

Nelson, Ryan J.

From: Kate McDonald <k8mcdonald1016@gmail.com>
Sent: Saturday, November 9, 2024 12:23 PM
To: Nelson, Ryan J.
Subject: Notices of Hearings and Applications

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Ryan,

I am providing written comments on three different notices. I appreciate this opportunity to express our concerns and ask our questions.

Please contact me if you have any questions about our comments. I look forward to hearing from you.

Notice Description	Property Address	Comments
Hybrid Public Hearing SUB2024-0016	34 Infill Units 4241 Northwest Drive	<p>We are very supportive of infill projects to provide additional housing, especially if they meet affordability limits in Bellingham. However, we are also concerned about the loss of tree canopy, potential public access to open spaces as well as increased traffic patterns that can affect pedestrian, bike and car safety.</p> <p>There is an undedicated and unimproved trail that extends north from Cameo Lane to reconnect to Northwest Dr. Although it is not currently open to the public in an official manner, it does represent a social trail that would become unavailable based on the description of the project. Can we take this opportunity for development to open that trail up for residents of Cordata through an easement so that trail improvements can be made in the future? Cordata, despite being the largest and fastest growing neighborhood in Bellingham, has one of the smallest percentages of trails in the City.</p>
Type II Notice of Application CAP2023-0046 SEP2024-0030	Adding 14 new parking stalls to the south of medical building at 4540 Cordata Parkway	<p>We support efforts to have the businesses surrounding Cordata park retain their customer parking to limit overflow to the Park spaces.</p> <p>Our concern is the impact "to the existing buffer mitigation plantings from a previous project on the site." We are assuming that this refers to the buffer between the park and the building site. We would like to see more details about what "compensatory mitigation" would entail.</p>
Type II Notice of Application PDP2024-0006 DR2024-0010 SEP2024-0014	New hotel located at 870 Bakerview Road.	<p>The two issues we are concerned about with this project is the loss of trees and the potential for more traffic congestion at a site that is already problematic. If the main access will be through Aldrich, this will impact the Aldrich/Northwest intersection that already has high volume complicated by the unusual nature of the intersection. During rush hour, the cars are backed up in both directions and the fact that all cars exiting Aldrich are on a single lane to turn in either direction worsens the situation. This exit is directly across from the Jack-in-the-Box entrance, which adds to the congestion. It is a challenge for drivers but doubly so for bikers. How will this be mitigated for all the increase of traffic if the hotel goes forward?</p>

		Secondly, how many trees will be lost for this construction and what is being done to minimize this loss?
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Kate McDonald
President
Cordata Neighborhood Association
602-908-6900