



1708 F Street, Bellingham WA, 98225 Ph.(360) 527 9445
www.avtplanning.com

TRANSMITTAL MEMORANDUM

DATE: December 4th, 2023

FROM: Ali Taysi, AVT Consulting LLC

TO: Steve Sundin, City of Bellingham

RE: Request For Information (RFI) 08.07.2023, for The Woods at Viewcrest Subdivision

Dear Mr. Sundin,

Please find attached with this Transmittal Memorandum a complete response to the third project RFI issued on August 7th, 2023, for The Woods at Viewcrest Preliminary Plat (SUB2022-0011). The Applicant team has worked diligently through the summer and fall of this year to address the RFI comments, which focus on storm water management solutions. The project design has not substantively changed from the last Applicant submission, except those components of the design related to storm water management. The design team has abandoned efforts to design a storm water connection to the existing public infrastructure in Sea Pines Road, and has returned to the original storm water proposal, which conveys project runoff through an on-site tight line system to an outfall situated above the high tide line of Chuckanut Bay. The only other change to the project design is a voluntary shift in the private driveway serving Lot 38, from within the on-site pipestem that extends to Viewcrest, west into the 10th Street right of way. The storm water management and driveway changes are discussed in detail in the attached RFI response letter and are reflected on updated plans. Due to the limited changes in the project design resulting from this RFI, an entirely new application packet is not provided with this RFI response; only those documents that were updated to reflect the changes are included. Many of the supplemental materials from the response to RFI#2 in December of 2022 can be re-used for continued project review. Updated or New attachments to this response include:

- RFI response letter RFI#3 1204.23.
- The Woods at Viewcrest Project Narrative (updated 12.04.23), intended to fully replace the prior Narrative.

- The Woods at Viewcrest Expanded SEPA Checklist (updated 12.04.23), intended to fully replace the prior SEPA Checklist.
- Updated Project Plans (Exhibits A, I, J, K and L), intended to fully replace prior Project Plans. Please note that the Project Plans in Exhibit A include additional sheets addressing the revised storm design.
- Updated Preliminary Storm Report (Exhibit F).
- New Exhibit W – “Before and After” Outfall Renderings.

All other materials, reports, exhibits, and the application form provided in response to RFI#2 are still valid and applicable to the project and have not been updated with this RFI#3 response. All updated or new materials are labeled with the same Exhibit letters as the original application for ease of reference and tracking. We believe that the updated project documents address all concerns from RFI#3 and include an appropriate storm water outfall design that meets all applicable regulations. Please review the attached materials and do not hesitate to contact me with any questions or requests for additional information. Thank you for your timely consideration.



ALI TAYSI