

RFI Response

(SUB2023-0002)/Subdivision variance (VAR2023- 0001)/Design review (DR2023-0004)/Accessory Dwelling Units (ADU2023-0002-0005)/SEPA(SEP2023-0002)

Please find below responses from AVT Consulting (AVT) and Freeland & Associates (F&A) to the items identified in the Notice of Incomplete and Request for Information for Squalicum Heights.

Land Use Applications

Revise the land use form and submit the highlighted materials on the attached land use applications.

AVT Response: The land use applications have been revised and the highlighted items in the land use application have been provided with the response package. See the attached revised plans, land use application forms, and narrative.

Submit application fees – fee sheets attached.

AVT Response: All fees have been paid.

Preliminary Plat/Tree Preservation Plan

Provide a tree retention plan in accordance with the attached guidelines.

F&A Response: A Tree Retention Plan has been prepared and as included as sheet C5 of the updated civil plans

Infrastructure

Submit an auto-turn analysis justifying the reduced cul-de-sac radii.

F&A Response: A vehicle maneuvering analysis has been added as detail D on sheet C6

As requested above by the application submittal requirements, provide a plat map showing all required public and private easements.

F&A Response: The preliminary plat layout (Sheet C3) shows the proposed public and private easements. Note, the drainage from Pebble Place, which is public, drains through a private easement and as such a drainage release will be required.

Please acknowledge this restriction.

F&A Response: Understood. No structures are currently proposed over public utility mains.

Emergency Services

Increase the inside turn radii of Wineberry Ct and the specified alleys to 28 feet.

F&A Response: Turn radii have been adjusted as indicated.

Stormwater

Preliminary plats that propose fee simple single-family residential development shall have stormwater management systems owned and maintained by the City of Bellingham and located on a tract that can be dedicated to the City of Bellingham. This includes the stormwater conveyance system.

F&A Response: The pond is located on a separate tract to allow dedication to the City. However on-site stormwater conveyance is proposed to be private. The only public stormwater elements are in the Pebble Place ROW, the stormwater pond, and the outfall to the public conveyance system in McLeod Road.

The public storm conveyance system will need to be located within a public easement, minimum 20' wide, and no structural encroachment allowed.

F&A Response: As noted above, the only proposed public stormwater conveyance is in Pebble Place, and downstream of the pond. These are either in a City owned tract or a public ROW.

Demonstrate how the retaining walls around entire pond are consistent with design requirements.

F&A Response: Retaining walls around ponds are consistent with design requirements. There is access for maintenance to the bottom of the pond and access to other elements. If there are any concerns, please feel free to reach out to us directly.

The overall design needs to consider the design elements pursuant to BMC 23.06.080.

F&A Response: A minimum of a 10' setback has been provided around the pond and will be landscaped with a mix of trees, shrubs, and ground cover to provide screening. The proposed 10' setback along the west side is between the proposed trail connection and pond walls.

Parks & Recreation

Staff would like the opportunity to continue working with your team on the trail plan to ensure constructability compliant with code and finalize trail alignments that minimize/avoid removal of any trees.

F&A Response: The trail design has been updated to minimize removal of trees. In addition, we have included stairs south of the proposed emergency vehicle access to facilitate the necessary grade change from Magrath to the site. Since this trail already has stairs at the McLeod Road intersection, we feel this is the best solution rather than altering the grade and removing additional trees. This solution is consistent with other trails within the City. For example, the trail paralleling Barkley Boulevard uses stairs when transitioning down to multiple cul-de-sacs due necessary change in grade. A respite location before the stairs is also a possibility. We welcome further design collaboration as we move forward with final design documents.