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Request For Information Response Letter

3509 Meridian

Please find below a response to the items identified in the Request for Information letter for PDP2022-0011/DR2022-0023/SUB2022-0033/SEP2022-0032, dated October 13, 2022. The responses below include references to any revisions in the attached revised Plans and/or Narrative.

1. Planning Department

- a. *Meridian St. and Birchwood Ave. are both arterial streets. Meridian St. is considered the front yard for setback purposes, therefore there is a 10' rear yard setback opposite the front yard. The proposed site plan shall incorporate a 10' rear yard setback or apply for a minor modification in accordance with BMC 20.28.030.B.3.*

Comment: The Applicants are requesting a minor modification for the 10' rear yard setback in accordance with BMC 20.28.030.B.1&2. A separate document has been submitted with this RFI response package addressing this minor modification.

- b. *The applicant should consider whether there is an opportunity to orient units towards Birchwood Avenue. The Residential Multifamily Design Handbook standards discourage placement of parking near the street frontage and in front of proposed buildings. Fronting housing units on an existing street should be prioritized over fronting units internally off of a new lane or common pedestrian path pursuant to BMC 20.28.010(B).*

Comment: The above design opportunity has been considered. The original iteration of the site plan included residential units along Birchwood Avenue, where the guest parking on the southern portion of the subject property is now located. The design team and ownership have concerns regarding privacy and noise, as well as light impacts from vehicle headlights associated with the proposed large roundabout planned for this intersection. This roundabout will provide truck route for connectivity to the waterfront area, and it is anticipated that this will significantly impact privacy for units oriented to Birchwood. In addition, there are concerns about lack of adequate street parking in the area, and as a result, on-site guest parking is desirable. Finally, Public Works requires us to ensure that sufficient space is provided for the roundabout development, impacting the available area in this location along Birchwood for housing units. Based on these

considerations, the design team is proposing to locate guest parking at the south end of the site. Units at this end of the site will have more windows on the end caps for visual interest, and landscape screening will be provided between the parking and roundabout. Due to the unique circumstances at this location and future planned roundabout the design team believes this is the best design approach.

- c. The applicant shall be required to provide additional documentation identifying compliance with BMC 23.08.060.F.2.*

Comment: BMC 23.08.060.F addresses Cluster Short and Cluster Preliminary Plats. BMC 23.08.060.F.2 requires that a minimum of 15% of the site shall be reserved for open space that preserves significant natural features *and/or* creates recreational open space with amenities. Based on prior City guidance on other projects we do not believe that the Cluster Preliminary Plat open space requirements are applicable to this project due to the provisions in BMC 20.28.020.D, which provide that the Infill Toolkit regulations supersede and replace other conflicting regulations including those in Title 23. Despite this position, we have revised the project design to reflect 15% open space areas consistent with these requirements (while still providing a total of 30%+ open space to meet the requirements in BMC 20.28). Sheet G1.04 shows 28,042 SF of open space that complies with BMC 23.08.060.F.2.

- d. In order for the proposed open space easement area to count towards meeting the open space requirements for the project, the property owners of 3509 Meridian are required to have physical access to the easement area. Additionally, the open space easement area is required to be excluded from the required green factor score, unless physical access can be provided for the project property owners.*

Comment: The proposed open space area is a part of the property proposed for development and is not located off-site, in an easement. This reference to an "easement" area was in error on the original plan submittal. A gate will be provided along the fence line providing access to the proposed open space area for maintenance and other activities. The open space area is on-site and accessible to the residents via the gate and therefor can be included in the green factor calculation for the site. Active use of this open space is not required by BMC 23, 20.28 or 20.12 in order for it to meet open space or green factor calculations.

- e. The applicant should consider revising the orientation of Building 2.5 to be oriented towards Meridian Street, in accordance with BMC 20.28.140.F.1. Building 2.5 shall be revised to incorporate modulation in accordance with BMC 20.28.140.F.5.*

Comment: Building 2.5 has been redesigned. Please see the updated site plan set. The building has not been fully re-oriented to face Meridian, primarily because if this change were made then it would be difficult to access the garages for the units in this building. The trickle-down design impacts from this change would alter approved fire and garbage access and locations, and change other building locations within the overall project. In lieu of re-orienting this building, additional visual interest and modulation have been added, including windows, and a man door with covered awning.

- f. The applicant should consider whether there is an opportunity to meander the proposed pedestrian paths in order to preserve additional trees on site.*

Comment: The Applicant has reviewed the tree survey for the Property and has meandered the proposed pedestrian paths in order to preserve additional trees. The proposed locations of the pedestrian paths are in locations that will preserve the most amount of trees on-site. During construction, if it is determined that further meandering in the pedestrian paths would result in additional tree preservation the Applicant is open to making changes “in the field” subject to an arborists recommendation to accomplish this.

- g. Following a review of the proposal, there appear to be 84 trees proposed for preservation, 78 trees proposed for planting, and approximately 306 trees proposed for removal. The applicant shall be required to identify a proposed tree planting plan to mitigate for the loss of trees on the subject property. The proposed tree planting plan shall be required to identify the type, size and location of the proposed replacement trees on and/or off the subject property.*
- h. Staff recommends the tree planting plan incorporate a 3:1 replacement ratio for trees removed with a 30” DBA. Staff would also consider a proposal from the applicant to plant trees throughout the Birchwood neighborhood to help the neighborhood increase the existing tree canopy percentage from 31% towards the Citywide goal of 40% as identified in the City of Bellingham State of the Urban Forest Report 5/22.*
- i. Following review of the tree preservation plan together with the arborist report, staff has concerns regarding the feasibility of the proposed preserved trees given their proximity to the proposed buildings and associated infrastructure. The arborist report does not appear to take into account the critical root zones when overlaying the tree preservation plan with the proposed development plan. The applicant shall be required to identify the trees proposed for preservation on the civil site plans. The arborist report shall be amended to include an analysis of a map of the civil site plans with the trees proposed for preservation identified and accounting for protection of critical root zones and individual tree risk assessments. Staff recommends the arborist report be amended to include an analysis of tree health, risk assessment and recommendation for preservation or removal in order to help guide opportunities for additional tree preservation and successful long-term tree retention. Please see **Attachment 1** as an example of a recently approved Tree Retention Plan for consideration.*

Comment: A more detailed review of tree preservation has been completed by the project design team, including the civil engineer, landscape architect and arborist. Due to the size and shape of this site, the maturity level of the trees, and the density of trees, preservation through design (designing around trees) will be difficult to accomplish. It is possible that additional trees currently shown as “preserve” trees may require removal. In order to evaluate this, the project team has surveyed and field flagged all “significant” trees on the Property, and the arborist has completed a

site visit to review these trees, with the civil engineer in attendance. A revised report, tree retention plan and planting plan are currently being developed, which will identify the type, size and location of all removal trees and mitigation trees, including those planted on and off site. As soon as this updated report is completed it will be submitted to the City. Mitigation for removal trees will likely take place on the adjacent Bellingham Golf and Country Club property. Mitigation at the ratios prescribed by the City in the RFI is acceptable to the project team.

- j. As recommended in the pre-application meeting notes, the applicant should consider orienting the common open space for the tenants internal to the site as opposed to fronting on Meridian Street to encourage use, function and incorporate significant tree preservation with the common open space amenity. The applicant should incorporate additional opportunities to preserve existing trees with a 30" DBA or greater throughout the project site.*

Comment: The Applicants considered switching the current location of the common open space area along Meridian with buildings 4.6 and 4.7 to see if this change would result in the preservation of additional trees. This change results in several design concerns. The internal double loaded drive lane would need to be significantly altered if this change were to occur, resulting in changes throughout the site, and a reduction in total density. This also reduces buffering for these groupings of units (from Meridian). After review of these changes juxtaposed against the tree survey, it was found that the current location allows for a design that will provide the maximum amount of townhouse units, while also preserving the maximum amount of trees. The open space will have fencing along the Meridian sidewalk so that it has physical separation from the public way, and will be designed with pedestrian pathways to encourage its use.

- k. As proposed the applicant shall be required to submit a variance to BMC 23.04.090 if the proposal does not include infrastructure improvements around the entire Bellingham Golf and Country Club (BGCC) property. Staff anticipates sidewalk improvements will be required along Meridian Street from the subject property north to the intersection of Meridian Street and McLeod Road.*

Comment: The Applicants are requesting a variance to BMC 23.04.090. A separate variance application and variance narrative have been submitted with this RFI response addressing the variance requirements.

- l. Provide documentation identifying compliance with BMC 23.08.030.E.1, including whether easements are needed for the BGCC north and west of the subject property.*

Comment: The BGCC will retain the majority of the land that was previously subdivided. This remaining land includes property fronting on Birchwood, Meridian, and McLeod Road. There are existing access points to this Property on Birchwood and Meridian, which could be utilized for future access if the BGCC property were ever redeveloped. Furthermore, McLeod is not an arterial (Birchwood and Meridian are) and if the remaining golf course property were to be redeveloped in the future, it is likely that the City would require primary access from McLeod (pursuant to City code requirements in BMC 13). No planning for future right of way connectivity through the proposed development site is necessary due to these circumstances. The same is true for utility

connections; the BGCC property has frontage on water and sewer mains in various abutting rights of way. There are private water connections from the golf course to Meridian, which currently run through the development property; these connections will be severed, capped and re-routed at the time of development. The water line will be placed in a new easement, to be recorded prior to the start of development. There is no connectivity proposed or desired by the BGCC from the project to the north (into the current BGCC parking lot).

- m. There is limited on-street parking in the vicinity and limited guest parking provided. The applicant is advised to consider opportunities for increased guest parking, tandem parking, or pocket parking off of the private lanes. Alternatively, the applicant is advised to consider if the surface guest parking areas could be eliminated, and a parking easement/shared parking agreement can be established with the BGCC for temporary guest visitors of the project site to use the overflow gravel parking lot south of the BGCC clubhouse perhaps with a pedestrian path and access gate to the north end of the project site.*

Comment: The Bellingham Golf and Country Club is not interested in creating a parking easement/shared parking agreement for temporary guest visitors for this project. This concept was broached with them during the subdivision process and was rejected. The Applicant agrees that guest parking is important and has made design changes to add as much guest parking as possible (see discussion of Birchwood frontage above). This guest parking is spread throughout the site. Each residential unit is already providing two parking stalls within the garages, plus 21 additional guest parking stalls will be provided on-site, resulting in a total of 89 parking stalls.

- n. Pursuant to BMC 20.28.050.G.3, common pedestrian corridors are required to be 10' wide. Pursuant to BMC 20.28.050.G, townhouses are required to be setback a minimum of 10' from the common pedestrian corridors. Pursuant to BMC 20.28.050.G9, the pedestrian paths are required to be setback 2' from property lines. Revised accordingly or request a minor modification in accordance with BMC 20.28.030.B.3.*

Comment: The Applicants are requesting minor modifications to BMC 20.28.050.G. A separate modification request narrative has been submitted with this RFI response addressing the modification requirements.

- o. Consider revising the pedestrian path west of building 2.2 to connect to the private lane as opposed to into a parking stall.*

Comment: The pedestrian path west of building 2.2 has been revised to connect to the private lane and pedestrian pathway instead of to a parking stall.

- p. The applicant should consider incorporating windows (small/high), architectural features, etc. to break up the blank walls on the left and right townhouse elevations particularly on the units visible from the public right of way.*

Comment: Design revisions have been incorporated into the new site plan set to break up the blank walls on the left and right townhouse elevations. Please see the revised elevation pages of the site plan set.

- q. The applicant is to confirm whether security fencing is required between the subject property and the BGCC site. Note: Townhouse unit front yards oriented toward common pedestrian paths are required to comply with 42-inch fence requirements unless approved through a departure.*

Comment: BMC 20.28.050.I.4 requires all fencing in the front and side street setbacks to be limited to 42 inches in height and may be no more than 60% opaque. The fencing along the Meridian Street frontage and the Birchwood Avenue frontage will not exceed 42" in height and will be 60% opaque. The fencing between the subject property and the Bellingham Golf & Country Club property will exceed 42" in height and is proposed to be 5' in height. We do not believe that this area is within a front or side street setback, due to City RFI comments indicating that this area is a rear yard. However, we do recognize that buildings 5.3, 5.2, 2.4, 2.3, 2.2, 4.5, 4.3, 4.4, and 2.1 have their front entrances facing the Bellingham Golf & Country Club property and therefore we have included a minor modification request for these units in the event the City determines these are front yards for the purpose of compliance with this standard.

- r. The applicant should consider opportunities to make the townhouse garage doors more pedestrian oriented such as the addition of windows, etc.*

Comment: Windows to the townhouse garages have been added. Please see sheets A3.10, A3.20, A3.30, and A3.40.

- s. The applicant should consider whether there is an opportunity to remove the brick underlayment from the sidewalk and incorporate a separated sidewalk with street trees or whether the location of underground power and telephone prohibits this.*

Comment: This idea was reviewed by the project civil engineer however due to the location of existing dry utilities it is not feasible to revise the design of this sidewalk section. New public sidewalk is proposed along the remaining frontage of the Property, as well as extending along the entire frontage of Meridian to connect to existing sidewalk at the intersection with McLeod. Street trees are incorporated into the project design, to be located behind the public sidewalk.

- t. The applicant should consider adding a pedestrian door on the garage elevation of Buildings 2.1, 2.2, 2.3 and 2.4.*

Comment: The applicant has considered this. Pedestrian doors have been added to buildings 2.1, 2.2, 2.3, and 2.4. Please see sheet A3.10.

- u. The applicant should consider integrating a pedestrian access gate within the vehicular access gate off of Meridian Street.*

Comment: The applicant has considered this and has added pedestrian access gates next to the vehicular access gate off of Meridian Street.

- v. *Consider adding balconies or Juliet balconies on the third-floor townhouse bedrooms facing the large lane to add more of a human presence.*

Comment: Balconies have been added to the second floor bedrooms facing the large lane to add more of a human presence. Please see updated elevations.

- w. *Consider materials changes between vertical townhouse units to reduce the scale of the units.*

Comment: Both material and color changes are proposed between vertical townhouse units. Please see exterior material schedule on sheet A3.00.

- x. *Note: Fencing in the front yard is required to be 60% opaque and limited to 42 inches unless approved through a departure.*

Comment: All fencing in the front yard will be 60% opaque and limited to 42 inches in height.

2. Public Works:

- a. *The applicant is required to identify the preferred roundabout proposal and proposed right-of-way dedication (alternate 3) as determined by the Public Works Department for the intersection of Birchwood Avenue and Meridian Street on the site plan. The proposal will require dedication of approximately 5,894 SF of the subject property to accommodate the proposed roundabout as depicted in **Attachment 2**. The applicant should anticipate the roundabout proposal as depicted in **Attachment 3** for planning purposes.*

Comment: The conceptual roundabout linework (provided by the City) is now shown on the civil plans. The linework was not provided in a geolocated survey format, so it has been oriented in relation to the site based upon the limited information provided. Approximately 19.33' setback (2,831 square feet) along the south edge of the property has been reserved for the roundabout.

- b. *Following a preliminary review of the civil drawings they appear to meet utility separation requirements. Full review will be completed during the PFC agreement review process.*

Comment: Noted.

- c. *NOTE: Adequate easements are required to accommodate the proposed utilities.*
- d. *NOTE: TIA mitigation conclusions require approximately \$130,000; ROW dedication; SEPA mitigation \$30,000 for 0.5% proportionate share funding contribution toward \$6,000,000 Phase 2 roundabout. The real estate value of any ROW dedication must be established by the City's real estate group. The TIF must*

be paid in full at the time of Building Permit issuance. If applicable, the value of ROW could discount the TIF as a future rebate.

Comment: Noted. Easements will be provided around public utilities (per utility section in drawing set) for final plat. Payment of TIF will be made with issuance of building permits. After City appraisal of the estimated 2,831 square foot right of way dedication, the Applicant requests that this value be applied as a credit towards any required TIF.

e. Stormwater review comments:

- i. Address site suitability criteria. When a site investigation reveals that any of the applicable site suitability criteria cannot be met, appropriate mitigation measures must be implemented so that infiltration BMP will not pose a threat to safety, health, and the environment.*
- ii. The proposed infiltration gallery may qualify as an Underground Injection Control Well and they must comply with Chapter 173-218 WAC and the State guidance for UIC Program.*
- iii. Any large centralized infiltration facility, like proposed, shall be designed to be set back 20' from building foundations at a minimum. (Manual recommends > 20 feet downslope and > 100 feet upslope).*
- iv. The provided geotechnical report does not include an estimated infiltration rate, this is required and additional field testing will need to be done. Clarify how the initial BMPs shown were sized. It is also not clear if the proposed facilities will have more than 5' of separation from the seasonal high-water level or hardpan. If separation is less than 5' (down to 3') ensure a ground water mounding analysis is included per the Manual.*
- v. A groundwater mounding analysis may also be required if the infiltration BMP contributing drainage area is exceeding 1-acres. See manual for more information.*
- vi. NOTE: Small on-site stormwater BMPs are preferred over large centralized facilities when feasible.*

Comment: Geotech is currently completing the necessary groundwater and infiltration studies for final design. Borings at least 30' deep have been completed, groundwater monitoring wells installed, and large pit infiltration performed. All data has been favorable for infiltration to this point.

-As of December 9th, groundwater has risen to roughly 20' below existing grade, or 10' below the preliminary bottom of facilities.

-Groundwater will be closer than 15' to bottom of facilities so a mounding analysis is anticipated.

-Final design cannot be completed until final groundwater elevations are determined around early spring, but the Geotech is currently helping with preliminary sizing and mounding analysis.

-The large pit tests results in design infiltration rates ranging from 5-15 in/hr. The preliminary infiltration gallery sizes were determined using 5/in/hr, but the mounding analysis will likely determine final sizing.

-Native soils do not have adequate organic content so treatment will be required prior to infiltration.

-The site is very tight so we will likely propose the infiltration galleries closer than 20' to buildings with a Geotech review.

-At this time we are not proposing small onsite infiltration facilities because we do not have clearly feasible areas to do so. We will further investigate this during permit documents, we may be able to find some areas with Geotech review.

3. Fire Department

- a. *Secondary/emergency access is not sufficiently separated from only other access point to avoid sprinkling all dwelling units within the site. Per BMC 17.20 Section 503.2.2, to be considered as a secondary access, the two access locations must be separated by a distance that is at least 50% of the parcel diagonal distance. In this case, the distance between the two accesses is roughly 30-35% of the parcel diagonal.*
- b. *Building elevations indicate that the 3-story townhouse will trigger aerial apparatus access requirements. To avoid aerial apparatus access requirements, you must reduce building heights to 30 feet or less, as measured from the lowest level of fire department access to the eave line or top of the parapet.*
- c. *Individual townhouse access is problematic, especially along Meridian Street. Fire/EMS and Police will not be staging on Meridian Street to gain access to these townhouses. Based on plans submitted thus far, it appears that access to these townhouses from a staging location on the private road will require first responders to pass through gates – first out to the Meridian Street public sidewalk, then a gate to the individual townhouse. I believe we must assume that any gate accessible from Meridian will have an individual lock on it. Please provide greater clarity on how you intent for these gates to function, whether each private yard will be allowed to be fenced in, and what controls (i.e. CCRs, etc.) will be in place to allow emergency vehicle services to gain access at a minimum (in addition to food and service deliveries , visitors, etc.) Ideas include adding an access door to each unit along the private drive, equipping each gate with a Knox key box, or revising walkways in a manner that allows unencumbered access to each townhouse's main entry, while also meeting the 150-foot hose pull requirement from private drive staging locations. I think we also must assume that individual private yards will be fenced in the future, sending first responders on foot out to Meridian Street in order to gain access.*

Comment: After consultation with the Fire Marshall, the secondary fire access at the north end of the site has been eliminated. No secondary access to Meridian is proposed. In lieu of a secondary access all units will include sprinkler systems. The building elevations have been revised so that

the lowest point of access to the eave line is 30' or below (See updated elevation drawings). This change in design should eliminate ladder truck access requirements.

After lengthy consultation with the Fire Marshall the site plan has been updated so that Fire/EMS and Police responders can stage from the private access road and reach the front entrances without having to pass through any gates. For the residential units along the eastern half of the property, paved pedestrian pathways will lead from the private access road to stepping stones to grass front yards to the paved pedestrian pathways for each residential units. The residential units along the western half of the property will all be accessed from the paved pedestrian pathways that start near the guest parking stalls. Please note that conditions will be included in the HOA documents (Covenants) prohibiting fencing between each residential townhouse unit in those areas where it could interfere with emergency access.

- d. Driveways and any adjacent flush sidewalks need some type of delineation from one another to discourage parking on undersized driveways and spillover into the required 20-foot unobstructed width.*

Comment: The site plan set has been updated to reflect that the driveways and adjacent flush sidewalks will be delineated from one another through the use of different colors and materials.

- e. Grasscrete is no longer allowed on a fire apparatus access road for a variety of reasons – unable to plow snow without damage, mats/pavers migrate and require routine maintenance that is rarely provided, grass/sod/dirt/mud over time extends above the mats/pavers reducing traction and “hiding” surfaces, etc.*

Comment: Noted. No grasscrete material is proposed in the project.

- f. Please submit a road name request for the proposed internal road.*

Comment: A road name request proposal has been submitted to the Fire Department for the proposed internal road. The current proposal is for this road to be named “Long Drive”.

- g. Confirm location and size of the proposed centralized mailboxes are acceptable with the Post Office.*

Comment: The mailboxes will be located just inside of the primary entrance off of Meridian Street. An in-person conversation with USPS staff member Lee (Jianwei Lee) at the Prospect Street Post Office confirmed that the USPS is okay with the mailbox location as it is well off of Meridian Street. He stated that the Applicants would need to be able to provide an arrow key lock for the mailboxes and access gate. It was also indicated that a gate code could be used, but that this option is less secure.

Included exhibits with this Request for Information response letter:

- Updated Architectural Site Plan Set
- Updated Civil Site Plan Set
- Updated Landscaping Plan
- Minor Modifications

- Variance Narrative
- Updated Land Use Application Forms

Thank you,

A handwritten signature in cursive script, reading "Riley Marcus". The signature is fluid and elegant, with a long, sweeping tail on the final letter.

Riley Marcus
AVT Consulting LLC



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MEMORANDUM

DATE: April 19th, 2023
FROM: AVT Consulting, LLC
TO: Ryan Nelson
RE: 3509 Meridian, DR2022-0023, PDP2022-0011, SEP2022-0032, SUB2022-0033, &
VAR2023

Hi Ryan,

We conducted a site visit with City of Bellingham staff on March 9th and subsequent to that, you sent an email to us requesting additional information for the proposed project at 3509 Meridian. Over the past month we have worked with the ownership group and design team to address the comments from your email. Please accept this memorandum and the attached updated plan set as a response to your questions and comments. Per your email the following information was requested:

- 1. The civil engineer shall be required to review the Potential Retention Tree Analysis prepared by Aubrey Stargell dated 1/23/23 and denote whether additional tree removal is required.*
- 2. The Tree Preservation Plan should be revised to reflect trees recommended for removal by the Certified Arborist in the Potential Retention Tree Analysis dated 1/23/23.*

Comment: After the site visit Aubrey Stargell and the project civil engineer met and reviewed the Potential Retention Tree Analysis. The location of all trees were confirmed and the Tree Preservation Plan was updated to address additional trees denoted for removal, as well as qualify the existing conditions of proposed retention trees in more detail. All proposed retention trees are now categorized with a “quality” rating, and likelihood of survival both before and after the project implementation. These updated recommendations were forwarded to the project landscape architect, who incorporated them into the tree preservation plan, and this information is presented in a plan format and table format on new sheets L-0.TC, L-0.TRR, L-0.B, and L-0.C in the updated plan set, which are attached.

3. *The civil engineer shall also review the proposed trees for preservation at the proposed roundabout on the southern portion of the site and denote whether additional tree removal is required. The applicant may choose to denote tree removal in this area as the result of the future City capital roundabout improvement project.*

Comment: After the site visit the project civil engineer acquired more detailed information on the roundabout from the City capital project engineer and updated the civil site plan to reflect this information. Subsequently, all project plan sets have been updated to reflect the accurate dedication for the City capital roundabout improvement project. This shifted roundabout dedication north, requiring the removal of one residential unit. No other substantive changes to the design were required. The updated landscape and tree preservation plans incorporated this information and now delineate trees that will be removed as a part of the roundabout project with a different color and calculations in the tree retention/removal tables in the plans. Mitigation is not proposed for trees removed as a part of the roundabout project as their removal is not resulting from project impacts.

4. *Following the site visit there appeared to be a couple of significant trees along the property line or adjacent to the subject property within the Meridian St. right of way that were not identified on the Tree Preservation Plan. Confirm all significant (6" or greater at dba) trees along the Meridian St. property line have been accounted for on the Tree Preservation and associated Tree Removal Plans.*

Comment: Significant trees along and within the Meridian Street right-of-way have been sufficiently accounted for on the revised Tree Preservation and Tree Removal plans. The updated plans identify the right of way in a separate color and note that no trees are proposed for removal within the right of way area.

5. *Following review of the Tree Preservation/Removal Plans submitted there appear to be 90 trees proposed for preservation, 71 trees with a caliper less than 30" proposed for removal and 72 trees with a caliper greater than 30". Following staff's review of the prior tree removal plan there appeared to have been approximately 306 trees planned for removal. Please confirm the 163 trees not accounted for on the Existing Trees with Caliper 30" or Greater Plan dated 1/13/23 and Existing Trees with Caliper less than 30" Plan dated 1/13/23 are nonsignificant trees which have a caliper of less than 6" at dba.*

Comment: After all updates were completed by Aubrey, the civil engineer and landscape architect, calculations for tree preservation and removal were also updated. These updated calculations are reflected on new sheets in the project plan set. Per the updated tree calculations for the proposed site, 55 evergreen trees and 18 deciduous trees are to remain (not including tree removal in the roundabout dedication area) and 294 evergreens and 33 deciduous trees are proposed to be removed. Approximately 72 of the trees proposed to be removed have calipers 30" or greater, requiring mitigation at a 3:1 ratio, or 216 trees. Approximately 258 of the trees proposed to be removed have calipers of 30" or less, requiring mitigation at a 1:1 ratio, or 258 trees. A total of approximately 474 new trees will be required to be planted to offset proposed tree removal. The project includes retention of approximately 73 existing trees and the addition of 83 new landscape and street trees throughout the project, resulting in a net mitigation requirement of 391 new trees

to be planted on and off site. Please see sheets L-0.TC, L-0.TRR, L-0.B, and L-0.C in the updated landscape plan set.

6. *The Site plan and stormwater plan must be amended to depict the correct roundabout layout with dedication. The current location of the infiltration gallery may need to be moved due to proximity to roundabout project. If moved, new location will need to prove adequate infiltration rate for design of stormwater facility.*

Comment: The site plan set has been amended to depict the correct roundabout location with dedication based on most current information from the City of Bellingham capital project engineer.

7. *Fire Note: All 68 dwelling units shall be equipped with NFPA 13D sprinkler systems. Per BMC 17.20 Section 503.1.8 Exception 1: Where there are more than 30 dwelling units accessed from a single public or private fire apparatus access road, all units shall be equipped with a sprinkler system as mitigation. All units constructed under the IRC are allowed to be equipped with NFPA 13D sprinkler systems. Dwelling units. Dwelling units for buildings constructed under the IBC shall be sprinklered per NFPA 13 or 13R standards. Also, PRE2021-0105 comments still apply.*

Comment: Noted. All 67 residential units will be equipped with NFPA 13D sprinkler systems.

We believe these revisions satisfy the requested information from Staff. Please continue your review, and do not hesitate to contact me with any questions.

Thank you,



Riley Marcus
AVT Consulting LLC

Attachments:

-Revised Civil Plans

-Revised Tree Preservation and landscaping plan

-Revised Architectural Plans

