

The revised conceptual site plan attached below is the result of the August 20th & 21st Charrette meetings. The consultants are taking public comment on the site plan until the end of the day, September 3rd. Please forward comments to Chris Koch at ckoch@cob.org or hand deliver to Planning & Community Development Department, Attn: Chris Koch, 210 Lottie Street, Bellingham, WA 98225. Changes between the August 20th conceptual site plan and the revised plan shown below include:

- 35 units total w/ 20% permanently affordable
- Reduced number of units by 13 from the original concept plan (from 48 to 35)(from 11.8 units/acre to 8.6 units/acre)
- This is a 27% reduction in density from the original concept plan
- 5,078 SF per lot gross density for the site
- Lot sizes range from 3,000 SF to 5,000 SF
- 3,000 SF minimum lot size
- Maintained a mix of units, but increased the emphasis on small single family detached units
- 14 small semi-detached “twin” units
- 21 small detached units
- Provided a stronger landscape buffer & modified orientation along Sunset Dr.
- Widened roads to accommodate overall increase in on-street parking
- Retained use of private garages
- Alleys incorporated where appropriate
- Reduced impervious service by eliminating portions of the roadway network
- Retained a strong pedestrian/bike connection between Sunset & Illinois
- Retained vehicle access restriction to Illinois
- Modified the public space from a Park to a trail & green infrastructure (LID stormwater)
- Eliminated redundant sidewalks & increased use of permeable pavements