



# Padden Trails

a quality neighborhood  
reflecting the heart of Bellingham

**Rezoning Application Executive Summary**

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## *Padden Trails*

### *Current Status*

Padden Trails is an approved preliminary plat of 113 acres in the Samish community. It consists of 224 single-family lots. This equates to 20,000 square foot lot zoning.

On January 17, the Bellingham City Planning Commission passed a motion to put on the docket for 2011 a rezoning from 20,000 square foot lot size calculations to 8,000 square foot.



## *Padden Trails*

### *Benefits to Bellingham*

- Meets the goals and objectives of the Growth Management Act of the City of Bellingham through diverse designs for multi-family housing to satisfy the needs of different income levels.
- Provides the opportunity for responsible growth that creates vitality throughout this neighborhood while protecting aesthetics and character.
- Improves the living environment and design characteristics of Bellingham's multi-family housing.
- Preserves and enhances the special quality of existing neighborhoods while creating attractive, safe and viable new ones.
- Encourages creativity in site planning and architecture.
- Maintains environmental quality of the area through preservation of natural features and consolidation of open spaces.

We are encouraged and excited that working with staff at the City will be a productive and creative process resulting in a development we will all be proud of.



## *Padden Trails*

### *Addressing traffic concerns*

We have an existing traffic study that was created for the currently approved plat. Parking requirement calculations dictate a significant reduction in required parking for a design of the type proposed as compared to single family housing. We are commissioning Perteet Inc. to complete a supplemental traffic study. In addition, the residential plan provides functional pedestrian and vehicular connections to existing neighborhoods. Naturally, our plan complies with the mandated requirements of all governing authorities involved.

### *Environmental sensitivity*

Our diversified design shows sensitivity to the environmental impact of this development. We have combined open spaces of contiguous properties to provide for larger open space areas suitable for all resident age groups to enjoy usable space and outdoor recreational opportunities. Some 12 miles of nearby walking trails are fully accessible, increasing the quality of life and protecting the integrity of the neighborhood.



## *Padden Trails*

### *Design and character of multi-family housing*

An attractive pod design creates architecturally pleasing diverse housing styles. This allows various demographic groups to intermingle within the same neighborhood while enjoying the proximity of others whom they can relate to, providing a wide variety of recreational and social opportunities.

Housing types include Single Family Homes, Duplexes, Brownstones, Townhomes, Condominiums, and Cottages. Creative landscaping creates open areas through building modulation, while the architectural design blends with and respects the character of the surrounding environment.

The Planning Commission feels that this project has such merit, they passed the motion by a vote of 7-0.

### *Staff Recommendation*

We're pleased that the City staff recommendation states, "*Staff concurs with the applicant that the current zoning does not provide the design flexibility needed to address the policy direction in the narrative for Area 6.*" In addition the report states, "*A zoning*



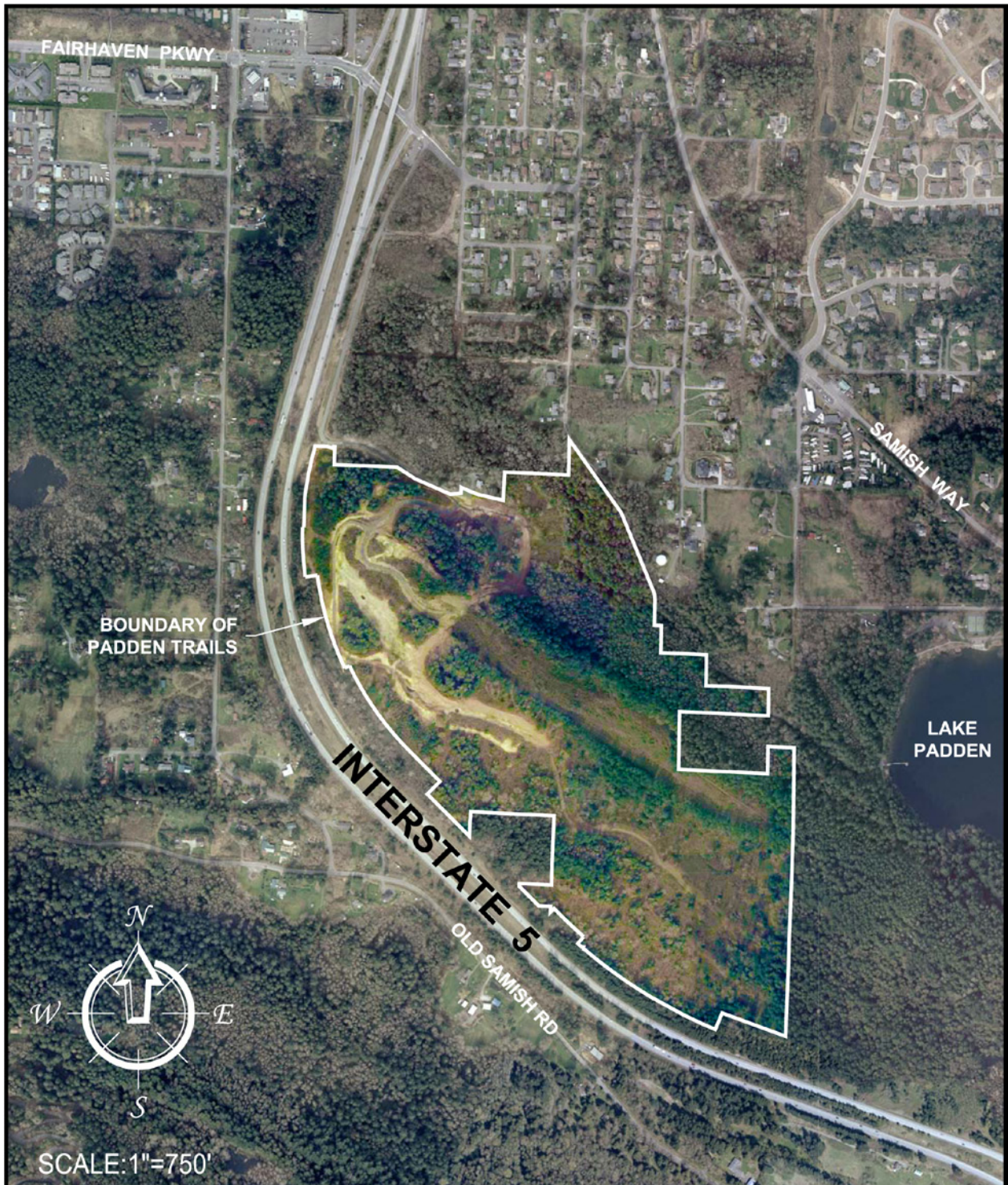
## *Padden Trails*

*classification that would allow site design flexibility that would translate into housing for different income levels is worth exploring.” Staff indicated that “the timing of the proposed amendments is also appropriate.”*

### *Conclusion*

We respect the great effort and time that has been spent creating the current Growth Management Act. It is imperative that we work together in this project and do what is right and honorable according to the guidelines, on behalf of the people in the Samish Neighborhood and the City of Bellingham. We are committed to helping the City achieve and meet the goals set forth in the city’s comprehensive plan.

As concerned developers, we want to be a part of creating a community within a community, one that will be a very special place to live and for residents to enjoy the beauty of the setting. We will, together with staff, top architects and other professionals, be part of building a masterpiece here in the Pacific Northwest.



DWG No. <b>Aerial_Exhibits_01-18-11.dwg</b>		220 W. Champion Street, Suite 290 Bellingham, WA 98225	t: 360.650.1408 f: 360.650.1401	DATE <b>01-18-11</b>
JOB #: 10100 (Ref: 04087)		<b>F R E E L A N D</b> & A S S O C I A T E S	SHEET <b>AP1</b>	

**AERIAL PHOTO EXHIBIT**