



September 30, 2021

Attn: Kathy Bell, Senior Planner

City of Bellingham

Planning and Community Development Department

210 Lottie St. Bellingham WA 98225

Re: Planned development (PDP 2019-0015)/Design review (DR2019-0036)/Critical area permit (CAP2019-0037)/SEPA checklist

Project location: 4413 Consolidation Avenue/Area 17/'Cityview'

Kathy,

Enclosed please find additional, revised and updated documents per the Request for Information issued June 24, 2021. Per the RFI, we were directed to provide either a) a parking demand analysis or b) a market study. We chose to hire a qualified professional to prepare a parking demand analysis that evaluates the proposal with an occupancy consisting of college students (attached). Also per the RFI, the proposal has been amended as necessary to reconcile the findings and conclusions of the analysis (see amended site plan and project narrative).

Please note that we are unwavering from our previous statements that this complex will not be occupied solely by college students. However, to comply with the clear directive of the RFI, our parking demand analysis and subsequent mitigation measures assume that every future Tenant at Cityview will be a student.

Sincerely,

Morgan

Morgan Bartlett, Jr.

Director

Madrona Bay Real Estate Investments, LLC