

Aven, Heather 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

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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%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%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%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C1000&data=9Bqa5QHk9MnhpWiTUrNUxKvjWLNjxvqFLZlQg1IXVsA%3D&reserved=0>

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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%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLjBtIi6k1haWwiLCJXVCi6Mn0%3D%7C1000&sddata=z422i2DFefOvTaW8L%2BTuXEvIVdPQDSEZ47KAQ0mUegs%3D&reserved=0>

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

From: Dale Aune <Dale.Aune@veca.com>

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

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

Cc: 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 is safe to say the 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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Aven, Heather M.

From: Dave and/or Sue Wolf <davesueewolf@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
davesueewolf@comcast.net
360-671-4798



Public Comment

Name

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

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

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 a 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 to 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

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

Aven, Heather 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

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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