

May 11, 2020

Kathy Bell
Senior Planner
City of Bellingham
210 Lottie St.
Bellingham WA 98225

RE: 1433 Consolidation/Area 17/Puget Neighborhood. Residential Multi; Planned with a 5,000 SF per unit overall density. AKA 'Cityview'. Request for density bonus.

Kathy,

The area of the subject parcel is 11.15 acres, or 485,694 SF. Under the applicable density, the parcel is zoned outright for up to 97 multi-family units (485,694 SF / 5,000 SF per unit = 97.3 units).

Also, this property has been vested for an ADDITIONAL 79 units, to a maximum of 176 (see 'Density Clarification', revised Cityview narrative at cob.org/cityview).

Our revised Cityview application reflects a substantial downsizing to 106 units, from our original unit count of 136. Per the vested density, our proposal is 70 units below the maximum.

In light of the above facts, the allowed density is at minimum 97 units. Our revised proposal is 106 units, just 9 over the density minimum of 97. Therefore, we are requesting ONE of the following density bonuses be granted:

- 1) Under BMC 20.38.050 (B)(3)(c)(v), we are requesting a density bonus in the amount of 15%. Nearly 50% of the site will be left in open space, far exceeding code requirements. Approval of this density bonus would increase our unit count (under current zoning) to 97 + 14 (15% of 97) at 111. Our proposed unit count would remain at 106.

OR

- 2) Under BMC 20.38.050 (B)(3)(c)(vii), we are requesting a density bonus in the amount of 10%. Our proposal already calls for enhanced perimeter buffering/screening (see Site Plan, Landscape Plan, cob.org/cityview). Approval of this density bonus would increase our unit count (under current zoning) to 97 + 9 = 106.

Thank you for considering our request. Please let me know if you need further information or if I can answer any questions.

Sincerely,

Morgan

Morgan Bartlett, Jr.
Director
Madronabayllc.com

