



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 APPLICATION and OPTIONAL DNS PROCESS

DR2022-0023/SUB2022-0033/VAR2023-0002/SEP2022-0032

Notice is hereby given that the Planning and Community Development Department (PCDD) has received an application for a Preliminary Plat, Variance, Infill Toolkit/Multifamily Design Review and State Environmental Policy Act (SEPA) review. 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: StreamRE Townhomes

Project Description: Construction of 67 new infill toolkit townhouse units with 134 garage parking stalls and 21 surface guest parking stalls. A single access point to the project is proposed from Meridian St. located directly across from the Orchard St. intersection. The proposal includes a preliminary subdivision to place each townhouse on a fee simple lot. Based on a certified arborist's report the proposal includes preservation of approximately 73 trees on site and removal of approximately 327 trees to accommodate the proposed building footprint, surface driveways and associated utilities. The applicant has proposed to mitigate for the tree removal by planting 3 replacement trees for each tree removed with a caliper greater than 30-inches (216 replacement trees) and planting 1 replacement tree for each tree removed with a caliper less than 30-inches (258 replacement trees). A total of 474 replacement trees which includes 83 trees to meet both landscaping and street tree requirements are proposed to be planted for mitigation associated with the tree removal from the project. The applicant has proposed planting the remaining 391 replacement trees off site. Finally, the proposal includes a variance from BMC 23.04.090 from the requirement to provide infrastructure improvements around the entire Bellingham Golf and Country Club (BGCC), however, the applicant has proposed installation of approximately 780 feet of sidewalk and curb and gutter along Meridian St. abutting the BGCC site to connect the existing sidewalk to the bus stop near the intersection with McLeod Rd.

Project Location: 3509 Meridian St., Bellingham WA 98225 (AP# 380213-546133) Birchwood Neighborhood Area 5 Residential Multi zoning with a Planned use qualifier and high density designation.

Applicant: AVT Consulting LLC - Ali Taysi, 1708 F St., Bellingham WA 98225

Comments Due By: 6/8/2023

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

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.

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 your name and address to the staff contact below.

Existing Environmental Documents: SEPA Checklist dated 7/29/22, Geotechnical Report prepared by PanGEO Inc. dated January 2022, Preliminary Stormwater Report prepared by Freeland and Associates dated July 2022, Critical Areas Memo prepared by NW Ecological Services dated 10/13/21, Traffic Impact Analysis prepared by Transpogroup dated February 2022, Tree Retention Analysis prepared by Aubrey J. Stargell dated 1/23/23, Architectural Plans prepared by Board & Vellum Architecture and Design dated 4/14/23, Civil Plans prepared by Freeland and Associates dated 4/15/23 and Landscaping Plans prepared by Kim Rooney dated 4/17/23.

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal: None at this time due to the inclusion of the applicant's tree preservation and replacement plan and inclusion of sidewalk/curb and gutter improvements to Meridian St. abutting the BGCC site into the scope of work for the proposal.

This notice and the site plan 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 June 8, 2023.

The final decision on this proposal may be appealed in accordance with Bellingham Municipal Code 21.10.250.

Date Application Received: 8/4/2022
Date of Complete Application: 9/1/2022
Date of Notice of Application: 5/25/2023
Other Known Required Permits: Building and Construction Permits

Send written comments and requests for information to:

Name: Ryan Nelson, Planner E-mail / Phone: rnelson@cob.org or 360-778-8368



1 PERSPECTIVE AT 5-HOME BUILDINGS FRONTING MERIDIAN AVENUE

3509 Meridian St.

DR2022-0023/SUB2022-0033/VAR2023-0002/SEP2022-0032

A decision will be made on the project following the comment period. 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: Ryan Nelson, Planner **Yes, I would like to know the action taken.**

Name _____

Address _____
(including City, Zip)