

Patti Papetti

From: John Eggers <john@nwlivingre.com>
Sent: Sunday, February 16, 2025 5:08 PM
To: Rozanne Olson
Cc: Teresa Nelle; Stephanie Nelle
Subject: Re: 12 acres at southernmost tip of Enterprise Road and Portal Way
Attachments: Nelle + Olsen Property - MAPS.pdf

EXTERNAL EMAIL

Hi Rozy, I think your comments are valid and I like the message. If you wanted to make one slight adjustment, your property at Portal Way and Enterprise Rd is currently zoned R10. 1 house per 10 acres. it is not a commercially zoned property until the city of Ferndale brings it into the UGA or annexes it and officially zones it as commercial.

I'll be sending a comment regarding actions that I think need to happen on Portal, and why your property needs to be not only brought into the UGA by the end of this year, but also needs to be annexed within the next 1-2 years. It's about safe corridors, safe crossings, reducing congestion, and addressing the impending crisis that's growing as a result of at least three major housing and retail developments that are starting to come on line this year.

My sense is if they don't encourage significant new development on the North end of Portal Way now, and especially where your property sits South of Matz Road, that Portal way will become a hotbed of traffic incidents, pedestrian injuries, and worse. The could do nothing for 5-10 years otherwise. Development will stagnate, sidewalks and crosswalks won't get built, and still 500 additional cars will spill onto the street, cars will continue to be backed up onto I-5 causing even more accidents and delays. Pedestrians, bicyclists, commuters, and bus riders will be caught up in the mess as well.

I've had this conversation with the Community Director for a number of years now, and I trust he's the right person to talk to who understands the growth challenges that Ferndale is facing. With reason he tends to point at other neighborhoods as examples of what they've engaged in, in the past, and are presently focused on. The problem in my humble opinion is that none of those other neighborhoods struggle with an I-5 corridor separating their inhabitants from schools, shopping, and services. None of those communities are experiencing the impact of having 360 new households move into their neighborhood and there not being a real park or school playground within a safe walk or bicycle ride. They talk about this concept of needing neighborhood stores, and yet, the plans they point at show them wandering off out West towards Olson Road (Nothing against Olson Road) into farmland and greenbelts to annex and up-zone areas that serve smaller groups and less traffic.

My goal is to help inform, educate, and address the realities of where we are under the last comp plan, and hopefully make a good argument for upzoning the southern portion of Enterprise Tract that currently sits outside the city boundary, and has been held in "Reserve" status since it was taken out of the UGA visa via a lawsuit. Well, a lot has changed since then.

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Dear Community Director, Planning Leadership, and Planning Staff,

Portal Way has been noticeably growing with many projects, residential, commercial, and retail space opening up. Within a year Portal Way will be entering into a new chapter of its life and sadly it will be in crisis mode as more than 500 net new cars, pedestrians, bicycles, bus riders, and shoppers spill into the neighborhood adding to congestion and incidents. Harrison Place is the largest single building project happening right now in Ferndale. It's twice as big as the next largest development pointed out by the Community Director on La Bounty Road south of downtown Ferndale.

The city of Ferndale has made significant investments in other neighborhoods around town, but very few dollars seem to be flowing into Portal Way in the form of safe crosswalks, pedestrian friendly corridors, and connectivity to the city other than through a highly congested and dangerous Portal Way & I-5 overpass.

We know these investments are expensive, and the city relies on private development to be a partner in tackling these expensive infrastructure pieces.

My sense is that Portal way needs to round the corner on the north end by incorporating the Southern (South of Matz Road) part of the Enterprise UGR tract into UGA status immediately, and put it on track to be annexed within the next 1-2 years. The utilities are in the street already adjacent to this land so it's a no brainer so long as they have capacity. This Annexation would connect Ferndale East and West of I-5 and bring new attention by developers to the area as the "Corridor to Grandview" along Portal Way.

There's no other way to do this as efficiently and with expediency as this. It's more cost effective. It invites development at the much needed area for making a safe corridor. It doesn't require the city to do anything but review and vote on it since the utility investment is already largely in place.

Here's what it needs to look like in my humble opinion.

1. Ferndale needs help from developers to install connected sidewalks along the West side of Portal Way from the PW overpass all the way to Brown Road and Malloy intersection. I would venture to say Malloy needs to be on this list as a bicycle and pedestrian safe corridor and go after grant funding if there is any for such a thing ever again.
2. Portal Way needs children safe crossing zones at Newkirk, Kaas, and Trigg. It also needs a new larger roundabout drawing traffic off the exit ramp and into traffic circulation away from the overpass so it isn't such a dangerous intersection of traffic. The overpass needs to be more clearly marked and well lit for pedestrians and bicycles - even going so far as to retro-engineer some sidewalks on the inside of the pillar support lines to move pedestrians away from tunnel traffic.
3. As alluded to in #2, Portal Way needs to connect to Ferndale West not only at the Southern Portal Way I-5 exit overpass, but also at the North end as Portal Way veers Westward from Enterprise Road. The precise path should be by way of Brown Road and Malloy where Malloy becomes a natural connector with some widening, but more over a continuation of what has been built at the Thornton Street and Malloy intersection with sidewalks (eventually).

To summarize:

1. Ferndale needs to annex at least the Southern portion of the Enterprise UGR south of Matz Road. as part of the upcoming comprehensive plan for Portal Way and Enterprise Road.
2. City planners need to announce this change as soon as possible to encourage immediate development activity in the area. These projects cannot wait another year or five years to get into planning mode.
3. Malloy needs to be a part of this larger plan to develop safe corridors east of I-5 and west of I-5
4. Within one year more than 500 additional vehicles, pedestrians, bicycles, bus riders, and retail customers are going to be spilling on to Portal way congesting the Portal Way exit.
5. Development needs to be encouraged in the annexed southern portion of the Enterprise Tract because it will draw more investment in sidewalks, crosswalks, and will allow more capacity as other retail, commercial, and residential projects come on line in the next 5-10 years.
6. The Portal Way corridor to Grandview is the smart investment for Ferndale.

Kind Regards

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On Sun, Feb 16, 2025 at 12:27 PM Rozanne Olson <rozytherealtor@gmail.com> wrote:

What do you think of this? I'd like to forward to the city tomorrow morning. Thank you

To Whom It May Concern

Our families (Charlotte Olson Trust and Nelle Family Trust) own the 12 acres at the very southern point of Enterprise and Portal Way, Parcel # 390 208 250 153 0000 and 390 208 186 188 000.

We have talked to the city and attended some meetings in regard to the annexation of this property. With the extension of the city at the Grandview overpass we feel this is a good time to annex our property as well or at least put into the UGA rather than the reserve. This property was at one point within the UGA and removed some years ago, I guess as a result of a lawsuit.

I briefly read over a bit of the lawsuit and it appears their concern was groundwater and other environmental concerns. It seems if the concern is groundwater that our property

should not have been removed from the UGA given it's close proximity to City of Ferndale water and sewer.

Our property is situated in a very crucial position with all of the city utilities at the south edge. Portal Way is growing at a very fast pace and I feel that that area is going to be in need of more commercial space. Our 12 acres are zoned as commercial. This location would also be a great spot for a park or community center, both very much needed in this part of the city of Ferndale. Perhaps a truck stop, grocery store or other businesses would consider this location as well since it does have freeway visibility and easy access from both Grandview and Portal Way.

Please consider our property for annexation or putting back into the UGA in the comprehensive plan for Ferndale.

Thank you for your time and consideration.

Rozanne Olson
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