


 Outlook

Fw: Public comment rec'd for KCLT Birchwood Hearing

From Bell, Kathy M. <kbell@cob.org>
Date Wed 9/25/2024 11:13 AM
To Bowker, Kristina J. <kbowker@cob.org>
Cc Ali Taysi <ali@avtplanning.com>

 1 attachments (2 MB)
_public cmmt 9 25 24.pdf;

Krisit,

The city received the attached public comment this morning. Please include it into the public record for the KCLT Birchwood project.

Thank you.

Kathy Bell | Senior Planner

Planning & Community Development Dept., City of Bellingham
360.778.8347 kbell@cob.org



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Project location: 2912 Birchwood Ave
area 1 Birchwood neighborhood
Residential Mixed 380 223 562 531 000
Single

I live at 2904 Birchwood Ave
one of the closest to the project one
of the 4 plexs is along my property
line it will be 2 story looking
down on my property.

I am concerned about
the coal mine evaluation for a
subdivision of 2912 Birchwood Ave
done by Tetra Tech Inc.

This report was based
on their visual reconnaissance
The report says was prepared
under limited of scope, budget
and schedule they wrote no-
guarantee.

They wrote that it
appears to be relatively low Risk

Then wrote the
property lies within a potential
mine hazard area.

The project site is
mapped within a mine area of
possible Pillar Instability. They
stated this area where Tetra
Tech's Inc analyzed showed
that the Pillars are NOT
capable of supporting the
Overburden.

They said based on our review the project classification map 2 It appears the project site is mapped within "Mine area of possible Pillar instability."

With Removal of all the trees and putting 18 unit all in one small area I fear this is enough to disrupt the ground enough to cause pillar instability

They have a lot more property they could spread out and remove a lot less trees so all the weight and disruption is not in one spot over the possible of pillar instability and hopefully never a earthquake and would be able to back away from being place on neighbors property line

I have lived in my home 32 years 2904 Birchwood Ave bought it for large lot and quite neighborhood

This project is going to change the neighborhood all the trees gone and so many families in one place so many of us bought are property for the privacy of the Birchwood Neighborhood.

The traffic will be
a big impact 18 parking spaces
for 18 families only 4
guest parking for all the 18
units and the sewer system
in ave roads is so old
can it handle 18 more families

I hope the mine is
taken in to ~~consideration~~
consideration if there is
a land movement may
effort foundations of other
home.

John Padgett
2904 Birchwood Ave
Brem Wash
98225

Also is a home to many Deers

Bowker, Kristina J.

From: MaryLou White <marylou@wildfishconservancy.org>
Sent: Tuesday, September 24, 2024 2:54 PM
To: Bell, Kathy M.
Subject: Re: Funding

CAUTION: This message originated from outside of this organization. Please exercise caution with links and attachments.

Kathy,
Do you know what FwC stands for with regard to the Kulshan Land Trust property? Specifically, the parcel that is 0.79 acres.

Thanks,

Mary Lou

On Tue, Sep 24, 2024 at 10:55 AM Bell, Kathy M. <kbell@cob.org> wrote:
I am not aware if KCLT has any ownership properties in Edgemoor. This question would be better answered by KCLT.

Kathy Bell | Senior Planner

Planning & Community Development Dept., City of Bellingham

360.778.8347 kbell@cob.org



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From: MaryLou White <marylou@wildfishconservancy.org>
Sent: Tuesday, September 24, 2024 9:58 AM
To: Bell, Kathy M. <kbell@cob.org>
Subject: Re: Funding

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Hopefully, the last question. Are there any Affordable Housing Projects like Kulshans in the Edgemoor Community or do their covenants prohibit them? How is residential housing infill being addressed in that area?

On Tue, Sep 24, 2024 at 9:48 AM Bell, Kathy M. <kbell@cob.org> wrote:
Good morning.

The DNS document has the code citation for the appeal process.

The critical areas application has not been submitted and is a Type I administrative decision that does not require notice (ie. public comment). The critical areas application will be submitted by the applicant for concurrent review with the construction documents for the site.

Please let me know if you have any additional questions.

Kathy Bell | Senior Planner

Planning & Community Development Dept., City of Bellingham
360.778.8347 kbell@cob.org



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From: MaryLou White <marylou@wildfishconservancy.org>
Sent: Monday, September 23, 2024 5:38 PM
To: Bell, Kathy M. <kbell@cob.org>
Subject: Re: Funding

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Thanks Kathy. By SEPA document do you mean the SEPA application? Also, when can we see and comment on the Critical Areas Application?

Mary Lou

Mary

On Mon, Sep 23, 2024 at 5:12 PM Bell, Kathy M. <kbell@cob.org> wrote:
Mary Lou and Joann,

Please see below for responses.

Kathy Bell | Senior Planner

Planning & Community Development Dept., City of Bellingham
360.778.8347 kbell@cob.org



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From: MaryLou White <marylou@wildfishconservancy.org>

Sent: Sunday, September 22, 2024 8:54 PM

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

Cc: JOANN PADGETT <JPad990746@aol.com>

Subject: Fwd: Funding

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See below. Also, I noticed that Ali's comments were misleading on several of the SEPA comments and they received NEPA approval on Sept. of 23. JoAnn and I have regularly checked in on this project and there was never any mention of a NEPA application or public comment period for NEPA or that they were submitting a critical areas application. We have not had an opportunity to comment on these. What alternative do we have? The NEPA process was used for KCLT to be eligible to receive federal funding. Since the project is in Bellingham, Community Development is the responsible agency to review and issue a NEPA determination. NEPA is not required for land use application review. I have attached verification that the NEPA was posted in the Bellingham Herald.

Mary Lou White

----- Forwarded message -----

From: MaryLou White <marylou@wildfishconservancy.org>

Date: Fri, Sep 20, 2024 at 10:21 PM

Subject: Funding

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

Hi Kathy,

Can you please tell me what city funding the Kulshan Land Trust is receiving, what it is for and when it was awarded? Funding for the construction of this project is in the City's Action Plan that has been approved by City Council. The monies are identified to come from the Bellingham Housing Levy but will not be allocated to this project until a contract is drafted and agreed to between the parties. The City does not have a contract to allocate these monies at this time. KCLT has the obligation to initiate the development contract proceedings with the City to obtain funds. Also, I'm confused about the decisions the director can make with regard to SEPA. What is the open record hearing? Is that the meeting on Wednesday or the meeting your office had with the director? Yes, the Hearing Examiner holds the open record which is this Wednesday. If we have a problem with the SEPA determination, when can we appeal? Does the appeal have to be to the director, do we appeal at the hearing on Wednesday for the SEPA or does this have to be through a judicial appeal? The SEPA document includes the code reference and time for appeal.

Thanks,

Mary Lou White

Thanks,

Mary Lou White

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Mary Lou White
Project Manager / Biologist
Wild Fish Conservancy
marylou@wildfishconservancy.org
Office Phone 425-788-1167
Cell Phone 206-310-9304
Home Office 360-671-8839

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Office Phone 425-788-1167
Cell Phone 206-310-9304
Home Office 360-671-8839

Bowker, Kristina J.

From: Nabbefeld, Kurt D. <knabbefeld@cob.org>
Sent: Wednesday, September 25, 2024 12:22 PM
To: Bell, Kathy M.
Subject: FW: Support of SUB20214-0006/USE 2024-0012/ADU0053-0061 KCLT Incentive Plan Development of 2912 Bircgwood Ave

Another for the record.

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

City of Bellingham
Planning and Community Development
Tel: (360) 778.8351
Email: knabbefeld@cob.org



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From: Mike and Kristina Heintz <mikeheintz@msn.com>
Sent: Wednesday, September 25, 2024 9:49 AM
To: HE - Shared Department <hearing@cob.org>; Grp.PL.Planning Mail (planning@cob.org) <planning@cob.org>
Subject: Support of SUB20214-0006/USE 2024-0012/ADU0053-0061 KCLT Incentive Plan Development of 2912 Bircgwood Ave

Some people who received this message don't often get email from mikeheintz@msn.com. [Learn why this is important](#)

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Good Morning, Sharon Rice,

I am writing in support of KCLT's 2912 Birchwood Ave Incentive Plan Development of 18 housing units: 9 single-family homes with ADUs and the 1 acre farm.

It is a wonderful development that increases density with much-needed affordable housing, creates a farming space that creates a local food system for our food desert neighborhood and removes a blighted property that has scarred our neighborhood for decades.

Thank you to KCLT!

I ask that you as the Hearing Examiner approve and support this much needed project in our neighborhood.

Thank you for your time and consideration,

Mike Heintz
2522 Cedarwood Ave.
Birchwood Neighborhood

Bowker, Kristina J.

From: Nabbefeld, Kurt D. <knabbefeld@cob.org>
Sent: Wednesday, September 25, 2024 12:22 PM
To: Bell, Kathy M.
Subject: FW: Support of SUB20214-0006/USE 2024-0012/ADU0053-0061 KCLT Incentive Plan Development of 2912 Birchwood Ave

FYI

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

City of Bellingham
Planning and Community Development
Tel: (360) 778.8351
Email: knabbefeld@cob.org



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From: Mike and Kristina Heintz <mikeheintz@msn.com>
Sent: Wednesday, September 25, 2024 10:06 AM
To: HE - Shared Department <hearing@cob.org>; Grp.PL.Planning Mail (planning@cob.org) <planning@cob.org>
Subject: Support of SUB20214-0006/USE 2024-0012/ADU0053-0061 KCLT Incentive Plan Development of 2912 Birchwood Ave

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Good Morning, Sharon Rice,

I am providing comment for tonight's Hearing Examiner's meeting for the above project located at 2912 Birchwood Ave..

I strongly and joyfully support KCLT's proposed development of this property. We need to increase density and create novel land-use adaptations to adequately address our housing crisis. Our neighborhood and community desperately need affordable housing infill. The 9 single family homes with attached ADUs will provide much needed affordable housing for 18 families along with continuing the wonderful City Sprouts Farm farming efforts on the parcel. It will also resolve the long overdue removal of the abandoned business buildings that have blighted our neighborhood for years.

This project is a win-win. It will provide much needed affordable housing and improve property values for neighbors and the neighborhood by eliminating the scar of these dilapidated unsafe abandoned structures.

I whole-heartedly support this necessary, appropriate and exciting use of the Incentive Plan and ask you as the Hearing Examiner to approve this great project.

Cheers and thank you for your service to our community.

Kristina Heintz
2522 Cedarwood Ave.
Birchwood Neighborhood

Fw: Comments for tonight's Hearing Examiner's meeting regarding 2912 Birchwood Ave

From Bell, Kathy M. <kbell@cob.org>
Date Wed 9/25/2024 5:06 PM
To Bowker, Kristina J. <kbowker@cob.org>
Cc Ali Taysi <ali@avtplanning.com>

Kristi, please add the attached email to the public record for the Birchwood KCLT project.

Thanks.

Kathy Bell | Senior Planner

Planning & Community Development Dept., City of Bellingham
360.778.8347 kbell@cob.org



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From: Nabbefeld, Kurt D. <knabbefeld@cob.org>
Sent: Wednesday, September 25, 2024 4:38 PM
To: Bell, Kathy M. <kbell@cob.org>
Subject: FW: Comments for tonight's Hearing Examiner's meeting regarding 2912 Birchwood Ave

For the record.

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

City of Bellingham
Planning and Community Development
Tel: (360) 778.8351
Email: knabbefeld@cob.org



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From: Sarah Joy Day <sarahjoyday@gmail.com>

Sent: Wednesday, September 25, 2024 4:04 PM

To: HE - Shared Department <hearing@cob.org>; Grp.PL.Planning Mail (planning@cob.org) <planning@cob.org>

Subject: Comments for tonight's Hearing Examiner's meeting regarding 2912 Birchwood Ave

Some people who received this message don't often get email from sarahjoyday@gmail.com. [Learn why this is important](#)

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To whom it may concern,

I'm writing to share my enthusiastic support for KCLT's proposed development of 2912 Birchwood Ave. I live around the corner from that property on Cedarwood Avenue along with my husband and two school aged children. That property has been vacant and run-down for far too long and this higher density housing project is really wonderful in its vision for creating affordable housing in close proximity to other downtown amenities. We desperately need more of it in this community!!

I'm a local licensed midwife and have multiple personal touch points with the benefit of KCLT projects. I've delivered the baby's of folks in KCLT housing and seen firsthand the impact on several families being able to afford a home, get out of endless and escalating rent cycles, and stay in our community. My own kids have been cared for while I'm away delivering babies by folks living in KCLT housing.

I'd love to see more of that in our community and I think this location is a perfect fit. I enthusiastically support this project and will be excited to welcome a few more neighbors around the corner from us!

Thank you for your listening and for your service in our community.

Best,

Sarah

--

Sarah Joy Day, LM, MSM

Licensed Midwife

(she/her)

Fw: 2912 Birchwood Avenue additional comments

From Bell, Kathy M. <kbell@cob.org>
Date Wed 9/25/2024 5:23 PM
To Bowker, Kristina J. <kbowker@cob.org>
Cc Ali Taysi <ali@avtplanning.com>

 4 attachments (10 MB)

2912 Birchwood comments 9-25-24.pdf; Birchwood Avenue Wildlife.pdf; Neighborhood.pdf; 2912 Birchwood letter 9-25-24.pdf;

One more for the Birchwood KCLT record.

Kathy Bell | Senior Planner

Planning & Community Development Dept., City of Bellingham
360.778.8347 kbell@cob.org



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From: Heather Richendrfer <heather@scottishdancesociety.org>
Sent: Wednesday, September 25, 2024 4:55 PM
To: Bell, Kathy M. <kbell@cob.org>
Subject: 2912 Birchwood Avenue additional comments

You don't often get email from heather@scottishdancesociety.org. [Learn why this is important](#)

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Hello Kathy,

I am attaching additional submissions related to the hearing this evening on 2912 Birchwood Avenue. Please include them in the packet.

Kind regards,

Heather

Heather Richendrfer
2919 Birchwood Avenue
Bellingham, WA 98225

Comments on Type I and IIIA Notice of Application
SUB2024-0006/USE2024-0012/ADU2024-0053 thru 061

I, Heather L. Richendy, owner of property at 2919 Birchwood Avenue and would like to state my concurrence with the comments written by Mary Lou White, located at 2905 Birchwood Ave, and submitted to Kathy Bell, Bellingham City Planning and Community Development Department, regarding the proposed Type I and IIIA notice of application for project SUB2024-0006/USE2024-0012/ADU2024-0053 thru 0061.

Please check box (s) that apply.

I agree with all comments as written.

I agree with only the following bulleted concerns with the application (circle those Bullet Number (s) that are applicable):

Example: Concern 1 ~~XXXXXXXX~~: Bullet 1

Concern 1 Subject Site / Property Description: Bullet 1;

Concern 1 Subject Site / Property Description: Bullet 2;

Concern 1 Subdivision Criteria: Bullet 1;

Concern 1 Subdivision Criteria: Bullet 2;

Concern 1 Subdivision Criteria: Bullet 3;

Concern 1 Natural Features: Bullet 1;

Concern 1 Clearing and Grading: Bullet 1;

Concern 2: Bullet 1;

Concern 2: Bullet 2;

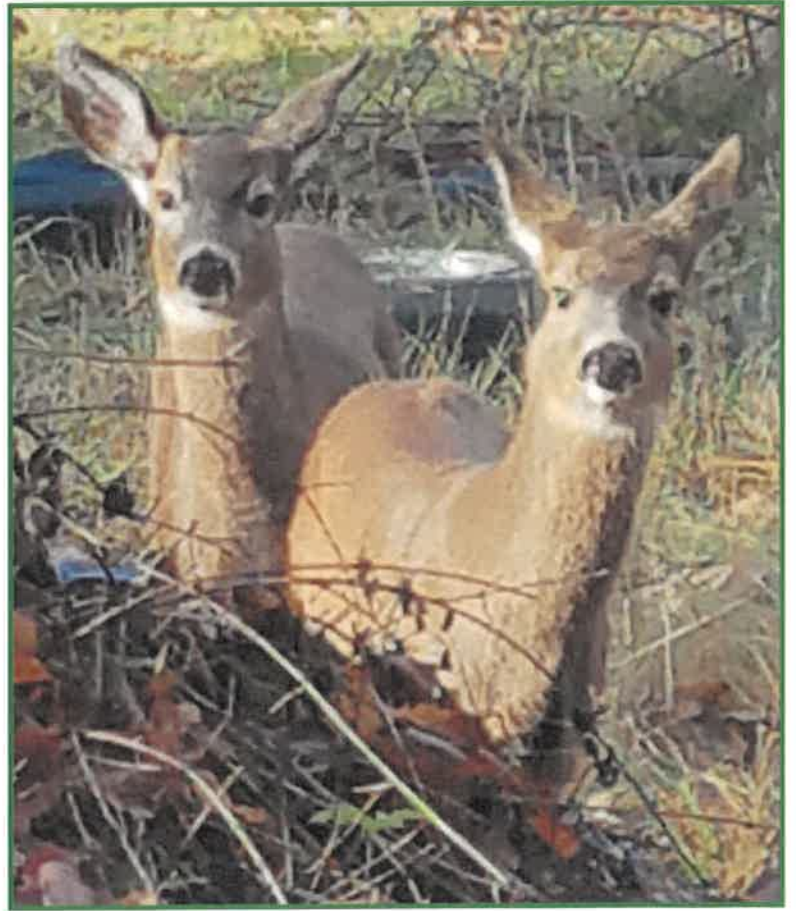
Concern 2: Bullet 3;

Concern 2: Bullet 4;

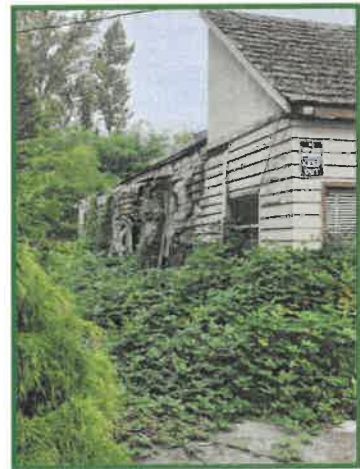
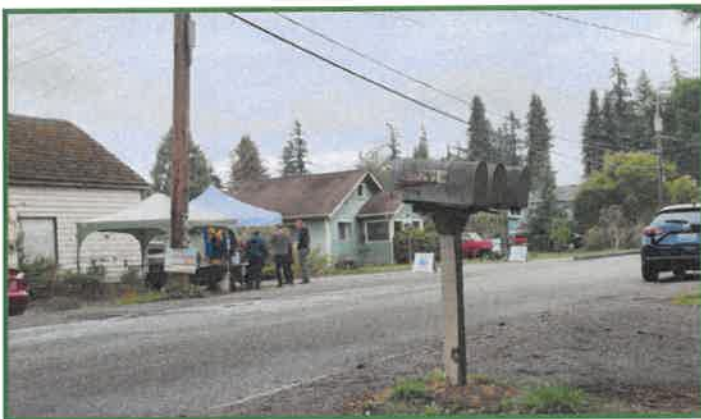
Concern 2: Bullet 5;
Concern 2: Bullet 6;
Concern 2: Final Notes

My concerns about the project are as follows *(please write your concerns below)*:

Please see attached documents







Heather L. Richendrfer
2919 Birchwood Avenue
Bellingham, WA 98225
September 25, 2024

Kathy Bell
Planning and Community Development Department
City Hall
210 Lottie Street
Bellingham, WA 98225

Dear Ms. Bell:

The attached documents are supplemental to the letter I submitted on June 11, 2024.

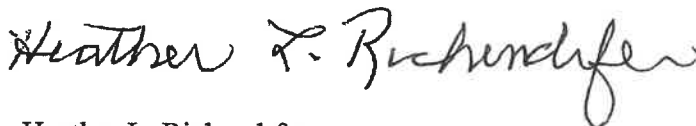
I enclose photos showing the animals in my yard each day. I have learned through conversations with other long-term residents; that I am not the only one valuing these interactions. Curious raccoons taking a drink from a birdbath or peering down from my beautiful pine trees provide joy and peace. The magnificent deer interacting with each other and with my cats is wonderful to observe. Antlers clashing as bucks spar emits a sound like no other.

Maintaining the animals in the Birchwood neighborhood contributes to positive mental health.

The second photos show the view from my property. Good neighbors do not park on both sides of the street, put up signs or impede traffic. Good neighbors do not allow vegetation to overgrow.

The potential of the proposed spot zone at 2912 is causing stress. Many of my neighbors join me in disputing the proposed development as appropriate for the site chosen. I, like many, still value our property despite increased crime, noise and threats to safety. Please do not allow the proposal to proceed.

Sincerely,

A handwritten signature in black ink that reads "Heather L. Richendrfer". The signature is written in a cursive style with a large, looped 'H' and 'R'.

Heather L. Richendrfer