



March 12, 2021

Attn: Kathy Bell, Senior Planner  
City of Bellingham  
Planning and Community Development Department  
210 Lottie St, Bellingham, WA 98225

Re: Planned development (PDP2019-0015)/Design review (DR2019-0036)/Height variance (VAR2019-0009)/Critical area permit (CAP2019-0037)/SEPA checklist (SEP2019-0039)  
Project location: 4413 Consolidation Avenue/Area 17

Kathy,

Enclosed please find additional, revised and updated documents per the Notice of Incomplete Application and Request for Information issued July 6, 2020. Per the most recent granted extension, the due date for these materials is April 2, 2021.

Each RFI Action Item has been addressed, and any documents from the prior submittal requiring modification are included.

Please note: We are requesting the OPTION to build this project in 2 phases. The initial phase would include Buildings A and B, along with all required street/trail improvements, site/storm infrastructure, fire lane access road, exterior common area, retaining walls, landscape buffers, and tree plan. Phase 1 would also include the foundation/slab work for Building C and completion of Lots C, D, E & F. Parking lots A and B would remain graded only, to be used as the construction entrance/exit for Phase 2. Phase 2 includes the completion of Building C as well as landscaping adjacent to Building C.

Sincerely,

Morgan

Morgan Bartlett, Jr  
Director

Madrona Bay Real Estate Investments, LLC