



Planning and Community Development Department

210 Lottie Street, Bellingham, WA 98225

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NOTICE OF DECISION

PDP2019-0015/DR2019-0036/CAP2019-0037/SEP2019-0039

The City of Bellingham has approved a Consolidated Permit for Planned Development, Residential Design Review and Critical Areas for the proposed project listed below on April 19, 2022.

Project Description: A new residential multi-family project on a vacant 11.15-acre parcel generally north of Consolidation Avenue between Puget and Nevada Streets in the Puget Neighborhood (Proposal). The submitted Proposal consists of 106, 3-bed units in 3 separate buildings. Two of the buildings will be 2 ½ stories, containing 20 units in each building and one building will be 5 ½ stories containing 66 units. The Proposal includes a total of 249 vehicle parking spaces and 54 bicycle parking spaces. Onsite open space is located in the southwest corner of the site, near the Consolidation Avenue entrance. Consolidation Avenue will be constructed from Nevada Street to a distance necessary to access the Proposal's two driveways. Public and private utilities will be provided compliant with the Bellingham Municipal Code (BMC). A public trail will be constructed from the Consolidation Avenue improvements east to 46th Street. Approximately 50% of the site will be cleared for the development and the remainder of the site is proposed to be retained in its current forested condition. The Proposal does not include impacts to the onsite wetlands; however, it does propose to average the buffer of the onsite Category IV wetland. Substantial landscaping is proposed to meet requirements and to buffer neighboring residential development.

Project Location: 4413 Consolidation Avenue/Area 17, Puget Neighborhood; Residential-Multi, Planned with a 5,000 sf per unit overall density.

Applicant/Owner: Morgan Bartlett, Jr., dba Madrona Bay Real Estate Investments, LLC; 424 W. Bakerview Road, Suite 109, Bellingham, WA 98226; 360-527-2777

State Environmental Policy Act (SEPA) Threshold Decision: Mitigated Determination of Non-Significance

DECISION DATE: 4/19/2022

DATE OF THIS NOTICE: 4/19/2022

ADMINISTRATIVE APPEAL PROCESS AND DEADLINE: This final decision may be appealed in accordance with BMC 21.10.250.

A copy of the permit, including conditions of approval, may be obtained from the staff contact listed below or accessed from the City's website at <http://www.cob.org/notices>.

Any party aggrieved by the above referenced decision may file an appeal, per BMC 21.10.250, at the City of Bellingham Permit Center no later than **5:00pm** on 5/3/2022. There is a filing fee associated with an appeal and those forms are available at the Permit Center or on line at <https://www.cob.org/Documents/planning/applications-forms/admin-decision-appeal.pdf>. Please note, an appeal will not be accepted or considered filed unless the required forms are submitted and the fees are paid by the date and time referenced above.

Any property owner who believes they are affected by this decision may request a change in valuation for property tax purposes, notwithstanding any program of revaluation, through the Whatcom County Assessor's office.

Please contact the staff member listed below if you have any questions.

Name: Kathy Bell, Senior Planner E-mail / Phone: kbell@cob.org or 360-778-8347