



**Public Works Department**  
**City of Bellingham**


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**MEMORANDUM**

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**TO:** Sara Ullman, Planner II, City of Bellingham Planning & Community Development  
**FROM:** Paul A. Randall-Grutter, P.E., Engineer II City of Bellingham Public Works  
**CC:** Brent Baldwin, Development Manager, City of Bellingham Public Works   
**SUBJECT:** SUB 2023-0031 - 4193 Northwest Ave.  
**DATE:** June 25, 2024

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Meeting standard Public Works requirements for the abovementioned project has proven to be a challenge. The location, configuration, and existing facilities make it so three specific components appear to reasonably be recommended to alter from obligations set out in city code. Access and utility service for each portion of the site (east and west) are unique due to the existence of critical areas in the central portion of this parcel and can be constructed separately without affecting the other portion.

With the construction of Mahogany Ave northerly of this site, the improvements to the unopened right-of-way bordering the northern boundary of this site (Division Road) as required in BMC 23-08.070(B) and BMC 13.52.040 appears unnecessary. Proposed access for the western portion of this development can be provided across the unopened right-of-way to Mahogany Ave and the eastern portion can be provided from Northwest Ave.

The proposed location of the access from Mahogany Ave. is greater than the spacing required in BMC 13.52.080. The volume of traffic on Mahogany Ave. appears to be at a level where restricting turning movements from the development is not required. We will not be recommending this access to be right-in/right-out, as granted in the administrative variance section of BMC13.52.120(B).

The east and west portions of the site drain to separate Threshold Discharge Areas (TDAs) so phasing is feasible and appears to satisfy BMC23.16.010(E). The eastern portion of the site will drain stormwater to the south and the western portion of the site will drain to the City's North End Regional Pond (NERP).

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**Engineering**  
104 W. Magnolia Street, Suite  
109  
Bellingham, WA 98225  
Phone: (360) 778-7900  
Fax: (360) 778-7901  
TTY: (360) 778-8382  
Email: pw@cob.org

**Natural Resources**  
2221 Pacific Street  
Bellingham, WA 98229  
Phone: (360) 778-7800  
Fax: (360) 778-7801  
Email: pw@cob.org

**Utilities Operations**  
2221 Pacific Street  
Bellingham, WA 98229  
Phone: (360) 778-7700  
Fax: (360) 778-7701  
Email: pw@cob.org

**Transportation**  
2221 Pacific Street  
Bellingham, WA 98229  
Phone: (360) 778-7700  
Fax: (360) 778-7701  
Email: pw@cob.org