

# **APPENDIX C: BELLINGHAM CORRESPONDENCE**



From: Behee, Christopher J. <cbehee@cob.org>

Sent: Tuesday, September 23, 2014 9:36 AM

To: Kevin Ramsey; Lisa Grueter

Cc: Pool, Lisa A.; Matt Aamot

Subject: New Urban Village and revised mid-range density zones info for Multi-Juris  
EIS Alt #3.

Attachments: NewUrbanVillageAreas.zip; MidRangeDensityZones.zip;  
NewUrbanVillageAreasMap.pdf; MidRangeDensityZonesMap.pdf

Kevin and Lisa,

Based on our conversation yesterday here is the information we discussed. I've attached two PDF maps and two shapefiles (zipped files). One shows the parcels that participate in each of the 4 proposed urban village areas (includes attributes for new housing units and jobs). The other shows residential zones in the UGA, and recently-annexed areas that have a range of densities (6-10, 6-12, 10-24, etc.) where the LCA had previously assumed the low-end densities - and we would now like to assume the mid-range density for EIS Alternative #3 (Multi-Jurisdictional). An attribute is included in the shapefile for the mid-range density value (square feet) to use.

Please let me know if any of this is unclear, or if you need help with the files.

Thanks,

Chris Behee, GISP

City of Bellingham, GIS Analyst

Planning & Community Development

210 Lottie Street, Bellingham, WA 98225

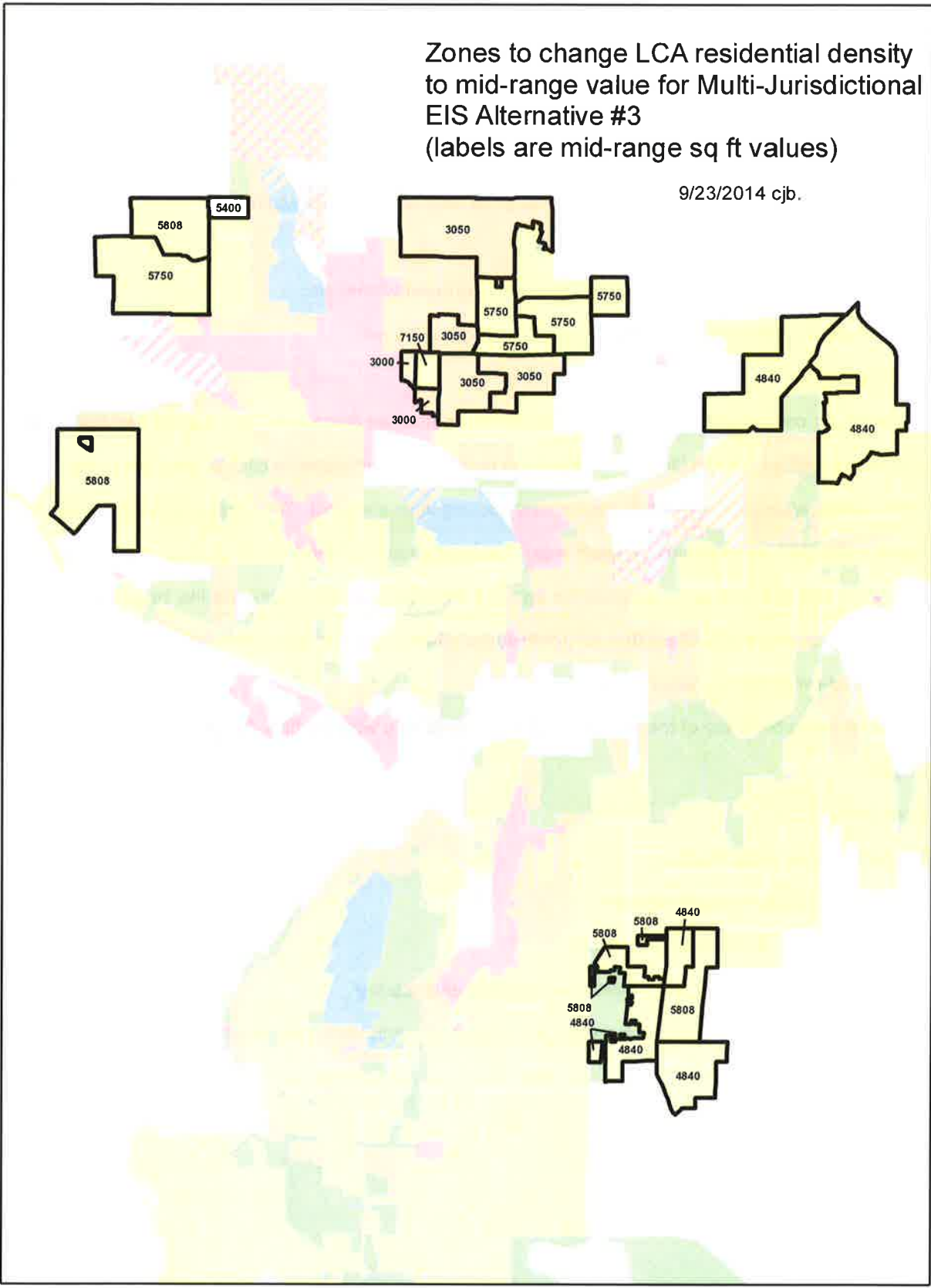
Phone 360.778.8346 | Fax 360.778.8302 | Email cbehee@cob.org

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42.56

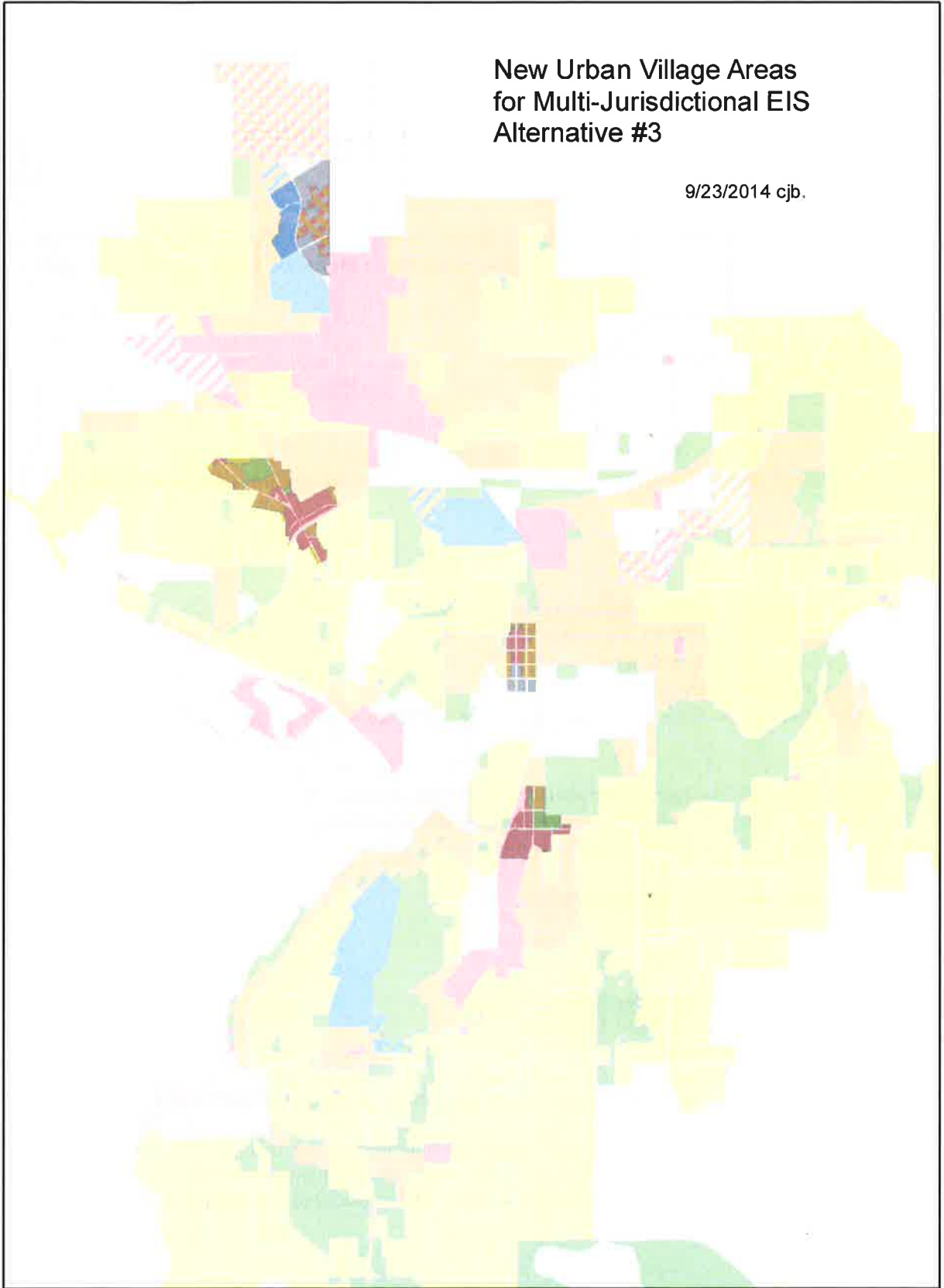
Zones to change LCA residential density to mid-range value for Multi-Jurisdictional EIS Alternative #3  
(labels are mid-range sq ft values)

9/23/2014 cjb.



**New Urban Village Areas  
for Multi-Jurisdictional EIS  
Alternative #3**

9/23/2014 cjb.



**From:** Behee, Christopher J. [<mailto:cbehee@cob.org>]  
**Sent:** Tuesday, September 23, 2014 4:01 PM  
**To:** Kevin Ramsey; Lisa Grueter  
**Cc:** Pool, Lisa A.; Matt Aamot; Gary Davis  
**Subject:** RE: New Urban Village and revised mid-range density zones info for Multi-Juris EIS Alt #3.

Kevin,

Yes, I've plugged in the revised density values for the mid-range in the specified zones. Combined with the 4 new urban village areas (and assuming a 25% market factor for the UV areas), the new aggregate total capacity is 35,656 population, and 24,760 jobs.

**Chris Behee, GISP**

City of Bellingham, GIS Analyst  
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**From:** Kevin Ramsey [<mailto:KevinR@berkconsulting.com>]  
**Sent:** Tuesday, September 23, 2014 3:23 PM  
**To:** Behee, Christopher J.; Lisa Grueter  
**Cc:** Pool, Lisa A.; Matt Aamot; Gary Davis  
**Subject:** RE: New Urban Village and revised mid-range density zones info for Multi-Juris EIS Alt #3.

Chris,

Have you re-calculated the aggregate population and employment capacity for Bellingham City/UGA to reflect the addition of urban villages and increased density assumptions within mid-range density zones? This is a key piece of information I need in my model.

Is this something you or Gary could help with?

Kevin

**From:** Behee, Christopher J. [<mailto:cbehee@cob.org>]  
**Sent:** Tuesday, September 23, 2014 12:25 PM  
**To:** Kevin Ramsey; Lisa Grueter  
**Cc:** Pool, Lisa A.; Matt Aamot  
**Subject:** RE: New Urban Village and revised mid-range density zones info for Multi-Juris EIS Alt #3.

Sorry, should have clarified that. Yes, the -1 values are SF homes that are assumed to redevelop as non-residential uses. For that James Street area those -1 values are all in an industrial zone that allows some commercial uses. Assume a mix of 50% commercial and 50% industrial for those parcels. Everything else should be assumed as commercial.

**From:** Kevin Ramsey [<mailto:KevinR@berkconsulting.com>]  
**Sent:** Tuesday, September 23, 2014 12:17 PM  
**To:** Behee, Christopher J.; Lisa Grueter  
**Cc:** Pool, Lisa A.; Matt Aamot  
**Subject:** RE: New Urban Village and revised mid-range density zones info for Multi-Juris EIS Alt #3.

Chris,

The data is all clear. Thank you for providing the parcel level detail for urban villages. That is a big help. For negative housing unity capacity numbers, should I assume that a single family home will be removed and replaced with commercial development? Also, is it safe to assume all jobs associated with these parcels would be categorized broadly as commercial and not industrial?

Thanks.  
Kevin

**From:** Behee, Christopher J. [<mailto:cbehee@cob.org>]  
**Sent:** Tuesday, September 23, 2014 9:36 AM  
**To:** Kevin Ramsey; Lisa Grueter  
**Cc:** Pool, Lisa A.; Matt Aamot  
**Subject:** New Urban Village and revised mid-range density zones info for Multi-Juris EIS Alt #3.

Kevin and Lisa,

Based on our conversation yesterday here is the information we discussed. I've attached two PDF maps and two shapefiles (zipped files). One shows the parcels that participate in each of the 4 proposed urban village areas (includes attributes for new housing units and jobs). The other shows residential zones in the UGA, and recently-annexed areas that have a range of densities (6-10, 6-12, 10-24, etc.) where the LCA had previously assumed the low-end densities - and we would now like to assume the mid-range density for EIS Alternative #3 (Multi-Jurisdictional). An attribute is included in the shapefile for the mid-range density value (square feet) to use.

Please let me know if any of this is unclear, or if you need help with the files.

Thanks,

**Chris Behee, GISP**

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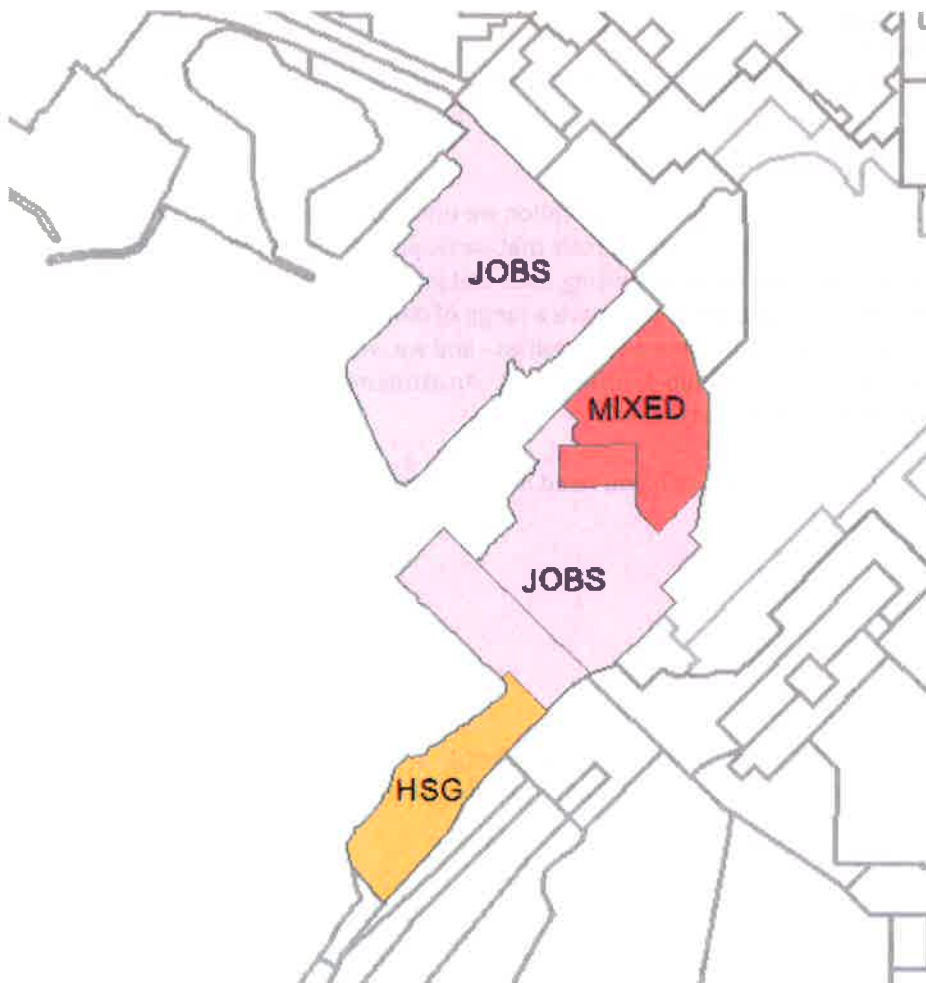
**From:** Pool, Lisa A. [mailto:lapool@cob.org]  
**Sent:** Tuesday, September 23, 2014 12:42 PM  
**To:** Kevin Ramsey; Lisa Grueter  
**Cc:** Matt Aamot; Behee, Christopher J.  
**Subject:** Waterfront uses, EIS alternative descriptions

Kevin and Lisa -

Below are a few other items we wanted to send along: Clarification of the mix of uses in the waterfront district and our interpretation of the EIS alternative descriptions (for use as you see fit).

Thanks,  
Lisa

Purple areas = 50% of waterfront jobs.  
Red areas = 50% of waterfront jobs, and 75% of waterfront housing.  
Orange area = 25% of waterfront housing.





This keeps the order that same that BERK uses, but uses more descriptive and consistent language to clarify what's actually happening between the different alternatives.

Alternative	Name	UGA Population Growth	Rural Population Growth	Total Population Growth	Description
1	No Action	41,705	6,594	48,630	Low growth, 86% to UGAs / 14% to rural areas, no boundary changes
2	Historic	51,792	16,319	68,111	Moderate growth, 76% to UGAs / 24% to rural areas, minor UGA expansion
3	Multi-Jurisdiction	63,564	11,217	74,781	Higher growth, 85% to UGAs / 15% to rural areas, moderate UGA expansion paired with density increases and higher allocation of multi-family housing
4	Targeted	73,227	12,922	86,149	Highest growth, 85% to UGAs / 15% to rural areas, more aggressive UGA expansion and higher allocation of single family housing

