seattle (between 24-42 townhomes) with poorly designed access, and it was always a point of frustration to me and the neighbors. Why put the residents through that frustration? All so that a single rich developer can get a little bit richer? Traffic that such a poor design will bring to quiet little Sussex and Bristol St will be an order of magnitude greater than they experience currently.

3. I object to the limited scope of the community improvements - I am 100% in favor of the improvements that the trail desperately needs, but the proposed trail improvement area does not even cover the extent of the project boundaries. What gives? Why are we allowing the developer to take even more than they're giving to the local community? The developer should be improving at least as much as they're taking, if not more. I'd like to see more done to improve the community spaces around the development area. It is the least the developer can do.

I urge you to take these objections into consideration and required the developer to make adjustments before the proposal is approved.

Thank you,  
Dustin Brewer

#### Email

mannkind@thenullpointer.net

*Enter your email address to confirm your identity  
and receive a copy of your comment.*



## Public Comment

### Name

Doran Smolkin

Full name or organization

### Choose Topic

Barkley Heights

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### Comment

I am concerned about traffic at the intersection of Barkley and Sussex Dr/Brandywine. As someone who crosses Barkley by foot or bike at least twice per day, I can tell you that it is unsafe. As the traffic review notes, the average speeds of vehicles exceeds 40 mph. It is terrifying to try to cross that street, and things will be made much worse if these units are built. A crosswalk with lights is needed. It is a matter of life and death.

I urge someone who has to make this decision to visit the site personally at various hours of the day, and try to cross that street. It's a hazard.

Respectfully,  
Doran Smolkin

### Email

doransmolkin@gmail.com

*Enter your email address to confirm your identity and receive a copy of your comment.*



## Public Comment

### Name

David Smith

Full name or organization

### Choose Topic

Barkley Heights

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### Comment

Can it be confirmed that the requested departures and variances from the height restrictions, such as BMC 20.28.070(C)(3) and BMC 20.28.140(E)(8), do not conflict with the view easements held by property owners on Chandler Parkway? Thank you.

### Email

davidsmithsv@gmail.com

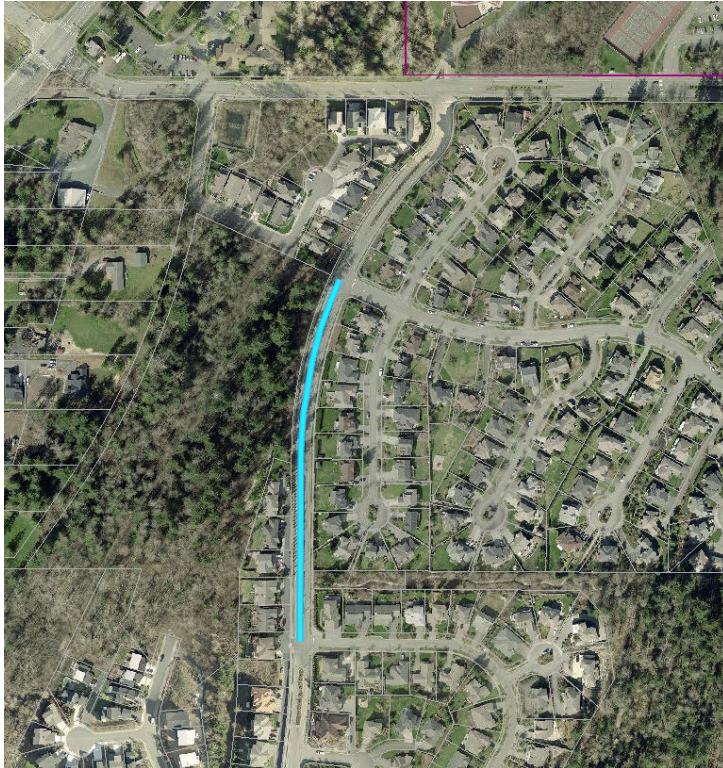
*Enter your email address to confirm your identity and receive a copy of your comment.*

PROJECT LOCATION: 3615 CHANDLER PARKWAY, BELLINGHAM WA

PERMIT APPLICATIONS:

• SUB2020-0005	• PDP2020-0001	• DR2020-0003
• CAP2020-0002	• VAR2021-0001	• SEP2020-0002

CONCERN 1A: CHANDLER PARKWAY STREET FRONTAGE



This new development is proposed in an existing neighborhood where single family property dimensions along Chandler Parkway have lot widths that vary around 70 feet to 80 feet, averaging about 75 feet in frontage, along with a majority of lot sizes being greater than 9,000 and 10,000 square feet. Bristol Street property dimensions along Chandler Parkway vary around 55 feet to 80 feet in width; averaging 68 feet of frontage and approximately 6,300 to over 8,000 square feet in area.

These new single family lots are less than 3,500 square feet in total area, one-third the size of current existing.

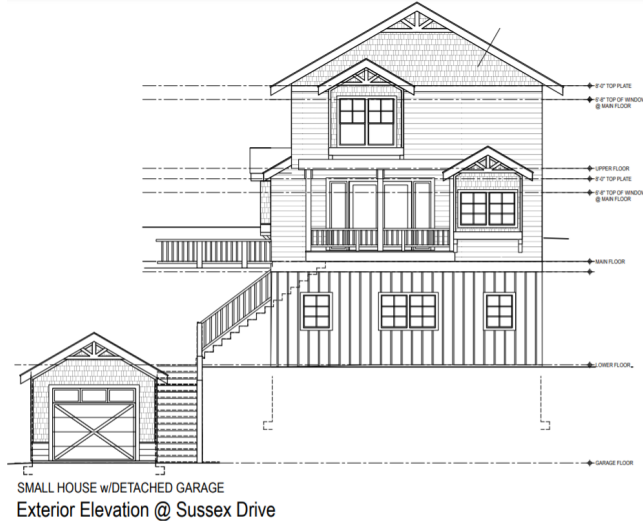
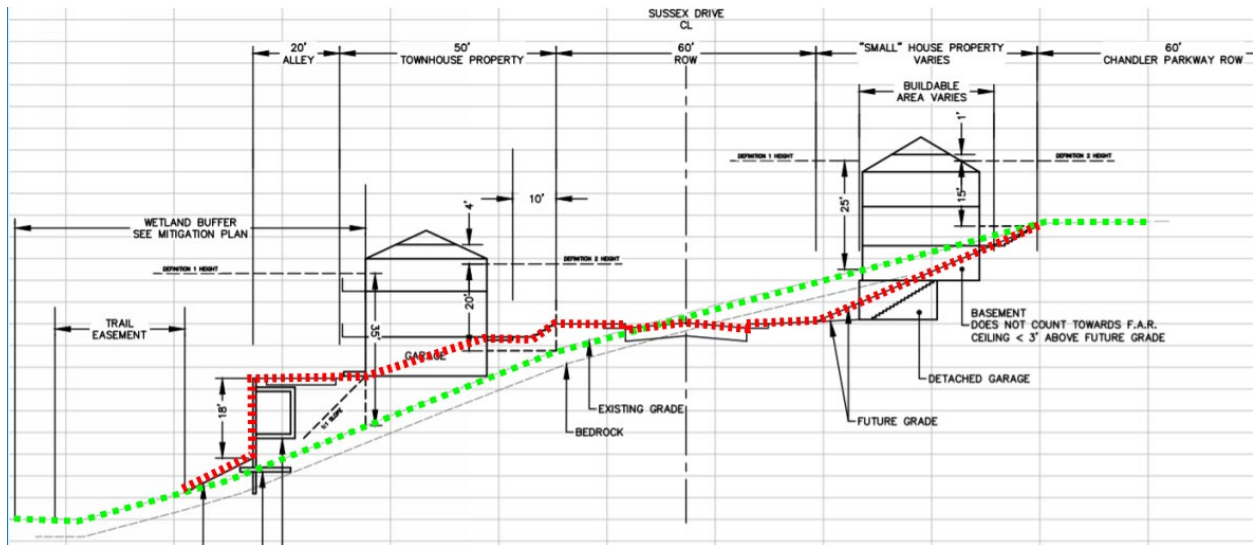
The overall site plan lacks final property width dimensions, but one can see that some lots are less than 45 feet wide.

CONCERN 1B: SMALL HOME FOOTPRINT AND FLOOR AREA RATIO

The pristine character of the Barkley neighborhood is at risk by this development, which should not be permitted as submitted in this location. There are no similarities between existing homes and those proposed in the new development; footprint area comparisons between the new homes and existing are equivalent to that of a postage stamp to an envelope. All existing single-family homes along the west side of Chandler Pkwy are one story with a daylight basement; very few have more than two total floor levels. Due to the increased critical slopes generated by this new development, all Sussex Street facades will appear to have a 4 story vertical elevation.

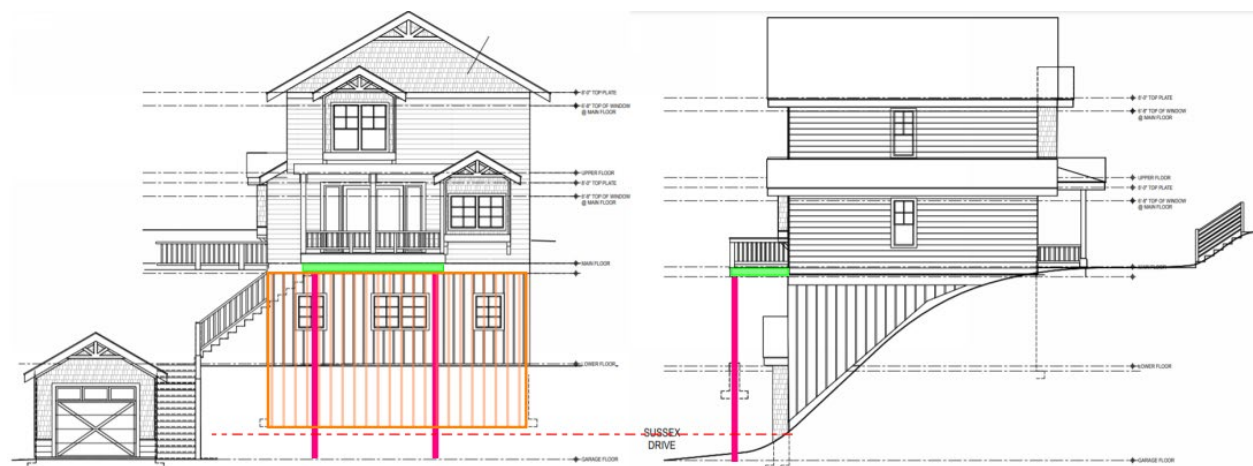
The proposed homes are two story plus a basement identified as a Bonus Room, which is disconnected from the main house by a separate entry and could easily be altered into an illegal rental apartment increasing the parking count by half or more. Furthermore, the Floor Area Ratio excludes this space to assist only in reducing the lot size to gain higher density. This developer has little care for environmental design and only wishes to maximize his profits, leaving the neighborhood and buyers holding his inefficiencies.

## CONCERN 1C: SMALL HOME ELEVATIONS AND CRITICAL SLOPES

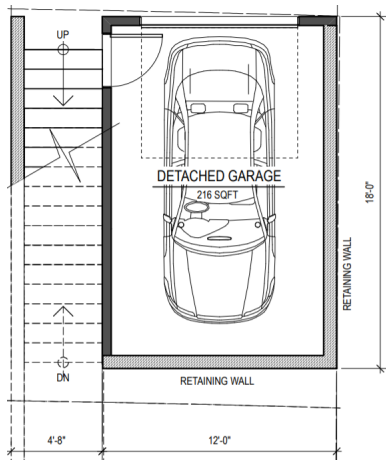


Even with constructing a 20 foot high retaining wall at the east side of the wetlands and west edge of the development, the new side yard slopes of the single family properties remain critical, with new slopes greater than existing slopes; land "improvements" should create improved conditions, especially where critical area exist.

The drawings fail to accurately illustrate conditions that will exist after construction; one example is that the deck post foundations will be constructed well into the setback boundary on posts almost 20 feet high. The illustrated basement wall height is also misleading.



## CONCERN 2: GARAGE SIZE TOO SHORT FOR REGULAR VEHICLE



For a regular car space, City of Bellingham requires 18 feet minimum clear depth. The drawings illustrate a mid-size vehicle in the plans; a regular vehicle, such as a mini-van or truck, will not fit in this garage. Even with a mid-size vehicle, there is no allowance for recycling and garbage bin storage; thus, most would be placed in the driveway, forcing the second vehicle to park on the street, leaving no room for guests or pick-up and delivery services.

Also, because of the critical slopes created by this project, the number of steps required for connection from the garage to the house encroach into the landing space needed outside the swing door.

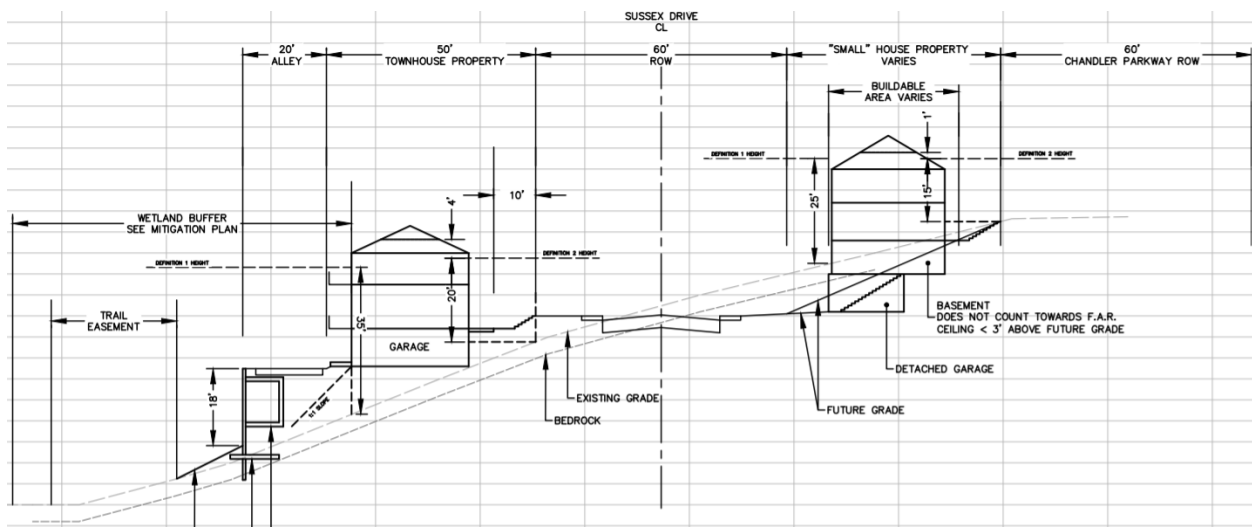
## CONCERN 3: FALSE STATEMENT IN SETBACK VARIANCE (BMC 20.30.045)

*Comment: The subject Property is clearly limited due to unusual shape, topography, easements, sensitive areas, and shallow bedrock. The property features curved boundaries that do not run parallel, slopes ranging from 15-50%, trail and access easements, wetlands within the western half, and bedrock typically 4' below ground surface. Enforcement of this title would require unnecessary difficulties to construct the proposed houses 5' further back into the site because it would result in steeper driveways or deeper excavation into the shallow bedrock.*

The last statement is false and contrary to actual development drawings:

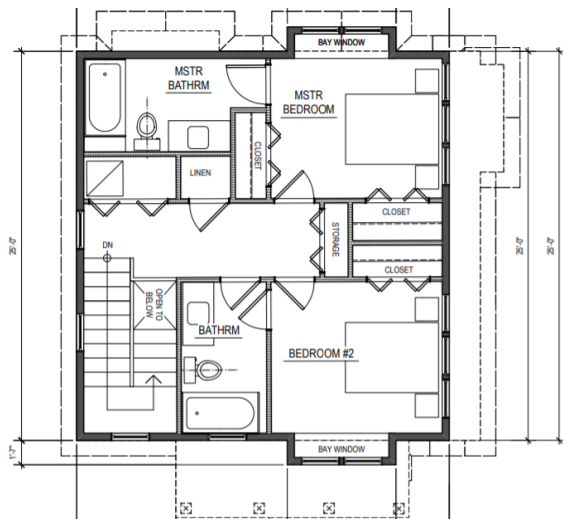
- According to the site section, the townhouses are completely built over fill material.
- Deeper excavations into bedrock occur as the setback at Chandler Pkwy decreases; new development setbacks at Chandler Pkwy should stay consistent with existing.

A private frontage road and footprints similar to that of 3200 – 3600 CHANDLER PKWY should be required.





#### CONCERN 4: BEDROOM 2 IS LARGER THAN MASTER BEDROOM



The small house floor plan has a tiny master bedroom and a slightly larger, average size second bedroom. Additionally, floor plan layouts do not take advantage of potential territorial views created by the clearing and development along the critical slopes. These examples prove the developer gives no consideration to functional and comfort driven design; creating an instantaneous diminishing value in delivery, which will impact surrounding homeowner equities.

Adjoining property values are sure to diminish by the permitting of this development.

#### CONCERN 5: QUALITY ASSURANCES

This developer's ideals of building to minimal standards and maximizing density leaves no room for errors or unforeseen conditions; yet there are many errors in these plans and no room whatsoever for mindful solutions to discoveries of unforeseen conditions. This lack of foresight proves this developer does not care about quality nor about the neighborhoods he creates nor adjoins; he only cares about the money he will gain by his high-density development with a substandard plan and product.

#### CONCERN 6: I COULD GO ON

If more is needed to disapprove this development, I certainly entertain further discussion.

Thank you

Doug & Melinda MacLean  
3305 Chandler Pkwy  
Bellingham WA 98226  
360-393-2541





## Public Comment

### Name

Doug MacLean

Full name or organization

### Choose Topic

Barkley Heights

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### Comment

In just a cursory review of this project, I found several reasons to deny approvals of permit applications.

My list of concerns include but are not limited to the following:

- Chandler Pkwy street frontage lot width
- Footprints and Floor Area Ratios
- Elevations and Critical Slopes
- Garage depths
- False statements & Misleading graphical representations
- Quality of design & Quality assurances in construction

An accompanying file has been sent to [kbell@cob.org](mailto:kbell@cob.org)

### Email

damac2000@gmail.com

*Enter your email address to confirm your identity and receive a copy of your comment.*



## Public Comment

### Name

Isis Moon Gamble

Full name or organization

### Choose Topic

Barkley Heights

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### Comment

I am emailing as a lifelong resident of Bellingham with professional experience in affordable housing to demand for a complete stop to the sweep of camp 210.

My family and I were housing unstable when I was a child. After losing our house to foreclosure at age 12 after my grandmother died in hospice care in our home and my father fell victim to substance addiction, we were without a home. This started a 8 year battle for my mother to find stable and affordable housing.

With an incredibly low vacancy rate for rentals, increasing rental prices, and predatory rental companies who have a monopoly on housing in Bellingham, many people are a paycheck or an emergency away from homelessness. Finding new housing is almost impossible. Without rent control and holding predatory rental companies like Lakeway Realty accountable, homelessness is a reality for many Bellingham residents. I was lucky enough to have supportive extended family to keep my family from being homeless. Many people are not so lucky.

It is your responsibility to keep the people of this city safe. That includes the homeless populating occupying camp 210. It is abhorrent that in a global pandemic, shelters are not being expanded to account for the growing number of housing unstable and homeless community members.

I am demanding that you, as city council, make sure that camp 210 occupants are safe in their current shelter. I demand that you expand shelters in order to take care of those who are unsheltered. I am also demanding that you use your power to advocate for more affordable housing units.

Please take care of all residents. Do not sweep camp 210

**Email**

gamblemisis@gmail.com

*Enter your email address to confirm your identity  
and receive a copy of your comment.*



## Public Comment

### Name

Sue B. Kovec

Full name or organization

### Choose Topic

Barkley Heights

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### Comment

I can understand the need for housing in Bellingham. I do not understand the need of the city and those in power to allow or accept the increase in the number of houses in Barkley Heights. I am appalled at the lack of consideration of the present home owners on Bristol and Sussex Drive. Not even counting then horrendous number of giant trucks that will be invading our neighborhood during the construction period, my major complaint is the massive number of daily cars coming and going on our small neighborhood street.

Most homes have a minimal number of two cars per household. The probability of 126 new cars passing our homes, daily's is beyond acceptable. I do think that is a modest number. My husband and I thought 50 new housing unites were more than could ever be acceptable. 63 homes is over kill and deplorable.

I can never understand the new number of 63 homes being reasonable or being acceptable to those of us living on Sussex Drive.

Sue B. KOVEC

3403 Sussex Drive, Bellingham, WA 98226

### Email

zsuek1717@gmail.com

*Enter your email address to confirm your identity and receive a copy of your comment.*



## Public Comment

### Name

Adrian & Leslie Hobkirk

Full name or organization

### Choose Topic

Barkley Heights

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### Comment

Although we have the non-exclusive utility/trail easement that runs east to west, it is our strong belief that this is not the correct place to put a trail connection for a variety of reasons. The use of concrete steps is never preferred by pedestrians for use of the trail system. The steepness and number of stairs (one plan calls for up to nearly 200 steps to connect upper northridge park with the lower trail) would be self limiting in the number of people who would use them and create a potential hazard for slip and falls. We have concern about construction of these stairs and the negative affect this would likely have on our home's foundation. It seems a waste of taxpayer's dollars to construct these as there is already a set of stairs less than 1/8 mile to the north that can be used to access the lower trail - which the neighborhood already uses. Directional signs can assist in moving people from one trailhead to the other. Thank you for your consideration on this matter.

### Email

lesliehobkirk@gmail.com

*Enter your email address to confirm your identity and receive a copy of your comment.*



## Public Comment

### Name

Jason King

Full name or organization

### Choose Topic

Barkley Heights

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### Comment

I want to voice my concerns over the proposed extension of the Northridge trail that is supposed to go between my home at 3511 Chandler and my neighbor to the north. I am concerned about the possibility of excess erosion and degradation to our foundations and possible water/runoff intrusion. Secondly I am concerned about liability on such steep steps should a pedestrian have a fall. It is a very steep slope and I feel that these proposed steps would surely cause problems for the two adjacent homes

### Email

shamahawk@live.com

*Enter your email address to confirm your identity and receive a copy of your comment.*



## Public Comment

### Name

Tom Wolf and Barbara Govednik, 3317 Whipple  
Court, Bellingham, WA 98226

Full name or organization

### Choose Topic

Barkley Heights

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### Comment



Thank you for the opportunity to comment on the traffic study that was conducted in relation to the construction of townhomes and homes in Barkley Heights (mostly on Sussex Road). We are not opposed to the expansion of our neighborhood. However, there are items the City must address when using this traffic study to make decisions impacting the new development and the existing neighborhoods.

1) The consultant describes Sussex as a two-lane street. Technically, this is accurate but in practice it is not. People park their cars on both sides of Sussex and when that happens there is no longer two lanes of traffic. It's one and a half at best. Currently, this is simply an small inconvenience. However, once you add the extra housing, the inconvenience increases. Add through traffic on top of that, that lack of two lanes is more than an inconvenience, it's a safety hazard to cars and pedestrians and presents an unworkable level of congestion on Sussex.

Restricting parking is untenable and unfair to current residents. For this reason, Sussex needs to remain dead-ended at the end of the new development and NOT become a through street to Bristol Way. By dead-ending Sussex you don't have to worry about anyone taking shortcuts through the neighborhood for real or perceived time savings and you limit the traffic on Sussex in a way that will allow for safe two-way traffic, with street parking, on Sussex.

2) The study concludes that the intersection of Sussex and Barkley doesn't need any kind of improvement after the development is complete. We don't look at that intersection as a scientific study – we live it, both as drivers and pedestrians. Therefore, we know what that intersection is like to navigate at all times of the day and night, throughout the year.

It's hard to imagine that a doubling of cars from residents and visitors on Sussex can be accommodated without some improvements at the intersection – especially when there is increased traffic during morning and afternoon “rush hours.”

It's not just the increase of cars going into and out of Village on the Green because of the upcoming expansion, it's:

- The geography of the intersection, with cars moving quickly down the hill on Barkley; and
- The reality that in the coming years, traffic on Barkley will increase as the population and expansion of Bellingham increases. The case for increased traffic on Barkley can be made when you consider the housing units are already under construction off Rimland, the proposed 80-unit Barkley Family Housing and childcare facility on Rimland, and proposed additional housing on Chandler Parkway. These are just the developments we know about. So, it's not really a matter of “if” you put in traffic control at Sussex and Barkley, but “when,” and who pays for it.

It's unlikely that the intersection of Barkley and Sussex will function properly and safely after the Barkley Heights expansion is complete without the addition of traffic controls. It is downright unrealistic think that traffic patterns on Barkley will remain steady in the coming years -- creating even less function and safety at the intersection.

Therefore, we ask the City to take the safety of vehicles and pedestrians seriously and put in a traffic light at Sussex and Barkley.

**Email**

tjwolf08@gmail.com

*Enter your email address to confirm your identity  
and receive a copy of your comment.*



## Public Comment

### Name

Kari Obrist

Full name or organization

### Choose Topic

Barkley Heights

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### Comment

With 63 proposed residences, that could add anywhere from 120-180 cars consistently needing access to Sussex Drive, plus increased guest and visitor traffic. What are the parking plans to accommodate this many additional vehicles? Does each residence have at least 2 dedicated parking spots (garage or alley way, etc)? Even if so, but especially without, I'm concerned about the number of cars parking in the street. We already have a problem on Sussex with parked cars blocking fire hydrants (despite signage), or when parked on both sides of the street creating a hazard for road traffic. (especially on the side streets and near alley entrances, these cars create visibility issues and can be very difficult to pass through when cars are parked on both sides of the street).

In addition, with that volume of car traffic, I'd like to see a plan to mitigate traffic accidents and ensure that those of turning left onto Sussex from a side street will be able to do so. Perhaps a 4-way stop at Sussex/Whipple or some other solution that doesn't result in being stuck needing to make a left onto sussex.

A few other concerns with this volume of infill:

1. how will trash and flying debris be mitigated? All through Bellingham on recycling or trash days we end up with a lot of trash on the streets. Will trash/recycling pickup be behind these house on an alley, or directly on Sussex? (I live on Sussex close to Barkley, and I end up with a lot of trash in my yard...I would not like to see this get any worse.)
2. will there be a homeowners association or similar to enforce rules that ensure the aesthetic and value of the area?
3. I believe these are now intended to be owner-occupied, not primarily rental units. That gives me great relief. I would feel very differently if these were primarily rentals as that would increase the volume of traffic even further.
4. will there be sidewalks and designated trails through the entirety of the neighborhood?

Despite my concerns I think this could be a good addition for Bellingham, if it's done right to respect both the existing neighborhood (safety, home value and quality of life) as well as the environment.

Thank you,  
Kari

#### Email

kari208@yahoo.com

*Enter your email address to confirm your identity and receive a copy of your comment.*



# Public Comment

## Name

Kari Obrist

Full name or organization

## Choose Topic

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Thank you,  
Kari

#### Email

kari208@yahoo.com

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## Public Comment

### Name

Roxann Kay

Full name or organization

### Choose Topic

Barkley Heights

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### Comment

Barkley is getting so congested. Also, this is not the kind of housing we need in Bellingham. We need housing that is entry level. How about something under 400,000? I know so many people who were born and raised here and work fulltime and they deserve housing! How about some smaller homes people can afford?

### Email

roxannkay007@gmail.com

*Enter your email address to confirm your identity and receive a copy of your comment.*





## Public Comment

### Name

Roxann Kay

Full name or organization

### Choose Topic

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### Email

roxannkay007@gmail.com

*Enter your email address to confirm your identity and receive a copy of your comment.*

**Bell, Kathy M.**

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**From:** LESLIE Hobkirk Windermere Real Estate Waterfront <lesliehobkirk@gmail.com>  
**Sent:** Wednesday, March 31, 2021 8:26 AM  
**To:** Bell, Kathy M.  
**Cc:** Adrian Hobkirk; Tony Freeland  
**Subject:** Re: Hearing Examiner Agenda for April 14, 2021

Thank you Kathy. We are looking for clarification from you on the notice content regarding the trail. Within the attached notice it states that the "dedication of land for a public trail easements are proposed". What are the proposed trail easements? Thank you in advance for your response. Adrian & Leslie

On Tue, Mar 30, 2021 at 3:55 PM Bell, Kathy M. <[kbell@cob.org](mailto:kbell@cob.org)> wrote:

Dear interested party,

The city received your public comment concerning the Barkley Heights development and wanted to inform you the proposal will be considered at the April 14, 2021 Hearing Examiner proceedings as follows:

***HEARING EXAMINER AGENDA***

***Zoom Webinar***

**6:00 p.m., Wednesday, April 14, 2021**

In response to Governor Inslee's Stay Home and Stay Safe order this meeting is ***a virtual meeting only via online webinar and telephone***. The City of Bellingham Hearing Examiner will hold a virtual public hearing to take testimony on the following proposals:

1. **USE2021-0002 / VAR2021-0002**: Public hearing to consider a Conditional Use Permit and Variance and to support the proposed construction of a new Sunnyland Elementary School on the existing school site. The District is requesting a conditional use permit to construct a new 22-space parking lot for school use at 814 E. Maryland Street (south of the school site, across E. Maryland Street). A conditional use permit is required because a parking lot is not an outright-permitted use in a Residential Multi zoning designation.

To construct the school in the proposed location, the District is requesting a building setback variance of 10 feet from the required 20-foot setback from the southern property line (abutting E. Maryland Street), for a portion of the building that is two-stories and 660 square feet of floor area.

The project is located at 814 E. Maryland Street (legally described as First Add to New Whatcom Lots 19-20 Blk 346) and 2800 James Street (legally described as Lots 1 thru 20 Blk 179 Sunnyland – tog wi Vac Alley as Vac Ord 6857 – tog wi Vac W ½ King St abtg as Vac Ord 6860 – W 77.5 ft of Lot Blk 346 First Add to New Whatcom – subj to Covenant to Bind Properties Af 940805010). Public, School/Park, and Residential Multi, Duplex, Duplex – 3,000 sq. ft. per unit; Single – 5,000 sq. ft. minimum detached lot size; Conversion of detached accessory buildings to dwelling units with conditional use permit approval, Land Use Designations. Laura Brent, Brent Planning Solutions, applicant; Bellingham School District No. 501, owner. Sunnyland Neighborhood, Areas 2 and 4.

2. **SUB2020-0005 / VAR2021-0001**: Applications for land division, critical areas, design review, infill housing and land division variance for a new residential subdivision on an approximately 11-acre site known as Barkley Heights. The submitted proposal consists of 23 single-family lots and 40 infill housing townhomes. All units are proposed to be on separate lots created through the preliminary plat process. A density bonus is requested to increase the number of residential units from 50 to 63.

The development would be served by the extension of Sussex Drive from its current terminus through the site to Bristol Way. Direct vehicular access from Chandler Parkway is not proposed. Variance(s) from land division regulations are requested. The dedication of land for public trail easements are proposed. Stormwater management is proposed along the western boundary of the site in detention vaults.

The Type II applications for critical areas, infill housing and design review decision, are administrative decisions and anticipated to be issued by city staff prior to the public hearing for the cluster preliminary plat. The City of Bellingham Hearing Examiner will hold a public hearing on the Type III applications for cluster preliminary plat and variance.

The project is located at 3615 Chandler Parkway, between Bristol Way and the northern terminus of Sussex Drive, and legally described as Lot 4 AM Form Over Substance Short Plat #1997 as Rec Af 2030106542 – exc ptn to City of Bellingham for street desc Af 2080402335. Residential Multi, Planned, 10,000 sq. ft. per unit average overall density Land Use Designation. Tony Freeland, Freeland and Associates, applicant; R&H Farms Inc., owner. Barkley Neighborhood, Area 2.

## **HOW TO PARTICIPATE**

In writing:

All interested persons are invited to comment on the above applications. Written comments by mail and email are accepted and strongly encouraged. Send written to the Planning and Community Development Department, 210 Lottie Street, Bellingham, WA 98225 or email, [planning@cob.org](mailto:planning@cob.org) Written comments received prior to 5:00 p.m., Thursday, April 1, 2021 will be included in the published packet. Comments received after that will be distributed to the Hearing Examiner for consideration but not included in the published packet. You may also request a copy of the Hearing Examiner's decision and your appeal rights.

Anyone wishing to testify live during the public hearing can do so by registering at the following link:  
<https://www.cob.org/he041421>

At the live  
webinar by  
computer:

This link can be used before the meeting to pre-register or during the meeting to register and immediately join the meeting. Pre-registration is strongly encouraged. Once you are registered, you will receive an email with a link to the meeting.

At the live  
webinar by  
phone  
(audio  
only):

Those who would like to participate by phone can do so using any of the following phone numbers:

- (253) 215-8782
- (346) 248-7799
- (669) 900-6833
- (301) 715-8592
- (312) 626-6799
- (929) 205-6099

Meeting ID: 953-0926-9049

Password: 9

The application materials and staff reports will be available on-line at  
<https://www.cob.org/gov/dept/hearing/pages/hearing-examiner-materials.aspx> approximately one week before the virtual public hearing.

A Citizen's Guide to Remote Hearing's is available on-line at: [www.cob.org/zoomguide](http://www.cob.org/zoomguide)

***Note: This hearing will be video and audio recorded.***

Kathy Bell, Senior Planner

City of Bellingham

Planning and Community Development

Tel: (360) 778-8347

Website: [www.cob.org](http://www.cob.org)

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### **Phase 2 Construction Restart**

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Please utilize the Permit Center's online resources via <https://www.cob.org/services/permits>

**Bell, Kathy M.**

---

**From:** Nabbefeld, Kurt D.  
**Sent:** Tuesday, March 30, 2021 5:27 PM  
**To:** Bell, Kathy M.  
**Subject:** FW: Barkley Heights

For the record.

---

**Kurt Nabbefeld, Development Services Manager,  
SEPA Responsible Official**

City of Bellingham  
Planning and Community Development  
Tel: (360) 778.8351  
Fax: (360) 778.8302  
Email: [knabbefeld@cob.org](mailto:knabbefeld@cob.org)

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[Permit Center survey](#)

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

**From:** Doran Smolkin <doransmolkin@gmail.com>  
**Sent:** Tuesday, March 30, 2021 4:29 PM  
**To:** Grp.PL.Planning Mail (planning@cob.org) <planning@cob.org>  
**Subject:** Barkley Heights

I am responding to an invitation to comment on the Barkley Heights proposal. We live on Whipple Ct, just off of Sussex. We walk and bike regularly around our neighborhood and into town. I am extremely concerned about this new development's effect on traffic on Sussex Drive and on Barkley Blvd.

Sussex Drive is a small residential street that currently dead-ends. Adding 50-63 residential units and a road that extends to Bristol Way will greatly increase the number of vehicles on Sussex. There are no crosswalks or speed bumps or roundabouts on Sussex. This means that more vehicles will be speeding on this very small street. This is a problem already, and will become significantly worse with increased population. For reasons of safety, **something should be done to slow the speed on which vehicles will travel on Sussex**. Indeed, I am not sure if it is possible to add so many residences to the neighborhood, given how narrow Sussex is. But if the development goes forward, **what measures will be taken to slow down cars on Sussex?**

Of equal, if not greater concern, is the effect the Barkley Heights development will have on Barkley Blvd. Cars routinely speed up and down Barkley. The only way for residents on our street and Whipple Court to access the trails leading to town is by crossing Barkley. There is no crosswalk on the intersection of Barkley and Whipple. At present, it is dangerous to try to cross Barkley at this intersection. With the added traffic from this development, and with the road being pushed through to Bristol Way, the intersection of Barkley and Sussex will be busier still. **A crosswalk with safety lights needs to be added across Barkley, connecting Sussex to Brandywine**. The traffic study submitted with the development proposal admits that cars routinely go over 40 miles per hour up and down Barkley. The study claims that this is not a problem because there is room for cars to stop in case of pedestrians. But this overlooks several facts. People are often on their phones while driving, and so they do not see pedestrians in time; the road goes east/west and so at sunrise and sunset visibility is extremely poor, making it very hard for drivers to see pedestrians; the weather is often bad making it

difficult to see and respond to pedestrians; cars often tailgate up and down the hill make it dangerous for cars to stop for pedestrians if there are no lights. **Crossing Barkley is simply unsafe at present** and will be made significantly worse by adding extra homes. I am not against the development, *per se*, but the developers need to be responsible. **This means they need to ensure that there is a crosswalk with safety lights installed on Barkley, so people and their pets can safely cross from Sussex to Brandywine.** People and their pets' lives are at stake.

Sincerely,

Dr. Doran Smolkin  
3313 Whipple Ct.  
Bellingham, WA  
98226

360-393-7694



**Bell, Kathy M.**

---

**From:** Bell, Kathy M.  
**Sent:** Friday, February 19, 2021 9:31 AM  
**To:** Warren Rosenthal; G.Proj.Barkley Heights; Tony Freeland  
**Cc:** Amy Whiting; Kelly Balzer  
**Subject:** RE: Barkley Heights, 3615 Chandler Parkway, Bellingham

Warren,

I will include your comments into the record.

Thanks.

Kathy Bell, Senior Planner  
City of Bellingham  
Planning and Community Development  
Tel: (360) 778-8347  
Website: [www.cob.org](http://www.cob.org)

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### **Phase 2 Construction Restart**

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Please utilize the Permit Center's online resources via <https://www.cob.org/services/permits>

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**From:** Warren Rosenthal <warren.rosenthal@yahoo.com>  
**Sent:** Friday, February 12, 2021 12:44 PM  
**To:** Bell, Kathy M. <kbell@cob.org>; G.Proj.Barkley Heights <barkleyheights@cob.org>; Tony Freeland <tfreeland@freelandengineering.com>  
**Cc:** Amy Whiting <amywhiting@yahoo.com>; Kelly Balzer <kellyabalzer@yahoo.ca>  
**Subject:** Barkley Heights, 3615 Chandler Parkway, Bellingham

Good morning, Kathy. I hope you are well.

I assume that Barkley Heights will have CCR's. I request that the CCR's for Barkley Heights assign maintenance responsibility for the sidewalk planting strips on the west side of Chandler Parkway to the Barkley Heights Association. This maintenance obligation currently sits with the Woodside Community Association.

You may recall that the CCR's for Bristol Heights, dated October 27, 2005, successfully transferred certain Common Properties, and the maintenance thereof, from Woodside Community Association to the newly formed Bristol Heights CCR's.

In specific:

Section 1.5, Common Properties, of the Bristol Heights CCR's identified Common Properties on McLeod Road and Chandler Parkway which were formerly the responsibility of Woodside;

Section 1.9, McLeod Road Medians, of the Bristol Heights CCR's specifically defines certain medians; and

Section 6.1, Community Association, Purpose, of the Bristol Heights CCR's specifies that maintenance of medians and sidewalk strips on Chandler Parkway and McLeod Road are the responsibility of the Bristol Heights Association.

I am asking the same process relating to the Chandler Parkway sidewalk planting strips be applied to the new Barkley Heights Association, where applicable.

Thank you for your timely attention to this matter. Let me know if you have any questions, comments or concerns.

Warren Rosenthal  
3724 Woodside Way  
Bellingham, WA 98226  
360-961-9772

**Bell, Kathy M.**

---

**From:** Dave and/or Sue Wolf <davesuewolf@comcast.net>  
**Sent:** Tuesday, February 2, 2021 4:50 PM  
**To:** G.Proj.Barkley Heights  
**Cc:** Bell, Kathy M.; Neighborhood Assoc. Woodside  
**Subject:** Barkley Heights design review...

Kathy Bell, et al -

Please know that I live directly east of the proposed Barkley Heights development, at 3681 West Hills Place, and I am eager to encourage the development of the subject site.

However, there are two fatal flaws in the site design as proposed.

1) The relatively high density of development, as proposed, requires much, much more parking. While residents/owners/tenants may find parking in their own garages adequate for their personal vehicles, any event that draws visitors to the 63 dwelling units (holiday gatherings, birthday parties, Super Bowl celebrations, etc.) will find the entire site littered with abandoned vehicles parked wherever an empty strip of pavement might be found. With so many dwelling units, the visitor parking fiasco will happen often and regularly. Driving through the site, and especially accessing units by way of the ridiculous "alley" will be an unmanageable source of frustration for everyone. Emergency response vehicles will be impeded by the uncontrolled splatter of visitor cars everywhere.

2) The laughably inadequate "alley" along the western edge of the residential units will become impassible every Wednesday, when trash receptacles and recycling bins are set out for weekly collection. The "alley" will be impassible for occupant's vehicles AND Sanitary Service Company (SSC) collection trucks. It will not function as proposed. SSC must be consulted regarding their access concerns and issues before the site design enjoys anything close to staff endorsement or process approval.

Please also know that I expect, by virtue of my residential proximity to the proposed site, to be informed, contacted, and otherwise kept aware of all hearings, documents, decisions, comment opportunities, and other events/materials involved in the entire review process.

Sent Tuesday, 2/2/2021, 4:46pm PST

David Wolf  
3681 West Hills Place, 98226  
[davesuewolf@comcast.net](mailto:davesuewolf@comcast.net)  
360-671-4798

**Bell, Kathy M.**

---

**From:** Bell, Kathy M.  
**Sent:** Monday, February 1, 2021 3:59 PM  
**To:** Dale Aune  
**Cc:** jenaune@comcast.net  
**Subject:** RE: 3615 chandler parkway

Hi Dale.

The single-family residences fronting Chandler Parkway are required by code to be placed a minimum of 10 feet and a maximum of 20 feet from the property line abutting Chandler Parkway. The final setback has not been proposed by the applicant and will most likely be determined after the required construction of the Sussex Drive is completed.

The applicant is utilizing the density bonus provision permitted under the land division ordinance (Bellingham Municipal Code Title 23). The city's and state's growth management strategies support infill housing at urban densities when served by public infrastructure and developed in a manner consistent with the city's comprehensive plan. The applicant is proposing to construct the public infrastructure needed to support the development and has provided responses how the proposal is consistent with the comprehensive plan. Staff will prepare a recommendation for the hearing examiner's consideration, who in this situation, will issue the final decision of the subdivision.

Please let me know if you have any additional questions.

Kathy Bell, Senior Planner  
City of Bellingham  
Planning and Community Development  
Tel: (360) 778-8347  
Website: [www.cob.org](http://www.cob.org)

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### **Phase 2 Construction Restart**

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**From:** Dale Aune <Dale.Aune@veca.com>  
**Sent:** Sunday, January 31, 2021 10:41 PM  
**To:** Bell, Kathy M. <kbell@cob.org>  
**Cc:** jenaune@comcast.net  
**Subject:** Re: 3615 chandler parkway

Hi Kathy , thanks for the information. I am having trouble seeing how close the houses are to chandler parkway ? There was an accident last year that ended up with a vehicle in a Bristol court neighbor backyard. We are concerned that this project will not add to the neighborhood. We are also wondering what the reason could possibly be to increase the number of residences?

Thanks

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**From:** Bell, Kathy M. <kbell@cob.org>  
**Sent:** Friday, January 29, 2021 4:05:02 PM  
**To:** Dale Aune <Dale.Aune@veca.com>  
**Cc:** jenaune@comcast.net <jenaune@comcast.net>  
**Subject:** RE: 3615 chandler parkway

Hi Dale.

The city has placed the application materials on a web page for the Barkley Heights development. Here is the web page: <https://nam04.safelinks.protection.outlook.com/?url=https%3A%2F%2Fcob.org%2Fproject%2Fbarkley-heights&data=04%7C01%7CDale.Aune%40veca.com%7C5668c027a45541e59d2208d8c4b2b1f5%7C2caf7335f8094c7194f3b85f38d80a13%7C0%7C0%7C637475619072373118%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLjBtIl6lk1haWwiLCJXVCi6Mn0%3D%7C1000&data=K9YTXCwf7nXaBDuu9OLQKLjSnMtS5tQw6oSjRJNdfCs%3D&reserved=0> . On this page, you will find the information you are looking for by expanding the 'Documents Submitted by Applicant' tab.

Please let me know if you have any trouble finding and/or opening this information.

Take care.

Kathy Bell, Senior Planner

City of Bellingham

Planning and Community Development

Tel: (360) 778-8347

Website:

<https://nam04.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.cob.org%2F&data=04%7C01%7CDale.Aune%40veca.com%7C5668c027a45541e59d2208d8c4b2b1f5%7C2caf7335f8094c7194f3b85f38d80a13%7C0%7C0%7C637475619072373118%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLjBtIl6lk1haWwiLCJXVCi6Mn0%3D%7C1000&data=9Bqa5QHk9MnhpWiTUrNUxKvjWLNjxvqFLZlQg1lXVsA%3D&reserved=0>

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## Permit Center survey

### Phase 2 Construction Restart

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<https://nam04.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.cob.org%2Fservices%2Fpermits&data=04%7C01%7CDale.Aune%40veca.com%7C5668c027a45541e59d2208d8c4b2b1f5%7C2caf7335f8094c7194f3b85f38d80a13%7C0%7C0%7C637475619072373118%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLjBtIiI6IklhaWwILCJXVCIMn0%3D%7C1000&sdata=z422i2DFefOvTaW8L%2BTuXEvIVdPQDSEZ47KAQ0mUegs%3D&reserved=0>

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

From: Dale Aune <[Dale.Aune@veca.com](mailto:Dale.Aune@veca.com)>

Sent: Tuesday, January 26, 2021 12:26 PM

To: Bell, Kathy M. <[kbell@cob.org](mailto:kbell@cob.org)>

Cc: [jenaune@comcast.net](mailto:jenaune@comcast.net)

Subject: 3615 chandler parkway

Hi Kathy, we are not in favor of the increase in density to allow more units than on the original meeting attended by me and my neighbors. We would like to see elevation drawings for the houses that are scheduled to be along chandler parkway. The streets that are already narrow and congested will have an increase in up to at least 130 more vehicles. I think it is safe to say that no one around this was thinking this was going to be built this way when they purchased their home. We hope that this development stays at 50 units which is already a huge change in the surrounding areas as a density. Thanks for your time and consideration. Please email the elevation drawings if possible, how high is the second floor and roof line of the chandler touching houses?

Thanks again

Dale Aune

3689 west hills place

Bellingham WA 98226

(360)393-8900

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**Bell, Kathy M.**

---

**From:** Starr, Fiona E.  
**Sent:** Thursday, January 28, 2021 12:17 PM  
**To:** Bell, Kathy M.  
**Subject:** FW: Message from PW-C650i-01  
**Attachments:** SPW-C650i-021012813010.pdf

I don't know how to scan here yet! I have the hard copies and can get them to you when it's safe. The addresses on these are

Ruth Weiland  
3318 Bristol Way  
Bellingham WA 98226

Margaret Daley  
3418 Sussex Dr  
Bellingham WA 98226

---

**From:** noreply@cob.org <noreply@cob.org>  
**Sent:** Thursday, January 28, 2021 1:02 PM  
**To:** Starr, Fiona E. <fstarr@cob.org>  
**Subject:** Message from PW-C650i-01



## Public Comment

### Name

Rick Becker

Full name or organization

### Choose Topic

Barkley Heights

*Topics available for online public comment are listed above. If no topics are listed, there may be opportunities for public comment on various topics through email, letters, and public comment periods during meetings.*

**More information on this topic can be found at <https://cob.org/project/barkley-heights>**

### Comment

As a concerned neighbor, following are my comments regarding the proposed development of the acreage currently called "Barkley Heights" based on information available so far:

- 1) Considering that the total number of residential units requested (including the proposed increase over code) is based on the entire 11 acre property, please make a condition of any approval that the property owner record an irrevocable affidavit stating that any owner, present or future, agrees that the portion of the property (the "open space tract") will remain open space, especially no additional residential units, in perpetuity.
  - 2) As a mitigating condition of approval of ANY variance of the City of Bellingham codes and regulations, please require the developer to provide adequate off-street guest parking spaces to assure standard road width and public safety emergency access.
  - 3) Please require street trees along the new portion of Sussex Drive
- I may have additional comments upon review of the staff report.  
Thank you for your time and consideration,  
Rick Becker

### Email

engrbecker@gmail.com

*Enter your email address to confirm your identity and receive a copy of your comment.*

**Bell, Kathy M.**

---

**From:** Warren Rosenthal <warren.rosenthal@yahoo.com>  
**Sent:** Friday, January 22, 2021 10:45 AM  
**To:** Bell, Kathy M.; Oliver, Nicole C.  
**Cc:** Oliver, Nicole C.; Tony Freeland  
**Subject:** Barkley Heights Park Trail

Good morning, Kathy. I hope your family and you are well.

As you know, a trail from Northridge Park runs adjacent to the southern boundary of the Woodside neighborhood and currently terminates at Chandler Parkway. This trail is intended to continue west across Chandler Parkway, south of the Hobkirk residence, through the middle of Barkley Heights, and join the trail system to the west of Barkley Heights. The Barkley Heights portion of this trail does not appear prominently on the proposal you provided.

This park trail through Barkley Heights has been greatly anticipated for many years by everyone in the Woodside community. We appreciate your attention to this matter and look forward to reviewing your plan for this trail.

Thank you for your consideration. Please confirm your receipt of this email. Let me know if you have any questions.

Warren Rosenthal  
3724 Woodside Way  
Bellingham, WA 98226  
360-961-9772



## Public Comment

### Name

Rick Becker

Full name or organization

### Choose Topic

Barkley Heights

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  - 2) As a mitigating condition of approval of ANY variance of the City of Bellingham codes and regulations, please require the developer to provide adequate off-street guest parking spaces to assure standard road width and public safety emergency access.
  - 3) Please require street trees along the new portion of Sussex Drive
- I may have additional comments upon review of the staff report.  
Thank you for your time and consideration,  
Rick Becker

### Email

engrbecker@gmail.com

*Enter your email address to confirm your identity and receive a copy of your comment.*



## Public Comment

### Name

Roxann Kay

Full name or organization

### Choose Topic

Barkley Heights

*Topics available for online public comment are listed above. If no topics are listed, there may be opportunities for public comment on various topics through email, letters, and public comment periods during meetings.*

**More information on this topic can be found at <https://cob.org/project/barkley-heights>**

### Comment

Barkley is getting so congested. Also, this is not the kind of housing we need in Bellingham. We need housing that is entry level. How about something under 400,000? I know so many people who were born and raised here and work fulltime and they deserve housing! How about some smaller homes people can afford?

### Email

roxannkay007@gmail.com

*Enter your email address to confirm your identity and receive a copy of your comment.*

**Bell, Kathy M.**

---

**From:** sirromhm@gmail.com  
**Sent:** Tuesday, April 6, 2021 9:18 AM  
**To:** Bell, Kathy M.  
**Subject:** RE: Questions Regarding Barkley Heights

Kathy,

Thank you for the below response. One follow up clarification please; are you saying that we could have heavy equipment and construction noise at the Barkley Heights site from 7:00 am to 10:00 pm 7 days a week for 7 years from start date?

Thank you,

Michael

Sent from [Mail](#) for Windows 10

---

**From:** [Bell, Kathy M.](#)  
**Sent:** Monday, April 5, 2021 4:59 PM  
**To:** [sirromhm@gmail.com](#)  
**Cc:** [Bowker, Kristina J.](#); [Bell, Kathy M.](#)  
**Subject:** RE: Questions Regarding Barkley Heights

Hi Michael.

Thank you for your comments. I will be sure to forward them to the hearing examiner for her consideration.

Please see responses below in **red**.

Let me know if you have any additional questions.

Kathy Bell, Senior Planner  
City of Bellingham  
Planning and Community Development  
Tel: (360) 778-8347  
Website: [www.cob.org](http://www.cob.org)

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

**Tell us how we're doing!**  
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**From:** sirromhm@gmail.com <sirromhm@gmail.com>

**Sent:** Friday, April 2, 2021 9:50 AM

**To:** Bell, Kathy M. <kbell@cob.org>

**Subject:** Questions Regarding Barkley Heights

1. The number of units has increased (density bonus). Is this the final # of units for the project or are there other opportunities for the developer to increase total # of units? **This is the final number of units proposed by the applicant. The applicant may request additional units up to the full 50% bonus option but at this time that option has not been presented by the applicant and would need to requested through an application amendment.**
2. When will the various stages of the project begin and how long are they projected to take until completion? **The timing of construction is at the discretion of the applicant. Land use decisions for the preliminary plat will be valid for 5 years with the opportunity to extend that time limitation for an additional 2 years.**
  1. Roads, sidewalks, utilities, tree tear down, grading, etc
  2. Actual construction of units
3. Does the developer and builder have any incentives or penalties for completing early or late? **I am not aware of any penalties from the city's perspective.**
4. Will the large equipment/trucks work from both sides of the project (Sussex and Bristol), or just one? Is this the same or different for the various phases of the project? **The developer has not proposed construction access locations. This is typically reviewed by the city with an application for construction of the infrastructure.**
5. Is there any real effort to save any of the beautiful large trees on the site? **This is a challenging site to develop. All of the vegetation west of the trail will be preserved and/or enhanced. Some of the existing vegetation between the north/south trail and Chandler Parkway is proposed to be removed with the requirement for replacement plantings.**
6. How about noise abatement? What are days/times that the developer/builder are not allowed to work? **Here is the applicable excerpt of the specific code citation:**

**BMC 10.24.120 (C)**

**4. Construction and industrial noises, including, but not limited to, motorized construction and equipment operation, hammering, blasting, drilling and sawing in residentially zoned areas, between the hours of 10:00 p.m. and 7:00 a.m., which unreasonably disturb or interfere with the peace, comfort and repose of others;**

7. Will there be any changes to the trail that currently connects Bristol to Sussex? **Yes. The city has forwarded a recommendation to the hearing examiner requesting the developer widen the portion of this trail that is within the subject site. This section was never constructed to trail specs like the southern portion of the trail. Staff is also recommending the developer construct an east/west connection from Sussex Drive to the existing north/south trail.**

Thank you,

Michael Morris  
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Sent from [Mail](#) for Windows 10