
From: Turnberry Wood HOA <turnberrywoodhoa@gmail.com>
Sent: Thursday, January 24, 2019 12:46 PM
To: Alex Wenger
Cc: City Council

Turnberry Wood Homeowners Association
Board of Directors
Blaine, WA 98230
January 24, 2019

Alex Wenger, AICP
awenger@cityofblaine.com
Acting Community Development Director
Community Development Services Department
Planning Commission
City of Blaine
435 Martin
Blaine, WA 98230

RE: Woodberry Development Plan

Dear Mr. Wenger,

The Turnberry Wood HOA Board of Directors would like to respond on the proposed Woodberry Development currently under consideration along Semiahmoo Parkway.

With our Turnberry Wood neighborhood being within 300' of the proposed Woodberry Development, we have a vested interest in how this property is to be developed. All of the information and documentation that we have accessed leaves no doubt that allowing the Woodberry PUD Plan to proceed as presented is detrimental, not only to Turnberry Wood, but to the entire Semiahmoo community.

Issue #1: Lack of consistency with the existing community.

The following paragraph was taken directly from the City of Blaine web site:

“Residential design standards for RPR zoning district The RPR District includes Residential Design Standards in BMC 17.38.055. The purpose of these standards is to preserve the unique qualities and natural beauty of the district; to establish and preserve a harmonious and aesthetically pleasing designed residential community; and to promote orderly growth in the RPR District which will protect and enhance the quality of life in West Blaine and the City in general.

Application of these standards is intended to achieve the following objectives:

1. Ensure housing design is based on architecture that is aesthetically consistent and compatible with other homes in the district. Woodberry Staff Report Page 6 of 16
2. Ensure that new homes are designed with sensitivity to their site, the streetscape, and surrounding development.
3. Ensure that the design of new homes maintains the scale, context and texture of existing neighborhoods.”

We strongly feel that reading through the plan and the accompanying Staff Comments leaves us no doubt that the Woodberry Development will not preserve the unique qualities and natural beauty of the district nor establish and preserve a harmonious and aesthetically pleasing designed residential community. In fact, the City of Blaine report specifically identifies all three of the objectives listed above not to be met. The report states that the homes will not be of the size nor scale of the existing Semiahmoo homes. The streetscape issue is not met as the buffer from Semiahmoo Parkway will only be 20' in size, trees removed and fencing allowed on private property sites.

We have only look as far as the newly developed Sea Smoke community to see how inharmonious this new community will be. Semiahmoo is a long standing and well-respected community for its beauty, architectural planning and continuity. Sea Smoke and the proposed Woodberry Development are in stark contrast to the current design. All of the Semiahmoo neighborhoods are well buffered from the main arterial roads and do not allow for fencing of any kind, nor the storage of boats, RV's or trailers. Allowing Woodberry to deviate from these community wide standards would be visually detrimental to the entire community.

Issue #2: Environmental Impact

The environmental impact of clear cutting this land as well as the development of this property without a formal environmental review will be incredibly detrimental to our community. Water run off has already been established to be an issue with other developments within Semiahmoo (Carnoustie).

In addition, documentation has been publicly accessed regarding the endangerment to the Pileated Woodpecker, a state listed Species of Concern. Much has been written about this in the Washington Department of Fish & Wildlife materials.

Issue #3: Negative Impact to Current Home Values

In the January 21, 2019 Semiahmoo Resort Association Newsletter email, it was publicly suggested that the clear cutting of the property to allow property owners within Woodberry a view of the golf course on the opposite side of Semiahmoo Parkway and the visual detriment it has to our community will more than likely cause a decrease in our current property values. Again, this strongly confirms the fact that the Woodberry Development design is not consistent with the existing community nor is it being sensitive to streetscape, both objectives of the Residential Design Standards in BMC 17.38.055.

In closing, the Turnberry Wood HOA Board of Directors ask that the Staff of the Planning Commission be directed to act in due diligence to ensure that the city residential design standards be made applicable to the Woodberry Development Plat to ensure that the integrity, beauty and character of the Semiahmoo community be upheld.

We do not oppose development in our area, we only oppose BAD development.

Respectfully submitted,

The TWHOA Board Of Directors
April Hashimoto - President
Sue Hammack - Treasurer
James Paden - Board Officer
Mike Bailey - Board Officer

cc: Blaine City Council