



## Attachment M

### Planning and Community Development Department

210 Lottie Street, Bellingham, WA 98225

Phone: (360) 778-8300 Fax: (360) 778-8301 TTY: 711 (WA Relay)

## REQUEST FOR INFORMATION

PDP2022-0011/DR2022-0023/SUB2022-0033/SEP2022-0032

**Date of Notice:** July 6, 2023

**Date of Notice of Complete Application:** 9/1/2022

**Project Location:** 3509 Meridian St., Bellingham WA 98225 Birchwood Neighborhood Area 5 Residential Multi zoning with a Planned use qualifier and high density designation.

**Applicant:** AVT Consulting LLC - Ali Taysi, 1708 F St., Bellingham WA 98225

**Property Owner:** Stream Real Estate Development c/o Marc Angelilo, 999 N Northlake Way, Suite 200, Seattle WA 98103

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The Planning and Community Development Department (PCDD) has reviewed the application(s) referenced above. It has been determined that these application(s) do not supply sufficient information to prepare a staff recommendation to the Hearing Examiner compliant with applicable regulations of the Bellingham Municipal Code (BMC) and Comprehensive Plan.

### **Required Actions:**

To continue review of the above application(s), please submit the following information electronically to the permit center ([permits@cob.org](mailto:permits@cob.org)) and the staff planner listed below.

1. **Planning Department:**

- a. The applicant is required to provide a response to the following comments made during the public comment period:
  - i. The impacts of the project on the removal of a legacy tree stand.
  - ii. Revisions to the proposed design to reduce the number of units (particularly buildings 2.1, 2.2, 2.3 & 2.4) to preserve existing mature trees on site.
  - iii. Revising the proposed design to accommodate the number of units vertically in multifamily buildings to reduce the building footprint and increase tree preservation on site.
  - iv. The proposed townhouses in buildings 2.1, 2.2, 2.3 & 2.4 do not meet the intent of the infill toolkit.
  - v. The proposed townhouses orientation to the private lane and garages do not meet the intent of the infill toolkit.
  - vi. The applicant should be required to meet the Greenfactor score for townhouses under the infill toolkit excluding the trees and area proposed for dedication of right of way for the future roundabout.
  - vii. The proposed tree replacement plan is not adequate mitigation without the necessary sureties for survival and long-term preservation.

- viii. How will the project incorporate best management practices for preservation of existing trees.
- ix. How will the project incorporate best management practices for tree planting to ensure successful mitigation.
- x. The applicant is required to confirm the total number of trees proposed for preservation excluding land dedicated for the future roundabout.
- xi. The proposed trees for preservation in poor and very poor condition should be removed from the Greenfactor score due to unlikeliness to survive.
- xii. The applicant should provide both noise and air quality studies to address impacts associated with Meridian St. on the proposed development.
- xiii. The applicant should provide a chemical study and spraying schedule records from the Golf Course to address potential impacts on the project occupants.
- xiv. The qualified professional shall provide additional information indicating why the proposed stormwater infiltration gallery is the most suitable way to accommodate stormwater associated with the proposed development given past flooding concerns in the vicinity.
- xv. The applicant should address the likeliness of survival of the trees proposed for preservation due to impacts from utility lines.
- xvi. The location of the proposed common use area does not promote the best use of the area given the proximity to Meridian St. Why can't the common use area be oriented towards the golf course?
- xvii. The applicant should consider incorporating native trees and plant species into the proposed landscaping plan.
- xviii. The applicant should consider ensuring the tree replacement plan will achieve an equal canopy and carbon mass within 15 years of construction similar to the City of Seattle's Urban Forestry Plan goals.
- xix. The applicant should consider a combined access with the Bellingham Golf and Country Club for the proposed project.
- xx. The applicant should identify proposed mitigation measures to ensure preservation of trees within the 15' construction access easement.
- xxi. Has the project team incorporated Crime Prevention through Environmental Design Principles into the project to address safety issues?
- xxii. The applicant should consider incorporating the native tree replacement plan into to the open space tract to the maximum extent practicable for long term survival.
- xxiii. The applicant should consider if the open space tract can be moved to abut Meridian St. to provide greater tree preservation.

Review of these application(s) cannot continue until this information is received and determined to be sufficient. Within 14 days of submitting the above information, the City will either determine that the information is sufficient or specify in writing what additional information is required. If the information is sufficient, processing of the application(s) will resume in accordance with BMC 21.10. This request for additional information is accordance with BMC 21.10.190 B. (4).

Pursuant to BMC 21.10.190 (C), the application(s) will expire and become null and void if all of the requested information is not submitted within 120 days from the date of this notice for request for information. At the applicant's request, the PCDD director may extend this 120-day

period in accordance with BMC [21.10.080](#)(A). No further notice will be sent concerning this 120-day expiration timeline.

Please contact the staff member below if you have any questions regarding this notice:

Name: Ryan Nelson, Planner      E-mail / Phone: [rnelson@cob.org](mailto:rnelson@cob.org) or 360-778-8368