Attachment G

HAVEN DESIGN WORKSHOP

Date:	10.03.2022
To:	City of Bellingham, Permit Center
From:	Haven Design Workshop
Re:	PDP2022-0009/DR2022-0020/SEP2022-0029/CAP2022-0033
Project Address:	4185 Northwest Ave., Bellingham, WA 98226
	Meridian Neighborhood Area 2 Residential Single zoning with a Planned/Mixed use qualifier and 1,800 sf density for Infill Toolkit units.
Project Name:	Northwest Village

Responses in **bold:**

1. Planning Department

1. Planning Department:
   a. The applicant is required to submit an Address Information Verification Form (Page 12 of the Design Review Permit).

      Haven Design Workshop Response: The Address Information Request has been signed and included in the resubmission

   b. The applicant is required to sign the SEPA checklist.

      Haven Design Workshop Response: SEPA has been signed and included in the resubmittal

   c. Clearly label the proposed vegetated walls (vines on fencing) on sheet SH3.

      Impact Design Response: Vegetated walls/fences no longer included in design. Fencing shown on SH7 and Private Yards shown on SH3.

   d. Pursuant to BMC 20.28.050.A4.b, driveways accessed from a street or private lane are limited to 12' in width (Building B Lots 11 & 15).

      Impact Design Response: Garage Doors less than 10' from back of walk/access lane requires full width of garage door for two car garage due to lack of maneuvering room to each stall within the garage.

   e. The applicant shall be required to confirm the proposal meets the requirement under BMC 20.28.050.H.5.c for maneuvering adjacent to a lane or apply for a minor modification in accordance with the criteria under BMC 20.28.030.B.

Impact Design Response: Understood. A minimum of 30' for maneuvering/Access to garages from lanes and shared court is provided. The minimum parking lot maneuvering lane for City of Bellingham is 22' with perpendicular parking stalls to the lane.

f. Pursuant to BMC 20.28.140.B.2, the garages for Building B Lots 11 & 15 shall be setback at least 4' from the street face of the residence or apply for a minor modification in accordance with the criteria under BMC 20.28.030.B.

Impact Design Response: Lots 11 & 15 face of garage(s) are set 10' south of the concrete walkway/back of walk.

g. The applicant should consider revising the proposal for the western portion of the project (Buildings A & C, Lots 1-10) to be considered a Shared Court Infill Toolkit project and comply with the requirements under BMC 20.28.120. Note: BMC 20.28.120.F.4.b requires 35% of the total shared court area to be landscaped. BMC 20.28.120.F.4.d requires incorporation of two amenities into the courtyard. The applicant should consider moving the guest parking from the courtyards into he private lane accessed from Dover St. The applicant will be required to modify the proposed plans for Building C on Lots 5 & 6 to provide a primary entry towards the courtyard. In order to comply with the shared court requirements increased landscaping should be incorporated into the shared court and demarcated pedestrian pathways should be incorporated with a change in paving/texturing to minimize pedestrian vehicle conflicts (see figure 20.28.120(A)).

Haven Design Workshop Response: Shared court will now be applied to the western portion of the site.

h. If the proposal remains entirely townhouses under BMC 20.28.140, the applicant should consider incorporating a common pedestrian corridor along the western and northern property lines and providing a primary pedestrian entry for Lots 1, 2, 5, 6, 10 to comply with BMC 20.28.140.F.1. Additionally, Lot 9 should also incorporate a primary entry and pedestrian connection to the eastern adjacent common green space to meet BMC 20.28.140.F.1.

Haven Design Workshop Response: Shared court will now be applied to the western portion of the site. Pedestrian corridor is no longer required.

i. Pursuant to BMC 23.08.060.F.1, the proposal is required to comply with the lot size transition requirement and the subject lots adjacent to the southern property shall be on lots no less than 90% of the existing neighborhood lot size. The smallest proposed lot on the subject property adjacent to the southern property is Lot 4 4,942 sf while the smallest lot on the southern adjacent property is 5,672 sf (1224 Garland Lane). Consider revising the sizes to comply with this requirement or submit a variance to the requirement in accordance with the requirements under BMC 23.48.040.

Impact Design Response: Lot size comment has been addressed, however we were informed at meeting with Ryan Nelson, that lot size comment could be disregarded.

j. In accordance with the Residential Multifamily Design Handbook standards, the applicant should consider incorporating additional windows to break up blank walls on south elevation of Building D and the south elevation of Building B Lots 14 and 15.

Haven Design Workshop Response: Some redesign has occurred in these areas. There are no longer blank walls within the project.

k. The access easement on the northern portion of the property identified on Sheet SH3 does not appear to match the site plan on Sheet C1. Revise Sheet SH3 to provide an access easement to the western end of the proposed private lane.

Impact Design Response: Proposed Easement line work and identification are clearly shown on sheet SH3 (Plat Map) and also shown in conjunction with the below grade utilities shown on sheet SH5. Architectural Site Plan sheet C1 shows line work but refers reviewer to see sheet SH3 for easements and the related party the easement is in favor of.

l. The building elevations on Sheet A2.1 do not appear to match the site plan on Sheet C1. Revise accordingly.

Haven Design Workshop Response: Drawing set has been revised. Plans and elevations match on each building type.

m. The floor plans on Sheet A2.4 do not appear to match the site plan for Sheet C1. Revise accordingly.

Haven Design Workshop Response: Drawing set has been revised. Plans and elevations match on each building type.

n. Note: A Street Tree Permit is required with the Building Permit.

Impact Design Response: Note added to SH7.

o. Note: Pursuant to BMC 20.28.050.G.9, pedestrian paths within common pedestrian corridors shall be separated from property lines, fences, walls and hedges by a minimum of two feet.

Impact Design Response: Path between lot 9 & 10 was removed due to concerns with this comment. The limited space between these buildings and the private uses of the back porches led to the path being removed and re-routed to shared

parking stalls located on lot 9. Private yards shown on SH3 as well as the fencing shown on SH7 (Assumed 36" to 42" tall fence) are shown with minimum offset from lot line, walkway, wall, or Fence of 2' minimum.

p. Note: Pursuant to BMC 20.28.140.D.4, a green factor landscaping score of 0.4 is Required.

Impact Design Response: Green factor calculations sheet has been updated. Minimum of 0.4 score has been attained.

q. Note: The Fire Apparatus turnaround areas should also have a demarcated pedestrian path similar to the others.

Impact Design Response: Fire truck turnaround areas (Shared Driveway #2 & #3) now show concrete walkways adjacent to the asphalt (assumed drive lane) in order to work with the demarcation comment and look somewhat similar to shared driveway #1 & #4.

r. Note: Fencing height in front yards and adjacent to private lanes, streets and common open space is limited to 42-inches per BMC 20.28.050.I.4.

Impact Design Response: Fencing height note has been added to plan sheets SH3 and SH7.

s. Note: The project will require private Covenants, Conditions and Restrictions associated with common wall construction, mail, garbage/recycling locations for totes, utility easements, open space and vehicular and pedestrian access easements.

Impact Design Response: Understood. Homeowners Association will be required and easements related to access (vehicular and pedestrian) and shared utilities will be recorded prior to building permit approval.

2. Public Works Department

A. The applicant shall be required to provide a soils test report from a qualified professional to determine whether infiltration for stormwater purposes is adequate. Permeable pavement is considered infeasible where seasonal high ground water or an underlying impermeable/low permeable layer would create saturated conditions within one foot of the bottom of the permeable pavement BMP. The geotechnical report demonstrated mottling consistently across the whole site and would indicate permeable pavement is infeasible. Note: nonpermeable pavement will impact the Green factor landscaping score and the required Open Space requirement under BMC 20.28.140.

b. Public Improvements

i. Street

1) Dedicate R/W for public turnaround at end of Dover St. Will require third party dedication (required prior to permit issuance).

Impact Design Response: Urban turnaround (paved 44' diameter cul-de-sac) now shown at end of Dover Street. The design limits impacts to existing and proposed lots and allows for access to lots to the north with simple driveway curb cut (Type 2). This design provides vehicular maneuvering within the existing R/W and sidewalk and curb for pedestrian protection. This design concept has been implemented in other residential settings within the City of Bellingham (See aerial photos on City IQ of developments to west of Yew Street for example). The design has been shared with neighbor to west of our project site and their design team. Civil Engineer for neighboring property (Freeland & Associates) will be incorporating it with their design/permit submittals. Shared construction cost or late comers for this work is still being discussed with two property owners. Input from city regarding how best to implement the shared cost for construction and design would be welcomed.

b. Build end of Dover St to full standard (no parking, sidewalks both sides, 50' minimum R/W allowed due to cul-de-sac/dead end).

Impact Design Response: See responses above.

2) Proposed shared driveway curb cut off Northwest can utilize the existing curb cut at that Location.

Impact Design Response: Shared driveway/lane accessing Northwest Avenue utilizes the existing curb cut.

d. Dedicate 10' along Northwest frontage per BMC 13.04.030.

Impact Design Response: Understood and 10' R/W dedication has been shown.

3) Water system looped from Dover to Northwest Ave. The public utility easement for the water is shown currently on neighboring property and would require a third party easement. This will be required prior to permit issuance. Suggestion: Keep the meters in front of the building area it is serving to extent feasible.

Impact Design Response: Watermain alignment/location has been updated and no longer requires easements on neighboring property to west of Dover (Greenbriar Property). Watermain loop alignment and connection to NW Ave will occur on Shintar's portion of the easement. Victor Shintar, neighboring property owner to north (APN 380/211 435/125) Victor & Galina Shintar (4193 Northwest Ave). The Shared access and the public utilities (sewer and water) have been understood and acknowledged by both parties (Vogel and Shintar) and legal documents are in

process of being drawn. The design line work and preliminary grading have been shared with Shintar's design team/Civil Engineer. The Civil Engineer for neighboring property to north is (Freeland & Associates) and they will be incorporating the line work with their design/permit submittals.

4) Sewer main extension extended to serve all proposed lots and neighboring properties as feasible. Suggestion: Swap the sewer and water alignments along the Dover Access road and beyond to put the sewer in the middle and put the water main on the outside. This will keep the trees farther from the sewer and put the deepest utility on the inside away from the conservation easement area.

Impact Design Response: Sanitary Sewer main has been relocated as suggested.

5) Some parts of the stormwater system are public and subject to further review and SSP comments being addressed.

Impact Design Response: The stormwater will remain private and will be maintained by Homeowners Association and has been designed with below grade vaults and gravity overflow system. The treatment volume will be pumped to biofiltraiton unit also to be maintained by homeowners association.

6) Utility easement required over all proposed public utilities. Ensure adequate width is provided (20' minimum with 10' on either side of utility). Standard utility easement language prohibits trees within easement area. There may be an option for the trees to be placed within the southern utility easement provided the City will not be responsible for replacing any landscaping disturbed as part of any maintenance activity.

Impact Design Response: Watermain and Sewer main offset of 10' to easement is provided with the design on Vogel property. See sheet SH3 and SH5. The northern most easement line for the watermain alignment is currently 13' offset from the lot line. Discussions with Civil Engineer for Shintar property has resulted in DOE Orange book construction guidelines and request for less than 10' offset easement line (only 8' needed to maintain watarmain with 3.5' of cover). See Freeland & Associates drawings for cross section of watermain and anticipated easement offset for maintenance.

7) All public improvements (streets and utilities) will be constructed pursuant to a Public Facilities Construction Agreement. A complete PFC application must be made prior to or concurrently with building permits. All improvements must be constructed and accepted by the City of Bellingham prior to any occupancy and/or plat approval.

Impact Design Response: Understood.

8) Public utility easement must cover all hydrants (10' behind and to all sides) and meters.

Impact Design Response: Fire hydrants and the associated 10' easement each side for maintenance have been incorporated. See sheet SH3 and SH5. Water meters are shown within the public utility easement (along edge) in typical layout.

9) Separate/clarify that the public utility easement (includes access to City for utility maintenance) is a separate document/easement than the private access easement.

Impact Design Response: Understood.

ii. Stormwater

1) Stormwater management and adequate drainage must be provided for the proposed plat. See comments on preliminary stormwater site plan provided on the combined plan set. It is recommended a revised SSP be required prior to PDP approval.

Impact Design Response: See updated Stormwater report.

2) Public system cannot benefit the proposed multifamily. With this configuration, assume at this point that the vault will be located within an easement dedicated to the City. The tract area should be incorporated into the neighboring lots or set up as a common tract if desired. The City will not maintain the surface of this tract since a vault is proposed.

Impact Design Response: See updated Stormwater report.

3) Rock void vaults will not be approved for single family developments.

Impact Design Response: See updated Stormwater report.

4) Ensure SSP is stamped/signed and note that City of Bellingham has adopted the latest manual. Please update the SSP to address the 2019 Ecology Manual.

Impact Design Response: See updated Stormwater report.

5) Confirm flow paths on-site. Grades shown in survey appear to indicate generally the east half drains to Northwest Ave and generally the west drains north and west. Review grades and confirm. Review definition of threshold discharge area and confirm if two TDAs are present as it appears.

Impact Design Response: See updated Stormwater report. Flow path exhibits added.

6) Private Facilities

a. Each lot must have on-site stormwater management.

Impact Design Response: See updated Stormwater report.

b. If any infiltration type BMP (permeable pavement, raingardens, or infiltration trench) is kept in final design, ensure a PIT test is provided or other applicable additional information. Further ensure the design addresses any site constraints.

Impact Design Response: See updated Stormwater report.

c. Note: perforated stub out connections are not infeasible due to vault but may be due to the high seasonal groundwater.

Impact Design Response: Infiltration not incorporated with current design.

d. MF Lot: The mitigation for this lot can be accomplished in the public system. The tract requires enhanced treatment. Revise the plan to address. If feasible a central system could still be proposed but it would be owned and maintained by the multifamily tract Owner.

Impact Design Response: See updated Stormwater report.

7) Public Facilities

a. Detention Vault: 7' depth is required for confined space purposes, consider reviewing option for considering a vault a tank (this would require a different layout). Ensure proposed design is consistent will all design requirements in the Manual or provide justification for review if altered. If proposed detention system is underground, assume going forward that the utility will be dedicated to the City with an easement, not a tract.

Impact Design Response: See updated Stormwater report. See sheet SH8.

b. Treatment: System serving the single family home lots can be basic treatment. Wet vaults are not recommended residential developments and would only be accepted if alternative options were infeasible.

Impact Design Response: See updated Stormwater report.

8) Off-site analysis: The initial qualitative analysis shall extend along the flow path from the project site to the receiving water, for a distance up to one mile. Extend the qualitative analysis and review the City's surface and stormwater comprehensive plan. Identify any issues downstream and identify the receiving waters.

Impact Design Response: See updated Stormwater report.

9) As part of minimum requirement no. 4, review and address the supplemental guidelines from the manual as no downstream conveyance system exists going north and west. Note the 100 year developed and existing runoff and what outfall is required and how the proposal is compliant.

Impact Design Response: See updated Stormwater report.

10) Wetland protection / Minimum Requirement No. 8: Significant updates to how you address this minimum requirement is present in the 2019 manual. It is assumed that wetland modeling is required at this point but it is determined by wetland category and habitat score, see Ecology Manual for more information. Further the Northwest conveyance system drains to a wetland too. Provide a flow control model to address minimum req no. 7. And then individual models for each wetland basins (clarify if the north and west one is the same wetland complex). Ensure you are selecting groundwater, interflow, and surface for point of compliance in WWHM.

Impact Design Response: See updated Stormwater report.

11) Source control BMPs must be identified from the manual. Note that BMPs for labeling all storm inlets, landscaping, and applicable source control BMPs for the multifamily tract all appear to be relevant.

Impact Design Response: See updated Stormwater report.

12) Modeling: Ensure the final report includes screenshots of all set up. Provide a basin map with land use areas that consistent with the modeled areas. Show TDA as applicable. Mitigated scenario included A/B soils though site soils were noted as C soils, Revise.

Impact Design Response: See updated Stormwater report.

3. Fire Department

a. All 10 IRC townhouses accessed from Garland Ln/Dover St will require NFPA-13D sprinkler systems since Garland Ln will be single point of access for more than 30 dwelling units.

Impact Design Response: Note added.

b. Locate hydrants as shown with redlines on civil plans.

Impact Design Response: Note added and fire hydrants added.

c. Underground structures/vaults located beneath or within 10 feet of drivable surfaces must meet BMC 17.20 Chapter 5 aerial apparatus point loading requirements.

Impact Design Response: Note added.

d. FIR-Fire Apparatus Access Road permit is no longer a deferred submission. FIR permit

application must be submitted prior to or concurrent with first BLD permit. Must be stamped by professional engineer with statement and road cross section(s) demonstrating that private access roads designed and engineered to meet BMC 17.20 loading standards.

Impact Design Response: Note added.

Sincerely,

Sean Hegstad