



FREELAND
& ASSOCIATES
CIVIL ENGINEERS

2500 Elm Street, Suite 1
Bellingham, Washington
360.650.1408

November 8, 2023

City of Bellingham Public Works
Stormwater Division
104 E. Magnolia Street
Bellingham, WA 98225

Subject: Preliminary Stormwater Proposal
Franklin Academy Addition - 3000 Northwest Avenue
Parcel #380224-412399

Dear Stormwater Engineer:

Franklin Academy, located at 3000 Northwest Avenue in Bellingham, Washington, is planned to undergo a building addition. Refer to *Fig. 1 – Vicinity Map* for the project location. This letter serves as a preliminary stormwater proposal for the project.

Existing Conditions

The 1.7-acre property is located northwest of the E. Victor Street and Northwest Avenue intersection in the Columbia Neighborhood. The site is currently developed as a private school campus, with an 18,039-square foot brick educational building, recreation areas, walkways, and parking lot. Vegetation on the site includes landscaping beds, grass lawn, and perimeter trees. Refer to *Fig. 2 – Aerial Photograph* for the existing site conditions. With review of historic aerial photographs, this site appear unchanged since at least 1995.

Soils on the site are mapped as Kickerville sandy loam (#82) of hydrologic group 'B'. Hydrologic group 'B' soils have a moderate infiltration rate when thoroughly wetted and contain a fine to coarse texture. Refer to *Fig. 3 – Soils Map* for the regional soil information.

Proposed Conditions

The project includes a two-story, 7,256 square foot addition to the existing 18,039 square foot school structure. Total proposed hard surfaces are less than 5,000 square feet. Proposed exterior building composition and materials will match campus standards as seen on their newest building located at 1509 East Victor Street. Exterior entrances will be provided facing Northwest Avenue, as well as the northwest corner, with direct access to the existing parking and garbage facilities. The proposed building addition will require demolition of a portion of the existing façade and courtyards facing Northwest Avenue.

Stormwater Management

As a project creating and replacing less than 5,000 square feet of hard surface, it will be subject to Minimum Requirements #1 through #5 as provided in City of Bellingham Municipal Code (BMC) 15.42.060. The preliminary site plan indicates that the project does not exceed stormwater treatment and flow control thresholds set by BMC 15.42.060 (F)(6) and (F)(7).

MINIMUM REQUIREMENT SUMMARY					
Minimum Requirement		Not Applicable	Variance Requested	Standard Requirements Incorporated	Comments (Report Section Reference or BMP Identifier)
#	Description				
1	Preparation of Stormwater Site Plans			✓	To be prepared with civil engineering construction documents.
2	Construction Stormwater Pollution Prevention Plan			✓	To be prepared with civil engineering construction documents.
3	Source Control of Pollution			✓	To be discussed in Stormwater Site Plan Report prepared with construction documents.
4	Preservation of Natural Drainage Systems and Outfalls			✓	Natural drainage patterns will be maintained by discharging stormwater to Squalicum Creek.
5	On-Site Stormwater Management			✓	Infiltration BMP's not feasible due to existing impervious surface coverage and setback conflicts.

Due to the amount of existing hard surface coverage and setback conflicts, dispersion and infiltration systems are anticipated to be infeasible for the project. Stormwater runoff from proposed roof and pavement surfaces will be collected in downspouts and catch basins for conveyance to the municipal stormwater system. The municipal stormwater system discharges into Squalicum Creek, which then

outfalls downstream into Bellingham Bay. At a minimum, post construction soil quality and depth (BMP T5.13) will be employed.

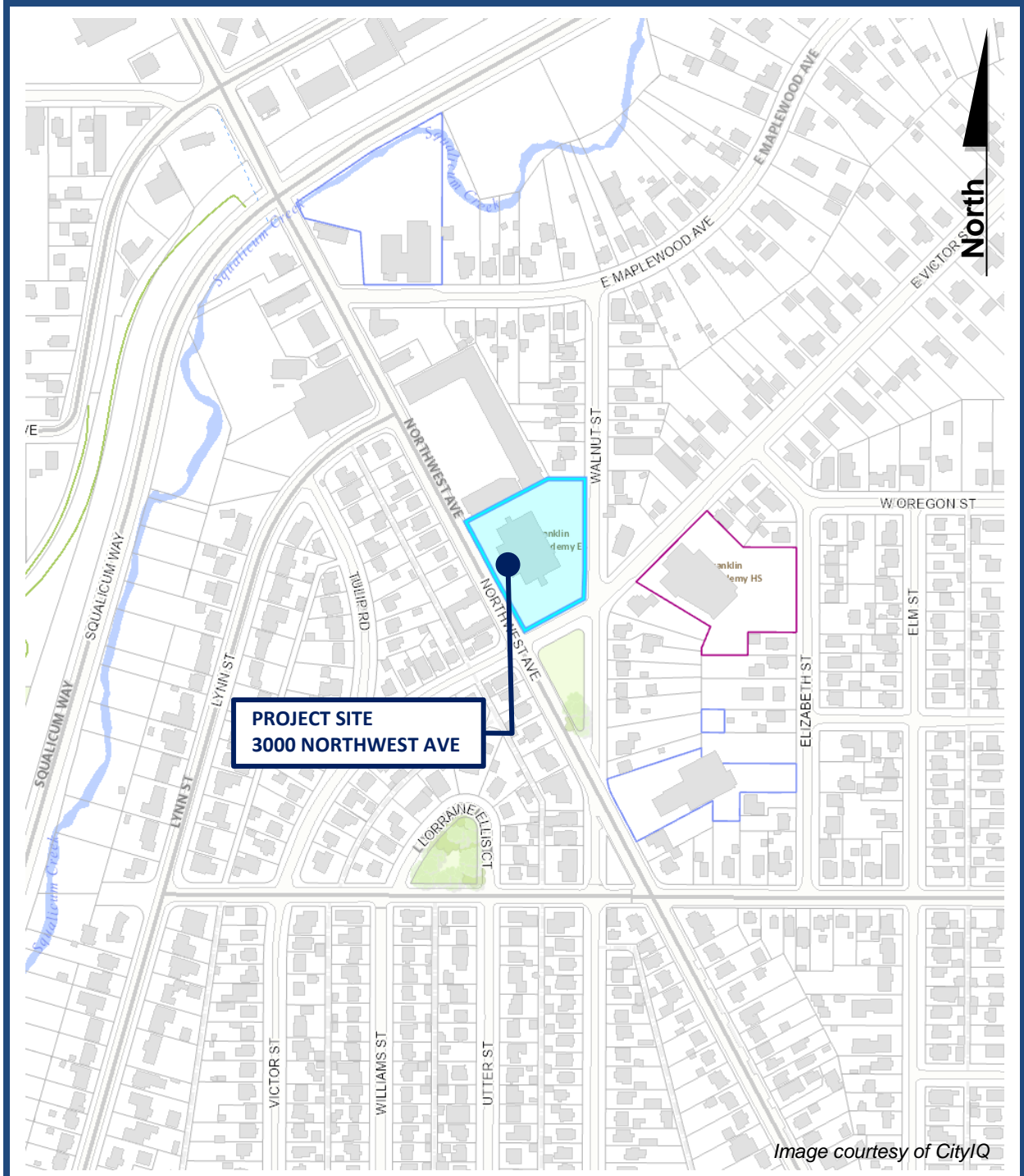
Please let us know if you have any questions or concerns about these observations.

Sincerely,
Freeland & Associates, Inc.

A handwritten signature in blue ink, appearing to read "JP Slagle".

Jean-Paul Slagle, P.E.

- Encl. *Fig. 1 Vicinity Map*
 Fig. 2 Aerial Photograph of Site
 Fig. 3 Soils Map



Vicinity Map

Fig. 1



Aerial Photograph of Site

Fig. 2



Soils Map

Fig. 3