



Planning and Community Development Department

210 Lottie Street, Bellingham, WA 98225

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

Email: planning@cob.org Web: www.cob.org

TYPE II

NOTICE OF COMPLETE APPLICATION

Date of Notice: 12/4/2023

Applicant: Daniel Lawrence, Zervas Architects, 209 Prospect ST, Bellingham WA 98225

Application Type: USE2023-0027, DR2023-0033, and SEP2023-0039

Project Location: 3000 Northwest AVE. Columbia Neighborhood, Area 2, Zoned Neighborhood Commercial.

The application listed above has been determined to be sufficiently complete to begin review. This determination does not preclude the City from requesting additional information or studies at a future date if new information is required.

The following additional government approvals or permits may be required for the project:

- Construction Permit(s)

It is your responsibility to identify and obtain all necessary permits and approvals. The information listed above is offered as assistance but does not necessarily represent all of the approvals required.

Please contact the following staff member if you have any questions.

Name: Sara Ullman, Planner

E-mail / Phone: scullman@cob.org or 360-778-8366



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TYPE IIIA NOTICE OF COMPLETE APPLICATION

Date of Notice: 12/4/2023

Applicant: Daniel Lawrence, Zervas Architects, 209 Prospect ST, Bellingham WA 98225

Application Type: USE2023-0027, DR2023-0033, and SEP2023-0039

Project Location: 3000 Northwest AVE. Columbia Neighborhood, Area 2, Zoned Neighborhood Commercial.

The application listed above has been determined to be sufficiently complete to begin review. This determination does not preclude the City from requesting additional information or studies at a future date if new information is required.

The following additional government approvals or permits may be required for the project:

- Critical Area Permit
- Demolition and Construction Permit(s)

It is your responsibility to identify and obtain all necessary permits and approvals. The information listed above is offered as assistance but does not necessarily represent all of the approvals required.

The enclosed posting notice must be posted on the site within 5 days of the date of this notice. Please return the enclosed Certificate of Posting to the staff contact listed below within 3 days of posting. Notices must be posted on signs that meet City specifications, such signs are available for purchase (\$5.50 each) at the Planning and Community Development Department. **FAILURE TO POST will cause a delay in the processing of your application.**

Please contact the staff member listed below if you have any questions.

Name: Sara Ullman, Planner

E-mail / Phone: scullman@cob.org or 360-778-8366

Enclosures: Public Notice and Instructions



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TYPE IIIA

NOTICE OF APPLICATION, and OPTIONAL DNS PROCESS

USE2023-0027, DR2023-0033, and SEP2023-0039

Notice is hereby given that the Planning and Community Development Department (PCDD) has received an application for a **Conditional Use Permit Amendment, Design Review Application, and SEPA Environmental Review (USE2023-0027, DR2023-0033, and SEP2023-0039)**. The City of Bellingham Hearing Examiner will hold a public hearing at 6:00 pm in the City Hall Council Chambers on a date to be determined to take testimony on:

Project Name: Franklin Academy Addition

Project Description: Proposed two-story, approximately 7,256 square foot (sf) addition to the existing 18,039 sf Franklin Academy school building at 3000 Northwest AVE. The proposed addition will house a commons area, eight (8) classrooms, and a staff lounge. Associated site improvements include a fenced and landscaped courtyard abutting Northwest AVE, restriping existing parking spaces, paving several new parking spaces, removal of masonry walls in two locations to improve sight lines and increase safety, and the planting of street trees along Northwest AVE. Eight (8) existing on-site trees are proposed to be removed to accommodate the expanded building footprint and the applicant is proposing a 1:1 tree replacement ratio (in addition to the street tree planting).

Student enrollment levels will not be increased. The proposed new classrooms will be used by existing enrolled second graders currently using the facilities at Franklin Academy's 1509 E Victor Street location.

The property is in an area mapped with coal mine hazards having a severe potential for subsidence. Per Bellingham Municipal Code (BMC) Section 16.55.130(C)(3) and (E), a critical area permit will be required for the proposed construction.

SEPA environmental review is required per BMC 16.20.090(D) and the WAC 197-11-800.

Design review is required per BMC 20.25.020(E).

The project scope does not meet eligibility criteria for an administrative conditional use permit (CUP) modification in BMC 20.16.010(I), and therefore requires a CUP amendment to the governing CUP (HE-02-PL-047, CUP2002- 00013 later amended by HE-07-PL-029, CUP2007-00006).

Project Location: 3000 Northwest AVE. Columbia Neighborhood, Area 2, Zoned Neighborhood Commercial.

Applicant: Daniel Lawrence, Zervas Architects, 209 Prospect ST, Bellingham WA 98225

Comments Due By: 1/26/2024



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A staff report will be available in the Planning and Community Development Department approximately one week prior to the hearing.

A site plan and associated documents are available for viewing at <http://www.cob.org/notices> or, in the Permit Center at City Hall. Anyone wishing to comment on this proposal, is invited to submit written comments by 5:00 p.m. on January 26, 2024.

Anyone wishing to comment on this proposal may do so by writing and/or by testifying at the hearing. Written comments should be submitted before the end of the comment period but will be accepted if received by **5:00 p.m. on the hearing date**. You may also request a copy of the decision and information on your appeal rights by submitting you name and address to the staff contact below.

Environmental Review: The proposed project has been reviewed for probable adverse impacts and the PCDD expects to issue a Determination of Non-Significance (DNS) for this project (as described in WAC 197-11-355). **This may be your only opportunity to comment on the environmental impacts of the proposed project.**

The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared; and a copy of the subsequent threshold determination for the specific proposal may be obtained upon request.

Existing Environmental Documents:

- SEPA Environmental Checklist, prepared by Jean Paul Slagel, Civil Engineer with Freeland & Associates, Inc., dated November 6, 2023
- Preliminary Stormwater Proposal, prepared by Jean Paul Slagel, Civil Engineer with Freeland & Associates, Inc., dated November 8, 2023.
- Architectural and Landscape Plans Set, prepared by Zervas Architects and Pacific Landscape Architecture, dated December 19, 2023.
- Conditional Use Permit Criteria Responses, prepared by Daniel Lawrence, Zervas Architects, dated November 10, 2023.
- Applicant Responses to City Request for Information Letter, dated December 21, 2023.

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal:

- NONE

Date Application Received: 11/13/2023

Date of Complete Application: 12/4/2023

Date of Notice of Application: 1/12/2024

Other Known Required Permits: Critical Area Permit, Demolition and Construction Permit(s)

Permits Applied for Include:

USE2023-0027, DR2023-0033, and SEP2023-0039

Send written comments and requests for information to:

Name: Sara Ullman, Planner

E-mail / Phone: scullman@cob.org or 360-778-8366

**3000 Northwest AVE
USE2023-0027, DR2023-0033, and SEP2023-0039**

The Hearing Examiner will issue a decision within 10 days of the close of the record. If you want to receive notification of the action, please complete and return this section to the Planning and Community Development Department, City Hall, 210 Lottie Street, Bellingham, WA 98225.

Attn: Sara Ullman, Planner **Yes, I would like to know the action taken.**

Name _____

Address _____

(including City, Zip)



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POSTING NOTICE

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