



Planning and Community Development Department

City of Bellingham

March 21, 2019

RE: Requesting letters of interest for surplus property

Dear Non-Profit Housing Provider:

On October 22, 2018 City Council declared three properties as surplus to the city's needs. These properties are all located in single-family neighborhoods (Samish Hill, Sunnyland, and Birchwood). A complete description of each property is attached here.

Rather than selling them immediately, the City Council prefers to make these properties available for the purpose of creating additional affordable housing in our community, if they are suitable for this purpose and there is interest from a qualified non-profit housing provider. The City may be willing to sell the surplus parcels at below market rate if there is a commitment to use the lot for the long-term supply of affordable housing. It is not the City's intent to transfer these properties to a qualifying organization for resale at market-rate. The City would expect construction of affordable units on each of the subject sites.

If your agency is interested in assuming ownership of any of these properties, please submit a letter of interest **by April 8, 2019** to kebartholomew@cob.org or the mailing address below.

Your letter of interest should specify which parcel(s) you are interested in, the proposed use of the parcel(s) for the benefit of low-income households, and a description of your agency's qualifications. Qualifications should include experience developing property and/or operating low-income housing, and your anticipated approach and estimated timeline for development of the lot(s). The preferred method would be to contract with a local developer who can develop the parcel. The cost must be affordable to households earning less than 80% of the area median income.

After April 8, 2019, the City will determine whether to transfer to a non-profit agency or make the parcels available for sale on the public market. Feel free to contact me before that date with any questions.

Regards,

Kate Bartholomew

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Surplus property descriptions

Parcel 1: Samish Hill

This parcel is in the Samish neighborhood, at the edge of the Samish Crest development. It is fully wooded, sloping, and surrounded by other undeveloped properties on three sides. The northern edge of the property fronts Byron Avenue, where there are newer houses built in the 1990's. This parcel is zoned to accommodate 1 to 3 detached units.

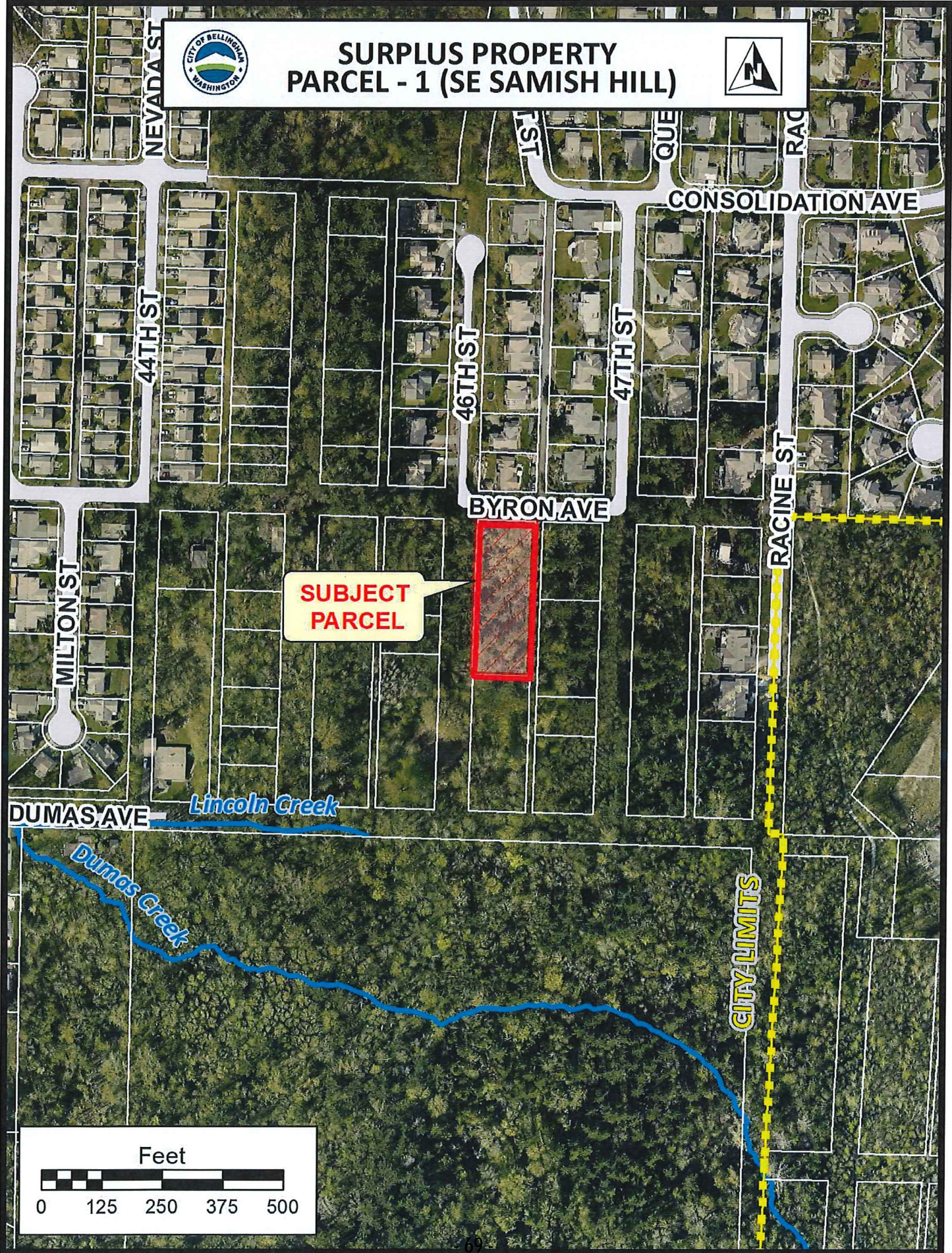
Location	SE Samish Hill, on Byron Avenue
Parcel size	.87 acres (38,091 square feet)
Parcel number	380332 210052 0000
Most recent assessed value	\$94,880
Zoning	Residential Single (detached, cluster detached 12,000 sf.)

Considerations:

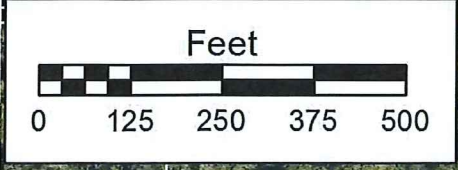
- Lot is buildable, but may be expensive to add utilities and access:
 - Road access is currently limited to Byron Ave (120 feet of frontage). Would need to extend road access if building more than one unit. The size of road required will depend on number of units.
 - Sewer and stormwater would need to be extended to every unit from 46th street.



SURPLUS PROPERTY PARCEL - 1 (SE SAMISH HILL)



**SUBJECT
PARCEL**



Parcel 2: Sunnyland

Located in the Sunnyland neighborhood, this parcel is surrounded by single-family homes on three sides and is adjacent to alley behind the WhatComm parking lot to the West. It is accessible from Texas Street to the South, and across the street from the Sunnyland Parks trail. The parcel is flat and partially covered with trees.

It is currently zoned Public, but would revert to single-family zoning with 20,000 sf. minimum detached lot size once released from City ownership, per BMC 20.42.030 C. If there is interest from a non-profit housing developer, the city will consider straightening the existing alley and adjusting the lot line in order to make the lot rectangular.

Location	611 Texas Street, on the North side of Texas
Parcel size	.01 acres (4,521 square feet)
Parcel number	380319 491047 0000
Most recent assessed value	\$110,670
Zoning	Public

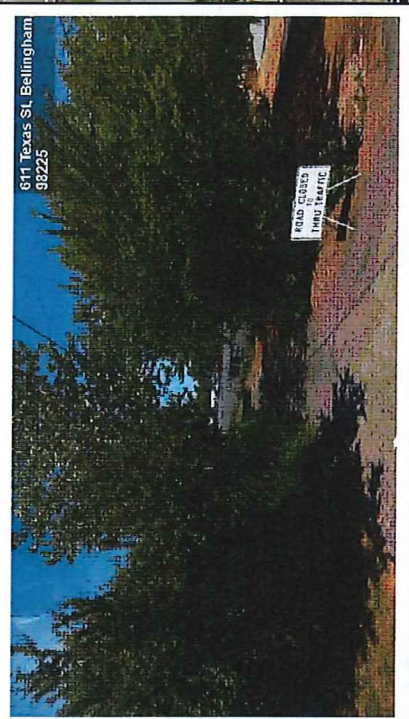
Considerations:

- There is one building on the adjacent lot (2400 Humboldt Street) that is slightly encroaching into the parcel.
- The sewer line to the same adjacent property crosses this parcel, and there is no easement on record. We understand that the property owner is currently pursuing an easement. The sewer line may need to be moved to accommodate construction.
- Water line would need to be extended to service the parcel.

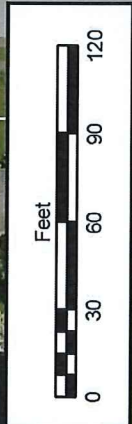
SURPLUS PROPERTY PARCEL - 2 (611 TEXAS ST.)



SUBJECT PARCEL



611 Texas St, Bellingham
98226



Parcel 3: Birchwood

Located in the Birchwood neighborhood, this flat parcel is 80 feet wide by 300 feet deep and covered with deciduous trees. The lot fronts Alderwood Ave on the North. It is adjacent to the Laurelwood Trail on the East (Parks property) and single-family residences to the South and West. The parcel is zoned to accommodate one unit.

Location	Between 3205 and 3137 Alderwood Avenue
Parcel size	.55 acres (23,842 square feet)
Parcel number	380214 319106 0000
Most recent assessed value	\$85,000
Zoning	Single family (one detached unit per 20,000 sf.)

Considerations:

- Zoning limits this property to one detached unit, plus an ADU.

SURPLUS PROPERTY PARCEL - 3 (ALDERWOOD)



SUBJECT PARCEL

