



Mary Ellen Grimes
<maryellengrimes@PNWRealty.com>

06/15/2010 07:39 PM

To "planningcommission@cob.org"
<planningcommission@cob.org>

cc

bcc

Subject Fountain District Broadway at Girard and J Street cross.

Dear Planning Commission,

I am the owner of 1906 J Street. The Fountain District plan proposes the Commercial Core cross Broadway into the Lettered Streets at Girard and end with Commercial Transition. Because our section of the Lettered Streets is residential single I would like to see the Commercial Core stop on the north side of Broadway and that section that is south of Broadway that proposed Commercial Core become Commercial Transition instead. The business uses are nearly identical in the two areas but the noise and vehicular impact constraints are greater in a Commercial Transition land use area and height is restricted to 35 feet, which would give a greater level of protection to this small residential single area. The businesses that operate there now can still operate as well as nearly all CC options. The section to the south and north of this area is Commercial Transition so it would just continue that proposed land use.

I have attached the map with the area marked for your reference, from " Draft Development Regulations " Exhibit B, page 2 Figure 210-A: Fountain District Urban Village and Area Boundary Map. The Please see page 3-6 in your Draft Development Regulations (also attached if needed) for a comparison of Permitted Uses for CC and CT.

The Fountain District Plan continually makes reference to calls for buffer zones to transition property types into commercial and it is demonstrated on the proposed map.

This is follow up to a verbal request that did not make it to the comment tracker section or it hasn't been added yet.

Respectfully,

Mary Ellen Grimes

Mary Ellen Grimes

"Home is a feeling human beings venerate". Let me help you find yours!

Prudential Northwest Realty Associates,LLC

4700 42nd Avenue SW, Suite 600
Seattle, WA 98116
206-938-6647 direct
206-805-8120 fax
maryellengrimes@pnwrealty.com
<http://maryellengrimes.pnwrealty.com>

[Click here to find the value of your Home or Investment Property today!](#)

This email is confidential and intended solely for the use of the individual or entity to whom it is addressed. You are hereby notified

that any dissemination, distribution or copying of this communication, or any of its contents is strictly prohibited. Any views or opinions expressed in this email, are solely those of the author and do not necessarily represent those of Prudential Northwest Realty Associates.

URBAN VILLAGE

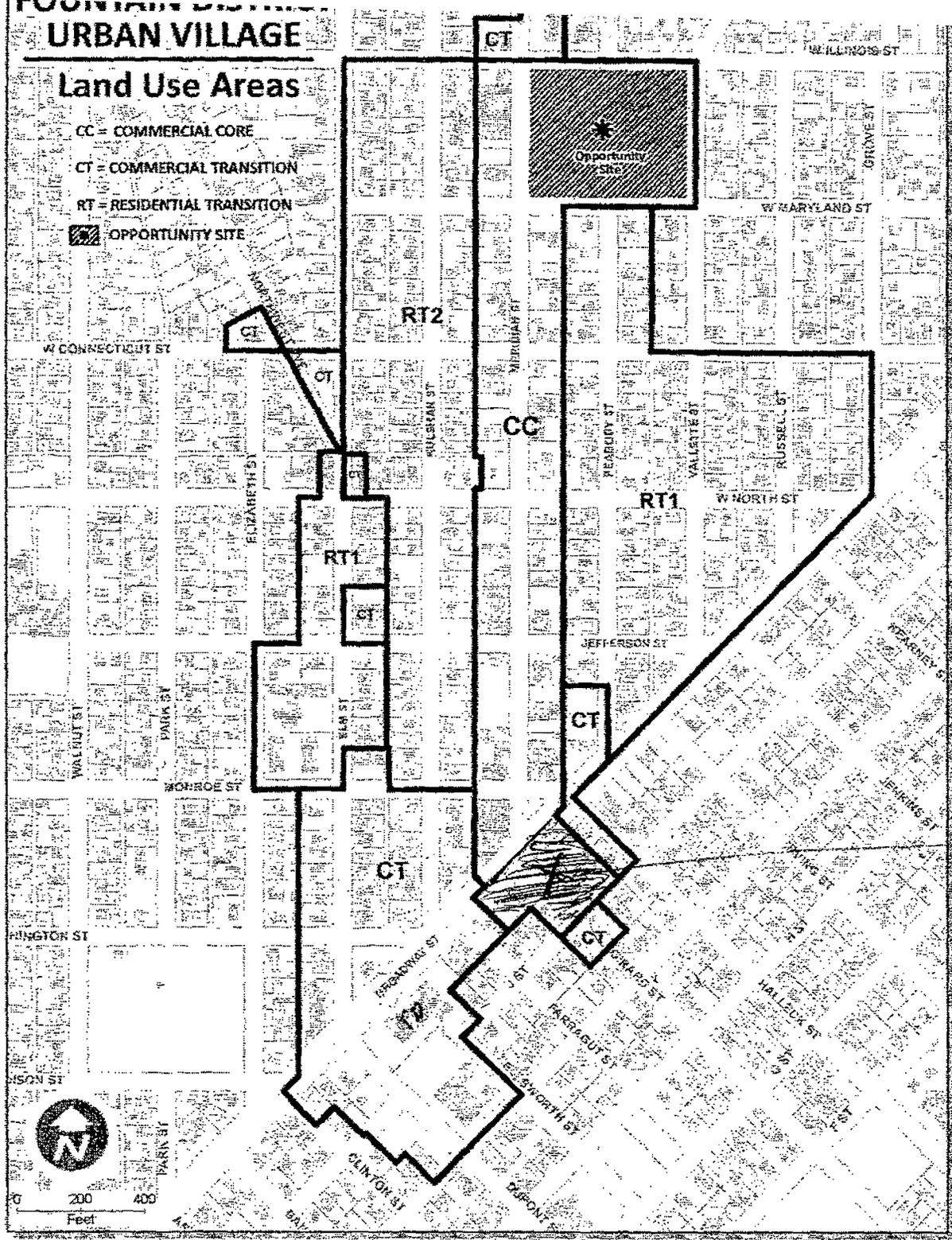
Land Use Areas

CC = COMMERCIAL CORE

CT = COMMERCIAL TRANSITION

RT = RESIDENTIAL TRANSITION

 OPPORTUNITY SITE



*Commercial
Transition
instead of
CC*



BRIAR
DEVELOPMENT
COMPANY, LLP

Members of the City Planning Commission
City of Bellingham
210 Lottie Street
Bellingham, WA 98225

RECEIVED

JUN 16 2010

City of Bellingham
Planning

RE: Fountain District Urban Village Plan – Haggen Site

Dear Planning Commission Members

I am writing to comment on the Fountain District Urban Village Plan. Haggen plans to operate a grocery store on this site for many more years and we want to be sure that the Urban Village Plan recognizes our desire to continue our business at this location. We understand from our review of the draft plan and regulations that grocery stores would continue to be a permitted use on our site and we, of course, support this provision.

We note however, that the plan has a much larger vision for the use of our site than what our business plans support. We did not request that our site be designated as an “opportunity site” and are concerned that this designation may negatively impact our continued use of the site for a grocery business.

We believe the opportunity site designation creates an unrealistic expectation regarding the type of development that might appear on our property. We are concerned that that expectation will affect how the City might view a more modest proposal in the future especially one that may foreclose the opportunity to develop the site for a substantial period of time at the scale envisioned in the plan. This is especially a concern since the opportunity site policies “encourage” certain design features that are inconsistent with our business plans.

We would like the policies of the opportunity site to make it clear that the designation provides an opportunity and not a mandate for how the site would be developed in the future. In that regard, we are proposing some changes to the language found on page 21 of the draft urban village plan to clarify that the mixed use vision for the site provides an opportunity rather than a mandate. Also, our enthusiasm for considering future development opportunities beyond those related to the operation of a grocery store is overstated on page 21 and we have therefore included language in our proposed changes to page 21 that more accurately states our interest. Our proposed changes are provided as Attachment A to this letter.

We are also concerned by the fact that adoption of the urban village plan will mean that our current facility will become non-conforming. We believe that if our facility becomes non-conforming it will be more difficult for us to make changes to the existing building

in the future and would likely complicate any real estate or loan transactions related to the property.

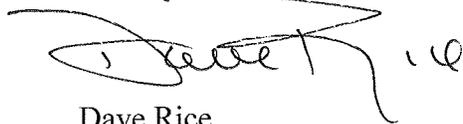
We have discussed the non-conforming issue with City Planning Staff and they pointed out that our retail grocery use would not be a non-conforming use but that the building and site layout would not be consistent with the proposed design standards for the urban village. This means to us that the building and site layout would be non-conforming and subject to the provisions of Section 20.14.D.2 BMC, which requires that “modifications to structures shall be consistent with the design standards to the greatest extent feasible as determined by the City.” This standard is too subjective and increases our concern that modifying or adding to our building could result in endless rounds of negotiation with staff as we attempt to zero in on what is feasible and what is not.

Although proposed section 20.37.230.C.5 of the Fountain District Urban Village regulations appears to provide a more detailed standard for additions and modifications to existing buildings, a standard we assume that meets the “the greatest extent feasible” standard of 20.14.D.2 BMC, we are still concerned about exchanging the certainty provided by our Planned Contract for the financial and regulatory uncertainty of being designated as non-conforming. Our concern would be reduced if proposed section 20.37.230.C.5 were clearer and included a statement that compliance with the provisions of 20.37.230.C.5 is deemed to satisfy the “greatest extent feasible” requirement of 20.14.D.2. In that regard we are proposing several changes to section 20.37.230.C.5 that would, in our opinion improve clarity and protect our ability to make modest improvements to our existing facility without triggering a complicated review process. Our proposed changes are provided as Attachment B to this letter.

Our comments above should not be construed to mean that we do not support the overall idea of a Fountain District Urban Village Plan or that we categorically oppose the “opportunity site” designation of our property. Our representatives have regularly attended the meetings and workshops held over the past year. The Planning Staff has done an exceptional job in working with the community to identify goals, issues and concerns and to see that those are articulated in the urban village planning document. We think that, in general, the community supports the continued operation of a grocery business at our location. We want to be sure that the proposed urban village policies and regulations do not unintentionally make it more difficult for us to continue to operate our business there and to make changes to our store building and site to provide better service to our customers.

Thank you for giving our comments your consideration.

Very truly yours,

A handwritten signature in black ink, appearing to read "Dave Rice", with a long horizontal flourish extending to the right.

Dave Rice

CHAPTER THREE DEVELOPMENT CHARACTER

Fountain District "Opportunity Site" Haggen's Grocery Store, 2814 Meridian Street

During the public planning meetings, participants identified walking and biking routes they used most often within the Fountain District Urban Village area. The majority of neighbors identified Haggen's at Meridian and Illinois as one of their most visited destinations, and a site that could host a mix of uses, increased density and additional height.

Located at the northernmost end of the Fountain District, the Haggen grocery store was the first one constructed by the company. In 1957 the Haggen's Thriftway was built at the corner of Meridian and Illinois in the "Town and Country Shopping Center," which was also home to a commercial strip development that housed numerous businesses .

Since the time of its inception the company has grown to regional size, but the Haggen family company retains a special fondness for their flagship store. Haggen has , no current development plans beyond the use of the site for a grocery store.. However company leaders are open to considering future development opportunities for the site that will benefit the surrounding neighbors as well as further the company's business goals provided that the increased density and upper story housing options are viewed by the City and the community as an opportunity and not a mandate for future development.

Land Use Site and Building Design Policies for the Haggen Opportunity Site

- Allow additional density by increasing the height limit to 55' and FAR to 2.5.
- Allow upper-story housing and other mixed-uses.
- Require setbacks and step-backs at the street edge and upper stories where adjacent to residential areas.



- Encourage new construction to be built to the sidewalk edge (optimally with a two foot or more setback, if feasible, to allow for wider sidewalks), while recognizing that grocery stores have special needs such as location of patron patron parking, access for large, delivery trucks, blank walls for storage space and other unique design constraints.
- Support interim redevelopment plans such as additions and remodels to the existing building.
- Encourage incorporation of a transit stop and shelter, and plaza or other community-oriented public access space in the development of the site.
- Discourage Commercial parking access off Vallete Street.

Deleted: - - - - Column Break - - - -

Deleted: and while they have

Deleted: major

Deleted: truck

Deleted: at the increased allowable density, company leaders are excited to consider future opportunities that will benefit the surrounding neighborhoods.

Deleted: is discouraged

Deleted: Encourage

Deleted: additional

[Attachment B to Haggen Comment Letter]

5. Additions and Modifications to Existing Buildings

- a. **Applicability:** Unless otherwise stated, the provisions of this section apply to additions and modifications to all building in the Fountain District Urban Village; provided that in the Commercial Transition area, the Urban Village design standards in BMC 20.25.070.B. apply to new development, except that the provisions of this section shall apply, to additions and modifications to existing residential buildings. Compliance with the provisions of section 20.37.230.C.5 is deemed to satisfy the "greatest extent feasible" standard of section 20.14.D.2 BMC.

Deleted: I

Deleted: following

Deleted: lies

Comment: The language of the applicability section above does not seem to accomplish its intent. The language is unclear about what buildings are covered by the provisions of section 20.37.230.5.c. We have assumed the intent was that all existing buildings, including single family residences would be subject to the provisions of this section unless reference is specifically made to a particular class of building. For example b.3 below regarding landscaping refers to commercial uses only. The final sentence is intended to avoid a conflict between the provisions of this section and the provisions of section 20.14.D.2.

b. Site Design:

(1) **Intent:** Encourage architecturally compatible additions and modifications to existing buildings in both the Commercial Core and Commercial Transition areas.

(2) **Guideline:** On Meridian Street, additions designed for the front of existing buildings are encouraged to set back a minimum of two feet from the front property line to allow for a wider sidewalk and the planting of street trees.

(3) **Guideline:** For commercial uses, landscaping should be integral with the site design and provide privacy for neighbors.

(4) **Guideline:** Fencing, especially when seen from the street, should be designed to integrate with the architecture of the building and add visual interest in its detail, materials or color.

(5) **Standard:** Proposed additional parking shall be located to the rear or side of the building and shall not be located at intersections.

Deleted: P

Comment: Language has been added to clarify what we believe to be the intent of this section that proposed additional parking be located to the rear or side of a building and not that a modification or addition to an existing building would trigger the need to relocate all of the existing parking to the side or rear of the building.

c. Building Design:

(1) Location of Additions:

(a) Intent: Minimize the impacts of additions and modifications to existing buildings.

(b) Guideline: If two existing buildings are to be joined by a mutual addition, when possible, the distinction between the two original buildings should be retained.

(c) Standard: Additions to the front of the building are prohibited in the Commercial Transition area if the existing building is residential in form. Additions should be located to the side or rear of the property following the principles in Fig.230-C.

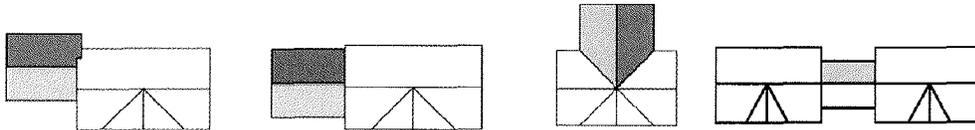


Figure .230-C. Four examples showing appropriate methods of locating an addition on an building, to the side and rear. (New addition shown shaded.) Each example builds off from the original building in such a way that it is offset from the existing facades slightly, which helps integrate it with the scale and character of the original building.

(2) Architectural Details:

(a) Intent: Augment the architectural character of the original building when designing additions, upper stories, dormers, and other modifications.

(b) Guideline: A new addition should relate to the design, materials, ornamental detail, and follow the roof shapes and slopes of the existing building.

(c) Guideline: Window and door proportions (including the design of sash and frames), floor heights, roof shapes and pitches, and other elements of the addition's exterior should relate to those of the existing building. Windows should be of similar type, materials, pane pattern and quality as those in the existing building.

(d) Guideline: Whenever possible, retain existing siding and features of buildings when making improvements and adaptations.

(e) Guideline: A change of materials, colors or textures on different elements is encouraged to provide further articulation and additional variety and character.

(f) Guideline: The primary entrance should face the public street.

RE JUNE 17 MEETING
(PUBLIC DISCUSSION)

TO THE PLANNING COMMISSION
BELLINGHAM CITY HALL
210 LOTTIE STREET
BELLINGHAM, WA 98225

RECEIVED

JUN 16 2010

JUNE 13, 2010

City of Bellingham
Planning

DEAR PLANNING COMMISSIONERS: (SIRS) BARNETT,
BAUMGARTEN, BISHOP, MATSUMOTO,
AND (LADIES) NEIL, NORTON, & ROBINSON

~~THE PLANS THAT HAVE BEEN PRESENTED OVER AND OVER AGAIN~~
~~SHOULD BE SCRAPPED ONCE AND FOR ALL~~
THE ONGOING (& TIRESOME) DEBATE OF SOMEBODY'S CONCEPTUAL "URBAN VILLAGE" — HOLDS LITTLE INTEREST OR RELEVANCE FOR THE "FOUNTAIN DISTRICT" (ITS PRESENT — THE "FUTURE").
"INFILL" PROJECTIONS ARE DEEPLY FLAWED.

THE PLANS THAT HAVE BEEN PRESENTED OVER + OVER — SHOULD BE SCRAPPED, ONCE & FOR ALL.

- ① FOUNTAIN DISTRICT ISSUES SHOULD BE OVERSEEN BY ITS BUSINESS OWNERS & MERCHANTS —
- ② LANDOWNERS MUST BE ACCOUNTABLE FOR PROPERTY APPEARANCE AND CLEAN-UP
- ③ LONG-TIME RESIDENTS CAN ALSO BE A VOICE — BY BALLOT.

THE PRESENT "URBAN VILLAGE" — ILLUSIONARY AND BASED ON CONTENTIONS — IGNORES CORE ISSUES AND STIRS STRIFE, CANCEL PRIOR PLANS (PRESENTED); HAND THE MATTER TO FOUNTAIN DISTRICT MERCHANTS, ALLOW THEM AUTHORITY TO STEER PLANS —

THESE NEEDS TO BE A MAJOR CHANGE. — AND THE CITY "POLITICS" SHOULD COOPERATE.

Sincerely
RUTH CANTELON
2818 VALLETTE ST. WA
BELLINGHAM 98225
(671-4735)
NO e-mail



Becca Robinson
<beckarobin@gmail.com>
06/16/2010 08:36 PM

To planningcommission@cob.org
cc
bcc
Subject Urban Village - Fountain

My name is Becca Robinson. I've lived on Vallette Street for four years. My children, ages 6 and 4, are now starting to feel comfortable in their neighborhood and are also learning to ride bikes. I appreciate that Vallette Street is not a very busy street now, but I already see way too many cars zoom by too fast on their way to Haggen.

With more densification in this area, Vallette Street will become a busier thoroughfare, allowing people an alternative to the congestion on Meridian. At this time, our neighborhood is very "family friendly" - we need to keep it that way.

Currently, the height limit for Meridian between Broadway and Illinois is 35 feet. Changing the height limit to 45 feet is overkill, and not necessary to promote more business to the area. Having more parks, pedestrian - friendly roads, and easy bike access is what bring people in. Let's make Fountain District an area to enjoy - not just build upon.

Please maintain the current height limits of 35 feet and do NOT extend the limits to 45 feet (nor to 55 feet for Haggen).

You are welcome to call/ email with any questions or concerns.

Thank you for dedicating your time to our improving our neighborhoods.

Sincerely,

Becca Robinson
(360) 752-0493