



March 12, 2021

PLEASE NOTE: This narrative has been revised from the previous version dated February 24, 2020.

Project Objectives/Narrative/Design Review for multi-family apartment complex known as CityView, Bellingham, WA.

Parcel number: 3803321721750000

The proposed project is located at 4413 Consolidation Avenue, Bellingham WA 98229. The site is +/-11.15 acres.

Unit count: 106 (all 3 bedroom, +/-1,170 SF each). Type A units: 6. Type B units: 70 Type C unit: 30

Puget Neighborhood, Area 17. Zoning: Residential Multi, Planned

DEVELOPMENT OBJECTIVES:

Our goal is to provide high quality apartments, in a safe and convenient location, with on-site amenities. Multi-family vacancy rates continue to hover at 1-2%, pushing rents to an all-time high. CityView's design will provide a welcome alternative to many Tenants facing high priced, outdated, and 'zero amenity' living options. This project will increase the current short supply of multi-family infill housing, a primary goal of Growth Management proponents. In turn, we believe it will help to lower the high living costs now faced by low-middle income Tenants.

PROJECT NARRATIVE:

The proposed project includes 3 buildings. Buildings A & B (20 units each) are identical 2.5 story, 35' foot tall (height definition #1) residential multi-family buildings. Each building (A and B) consists of 4 walk-up 'daylight' residential units on the basement level. The upper two levels contain 16 residential units. Each building has 4 secure entrances, 3 stairwells, and a riser/utility room. Building C is a 5.5 story, 65' tall (height definition #1) residential multi-family building. Building C consists of 6 walk up 'daylight' residential units on the basement level. The five upper levels contain 60 residential units. The building has 4 secure entrances, a riser/utility room, 3 stairwells and 2 elevators (1 gurney), as well as 3,000 SF of interior common usable area.

Total building area GSF is +/-160,000 SF (mid-wall to mid-wall), over 3 buildings. Lot coverage, including surface parking/drive lanes, buildings/walkways, and exterior usable space, is minimized at 51.4%. To avoid excessive clearing and to minimize the destruction of existing vegetation (per BMC 20.38.020), 48.6% of the site will be left in open space.

All three buildings have the main entrance located on the 2nd floor (Level 3), and centrally located on the east side of the buildings. Secure outdoor covered mailboxes are located in 3 convenient locations throughout the complex. A leasing/management office is located in the lobby of Building C, in addition to 3,000 SF of centrally located common area.

Two garbage/recycling enclosures are located mid-property with ADA routes to each. A large area of exterior common usable space (+/-40,600 SF) is located along the western boundary. This area is strategically located to maximize the buffer to our Nevada St./Marionberry Ct. neighbors. This usable area will include a loop system walking/jogging trail,



picnic tables and park benches. Landscaping will provide a relaxing environment. *Please note: Per BMC 20.32.040 f(2)a, Cityview’s 43,600 SF of total usable space far exceeds the required usable area of 26,500 SF (106 x 250).

106 units, all 3 bedrooms, require a total of 212 parking stalls. 249 surface parking stalls are proposed, including 7 accessible (2 van accessible) and 13 electric vehicle charging stations. Additionally, 8 spaces provided via Consolidation Ave. improvements (north side only). The total number of bedrooms is 318, putting our stall/bedroom ratio at .81/1. Ingress/egress is via Consolidation Ave. Consolidation Ave. will be improved to ¾ city standard from Nevada St. to fully abut the 45th St right of way. 30’ is dedicated along the Consolidation Ave. frontage, to 46th St. No parking and/or structures are located within the subsequent setback. City approved street trees will line the sidewalk of the Consolidation Ave. improvements. A fire lane loops from the entrance, and exits back to Consolidation Ave. A secondary fire lane (gated) is provided via the Nevada St connector. Riser rooms are located on the north end of each building. An emergency generator is located to the east of Building C. 160 bike racks, both interior and exterior, are located throughout the complex.

All utilities are available. City water, sewer and storm are in both Consolidation Ave. and/or Nevada St., both abutting the property. The project’s primary storm outfall will be via Nevada St., near the proposed bio cell treatment facility. Power, phone, cable and natural gas are all available via Consolidation and/or Nevada St. Adequate fire flow is available via an 8” main in Nevada St. and/or the 10” main in Consolidation Ave. Per City IQ, 70 PSI is available from the 10” main in Consolidation Ave.

Comprehensive Plan/Puget Neighborhood Plan:

The Bellingham Comprehensive Plan: Housing Chapter identifies goals and policies for new development. The CityView Development aligns with many of those goals:

- Goal H-1: Ensure that Bellingham has sufficient quantity and variety of housing types and densities to accommodate projected growth and promote other community use goals.
*CityView will provide a unique housing choice that appeals to a variety of tenants. See Action Item 1; Residential Use.
- Policy H-3: Encourage well-designed infill development on vacant land or underutilized properties.
*The large subject site is currently vacant and the development will bring needed infill within the popular Puget Neighborhood.
- Goal H-2: Foster housing that is safe, healthy, livable, and affordable for all income levels in all neighborhoods.
*CityView will provide a safe, healthy, livable and affordable option. See RFI Response 22: Public Comment “Affordability” for details.
- Policy H-15: Support fair and equal access to housing for all persons, regardless of race, religion, ethnic origin, age, household composition or size, disability, marital status, sexual orientation or economic circumstance.
*CityView will be open to all qualified tenants under the Federal Fair and Equal Housing Act.



- Policy H-28: Protect and connect residential neighborhoods to retain identity and character and provide amenities that enhance quality of life.
*The Consolidation street improvements and the construction of the multi-modal trail to 46th St will connect residential neighborhoods within the Puget neighborhood. The addition of the trail will enhance the quality of life by providing additional recreational opportunity.
- Policy H-31: Promote high-quality design that is compatible with the overall style and character of the established neighborhood.
*CityView has been designed to achieve neighborhood compatibility per the Multifamily Design Review Handbook. See Action Item 10: Neighborhood Compatibility.
- Policy H-38: Increase the open space requirements for multi-family development.
*CityView will provide 1 acre of exterior common usable space as well as 3,000 SF of interior common usable space. In addition, over 50% of the site (5.42 acres) will remain in its natural vegetated state. See updated Site Plan and Aerial.

The Puget Neighborhood Plan recognizes the value of preserving existing green space and the scenic character of steep hillsides. The subject site is adjacent to the 'Hawley Property' on the northern site boundary. This Property is owned by the City and is an open space west of Puget St. and east of Nevada St. The northern 1/3 of the subject site will remain as green space, expanding the existing open space (see Aerial). CityView's site disturbance area is limited to the western half of the site, while easterly hazardous slope areas remain undisturbed.

The Puget Neighborhood Plan identifies goals for development within the Neighborhood. CityView design reflects many of these goals:

- Parks, Recreation & Open Space Goal 2(E): Construction of a trail within the Consolidation Avenue right-of-way from Puget Street to Nevada Street. (F) Encourage Developers to provide neighborhood trail connectors to improve non-motorized transportation links as development occurs.
*The proposal includes construction of a multi-modal trail between Nevada St. and 46th.
- Parks, Recreation & Open Space Goal 3: The Puget Neighborhood should continue to use practices which protect and preserve the environment.
*Over 50% of the site will be remain undisturbed native vegetation. Environmentally sensitive areas of the site will be preserved and protected.
- Utilities/Drainage Goal 1: All water channels should be kept open and supporting water flow at all times.
*There is existing drainage flow from Puget St. to Wetland B, this will remain undisturbed. Drainage outflow from a storm pond located above the south end of the site will be collected at 45th St. Please see updated Prelim. Stormwater Plan.
- Utilities/Drainage Goal 2: All new developments should be constructed consistent with the recommendations of the Watershed Master Plan, the Stormwater Comprehensive plan and stormwater development standards.
*See updated Preliminary Stormwater Plan.



- Drainage Policy A: Any new major development should submit a drainage plan in conformance with the City's storm water management code for approval by the Public Works Department. That plan should be implemented prior to, or concurrent with, development with the full cost of the plan being at the developer's expense.
*A Prelim. Stormwater Plan has been submitted and will be implemented concurrent with development at the developer's expense.
- Drainage Policy B: Storm sewers with run-off control should be installed at future development sites.
*See updated Prelim Stormwater Plan.
- Drainage Policy C: Creeks should be maintained for further protection of aquatic resources.
Adherence: The existing drainage outflow on the site will be protected and all appropriate wetland buffers will be observed. Please see updated Prelim. Stormwater Plan, updated Critical Areas Report.
- Transportation Goal 1: Expand Puget Neighborhood Transportation options to more fully support pedestrian, bicycle and transit travel for mobility within the neighborhood.
By improving Consolidation Ave to 45th, curb and sidewalk improvements will increase pedestrian mobility. These street improvements also provide easier access for future development of the south side of Consolidation Ave. between Nevada St. and 45th. Additionally, the multi-modal trail will connect via Consolidation Ave to 46th St., and ultimately to the Samish Crest Trail. The CityView complex will include 160 bicycle parking spaces, which will help to promote bicycles as an alternative mode of transit.
- Transportation Policy 1: Develop and promote safe, efficient and appealing access for all users as redevelopment occurs in the urban village (Lakeway/Lincoln area). Access for non-motorized traffic within any commercial, multi-use or multi-family development should be direct to destination, easily accessible and safe.
*The creation of the multi-modal trail within the Consolidation ROW will provide a safe, direct and easily accessible route from Nevada St to 46th, with connection to the Samish Crest Trail.
- Transportation Policy 6: Promote the construction of sidewalks where they would connect neighborhood residents to services, or high-frequency transit, separate foot and motorized traffic, and/or provide needed connectivity.
*Consolidation Ave. improvements from Nevada St. to 45th St. will provide increased connectivity. Additionally, the multi-modal trail will extend further to 46th St and existing neighborhood connectors.
- Transportation Policy 8: Identify and develop or improve pedestrian pathways in the undeveloped public rights-of-way (ROW) where they can improve pedestrian connectivity within long residential blocks. Provide low-impact surface mitigation that would improve rocky, narrow footpaths that can be muddy or slippery. Locations include Consolidation Avenue between Nevada St and 46th.
*This trail will be completed per both City and Parks Department standards. See Prelim. Trail Plan



Puget Neighborhood Plan, Area 17:

“This is a largely undeveloped area, which includes a new multi-family complex south of Whatcom Street, wetlands, hillsides and areas, which are relatively flat. The area is an ideal multiple housing area, being convenient to town, parks and commercial areas. Higher densities should be allowed on the level, dry areas, while the wetlands and steep areas should remain open. Water lines for development within this area must be carefully designed to provide adequate fire flow.”

Design review standards for Area 17, Puget Neighborhood are extremely limited. Therefore, we turn to the COB Multifamily Design Review Handbook for design guidance:

DESIGN REVIEW:

I. SITE DESIGN

A. Orientation

Requirement: Orient buildings to public streets and open spaces in a way that corresponds to the site’s natural features and enhances the character of the street for pedestrians.

Adherence to Guidelines: Due to the site topography, (15-20% west to east grade) any proposed buildings on this site must be elongated due north/south. The project includes two vehicle entrances and three pedestrian entrances at the front of the site (Consolidation Ave). Pedestrian routes allow easy access via minimally sloped sidewalks that do not go through any parking lots (ADA compliant). Both the pedestrian and vehicle entries will be lined with City approved street trees, to add color and interest. The western (main) entrance to the complex will be enhanced with a site sign, as well as additional lighting and landscaping.

The site plan contains 3 buildings (A, B & C). Building B is adjacent to the large exterior common usable area. Both buildings A & B are oriented to this CUA. The main entrance to each building is centrally located on the east side, and clearly marked with special lighting and landscaping. Additional entrances are on the west side of each building, as well as stair towers at each end. All buildings have been oriented to the southwest to minimize shadow casting on adjacent properties. CityView’s large outdoor usable area (nearly 1 acre in size) is located along our western border. Please see updated Site Plan, updated Landscape Plan, Aerial and Rendering.

Satisfies all Orientation Guidelines.

B. Neighborhood Connections

Requirement: Provide functional pedestrian and vehicular connections to existing neighborhoods.

Guidelines: Cityview’s pedestrian connections to Consolidation Ave. allow a safe walking route the entire distance to Lincoln St. Our ‘loop system’ parking design, as well as sidewalks in each lot, provide connectivity throughout the complex. A total of 160 interior and exterior bicycle racks are conveniently located near each building.



Three pedestrian routes from the complex are proposed to Consolidation Ave. These sidewalks connect all parking lots and buildings to the entrances. All walkways will be visible from the parking areas. Walkways through parking areas/drive lanes are minimized (exception: ADA routes to garbage/recycling facilities).

Consolidation Ave. is to be improved to $\frac{3}{4}$ city standard from Nevada St. to fully about the 45th St. ROW. A pedestrian trail will provide safe multimodal connection from Nevada St./Consolidation Ave. to 46 St. and ultimately to the Samish Crest Trail. Please see updated Site Plan and updated Preliminary Trail Plan.

Satisfies all Neighborhood Connections Guidelines

C. Parking Location and Design

Requirement: Minimize the impact of parking facilities on the fronting street, sidewalk and neighboring properties by designing and locating parking lots, carports, and garages so that they do not dominate the street front.

Guidelines: The property fronts on Consolidation Avenue. No carports or garages are proposed. Surface parking areas have been broken up into six lots (A-F). No lot, except F, includes more than 8 contiguous stalls without a landscaping strip. All lots have been designed to ensure ease of pedestrian circulation to building entrances, site amenities, garbage & recycling enclosures and Consolidation Ave. Two vehicular points of ingress/egress are proposed via Consolidation, with one continuous looped lane around the buildings.

Lots A and B are located to the east of Buildings A and C, far from our westerly neighbors. Lot C has been pushed easterly. A large common area along our western border adds buffer. Building B shields Lot D from both our Nevada St. and Marionberry Ct. neighbors. All westerly facing stalls in lots C and E are headlight screened with a solid 4' vinyl fence. Marionberry Ct. will be further screened with a dense replant along the northwest border of Lot F. Please see updated Site Plan, Aerial and Landscape Buffer Plan.

Satisfies all Parking Location and Design Guidelines

D. Clearing and Grading

Requirement: Preserve significant natural features whenever feasible and minimize changes to the natural topography.

Guidelines: The existing grade of the site is +/-15-20%. Parking lots and buildings are located to minimize cut/fill. +/-48.6% of the site will be left in open space. The steep slopes on the eastern boundary of the site will be untouched. The boundary between the site improvements and the western boundary will be minimally graded and cleared, with large stumps remaining. Please see updated Site Plan, updated Landscape Plan, updated Prelim Grading Plan, updated Tree Retention Plan and Aerial.

Satisfies all Clearing and Grading Guidelines



E. Fences and Walls Adjacent to Streets

Requirement: When using fences or walls, use designs and materials that will maintain a pedestrian scale along streets or public walkways.

Guidelines: No fences will be installed adjacent to any public street. Required retaining walls near Consolidation Ave. (project front) will be stamped/decorative if visible. The main entrance to the complex will be enhanced with a site sign, lighting, landscaping and street trees. Please see updated Site Plan, updated Landscape Plan and updated Rendering.

Satisfies all Fences and Walls Adjacent to Streets Guidelines

F. Open Space and Recreational Area

Requirement: Locate and design usable space to encourage its use for leisure or recreational activities.

Guidelines: The exterior common usable space has been relocated and re-designed as one large (+/- 40,600 SF) contiguous area on the southwest portion of the site. Recreational amenities added to this area include a walking/jogging trail, picnic tables and park benches.

The interior common usable areas are centrally located within Building C, providing an additional 3,000 SF to Tenants/Guests. Please see Floor Levels.

Satisfies all Open Space and Recreational Area Guidelines

G. Mailboxes, Site Lighting and Bus Stops

Requirement: Locate and design functions such as mailboxes and bus stops to promote ease of use and safety. Provide lighting adequate for the function without creating excessive glare or light levels.

Guidelines: Keyed exterior/covered mail and package boxes are located conveniently throughout the complex. These locations to be approved by the U.S. Postal Service. Low intensity lighting is provided for entries, walkways, parking lots and trash enclosures. Parking lot lights are downward facing, no more than 18' feet in height, and directed away from the sky, dwelling and neighboring development. Any flood lights will be shielded to reduce glare. Building lights to be mounted no higher than 10' above ground level, and internally lighted translucent awnings will not be used. CityView will not be directly served by either WTA or any school bus. However, the project will be connected to a continuous sidewalk leading to Lincoln St., which is served by both WTA and Bellingham School District bus stops. Please see updated Site Plan, updated Landscape and Lighting Plan.

Satisfies all Mailbox, Site Lighting and Bus Stop Guidelines

H. Trash and Recycling Storage

Requirement: Provide adequate screening for trash and recycling facilities associated with multifamily developments.

Guidelines: 2 large trash/recycling areas are proposed within the project, both located away from Consolidation Ave. and the complex entrance. These areas are enclosed with durable, 6' block walls on



3 sides. Two of these block walls are screened with landscaping. Walk-in access is designed to allow visibility into the area by Tenants approaching the entry. Design and location of both areas to be approved by SSC. Please see updated Site Plan.

Satisfies all Trash and Recycling Storage Guidelines

I. Landscape Design, Overall Project

Requirement: Provide landscaping that is in scale with the buildings and spaces, and compliments the function of the space.

Guidelines: Exposed concrete and/or block retaining walls shall be textured to provide visual interest. Terraced walls to be landscaped to add color and enhance appearance. Larger nursery stock will be used where feasible to provide quicker results.

Areas of building modulation will be landscaped with low water consuming plants/shrubs. A large outdoor common area is provided and enhanced with a walking/jogging trail, picnic tables, and park benches to create a comfortable park-like feel. All main building entries will receive special plantings in conjunction with ample lighting to create a pleasant and safe corridor.

Site disturbance is minimized at just 51.4%. A +/- 20 ft strip along a large portion of our western boundary will be densely replanted. Street trees will be added along our Consolidation Ave. frontage to create a welcoming entrance to the complex. Wherever feasible, plants/trees/shrubs requiring low amounts of water, chemicals and fertilizers will be used. Trees and shrubs planted near windows or patios/porches will be sized to avoid blocking ingress/egress or impeding views. Finally, all buildings are abundantly landscaped at ground level. Please see updated Site Plan, updated Landscape Plan, Landscape Buffer Plan and Rendering.

Satisfies all Landscape Design, Overall Project Guidelines

J. Landscape Design, Parking Areas

Requirement: Use landscaping to help define, break up, and screen parking areas.

Guidelines: Canopy trees with shrubs/ground cover to be installed within parking areas, minimum 1 tree per 8 stalls (only exception is lot F, see site plan). Landscaping will add privacy and screening to our Nevada St./Marionberry Ct. neighbors. Wheel stops, curbs and walkways are designed to protect landscaping from vehicles. Landscaping is provided between buildings, sidewalks and parking areas to create a natural transition between uses. Please see updated Site Plan, updated Landscape Plan, Landscape Buffer Plan and Rendering.

Satisfies all Landscape Design, Parking Area Guidelines



K. Signs

Requirement: Minimize the amount of signage needed to identify the multi-family development.

Guidelines: One site sign, lit with indirect lighting, is to be located at the main entrance of the complex. Sign design compliments the building style, via the use of similar architectural details. The maximum size of the sign is 8'x 12', making it easy to read but within proper scale to the complex/buildings. Please see updated Site Plan and updated Landscape Plan.

Satisfies all Sign Guidelines

L. Sidewalk Design

Requirement: Design sidewalks to be consistent with the existing or proposed street design for the subject area.

Guidelines: Consolidation Ave. will be improved to $\frac{3}{4}$ City standard to fully abut the 45th St. ROW. Curb, gutter, sidewalk and street trees will be installed to City standard. The new sidewalk along Cityview's frontage will connect to the existing sidewalk at Consolidation Ave./Nevada St. Please see updated Site Plan and updated Prelim Engineer Plan.

Satisfies all Sidewalk Design Guidelines

M. Site Drainage

Requirement: When open storm water facilities are proposed to be located on the site, minimize negative impacts on natural site features and incorporate them into the overall landscape scheme.

Guidelines: No open storm water facilities are proposed. A stormwater vault will be located under parking lot D. Stormwater will be treated via a stormwater treatment bio-cell located at the low point of the site, within the westerly buffer area. Stormwater runoff from the Consolidation Ave. street improvements will be collected and treated separately. Please see updated Site Plan, updated Prelim Engineering Plan and Prelim Stormwater Plan

Satisfies all Site Drainage Guidelines



II. BUILDING DESIGN

A. Neighborhood Scale

Requirement: The scale of those portions of the building facing an existing developed neighborhood shall conform to the scale established in the neighborhood or the scale identified for the district.

Guidelines: See RFI Response 9: Neighborhood Scale for a detailed response.

Satisfies all Neighborhood Scale Guidelines

B. Neighborhood Compatibility

Requirement: New buildings should reflect some of the architectural character of the surrounding buildings when locating in a neighborhood where the existing context is well defined.

Guidelines: See RFI Response 10: Neighborhood Compatibility for a detailed response.

Satisfies all Neighborhood Compatibility Guidelines

C. Privacy

Requirement: Orient buildings to provide for privacy, to the extent practical, both within the project and for adjacent residential uses.

Guidelines: Building A is 2.5 stories. It is set back +/-160' (mid-point average) from Cityview's westerly boundary. Building B is identical to Building A, it is set back +/-90' (mid-point average) from Cityview's westerly boundary. Building C is set back +/-240' (midpoint average) from Cityview's westerly boundary. Building C lies to the east of the smaller Building B. Building B is designed and located to transition from the westerly single-family homes. A densely forested re-plant, is strategically placed along a large portion of the site's westerly border, adding privacy and separation. No decks are proposed. To maximize privacy for adjacent westerly homes, upper floor units are designed with a 6' slider protected by a 42" railing (Juliet balcony). Tenants will have access to plenty of fresh air, while minimizing impact to neighbors' privacy. Finally, windows within the complex are placed so that Tenants cannot look directly into adjacent units. Please see updated Site Plan, updated Landscape Plan, Landscape Buffer Plan and Rendering.

Satisfies all Privacy Guidelines

D. Façade and Articulation

Requirement: Use architectural features that break up blank, flat walls and roofs and give the building a human scale.

Guidelines: See RFI Response 9 & 10: Neighborhood Scale & Neighborhood Compatibility for detailed response about the use of modules.

Please see updated Site Plan and Rendering.

Satisfies all Façade and Articulation Guidelines



E. Windows

Requirement: Provide articulation of the building façade by using well-proportioned and spaced windows.

Guidelines: Each upper floor unit contains a 6' slider in the living room, protected by a 42" railing. The exterior lines created by these Juliet balconies add attractive vertical proportion to the building façades. All bedrooms contain at least one 3'x5' single hung window, adding vertical lines, as well as a typical residential appearance. Windows have been added to the north and south walls of each building, as well as the east and west facades. In addition, large windows have been added to each building's central core. The overall wall to window ratio is designed to reflect what is customarily seen in Pacific Northwest style residential buildings. Please see Rendering.

Satisfies all Window Guidelines

F. Building Foundations

Requirement: Design a building foundation to blend visually with the site.

Guidelines: All building foundations are designed to blend visually with the site. This is achieved by minimizing exposure via backfill and landscaping. An array of siding styles and/or stamped concrete are proposed to blend landscaping with the building. A 2'-3' stone veneer base adds architectural interest.

Finally, any foundation areas where +/-2 feet are exposed, proper spacing and species of landscaping will be used for cover. Please see Rendering and updated Landscape Plan.

Satisfies all Building Foundation Guidelines

G. Entries

Requirement: Clearly define the main entrance of the building, orient it to a pedestrian walkway and enhance safety through lighting and visibility.

Guidelines: The main entrances are centrally located on the east side of each building. They are defined by directional signage, large covered areas, and ample walkways leading to each entrance. These entrances are well lit, lined by landscaping, and clearly visible from the adjacent parking lots and drive lanes.

The basement floor entrances are centrally located on the west side of each building. These entrances are also clearly defined, with sidewalks leading to doorways. Directional lighting (downward facing) helps guide tenants and guests. Two additional secure entries are located on the north and south stair towers of each building.

Again, non-invasive lighting and clear pathways lead to these additional points of pedestrian ingress/egress. Please see updated Site Plan, updated Landscape Plan, Lighting Plan and Rendering.

Satisfies all Entry Guidelines



H. Building Materials

Requirement: Use durable exterior finish materials that provide visual detail, reduce the perceived scale of the building through texture or pattern and appear similar to those used in the neighborhood.

Guidelines: 2 different types of durable vinyl siding are proposed: horizontal (6"-7" reveal) and vertical. An array of siding colors will be used, and the basement level will feature 2'-3' of stone veneer. These various siding components, in addition to multiple colors and stone veneer, add a 'Pacific Northwest' style. This design is similar to the existing neighborhood and helps reduce the perceived scale of the buildings (See RFI Response 9: Neighborhood Scale for a detailed response). Please see Rendering.

Satisfies all Building Materials Guidelines

I. Garages and Accessory Buildings

Requirement: Design garages and carports in a way that does not dominate the streetscape or obscure building entries. Accessory buildings shall be subordinate in scale to the main buildings.

Guidelines: No garages or carports are proposed. Please see updated Site Plan.

Satisfies all Garage and Accessory Building Guidelines

Per the Request for Information dated 7/6/2020, demonstrating compliance with the applicable regulations of the Bellingham Municipal Code (BMC) was requested. Each of the 3 BMC's are included below, with details regarding CityView code compliance.



BMC 20.38.020 Purpose and intent.

A. *Generally.* The planned use qualifier is intended for areas which are adaptable to flexible development and/or where review of pending development proposals is necessary to ensure that adequate provisions are taken to minimize possible detrimental effects. The “planned” use qualifier is intended to provide a procedural framework which:

1. Permits diversity in the location of types of structures;

Cityview will provide housing diversity within the neighborhood of single-family homes and mid-rise multi-family units. The complex has 2 smaller buildings (2.5 stories, 20 units) and 1 larger building (5.5 stories, 66 units).

2. Promotes the efficient use of land by facilitating a more economic arrangement of buildings, circulation systems, land use and utilities;

The site has been designed to facilitate both vehicular and pedestrian travel within the complex. The parking lots are broken up and arranged in a loop system. Sidewalks from each building connect to Consolidation Ave for pedestrian access. See updated Site Plan and Aerial.

3. Preserves to the greatest extent possible the existing landscape features and amenities and utilizes such features in a harmonious fashion;

The site design leaves 5.42 acres of the 11.15 acre site as undisturbed greenspace, preserving over 50% of the existing landscape features. See updated Site Plan, Tree Retention Plan/Map and Aerial.

4. Addresses site-specific opportunities and concerns;

Site specific opportunities include:

- The large 11.15 acre site allows increased setbacks, especially along the site’s westerly border.
- The large site also allows for a tree retention plan that leaves 5.42 acres as native forest.
- Construction of a multi-modal trail from Consolidation Ave to 46th St.
- The ability to provide a large exterior Common Usable Area/Re-plant Buffer of +/- 1 acre.

Site specific concerns include:

- Two existing wetlands ‘A and B’. Both will remain undisturbed and buffered.
- The steep slopes on the eastern site boundary, which will remain undisturbed.
- Privacy for Cityview’s Nevada St. and Marionberry Ct neighbors. This is addressed through increased setbacks, a +/- 1 acre buffer and a thick re-plant on the western boundary.

5. Lessens development impacts to adjacent areas through site design and necessary mitigating measures.

The site design strives to minimize and mitigate impacts on neighboring properties. Specific strategies include increased building setbacks, a thick re-plant buffer along the western site boundary, strategic placement of a 2.5 story transition ‘Building B’, as well as the retention of +/- 5.42 acres of undisturbed native vegetation. See updated Site Plan, updated Landscape Plan, Landscape Buffer Plan and Tree Retention Plan/Map.



B. *Residential Multi*. In addition to the above-stated general purpose, the planned residential designation (PR) is intended to provide flexibility in site and building design for a harmonious variety of housing choices, including manufactured homes, within an environment where more usable open space or recreational opportunities are possible beyond that which could be provided within the scope of conventional regulation.

The CityView site is 11.15 acres, which allows the project to provide abundant usable and open space. 48.6% of the site will remain as native vegetation. +/- 1 acre of exterior usable space will be minimally graded, with large stumps remaining to retain the native understory. The construction of a multi-modal trail from Consolidation Ave to 46th St. provides recreational opportunities.

C. *Commercial*. In addition to the above-stated general purpose, the planned commercial designation (PC) is intended to accommodate retail and personal service establishments of a citywide nature or regional nature and to provide flexible design standards which will ensure compatibility between the site and the development, as well as between the development and the surrounding area.

N/A

D. *Industrial*. In addition to the above-stated general purpose, planned industrial (PI) designation is intended to accommodate certain industrial uses in areas where special consideration and sensitivity must be taken for physical site conditions and their relationship to less intense surrounding uses.

N/A

E. *Areas Not Designated Planned*. An application may be brought for any area designated residential, commercial or industrial to have its land use designation changed to a planned use qualifier concurrently with submittal of an application for planned development pursuant to BMC [20.38.040](#). [Ord. 9490 § 2, 1985; Ord. 9024, 1982].

N/A



BMC 20.38.040 Procedures

A. Planned development applications shall follow the procedures in Chapter [21.10](#) BMC.

B. *Decision/Planned Development Contract.*

1. The decision shall address all development aspects necessary to protect the public health, safety and welfare including, but not limited to, the following:

a. Appropriate permitted uses and/or special conditions on the uses.

The site is zoned multi-family, planned. The CityView proposal is an appropriate permitted use within the zoning classification.

b. Height restrictions on structures.

No structure exceeding 35 feet under height definition No. 1, lies within 200 feet of the site plan boundary. Building C, at 65 feet under height definition No. 1, lies outside of this height restriction boundary.

c. Yard requirements.

All setbacks exceed the Residential Planned Minimum Yards, especially along the westerly border (Nevada St./Marionberry Ct.). Building A is setback 160-190 feet, Building B is setback 67-130 feet and Building C is setback 200-250 feet.

d. Sign regulations.

Per the Design Review Handbook, the amount of signage needed to identify a multi-family development should be minimized. There will be one low monument sign, lit with indirect lighting, located at the main entrance of the complex. The maximum size of the sign will be 8'x12', making it easy to read, but within proper scale to the complex/buildings.

e. Street, utility and other public improvements both adjacent to the site and off site, which may be necessary as a result of the proposal.

Consolidation Ave. will be improved to ¾ City standard to fully abut the 45th St. ROW. Curb, gutter, sidewalk and street trees will be installed to City standard. All utilities are available. City water, sewer and storm are in both Consolidation Ave. and/or Nevada St., both abutting the property. Power, phone, cable and natural gas are all available via Consolidation and/or Nevada St.

f. An exhibit specifying building area, parking area, curb cut locations, buffer areas if necessary, or any other feature or requirement which may need to be graphically depicted.

See included updated Site Plan, updated Prelim Engineering Plan, updated Tree Retention Map, updated Grading Plan, updated Trail Plan and Landscape Buffer Plan.



BMC 20.38.050 Standards

A. Generally.

1. All planned applications submitted shall be in conformance with the minimum standards herein specified. These are minimum standards and may be increased for a particular planned proposal where more stringent standards are necessary to protect neighboring properties, conform with existing development in the area, preserve natural resources or sensitive environments, provide for orderly development or conform with the comprehensive plan.

CityView exceeds all minimum standards herein specified. It is recognized that due to CityView's proximity to existing single-family homes (of which most were built on multi-family zoned property), more stringent standards are necessary to minimize and mitigate impacts to these neighbors. It is also recognized that conforming a multi-family zoned project to single-family homes built on the same zoning presents multiple challenges for all affected parties – the City, the neighbors and the property owner/developer. In light of this inherent problem, multiple steps have been taken to exceed minimum standards. Notable: 50% of the site left as native forest; standard setbacks greatly exceeded along the westerly border; a thick buffer replant located along the same property line; a 2.5 story transition building 'B' placed strategically to buffer CityView's westerly neighbors, and a +/- 1 acre usable area placed near the rear yards of Nevada St. neighbors in lieu of an additional 20 unit, 2.5 story structure. Many more steps have been taken to minimize and mitigate impacts to the existing neighborhood. These are outlined in all RFI Action Item answers, the project narrative, and both Comp Plan and BMC conformity answers.

2. Any exceptions to these standards must be approved by the hearing examiner only after written submittal by the applicant detailing the reasons why the standards cannot be met. Grounds for exceptions shall be limited to those justifications for variances contained within Chapter [20.18](#) BMC. Exceptions to the comprehensive plan in regards to use and residential density designations shall not in any instance be granted by the planning director unless upon proper change of land use classification petition and procedure.

No exceptions to these standards have been requested. No setback or height variances are requested.

3. All planned developments must conform additionally to any more stringent minimum standards provided within the applicable neighborhood plan.

Please see the Narrative, pages 3 and 4 'Puget Neighborhood Goals'.

4. There shall be no minimum or maximum property size restrictions for planned proposals. However, in order to simplify and coordinate planning efforts, it is recommended that planned commercial or industrial proposals should be at least four acres in size. Planned commercial or industrial proposals on less than four acres should only be permitted when surrounded by streets or major environmental barriers or by a demonstrated inability to obtain cooperation of adjacent property owners. Regardless of the size, the standards herein or the intent of the standard shall be satisfied to the fullest extent possible.

CityView's site is 11.15 acres. This relatively large property size allows the opportunity to provide greater setbacks, more usable space, and retention of 50% of the site as native forest.



5. *Special Conditions.*

a. *Special Districts.* The following terms identified as special conditions in the land use classification system refer to overlay zones or additional regulations which may be applicable to a land use area where the term appears:

- i. "Shoreline."
- ii. "Flood."
- iii. "View."
- iv. "Clearing."

Where no ordinance covering one of the above terms has been passed or shoreline master plan has been approved by the city, these terms shall not be applicable. In areas where one of the following terms are stated in the land use classification system, compliance with the provisions of the respective regulation will be required pursuant to the terms of that program or ordinance:

N/A. No ordinance covering one of the above terms applies. However, CityView complies with BMC 20.38.050(B)(4), height restriction boundary.

b. *Special Concerns.* The remaining words identified as special conditions in the land use classification system are special concerns which are site-specific in nature. The designation of a special concern in an area will not result in any requirements being imposed on development proposals in that area pursuant to this title other than those which require discretionary permits. Rather, these special concerns identify problems which may form the basis of conditions to be attached to a development proposal pursuant to discretionary approval under this title (variance, conditional use, or approval pursuant to the planned or institutional development regulations), subdivision approval (long plat), or the State Environmental Policy Act (Chapter [43.21C](#) RCW as implemented by city Ordinance No. [8515](#), as amended).

Any conditions attached to the discretionary approval of a project pursuant to this section shall be based upon the special concern as explained by language (if any) contained in either the introductory paragraph to the area classification system or in the preceding text as well as the goals of the comprehensive plan and shall be attached only to satisfy the appropriate standards for issuance of such approval; provided, that any conditions to proposals which are based upon such special concerns shall be formulated so as to allow the reasonable use of property for a purpose to which it is suitably adapted.

6. *Prerequisite Considerations.*

a. *Purpose.* Prerequisite considerations are enumerated in the neighborhood plan land use classification system of the comprehensive plan in order to prevent the overcrowding of land in relation to the existing provision of essential services, to lessen congestion of streets, to provide for orderly and coordinated development, to conserve and restore natural beauty and other natural resources and facilitate provision of adequate transportation, water, sewerage, and other public services.



b. *Effect.*

i. Prerequisite considerations are items which shall be addressed by the responsible official in conjunction with any proposal not exempt from the State Environmental Policy Act (SEPA) or by the decision-making body in regard to those projects which require discretionary approval.

ii. Any conditions attached to discretionary approval of a project pursuant to this section shall be based upon the prerequisite consideration as explained by language (if any) contained in either the introductory paragraph to the area classification system or in the preceding text of the neighborhood plan, as well as the goals of the comprehensive plan.

iii. Conditions based upon prerequisite considerations shall be formulated to correspond to the degree of impact which the specific development proposal is anticipated to have upon the situation giving rise to the prerequisite consideration; provided, that conditions to proposals which are based upon such prerequisite considerations shall be formulated so as to allow the reasonable use of property for a purpose to which it is suitably adapted.

iv. In the event a mechanism exists which will ensure that a prerequisite consideration will be satisfied at an appropriate time, the responsible official or decision-making body may approve the development proposal conditioned upon such future performance. Where the responsible official or decision-making body decides that the prerequisite consideration is inapplicable to a development proposal and attaches no corresponding condition, the rationale for such decision shall be specifically set out in findings of fact.

c. The city of Bellingham shall adopt a capital improvement plan which shall address specifically the prerequisite considerations delineated in the Bellingham plan and include a priority within which the developmental problems recognized by the prerequisite considerations should be resolved.

B. *Planned Residential.*

1. For all land designated residential, the following standards shall apply.

2. *Range of Uses Possible.* Any of the following uses may be permitted in a planned proposal within a residential general use type designation; provided, that any of such uses shall not be permitted where prohibited within the applicable neighborhood plan. Certain uses may also be excluded from a particular planned residential area if such use(s) are found by the planning director to be incompatible with the surrounding area or unsuitable to the particular site. The final decision shall set forth the uses permitted for the subject property.

a. Single-family dwellings.

b. Duplexes.

c. Multifamily dwelling units.

d. Manufactured home parks.

e. Short-term rentals, per BMC [20.10.037](#).

f. Private or public parks, playgrounds, trails, private recreational facilities, recreational vehicular storage areas and open space restricted to usage by the occupants within the planned area.



- g. Mixed use if specifically listed in the neighborhood land use plan.
- h. Public utilities located in a public right-of-way or easement.
- i. Any conditional use permitted in the residential multi designation, Chapter [20.32](#) BMC.
- j. Attached accessory dwelling unit (consistent with procedures and requirements outlined in BMC [20.10.036](#)).
- k. Detached accessory dwelling unit (consistent with procedures and requirements outlined in BMC [20.10.036](#)).
- l. Confidential shelters subject to the provisions of BMC [20.10.047](#).
- m. Wireless communication facilities, subject to the provisions of Chapter [20.13](#) BMC.
- n. Co-housing, subject to the standards of BMC [20.10.048](#). The planned development process of this chapter shall apply.
- o. Community public facilities, other than publicly owned parks, trails and playgrounds, subject to consideration of the factors in BMC [20.16.020\(K\)\(4\)\(c\)](#).
- p. Certain temporary shelters, per Chapter [20.15](#) BMC.
- q. Certain interim housing, per Chapter [20.15A](#) BMC.

3. *Density.*

a. For planned projects within a residential general use type, the maximum number of units possible shall be determined by dividing the size of the subject property by the area density designated in the applicable subarea of the zoning table pursuant to Chapter [20.00](#) BMC. This resulting figure represents the maximum number of units possible and cannot be exceeded without obtaining a density bonus or having the density designation of the area changed by city council. Partial units shall not be counted as a full unit. For example, a figure of 34.3 units possible shall result in a maximum of 34 units allowable.

Please see RFI Response dated 3/12/21, Action Item 12 for density clarification.

b. For planned projects within a residential general use type which have no density specified in Chapter [20.00](#) BMC, Zoning Tables, the number of allowable units shall be determined by the director and specified within the final decision.

c. *Density Bonus.* As stipulated in Chapter [20.00](#) BMC, Zoning Tables, a density bonus may be obtained for a multifamily development proposal that has not previously been granted a density bonus under a different development proposal. A density bonus shall not establish a density greater than the maximum specified density of the applicable subarea.

Please See RFI Response dated 3/12/21, Action Item 12.

A decision to allow a density bonus shall be based on the benefit and quality of the features offered to obtain a bonus and determined to provide project elements that are in addition to the minimum development aspects listed in BMC [20.38.040\(B\)](#) and this section. The director may impose conditions to ensure that an approved bonus results in a public benefit.



A density bonus may be obtained up to the amounts listed below:

- i. Up to a 50 percent bonus for the purchase and transfer of all or part of the development rights of a parcel identified as meeting any of the following criteria:
 - (A) A parcel, tract or land area declared as a suitable density donor by city council resolution.
 - (B) A parcel with a valid planned development permit which provides for a development right transfer.
 - (C) A parcel previously zoned for residential uses that, due to the adoption of subsequent governmental regulations and as determined by city council resolution, is unlikely to achieve even 50 percent of the original allowable density, resulting in the loss of the city's potential infill capacity.
- ii. Up to a 50 percent bonus when a project is able to provide at least one-half of the total unit count of the project as affordable housing, as defined by the city council resolution, inclusive of a provision to maintain said housing as such for a reasonable duration determined by city council.
- iii. Up to a 50 percent bonus for the redevelopment of an area considered in need of revitalization as declared by city council resolution.
- iv. Up to a 25 percent bonus for the development of a neighborhood park and related improvements identified in the comprehensive plan or that satisfies the needs of the immediate neighborhood as determined by the director.
- v. Up to a 15 percent bonus for providing at least 15 percent additional open space that is not otherwise restricted from development by environmental regulations.
- vi. Up to a 15 percent bonus for restoring a degraded natural area that would not otherwise require restoration or enhancement through a planned development or critical areas permit, which would provide significant public enjoyment if enhanced.
- vii. Up to a 10 percent bonus for providing enhanced perimeter buffering of adjacent, less compatible uses.

4. *Building Height.*

- a. No structure shall exceed 35 feet under BMC [20.08.020](#), height definition No. 1, when within 200 feet of the site plan boundary lying adjacent to any residential general use type area not designated planned.

Building A (2.5 stories, less than 35' height) is within the 200 foot site plan boundary. Buildings B (2.5 stories, less than 35' height) and C (5.5 stories, 65' height) are located outside of this site plan boundary. See updated Site Plan and Site Sections.

- b. Except for the limitation above, there is no expressed general height standard for the remainder of the property. Final height standards shall be determined by the planning director.



5. *Open Space.*

a. A minimum of 25 percent of the total site area shall be left as open space; except that a minimum of 10 percent of the total site area shall be left as an open space for an office use allowed in mixed areas having a residential density equal to or denser than 1,500 square feet per unit; or

48.6% of the site is being left as native forest. In addition, a +/- 1 acre exterior common usable area is located along the site's western border (Nevada St./Marionberry Ct.). See updated Site Plan, Rendering, Aerial and Landscape Buffer Plan.

b. Achieve a green area factor (green factor) score of 0.6 in accordance with BMC [20.12.030\(E\)](#).

c. Landscape-based LID BMPs may count toward open space requirements.

6. *Usable Space.* Usable space in an amount equal to that required for a proposal the same number of units under BMC [20.32.040\(F\)](#) shall be required. Active recreational facilities may replace usable space requirements if approved by the planning and community development director.

26,500 SF of usable space is required per BMC 20.32.040(F) – 106 units x 250 SF per unit = 26,500 SF. A large (+/- 1 acre) exterior common area/trail is located between the site improvements and the western site boundary. This area will be minimally graded with large stumps and native understory retained. A loop system walking/jogging trail, picnic tables and benches will be added. 3,000 SF of interior usable space is spread throughout the 3 buildings, bringing the total usable space provided to 43,600 SF. Please see updated Site Plan, Rendering & Aerial.

7. *Yards.*

a. Planned development proposals shall meet the following building setbacks as shown in Table 20.38.050(A) – Residential Planned Minimum Yards:

All minimum setbacks have been met and/or greatly exceeded, especially along the site's western boundary (Nevada St./Marionberry Ct.). Please see updated Site Plan.

Yards	Setbacks	Measurements
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Table 20.38.050(A) Residential Planned Minimum Yards

Yards	Setbacks	Measurements
Front and Side Yard	40 feet CL	Setback measured from the centerline (CL) of the street right-of-way.
Setback on a Flanking Street	50 feet CL – if a designated street arterial	
	20 feet PL – Property line(s) abutting a residential single zone	Setback measured from the property line (PL).

Yards

Setbacks

Measurements

Table 20.38.050(A) Residential Planned Minimum Yards

Yards	Setbacks	Measurements
Side and Rear Yard Setback	10 feet PL, plus five feet for every 10 feet or fraction thereof over 35 feet in height (1) 25 feet PL – Property line(s) abutting a residential single zone	Setback measured from the property line (PL).

Note:

1 Only those portions of the building that exceed a height of 35 feet must meet the additional setback measured from the property line to the subject building wall.

b. *Exception.* Permitted yard encroachments identified in BMC 20.10.080(B) may extend into a standard required yard; provided, that the encroachments meet the adopted building codes and minimum vision clearance triangle on a corner lot.

No encroachments are proposed.

8. *Parking.*

a. Proposals for planned development shall satisfy all parking regulations for similar uses contained in Chapter 20.12 BMC.

All parking regulations per BMC 20.12 have been exceeded by 21%. 212 parking spaces are required (106 units x 2 stalls required per unit = 212 stalls). 249 parking spaces have been provided on site, with 8 additional parallel parking spaces provided via the Consolidation Ave. improvements. Total parking provided = 257. See updated Site Plan and Prelim Engineering Plans/Consolidation Ave. street improvements.

b. No parking area shall extend within 15 feet of any property line abutting a residential single zone.

No parking areas extend within 15 feet of any property line abutting a residential single zone. See updated Site Plan.

c. General “parking areas” shall be illustrated on the planned proposal site plan. Final detailed parking plans shall be submitted for approval at time of building permit application. If at such time the planning director determines that there is insufficient space within the area to meet parking requirements, contained in Chapter 20.12 BMC, areas designated as building areas may be used, the project may be reduced in size or density so that such parking requirements are met and/or the applicant may apply to the planning director for a modification of the site plan exhibit pursuant to procedure set out in BMC 20.38.040.

All proposed parking areas are detailed. See updated Site Plan and Prelim Engineering Plan/Consolidation Avenue street improvements.



9. *Landscaping.* Proposals for planned development shall satisfy all landscaping requirements for similar uses contained in BMC [20.12.030](#) (see also subsection [\(B\)\(11\)](#) of this section on environment), except as follows:

The yard area between a parking facility and any street shall be landscaped and include an evergreen hedge. Hedge plantings shall be spaced not more than two feet on center and designed to be maintained at a height of at least two and one-half feet and not more than three feet in height. A screen is not required along a street if the adjacent zone is of a different general use type.

All landscaping requirements per BMC 20.12.030 have been met. See updated Landscaping Plan and Landscape Buffer Plan.

10. *Signs.* One sign, which may be indirectly lighted, may be located near the main entrance roads on private property. Such sign shall not exceed 50 square feet in area. Message shall be limited to the name of the planned project only.

One, indirectly lit, monument sign will be located near the main entrance on Consolidation Ave. The maximum size will be 8x12, in proportion to the buildings. Message shall be limited to the name of the project only.

11. *Environment.* Existing drainage courses of significance (as identified in the goals and policies document of the comprehensive plan), topography, significant treed areas and other natural features should be saved, preserved and enhanced to the greatest extent possible consistent with reasonable and appropriate use of the subject site.

Existing drainage courses, as well as the two identified wetlands A and B will be preserved and buffered. Hazardous slope areas will be avoided. +/-50% of the 11.15-acre site will remain native forest. A thick buffer re-plant will be added along the site's westerly border. See updated Critical Areas Report, full Geotechnical Report, updated Tree Retention Map/Plan, updated Site Plan, updated Prelim Storm Report and Landscape Buffer Plan.

12. *Comprehensive Plan Elements.* Planned project proposals should be designed in close coordination with the city of Bellingham's comprehensive plan.

Please see updated Narrative, pages 2-4 for comprehensive and neighborhood plan consistency.

13. *Streets, Utilities, Access and Dedications.*

a. Streets and utilities should be designed to fulfill reasonably anticipated future need and be located to enable the continued orderly and reasonable use of adjacent property. Streets and utilities should be extended to the property line unless it is clearly demonstrated that the extension will not be needed for development of adjacent property.

Consolidation Avenue will be improved to ¾ city standard to 45th St. City water, sewer and storm about the property via Consolidation Avenue. See updated Prelim Engineering Plan/ and updated Prelim. Stormwater Plan.

b. Dedicated width of rights-of-way shall comply with minimum city requirements.

The City required 30' ROW dedication along the project's Consolidation Avenue frontage has been provided. See updated Site Plan.



c. Streets should be improved to the standard required by Ordinance No. [8027](#) unless a standard is specified in the circulation plan of the comprehensive plan; provided, that the planning director may approve streets which are consistent with neighborhood standards.

Consolidation Ave. to be improved to 45th St to ¾ standard, as specified in the circulation plan of the comprehensive plan. See updated Site Plan, Prelim Engineering Plan/Consolidation Ave. street improvements.

d. *Pedestrian Circulation.* Unless waived for reasons of infeasibility or impracticality by the technical review committee and the planned contract, the following shall be required:

i. A sidewalk shall be constructed within all abutting city street rights-of-way. A local improvement district (LID) commitment may be required in lieu of construction if the city determines immediate construction is not warranted.

A sidewalk will be provided in the Consolidation Ave. ROW along the site's frontage to 45th St. See updated Site Plan, Prelim Engineering Plan/Consolidation Ave. street improvements.

ii. Walkways shall be required linking building entrances to parking areas, sidewalks and other building entrances in the complex and, where appropriate, to open space/recreation areas. If no sidewalk is constructed or exists, the connecting walkway shall extend to the proposed location of a sidewalk or to the edge of the pavement located in the right-of-way.

Sidewalks connect all buildings and parking lots to the building entrances, common usable spaces and to the Consolidation Ave ROW. Please see updated Site Plan.

e. A planned development proposal shall comply with city ordinance related to curb cuts and arterial streets access.

See updated Site Plan and Prelim Engineering Plan/Consolidation Ave. street improvements.

f. Dedication of public streets, easements, or park (or other) open space may be required.

14. *Other Codes.* Other codes may have to be followed such as the subdivision code, binding site plan ordinance or mobile home ordinance. Dedication documents may have to be filed at the auditor's office.

15. *Homeowners' Associations.* If the applicant intends to deed any open space or recreational facilities to a homeowners' association, then the applicant shall submit with the planned proposal application a declaration of covenants and restrictions that will govern such association.

The remainder of BMC 20.38.050 applies to Planned Industrial and is not applicable to this multi-family project.