

From: [Crissy Impero](#)
To: [DES mi PRC](#); bakercreekestateshoa@gmail.com
Subject: Bellingham School District #15
Date: Saturday, March 4, 2023 2:00:00 PM

External Email

Hello. My husband and I co-own 4157 Kramer Lane with my parents which is on the corner of Aletha Ln and Kramer Ln. We have some input into the proposed new interim school #15 that has plans for construction soon. I am a Real Estate agent/retired RN and my husband has a Construction Management Degree, is an experience estimator (used to co-own Impero Construction) and we have business properties on East Bakerview/Midway Lane. When we looked over the various proposed plans, we felt that the proposed plans are unrealistic. First, let me state that the proposed lot is not the issue, we don't own that land and have no right to say what happens to it, our concerns are with how the plans impact the community of Baker Creek Estates.

The following issues concern us:

- *I have spent about 12 years regularly visiting clients on both Aletha Lane and Kramer Lane and there is so much curbside parking that it is a tight squeeze for normal traffic to travel and one must pull over to let oncoming vehicles of normal size to pass. I believe that increased traffic of any type will cause increased accidents to this community.
- *There is a community mailbox at the corner of Aletha and Kramer that already disrupts the flow of traffic through that part of the community.
- *As a Realtor, I would like to see any easements for the parcel of land of the planned school #15 and of Baker Creek Estates. I would like to see, in writing, any pre-written easement for ingress and egress that necessitates that Baker Creek Estates allow road access to the new interim school.
- *In each plan there seems always to be road access from Aletha Lane. A bus route in is clearly ridiculous as with the curbside parking that has existed for decades would not allow buses to make the corner let alone drive up the road safely.
- *Why would the buses and other traffic even need to come through Baker Creek Estates when Cougar Lane would suffice? Entering/exiting from Cougar Lane is currently far safer than from Kramer lane.
- *The only rational we can see to even continue from Aletha Lane toward the school would be for a gravel walk path that could also allow emergency/maintenance exit (but no thru traffic).
- *What responsibility would the school have for future special assessments to Baker Creek Estates, for any improvements that may be needed due to increase non-residential traffic? What if the curbs/sidewalks will need repair or increased traffic and accidents cause utility damage? Will the school district be held liable for any or all the costs?
- *My husband brought up the point that it looks like the plans call for multiple buildings which is not as cost effective and space saving as grouping several under one roof (demising or fire walls could separate the individual units under one roof).

The community of Baker Creek Estates is angry. Anger stems from feelings of injustice. The Baker Creek community feels like they have been dictated to and that their concerns have not been heard. Sure, they are disappointed that the lovely open field will no longer be there to view the sunsets and wildlife, but their true disappointment is because the school district plans to encroach into their community with no compensation or say in the matter. This upset is

fueled the fact that our local school districts make up the majority of our property taxes yet our students experience lower testing scores, enrollment has virtually flatlined over the course of the last decade +, and there is no NEED to build this school at this current time. One would wonder if the land could be sold for residential and the school district could find a more suitable location with the proceeds? One also wonders if this is nothing more than a Use-It-Or-Lose-It misappropriation of tax payer's money.

Please directly invite both my husband and I to any further meetings on this topic and send me any records of easements for each property in question.

With gratitude,

Crissy and Mike Impero

Crissyimpero@johnlscott.com

360-393-7384

Get [Outlook for iOS](#)