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**Plat of Barkley Heights
Departure Request
BMC 20.28.070 (E)(1)**

The Plat of Barkley Heights development at 3615 Chandler Parkway includes a proposed departure from BMC 20.28.070(E)(1) requiring dwelling units less than 1,000 square feet to provide one on-site parking stall and units of 1,000 square feet or larger to provide two on-site parking stalls. We are requesting a modification from the requirement. The proposed Small House lots feature one parking space in the detached garage and another within the minimum 20' between the garage door and back-of-walk (partially on private property and public right-of-way). This modification is consistent with the criteria for modifications from BMC 20.28.030. Please accept this memorandum as a supplement to the project application narrative.

According to BMC 20.28.030(B), "*Applicants may request minor modifications to the general parameters and design standards set forth in this chapter*". Below is an inline response to each of the criteria and how the proposed modification and project will meet the criteria.

1. *The site is constrained due to unusual shape, topography, easements or sensitive areas.*

Comment: The subject Property is clearly constrained due to unusual shape, topography, easements, and sensitive areas. The property features curved boundaries that do not run parallel, slopes ranging from 15-50%, trail and access easements, and wetlands within the western half. These physical conditions dictate the site layout and limit the location of roads and determine where units can be constructed, specifically on areas of steeper slope. Based on these conditions, it is impossible to design a project that meets all of the various design standards in BMC 20.28 while also ensuring that each Small House has two parking spaces located completely on the property.

2. *The modification is consistent with the purpose of this chapter.*

Comment: The proposed modification is entirely consistent with the purpose of this chapter. The purpose of the chapter is to provide for alternative and innovative housing forms to be developed in the City to meet the City's housing needs and to provide opportunities for tasteful infill of our developed neighborhoods. The proposed project includes infill of a site that would normally not be feasible using traditional parking configurations. Providing two parking spaces on-site would not fit within proposed lot dimensions because of the constrained boundary between Sussex Drive and Chandler Parkway. Sussex Drive is proposed as far east as possible to limit impact to the wetland buffers and Chandler parkway cannot be relocated from its

existing alignment. This leaves no option but to tandem park two cars with one not fully on-site.

3. The modification will not result in a development that is less compatible with neighborhood land uses.

Comment: The proposed modification will have a positive impact on neighboring residents as the overall project will have a better street/curb appeal as a result. The proposed tandem parking will allow for less impervious driveway surface, less retaining walls, and more terraced landscaping throughout the Small House properties. The allocated length of 20' (per BMC) between garage door and back-of-walk will allow for a car to be parked without blocking pedestrian movement on the sidewalk. Cars are often parked in this manor south on Sussex Drive. The overall site design has been prepared thoughtfully to limit impacts on neighboring land uses. The modification facilitates this overall site design.

