



## Planning and Community Development Department

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January 18, 2023

Mr. Brian Smart, Bellingham School District  
1306 Dupont Street  
Bellingham WA 98225

### RE: Street Vacation Petition for Columbia Elementary School

Mr. Smart:

On December 1, 2022, the City's Technical Review Committee (TRC) reviewed the Bellingham School District's petition to vacate an alley within the Columbia Elementary School site. The subject alley is generally located between West North Street, Walnut Street, Utter Street and vacated Jefferson Street.

The TRC is comprised of representatives from the Planning, Parks, Public Works, Fire, Police and Legal Departments. The TRC acknowledged that an unsigned petition, map and legal descriptions and letter to Bellingham City Council dated 11/18/22 were provided for the TRCs review.

The intent of the petition is so that Bellingham School District can "clear title" and unencumber the entire site allowing greater design options for the future redevelopment of the school. The TRC recommended approval of the vacation petition because it is not needed for any City purpose or utility. This recommendation of approval is subject to the following:

1. Please submit a signed street vacation petition to [permits@cob.org](mailto:permits@cob.org) and be prepared to pay the \$4,131.00 application fee.
2. Compensation for the subject right-of-way is not required because of the public benefit that Columbia Elementary School provides. However, in order to determine the fair market value that the City will be 'waiving' as compensation, an appraisal is required. (This is the same process that was used for the vacation of an alley within the Lowell Elementary School site in 2014.) The City arranges the appraisal from an on-call appraisers list. The BSD will be responsible for paying the *appraisal fee*.
3. The City will notify private utility providers that your petition has been submitted. If there are private utilities within the subject alley, appropriate easements would be retained OR, they could be relocated / reconfigured at the expense of the petitioner.

You will be notified when the date for the public hearing before the Hearing Examiner is set. Please note that the City Council must pass a resolution that sets the public hearing date at least 20-days before said hearing. If you have questions, please contact me at 360-778-8394 or [algedrath@cob.org](mailto:algedrath@cob.org) Sincerely,

A handwritten signature in black ink, appearing to read "Anya Gedrath".

Anya Gedrath, Planning and Community Development Department