



Planning and Community

Development Department

City of Bellingham

NOTICE OF HYBRID PUBLIC HEARING

The City of Bellingham Hearing Examiner will hold an **in-person and virtual Zoom** public hearing at **6:00 p.m. on Wednesday, April 24, 2024**, in City Council Chambers, City Hall, 210 Lottie Street, to take testimony on the following proposal:

USE2023-0027: Request for an amendment to an existing Conditional Use Permit (CUP) for a proposed two-story, approximately 7,256 square foot addition to the existing 18,039 square foot Franklin Academy school building on Northwest Avenue (Robin Hall) (a 40% increase in floor area). The proposed addition will house a common area, eight classrooms, and a staff lounge. Student enrollment levels will not be increased. The proposed new classrooms will be used by existing enrolled 2nd Graders currently using the facilities at Franklin Academy's E. Victor Street location (Markell Hall). Associated site improvements include a fenced and landscaped courtyard abutting Northwest Avenue, 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 Avenue. Eight 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).

The proposal amends several conditions of the existing conditional use permit (CUP) approvals (HE-02-PL-047 and HE-07-PL-029) regarding construction phasing, building size, and building design. The project proposes more than a 10% increase in floor area and therefore requires Conditional Use Permit Amendment approval by the Hearing Examiner in accordance with BMC 2.56.050(B)(12) and BMC 20.16.010(I).

A Consolidated Design Review and Critical Area Permit (DR2023-0033 and CAP2024-0006) was administratively approved on 3/28/2024 for the proposed development in accordance with BMC 16.55.130(C)(3) and (E) and BMC 20.25.020(E).

The subject property is located at 3000 Northwest Avenue and legally described as Cornwall Park Acreage Lots 11 thru 14 Blk 3. Daniel Lawrence, Zervas Architects, applicant; Franklin Force Foundation, owner. Commercial Neighborhood, 10,000 sq. ft. maximum building size, land use designation. Columbia Neighborhood, Area 2.

HOW TO PARTICIPATE

All interested persons are invited to comment on the above applications. Written comments by mail and email are accepted and strongly encouraged.

Planning

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Bellingham, WA 98225
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TTY: (360) 778-8382
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www.cob.org/planning

Community Development

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**Send comments and requests for information to: Planning & Community Dev. Dept.
City Hall, 210 Lottie Street
Bellingham, WA 98225
Attn: Sara C. Ullman, Planner II
E-mail: scullman@cob.org**

Written comments received prior to 5:00 p.m., Monday, April 15, 2024, will be included in the online published packet. Comments received after that will be distributed to the Hearing Examiner for consideration but may not be included in the online published packet. All written comments should be submitted before the close 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 Hearing Examiner's decision and your appeal rights.

Attend in-person at City Hall, or virtually at the live Zoom webinar:

Anyone wishing to testify live during the Zoom webinar can do so by registering at the following link: <https://www.cob.org/he042424>

This link can be used before the meeting to pre-register or during the meeting to register and immediately join the meeting. Pre-registration is strongly encouraged. Once you are registered, you will receive an email with a link to the meeting.

Those who would like to listen in by phone can do so using any of the following phone numbers:

- (253) 215-8782
 - (346) 248-7799
 - (669) 900-6833
 - (301) 715-8592
 - (312) 626-6799
 - (929) 205-6099
- Meeting ID: 853-3777-9073
Password: 9

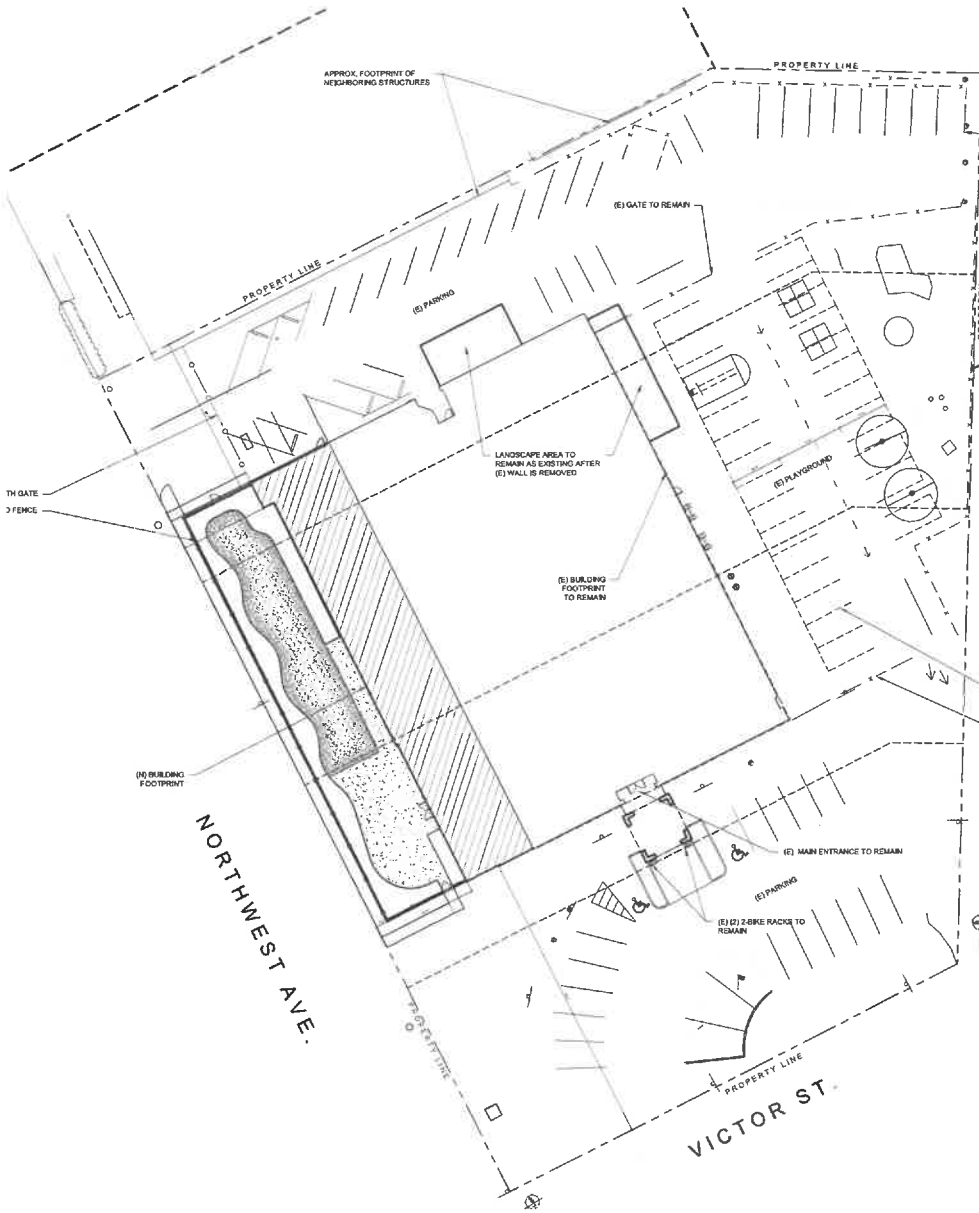
The record will be held open for two business days to accept post-hearing written public comment from anyone who had technology issues that prevented them from testifying at the hearing.

The application materials and staff reports will be available on-line at www.cob.org/gov/dept/hearing/pages/hearing-examiner-materials.aspx approximately one week before the virtual public hearing.

A Citizen's Guide to Remote Hearing's is available on-line at: www.cob.org/zoomguide

The City of Bellingham will provide a variety of accommodations and services for access and communications. Individuals with disabilities who wish to participate in City programs, services or activities and need an accommodation can submit a request for accommodation to the City by completing the online Request for Accommodation form (available at www.cob.org/ADA). As always, elevator access to the 2nd floor is available at City Hall's west entrance.

Note: This hearing will be video and audio recorded. The City of Bellingham issued this notice on April 10, 2024.



	OCCUPANCY	REQUIREMENT	AREA/ROOM COUNT	
EXISTING	CLASSROOM	1 PER CLASSROOM	13	13 SPACES
	OFFICE	1 PER OFFICE	2	2 SPACES
NEW	CLASSROOM	1 PER CLASSROOM	8	8 SPACES
TOTAL				23
EXISTING	ASSEMBLY	1 TO 150 SF	5,194 SF	34.6 SPACES
NEW	ASSEMBLY	1 TO 150 SF	1,087 SF	7.1 SPACES
TOTAL				42

DAILY REQUIRED PARKING	23
EVENT REQUIRED PARKING	42
PERMANENT EXISTING	41
PERMANENT NEW	6
OVERFLOW PARKING	26
TOTAL PROVIDED	75

RFI SET

REV.	DESCRIPTION	DATE

PLAN NORTH TRUE NORTH
 SCALE: 1"=20'-0" 0' 20'

**FRANKLIN ACADEMY
3000 NORTHWEST**

OVERALL SITE PLAN

PROJECT No.	2023004-001
DRAWN BY	AK
CHECKED BY	AK
DATE ISSUED	12.20.2023

A1.01

USE2023-0027: 3000 Northwest Avenue

If you want to receive notification of the Hearing Examiner's decision, **please complete and return this section** to the department listed above.

Yes, I would like to know the action taken.

Name: _____

Address: _____

Email: _____