



Planning and Community Development Department

210 Lottie Street, Bellingham, WA 98225

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TYPE I and II

NOTICE OF APPLICATION and OPTIONAL DNS PROCESS

PDP2020-0006, DR2020-0030, ADM2020-0025, SEP2020-0032, MIS2021-0001

Notice is hereby given that the Planning and Community Development Department (PCDD) has received applications for a Planned Permit, Design Review Permit, Joint Parking, Over-Height Fence and State Environmental Policy Act (SEPA) review for the following project:

Project Name: Samish View Apartments

Project Description: To construct two multifamily apartment buildings with 58 units in each building (116 total units) that vary in height from three to five stories along Samish Way. Each building would be 43,200 square feet and include a common room for residents and a bike storage and maintenance room for 95 bikes. The proposed number and types of dwelling units (studio and 2-bedroom) requires 124 vehicle parking spaces for the project. The applicant is requesting a joint parking agreement to provide 107 on-site surface parking spaces and have 17 parking spaces on the property to the south, 810 Samish Way, through a joint parking agreement. Access to the site would be from Samish Way. An over-height fence permit is requested to construct retaining walls that are greater than six feet in height within the side yard setbacks. Significant trees are proposed to be removed to accommodate the proposed development, and replacement trees are proposed on the west side of the property abutting Interstate-5 (I-5). Landscaping is proposed throughout the site with a mix of trees, shrubs, and groundcovers. The project also proposes to mitigate for potential noise impacts from I-5 traffic per the recommendations in the submitted Acoustical Analysis by BRC Acoustics & Audiovisual Design.

Proposed improvements to Samish Way abutting the sites include new sidewalks, street trees, and a buffered bike lane. In addition to the street improvements abutting the site, the project is proposing to contribute a proportional share to future signal improvements at the intersection of Lincoln and E. Maple Streets, per the submitted Traffic Impact Analysis (TIA) and the Lincoln-Lakeway Multimodal Transportation Study.

Project Location: 750 and 800 Samish Way, Samish Neighborhood, Area 9. Commercial, Planned zoning designation. Parcel #'s: 370306371369 and 370306371353

Applicant: Ali Taysi, AVT Consulting LLC, 1708 F St., Bellingham, WA 98225. (360) 527-9445; ali@avtplanning.com

Comments Due By: 6/27/2023

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: Acoustical Analysis, by Ioana Park, PE, BRC Acoustics & Audiovisual Design dated May 3, 2021; SEPA checklist updated June 8, 2023, by Ali Taysi, AVT Consulting; Samish View Apartments TIA by Zachary James Wieben, PE, Gibson Traffic Consultants, Inc. dated March 2020; Lincoln-Lakeway Multimodal Transportation Study prepared by Transpo Group, dated October 2021. Geotechnical Investigation Report, by John Gillaspay, LEG, Element Solutions, dated June 25, 2020; Architectural Plans prepared by TRC Architecture, LLC; Civil Plans prepared by Pacific Survey and Engineering, Inc.; Landscaping plans prepared by Cascade Design Group.

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal: None at this time.

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 27, 2023**.

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

Date Application Received: 9/24/2020

Date of Complete Application: 1/29/2021

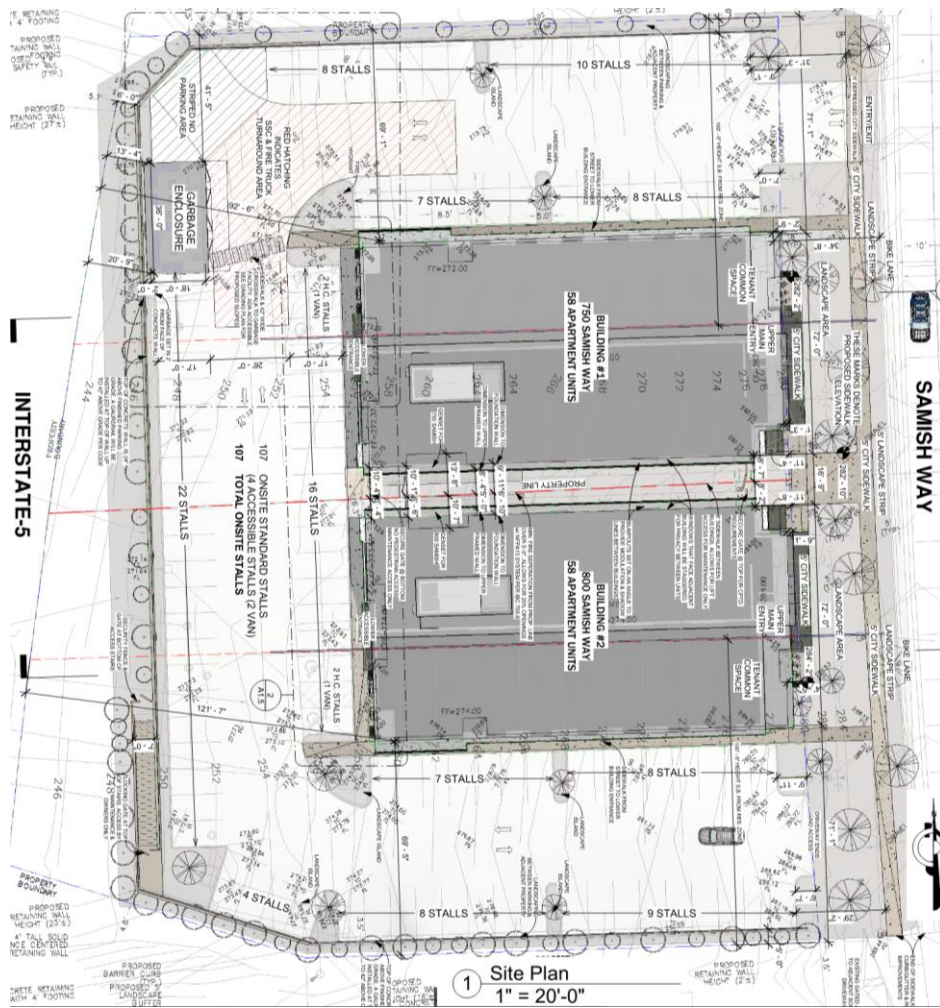
Date of Notice of Application: 6/13/2023

Other Known Required Permits: Building permits, NPDES stormwater permit, Over-height fence/wall permit, Public Facilities Construction agreement (PFC), SEPA determination

Send written comments and requests for information to:

Name: Lindsay Kershner, Planner E-mail / Phone: lkershner@cob.org or 360-778-8369





1 Site Plan
1" = 20'-0"

750-800 Samish Way

PDP2020-0006, DR2020-0030, ADM2020-0025, SEP2020-0032, MIS2021-0001

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: Lindsay Kershner, Planner **Yes, I would like to know the action taken.**

Name _____

Address _____

(including City, Zip)