



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

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.



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

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

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

Email

damac2000@gmail.com

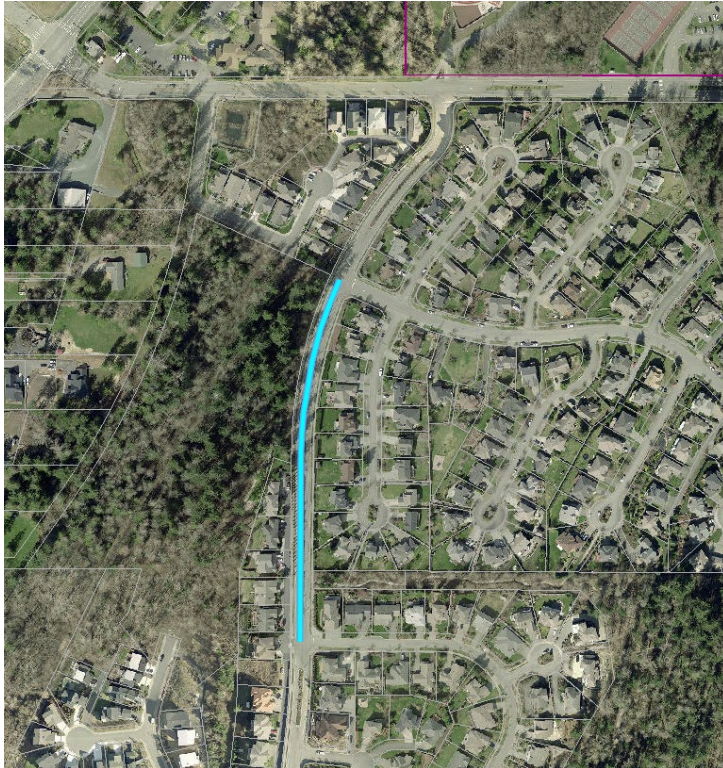
Enter your email address to confirm your identity and receive a copy of your comment.

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.

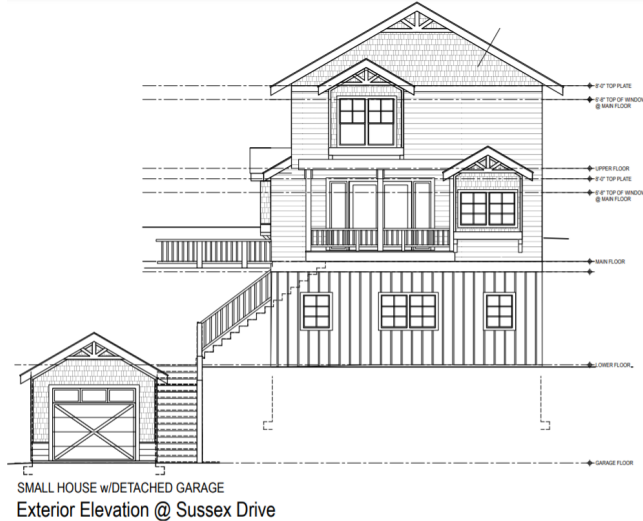
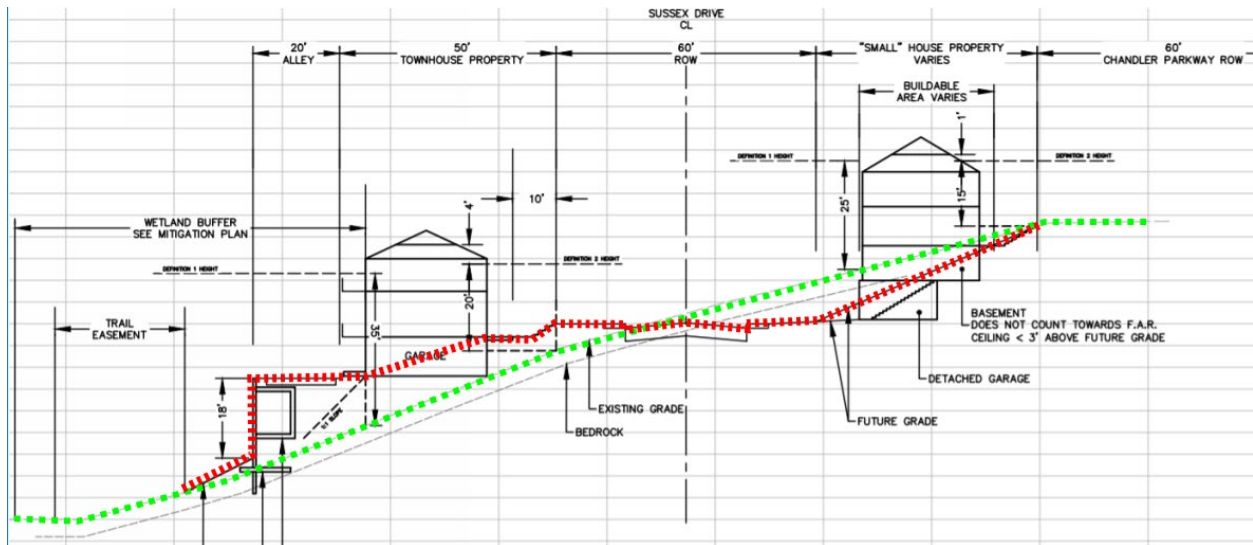
The overall site plan lacks final property width dimensions, but one can see that some lots are less than 45 feet wide.

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.

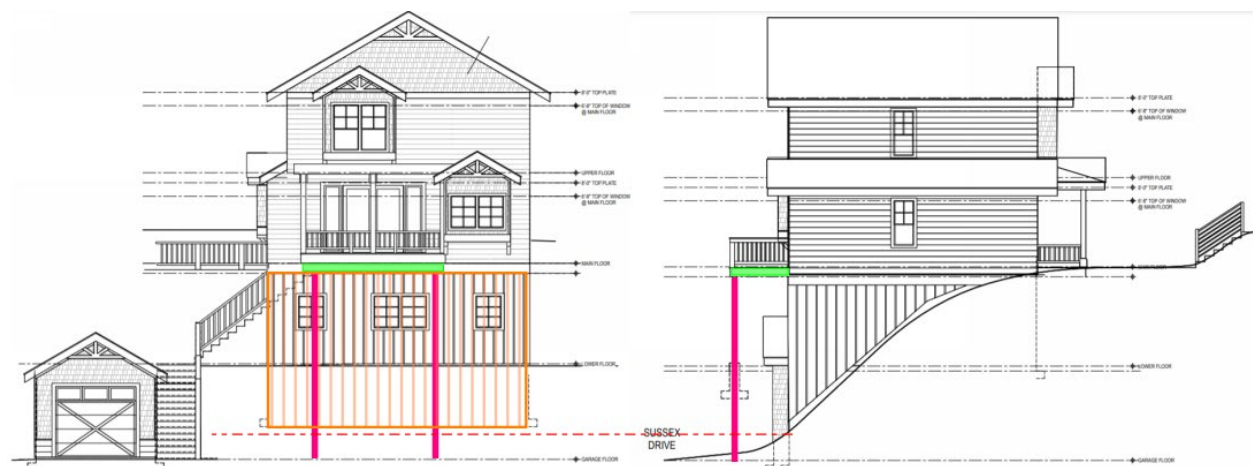
The proposed homes are two story plus a basement identified as a Bonus Room, which is disconnected from the main house by a separate entry and could easily be altered into an illegal rental apartment increasing the parking count by half or more. Furthermore, the Floor Area Ratio excludes this space to 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

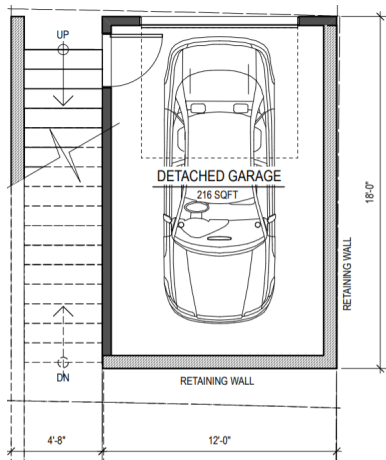


Even with constructing a 20 foot high retaining wall at the east side of the wetlands and west edge of the development, the new side yard slopes of the single family properties remain critical, with new slopes greater than existing slopes; land "improvements" should create improved conditions, especially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

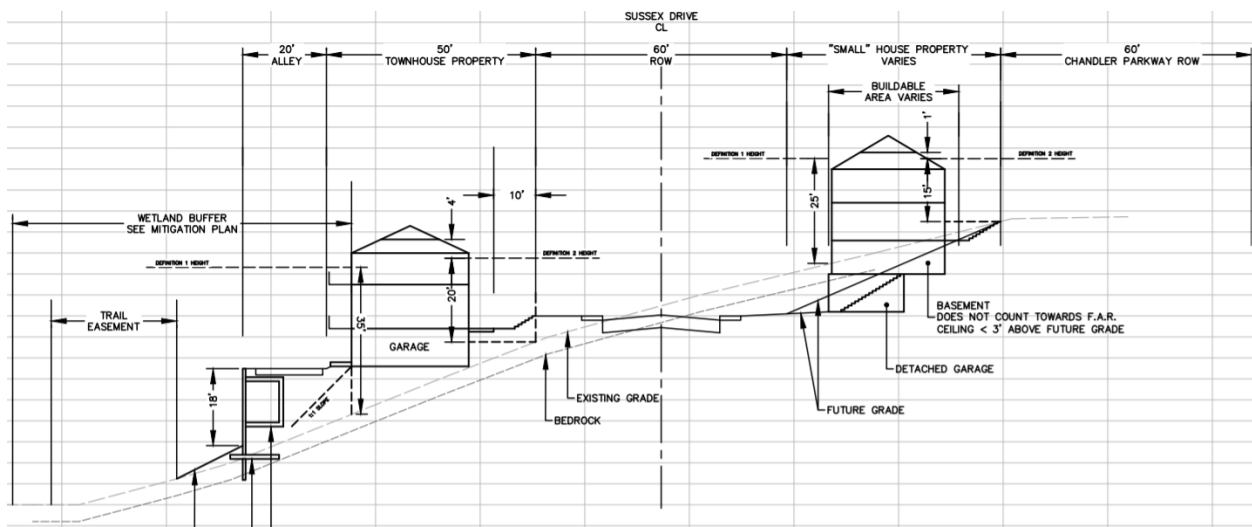
CONCERN 3: FALSE STATEMENT IN SETBACK VARIANCE (BMC 20.30.045)

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.

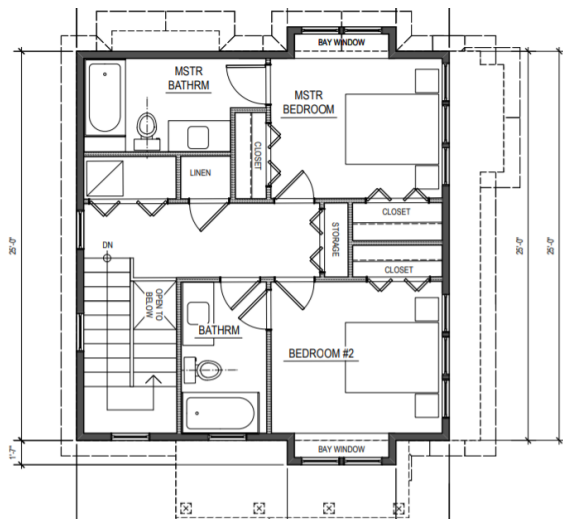
The last statement is false and contrary to actual development drawings:

- 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

Adrian & Leslie Hobkirk

Full name or organization

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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

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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

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