University Ridge
PUGET NEIGHBORHOOD
Development Patterns

University Ridge Development Site

1994: Preliminary Plat Approval for Hawley Replat ("Cedar Ridge")

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Tuesday, December 18, 2012

CHARLES PERRY, AMBLING UNIVERSITY DEVELOPMENT GROUP
348 ENTERPRISE DR
VALDOSTA, GA 31601

4413 CONSOLIDATION AVE - Bellingham, WA

RE: Pre-application review for 4413 CONSOLIDATION AVE (PRE2012-00059) / UNIVERSITY RIDGE

This letter is to provide comments from the pre-application conference held at City Hall in the Mayor's Boardroom at 10:00 AM on Tuesday, December 11, 2012 for your development proposal: Construct a 527-bed boarding and rooming house that consists of 164 units for student housing with associated clubhouse and utilities.

This letter does not constitute a formal review or approval of this project. These comments are based solely on the information you provided. It is intended to provide a general overview of city codes and requirements as well as identify real and potential issues that may arise given the submitted preliminary design.

A pre-application meeting does not vest your project for fees or codes. Please contact your Permit Tech Kim Barker, CPT City Hall - Building Services at 360-778-8315 for intake meeting when you are ready to submit for this project.

Applicant: Charles Perry, Ambling University Development 229-219-8125 Email: cperry@audgllc.com
Owner: Irving H Jr & Joan F Hawley Trust Email: jhawley@rockisland.com
Engineer: Jepson & Associates Email: rjpeson@jepsonengineering.com
Architect: Glen Peterson Email: glen@humphreys.com
Conference Attendee: Kevin Devries Email: kevind@exxelpacific.com
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Conference Attendee: Jp Slagle Email: jpslagle@freelandengineering.com
Conference Attendee: Ed Miller Email: ed@millerenvironmental.org

Jason Napier - Fire Marshal - Fire Department 360-778-8422
Jason Porter - Utility Engineer - Public Works 360-778-7900
John Lindh - Plans Examiner - Building Services Division 360-778-8318
Kathy Bell - Planner - Planning & Community Development Department 360-778-8347
Kim Barker, Cpt - Permit Technician - Building Services Division 360-778-8315
Leslie Bryson - Design And Development Manager - Parks and Recreation Department 360-778-7000
Martin Kjelstad - Project Engineer - Public Works 360-778-7900
Specific Comments

Reviewer's Comments

1 Attachment List:
- Attachment A: Commercial Building Permit Application Requirements (Building Services)
- Attachment B: Permit Timelines (Building Services)
- Attachment C: Transportation Comments (Public Works)
- Attachment D: Public Works Fees (Public Works)
- Attachment E: Public Facilities Application (Public Works)
- Attachment F: Public Works Supplemental Info (Public Works)
- Attachment G: Address Request Application (Fire)
- Attachment H: Meeting Sign-in Sheet

Review by: Kim Barker, Cpt - City Hall - Building Services Office # 360-778-8315

2 ACCESS FOR DISABLED: IBC Section 1104 requires an accessible route for pedestrians to the Public Way, as well as throughout the site. We may be able to "temper" the requirement of "to the Public Way" depending upon street conditions and plans and whether or not there is public transportation adjacent. This is part of a larger discussion.

2 SOLID WASTE AND RECYCLING: Under WAC 51-50-009 titled: RECYCLABLE MATERIALS AND SOLID WASTE STORAGE: local jurisdictions shall require that space be provide(d) for the storage of recycled materials and solid waste for all new buildings. In order to comply with the "shall be designed to meet the needs of the occupancy, etc." portion of that code section, Building Services requires that the applicant confer with Rodd Pemble at Sanitary Service Company, the local hauler, (360-734-3490) to determine what the requirements will be.

To begin the review process, Mr. Pemble will need the project address, number of apartments if multi-family, a copy of your site plan, as well as a blow-up of the area(s) in which you are planning an enclosure or enclosures. You may provide these via fax (360-671-0239), email (rodd@ssc-inc.com), or a hard copy dropped off to Mr. Pemble's attention at SSC, 1001 Roeder Ave., on Bellingham's waterfront.

We will consider this issue completed when we receive an approval letter from Sanitary Service Company and the agreed information is made part of the plans. Please revise your plans to show location(s) and size agreed upon and provide a design for the actual facility itself somewhere on your plans.

3 POOL AND/OR SPA REVIEW: Please be aware that water recreation facility design must be reviewed for compliance with WAC 246-260 and approved by the Washington State Department of Health. For more information about plan review, contact Gary Fraser at:

Water Recreation Program
Local Health Support, Office of Environmental Health, Safety and Toxicology
Washington State Department of Health
PO Box 47825
Olympia, WA 98504-7825
(360) 236-3073 (phone); (360) 236-2261 (FAX)

Pre-operational inspection is required by the Whatcom County Health Department. Contact Luis Flores to schedule inspection at (360) 676-6724, ext. #50823.

4 ACCESSIBLE DWELLING UNITS: None of the enlarged unit plans provided appear to fully comply as either Type A or Type B dwelling units. We therefore decline to comment on floorplans submitted.

5 CARBON MONOXIDE DETECTORS: There was a short discussion regarding CO Alarms at the pre-app. It turns out the State has once again changed the language; the Fire Marshal was correct. The latest State code language reads:

WAC 51-50-0908

Section 908. Emergency alarm systems.

[F] 908.7 Carbon monoxide alarms. Group R occupancies shall be provided with carbon monoxide alarms. The carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions.

EXCEPTION (an exception applies to college dorms; as these buildings are not college dorms, we edited it out for length reasons)

Applicant Submitted Question(s) and Reviewer's response
Review by: John Lindh - City Hall - Building Services

1 Question 2.1: ADOPTED CODES: Codes listed are effective as of now (Please be aware that under the State Building Code we do not directly enforce Fair Housing Act or ADA......clearly there are tie-ins with other codes though). All of Washington will be subject to the 2012 WA State Building Code as of July 2, 2013. Regardless of when a building is designed, it is vested to a Code Edition only on the date when building permit application(s) are applied for. Bellingham makes few changes to the codes in our adopting ordinance; the State makes MANY! Including some appendices.

2 Question 2.2: Code adoption as above.

3 Question 2.3: REVIEW TIMEFRAMES: Depends upon application factors. See attached information sheet(s).

4 Question 2.4: WHAT TO SUBMIT: Our permit tech will supply you with a commercial plan submittal guide and checklist. In short though, three full sets of plans. Only one set of structural calculations is required. Three full sets of specs are required if those spec's supplement specification on the plans. We do not need a spec book at all if all the necessary information is on the plans. A spec book that is only contractual, rather than building material and installation, information is of no use to us.

5 Question 2.5: SEPARATE PERMITS: From the standpoint of the Building Division alone, separate permits are actually very easy and straightforward and while not encouraged, can often be arranged, for cause. Often though, other City departments must do a full review of your project in order to do a separate foundation-only permit.

From the standpoint of the building department only, a minimum foundation-only permit planset would include: application form, (3 sets each) of a siteplan locating the relevant buildings (with dimensions from property lines and all other buildings onsite), a single building elevation (to make clear that we are issuing a partial permit for a three-story building or a four-story building or whatever), a complete foundation layout plan, and complete details for the foundation construction (including concrete and steel spec's, soils report and testing, etc.). A Special-Inspection-Testing-Agreement-And-Schedule is also required, as relevant. In short, the foundation-only permit and plans must be a free-standing application onto itself, no references other plans.

Please check with ALL other reviewing departments. As noted above, they may have additional requirements.

6 Question #2.6: REVIEW COMMENTS: Our review process, in short, looks something like this: You apply, we log your application into our computer at the point of application, based on the review-time-schedule noted in Question 2.3 above, a time-frame (target date) is input at that point, your project then appears on ALL of the to-do lists of all personnel who will directly review it. Once they review it, they will (as needed) provide review comments directly back into the computer case file for your project. Those remain there until ALL departments have completed their initial review. THEN a CCL (Consolidated Correction Letter) communication letter is printed and sent to the applicant only. It can also be emailed to the permit applicant if that information is provided. Once the CCL is sent, the ball is in the applicant's court. The applicant may communicate directly with each reviewer in each department to discuss/question issues; in fact we encourage this if you need that tie (reviewer's contact info included in CCL). The re-submittal though must be a consolidated submittal; no partials accepted; no email submittals; one completed re-submittal. Please do not assume that a phone discussion or email communication settled any given issue. It may very well have addressed the issued, but the CCL comment must be responded to in writing and appear, as relevant, on resubmitted plans.

7 Question #2.7: ELECTRONIC SEALS: The general answer is yes. Electronic seals are acceptable for projects in the City of Bellingham to the degree that they are acceptable to the Department of Licensing for the State. We recommend you check in with the State as these requirements have changed a bit and are subject to continual change.

8 Question #2.8: DEFERRED SUBMITTALS: Deferred submittals are allowed for the items you noted and anywhere else that it makes sense within the scope of a project. Deferred submittals must be requested in writing and stated on the cover sheet of your plans, including a time-frame of when they will be submitted.

What makes sense? Truss design makes sense. Mechanical design makes sense as long as aspects of the building framing that will be affected by mechanical (shafts vertical or horizontal in the building, for example, or mechanical loads on a roof as another) are addressed on the building plans even in the absence of a mechanical design. Electrical design makes sense. Fire-sprinkler design makes sense as long as the structural aspects of sprinkler loads (both the uniform loading AND the point-load provisions within NFPA 13, and 13R) are addressed within the building plans and the specific system intended (NFPA 13 or NFPA 13R) is stated on the building plans. Reinforcing steel within the foundation does NOT make sense as a deferred submittal.

9 Question #2.9: ENERGY CODE CALCS: A State Non-Residential Energy Code Form (NREC) is to be completed and submitted for each separate building. One portion of that relates to heating sizing and requires calculation. That can be done online using the State website. If you choose to use the Prescriptive Method (WSEC Section 1320) you need not provide calculations for the envelope but do need to show all energy code envelope information in cross-sections on the plans (which is also required if you choose to do component performance method). We are unaware of and have no experience with COMCheck. We are open to alternative programs to achieve the WSEC requirements as long as it is clearly documented that WSEC compliance is met AND the program and documentation are transparent.

NREC forms can be found online at http://www.nuec.net/energy-codes.

10 Question 2.10: ASSEMBLIES. Yes.

PRE2012-00059 University Ridge Comment Letter (Final)
Review by: John Lindh - City Hall - Building Services Office # 360-778-8318  ... continued

11 Question 3.7: ADDRESSING/MAILBOXES: Mailboxes INSIDE the clubhouse may or may not work with Post Office. They have been requiring outside gang locations for some time now. We recommend you talk to Deborah Crump at the Mt. Baker District Post Office here at 360-752-9625. What she decides is good with us. Addressing is done by a Technician in the Fire Department, in conjunction with standard procedure and in coordination with Post Office. Each building will receive a separate street address (which must be posted during construction and on each building before occupancy) and each unit will receive a separate unit number based on the 100 series, 200 series, etc. method. As our computer permit application and tracking system is based on street addresses, you need to get addresses prior to application. The contact at Fire Dept. is Lisa Brogan (360-778-8429). She normally does not start the addressing process until after the Pre-App as configurations and even building locations sometimes change.

12 Question 3.8: ADA/FAIR HOUSING: As noted above, the Building Department does not directly enforce either Fair Housing or ADA. What we do enforce is the Washington State Building Code which incorporates IBC Chapter 11 and ANSI A117.1 (and others; 8 total). The State Building Code is in some ways more stringent than the Fair Housing and/or ADA requirements. Your project must comply with the State Building Code. We are told that the State Building Code is a "safe-harbor" code for ADA and Fair Housing requirements. We can find you documentation for this if you need it.

13 Question 3.9: NUMBER OF DWELLING UNITS: A/B. The requirements of the State Building Code are slightly higher than those of IBC Chapter 11. Your percentage number appears to reflect this higher requirement. Yes, Type A units can be adaptable within the criteria provided in ANSI.

14 Question 3.10: LEASING AND PARKING: Again, implementations of ADA requirements are not enforced by local jurisdiction. State building code does not address leasing criteria. Parking requirements are established by IBC Chapter 11 and State Amendments generally follow IBC Section 1106 with some minor changes.

15 Question 3.11: GROUND LEVEL ENTRY POINTS: We are not certain to what you were referring to here, or asking. Do keep in mind though that for Type B unit requirements, you may be subject to providing Type B units on more than one floor level. Under the State Building Code previous to the IBC, this was spelled out clearly. The code stated that a building might have more than one ground floor and it provided a definition for how much above, or below, outside grade a floor level had to be before it "passed the test." The IBC identifies the same issue, but much more obscurely in IBC Section 1107.7.1.2 where it speaks to building entrances relative to arrival points. This is, of course, relevant only in hillside sites. Was this within the realm of your question?

16 Question 3.12: ACCESSIBLE PARKING SUMMARY: Nine accessible parking spaces are required for the residential units. They are to be distributed around the site as close to accessible routes to A- or B-type accessible units as possible. A minimum of two of those parking stalls must be van-accessible stalls and so-sized and so-marked. If parking is provided for the "Common Building," accessible parking also applies to that building at 4%, and again van-accessible parking will apply to that. Where multiple buildings are to be located, have some lighting concerns for this site that may require a photometric plan. From the standpoint of the building department only though, we are open to any method that clearly demonstrates the minimum maximum criteria above.

18 Question 3.16: SIGNAGE: All signage requires separate signage permits.

19 Question 3.1: OCCUPANCY: You have stated these are R-2 occupancies and added the phrase: Student Housing. As the phrase "student housing" does not appear in the IBC, we assume you are using this only for reference. For Building Department review, these are simply R-2 apartment buildings.

20 Question #4.3b: BRIDGES: If the bridges are a required means of egress component, they must meet the same minimum requirements as the building or buildings they serve. Heavy Timber is an acceptable option for this purpose.

21 Question 4.4: BUILDING AREA: We are a little confused by your numbers. IBC Table 503 allows a "basic" area for V-A, R-2's of 12000 sq/ft. The maximum allowed "yard credit" that would be allowed would be 75% of that additional (and we are assuming here that we are able to grant full credit; this is unconfirmed). The total allowable per floor then would be 21,000 sq/ft. Not 45,000. What are we missing here? It appears that you are also adding sprinkler credit, but you are proposing an NFPA 13R sprinkler which gains you no sprinkler area credit. As for total building area, using V-A construction, assuming full 75% yard credit, assuming NFPA 13R sprinkler system you would be allowed a maximum four story high building and a building total area, of all covered floor area, of 63,000 sq/ft. Assuming that none of your buildings exceed four story, this appears to work (under the IBC, basement area does not count against total area) for total area and for each floor (this is using plan-stated area; we have not confirmed). CAUTION: It is possible that a five level building will not work with an NFPA 13R system.

22 Question 4.5: BUILDING HEIGHT: We're not sure if there is a question here. We agree with your analysis (with the applied cautions of Item #21, above), given the shaft pressurization requirements that accompany the State Amendment.

23 Question 4.6: SPRINKLER TYPE: See all discussions above. As for the Clubhouse, it is not residential and will require a full NFPA 13 system, if it needs a sprinkler system at all. The plans are a bit sketchy as to the full intent for this building, so it's difficult to answer at this point.

24 Question 4.7: EXITS: We are concerned about the configuration of your exits. While the plans show a pair of stairway enclosures (as would be required) and they appear to be properly located, they both appear to exit only back into the building. And this is not acceptable. See IBC Section 1022.
25 Question #4.8: ELEVATORS: We concur that elevators are not required for the residential buildings as proposed. We must withhold judgement on the Clubhouse Building until we know the full scope of that project.

26 Question 4.9: SOUND TRANSMISSION: No. If you clearly demonstrate on the plans conformance with both IBC Sections 1207.2 and 1207.3, and construct accordingly in the field, there will be no issues.

27 Question 4.11: WASHERS AND DRYERS: Don't believe there is a question here, but be aware of exhaust fan requirement (even when laundry equipment is located in a closet) and clearance/reach range requirements for laundries in both Type A and B accessible units.

28 Question 4.12: ELECTRIC METERS: We're not sure we understand the question here. If the question is, "can we mount electric meters in a closet and provide required NEC clearances when the closet door is open? ....... the answer is yes. In locating meters though, as opposed to electrical service panels, you must contact the local electrical utility (Puget Sound Energy - Seattle area office: 1-888-225-5773: Scan through options to Construction Services and ask for a Feasibility Study). As the serving utility, they will decide actual METER locations on your buildings.

29 Question 4.13: CLUBHOUSE RANGE VENTING: If in fact the cooking equipment in the clubhouse will not be used for food production, a basic range hood (or equivalent) is all that is required. Please note that under WA State Building Code, that hood must vent to the exterior of the building. For plumbing, indirect waste is typically required for these "common" kitchens.

30 Questions 4.14: OTHER: Generally, you have covered all the bases fairly well in your questions. Please see our boilerplate comment on Solid Waste and Recycling. See also comment on State and local review of SPA. Please be certain that your plans include a full door and hardware schedule. Please provide a complete geo-technical report for this site and verification that the Project Engineer references same is his/her design. Please be certain that the final submitted plans make very clear how the two-hour rated stair enclosure construction will be maintained where the one-hour rated building joins it. The two hour must be continuous from the lowest level to either the roof sheeting OR to a two-hour "cap" above the highest floor level (not to be broken by intersections of walls, floors, or roof trusses or other framing.)
Review by: Kathy Bell - City Hall - Planning Department Office # 360-778-8347 ... continued

1. CRITICAL AREAS: The site appears to have two critical area types: wetland and/or buffers as well as geologically hazardous areas - steep slopes that are either potentially landslide or hazard erosion areas. A single critical area permit will be required and processed by the City to cover both critical area types. FEES = $1,063.00.

WETLANDS: Based upon the reconnaissance submitted by Miller the wetland on the northern portion of the site is a CAT I wetland carrying a 100-foot buffer. The proposal includes an 85-foot buffer, approximately. CAT I wetland buffers cannot be reduced. CAT I wetland buffers may be averaged but total square footage of 100-foot buffer must be achieved. Please see BMC 16.55.340.C.3. and be prepared to demonstrate achieving the criteria specified therein.

A full wetland delineation shall be submitted with the critical area permit application. Provide demonstration of mitigation sequencing which prioritizes avoidance. (BMC 16.55.250).

Please be advised that if the development footprint can be located outside of the 100-foot setback and the additional 15-foot setback from buffer edge then no further wetland review and approval is required.

The east portion of the site (along Puget Street) appears to contain steep slopes or, greater than 40% which would then categorize them as a LANDSLIDE hazard area. However, if it can be documented by a licensed geologist that the steep slope 'occurred' as a result of the construction of Puget Street, then it is not a LANDSLIDE hazard area and therefore geologic hazard area review and approval would not be required.

Absent this, the steep slope also requires a 50-foot buffer from the 'toe' in this case. Any work within the steep slope or its buffer must be certified by a licensed geologist by submitting information required in BMC 16.55.430 and .440 that demonstrate compliance with BMC 16.55.450 and .460 for LANDSLIDE HAZARD areas.

2. Height: The easternmost residential building exceeds the prescribed height limit as delineated on the Site Plan cover sheet.

3. Yards: The setbacks as show on the site plan for Puget Street and Consolidation Avenue do not meet these requirements, which is 20 feet from the property line abutting a residential-single zoned property. The setback from the 45th Street extension is 40 feet from the centerline of the right of way. All other structural setbacks are met.

4. Yards: See Parking (Design) below concerning parking located in required yards.

5. Parking (bike) - Secure, covered, on-site bike storage is recommended at a rate of at least one bike per two bedrooms in response to the intended student demographic.

6. Parking Design: Note deficiency: Parking facilities encroach into the required front yard (Puget Street is a designated arterial) pursuant to BMC 20.10.080 C., 20.38.050 B.7.a.(Table A) and B.8.a., and 20.12.10 D.3.

7. Parking Design: Parking facilities (driveways) encroach into the required side flanking yard (Consolidation Avenue abuts a residential single zone east of 45th Street) pursuant to BMC 20.10.080 C. and D., 20.38.050 B.7.a.(Table A) and B.8.a., and 20.12.10 D.3. Only driveway "crossings" may encroach into such yards.

8. Comprehensive Plan Elements: Please discuss how the proposal addresses the following issues in the Puget Neighborhood Plan:


11. Streets, Utilities, and Access: Please discuss how the aforementioned issues are addressed pursuant to BMC 20.38.050 B.11.

12. Design Review Site Design: A. Orientation. The application does not provide sufficient information to satisfy this criteria. The location/orientation of the structures does not provide orientation on public streets or designated open space areas.

13. B. Neighborhood Connections: The proposal does not provide any pedestrian connections to all adjacent streets/rights of way.

14. D. Clearing and Grading. Based on the submitted grading and site plans, almost the entire site will be disturbed. Please address how the proposal meets this criteria.

15. F. Open Space and Recreation Area. Consider locating the west building further north and consolidating the open space on the south side of the building.

16. I. Landscape Design - Overall Project. Landscaping that is proportional to the height of the buildings is needed to fulfill this criteria.

17. J. Landscaping Design - Parking Areas. Additional landscape islands are needed to separate every 8 parking stalls.

18. L. Sidewalk Design. Sidewalks must be provided per Public Works development standards.

19. Design Review Building Design:

A. Neighborhood Scale. A clearly defined transition is needed from the western building and the abutting single-family residences.
20 C. Privacy. The orientation of the western building does not provide privacy for the adjacent single-family residences.

21 Garbage and Recycling Services: Please contact Rodd Pemble at SSC (734-3490) for location, access and design specifications of trash facilities to accommodate SSC vehicles.

22 Fees:
   - Design Review: $1,063 base fee, plus $181 notice fee, plus $0.05 per sq. ft. of new gross residential floor area, plus $0.11 per sq. ft. of new ground floor (footprint) gross floor area and $0.05 per sq. ft. of new gross floor area on upper floors for non-residential or mixed use. This fee is reduced to 60% if processed concurrently with planned development application.
   - Planned Permit: $3,188 up to 1 acre, plus $319 per additional acre or fraction of an acre, plus $53 notice fee, plus additional $128 notice fee if optional Planning Commission meeting.
   - Critical Areas Permit: $1063 plus $53 notice fee.
   - Park Impact Fees (BMC 19.04): $3,523.53/unit X 164 units = $577,858.92
   - School Impact Fees (BMC 19.08): $1,154/unit X 164 units = $189,256.

27 Optional meetings:
   - An optional public meeting before the Planning Commission may be required. The Planning Director or the Commission chair may require a meeting if either believes the proposal is likely to raise substantial planning issues or is a matter of public interest. A decision to conduct a public meeting must be made within 10 days from the mailing of the notice of optional meeting. The Planning Commission's role is to make a recommendation to the Planning Director.

   An optional public meeting with the Design Review Board is available for design review applications per Mayoral Directive dated February 25, 2009. The timing and procedures for conducting a public meeting are the same as outlined for the Planning Commission above.

28 It is recommended that a formal application include a written summary of how the proposal complies with all provisions of BMC 20.38.50 B and BMC 20.25, inclusive of all the design review criteria.

Applicant Submitted Question/s and Reviewer's response

1 3.1: Yes, a building permit must be issued prior to allowing any site disturbance for private infrastructure. Site work for public infrastructure requires approval of a separate permit and may occur at any time after land use applications are submitted and deemed complete.

2 3.7: It is recommended that you contact the United States Postal Service to better understand site requirements. Addresses will be assigned prior to or concurrent with building permit application.

3 3.14: Yes, a photometric plan is required. All lighting must be shielded to avoid spillover onto adjacent properties, including the adjacent wetland area.

4 3.16: Signage is limited to: One sign, located on private property at the main entrance, not to exceed 50 square feet with the message limited to the name of the planned project only. An additional sign located at the main entrance will be required that provides a layout and addresses of the site and buildings.
Review by: Martin Kjelstad - Public Works Department Office # 360-778-7900

Reviewer's Comments:

1. Water and sewer fees are based on the required water service size. See Attachment D.

2. Sewer is available in the Consolidation Ave right-of-way (ROW), the Nevada St ROW and the Marionberry Ct easement. Site sewer construction shall be private sewer lines. Connections points shall be taps on the mainline, not manholes.

3. Water for this site will need to be split between the high pressure system (Dakin-Yew Zone HGL 696) and a lower pressure zone (South Zone HGL 457).

   The High Pressure Zone will serve the domestic uses of the site. This zone does not have enough fire flow less than 750 gpm. Only one fire hydrant will be allowed off the high pressure zone, if allowed by the Fire Dept.

   The Low Pressure Zone has fire flow but not enough pressure to serve the domestic uses of the enter site. The fire flow for sprinkler systems will have to be a pump system.

   Per policy, private fire hydrant systems are not typically permitted. If a private fire pump and hydrants are the most efficient way to serve the property, to request an exemption from this policy, provide details of design and maintenance to the Public Works Director for review and decision.

4. The site does not access a street that meets minimum requirements. The abutting street will require improvements to meet minimum street requirements or higher and any other requirements as required by SEPA or a traffic study.

   Per BMC, all abutting rights of way are required to be improved unless shown to be impractical or infeasible. Provide justification for rights of ways that are not proposed to be constructed.

5. Public Improvements require a separate permit process of a Public Facilities Contract (Agreement). See Attachment E.

6. Transportation comments in Attachment C.
1. Construction site operators are required to be covered by a Construction Stormwater General Permit, issued by the Washington State Department of Ecology, if they are engaged in clearing, grading, and excavating activities that disturb one or more acres and discharge stormwater to surface waters of the state. Smaller sites may also require coverage if they are part of a larger common plan of development that will ultimately disturb one acre or more. NPDES General Construction permit applications are available in the Permit Center at City Hall. Operators of regulated construction sites are required to:
   1. Develop stormwater pollution prevention plans.
   2. Implement sediment, erosion, and pollution prevention control measures.
   3. Obtain coverage under this permit from the Washington State Department of Ecology.

2. Per BMC 15.42.060(F)1. Project facilities that are required by state law to be designed by a professional engineer must also be certified by the engineer of record that facilities have been constructed to design specifications. This shall be accomplished by providing certified as-built drawings of the stormwater facilities.

3. Stormwater permit fee and Stormwater System Development Charge rates are available in the Permit Center at City Hall or can be downloaded at:

4. For projects that use Low Impact Development (LID) techniques for stormwater management, there is an opportunity for a 50% reduction in the stormwater system development charge if certain conditions are met. See BMC 15.16.030 for the minimum thresholds to receive the discount.

5. There are opportunities for a reduced monthly surface and stormwater utility service rate. See BMC 15.16.040 for available exemptions, credits, and adjustments.

6. There must be a hydrologic analysis for the wetlands that have contributing basin areas that are being modified by the projects development. The analysis shall use the existing land cover conditions. The intent of this analysis is to protect the hydroperiod (depth, frequency, and duration) of water in the wetland.

7. Per Minimum Requirement #5, projects shall employ on-site stormwater management BMPs to infiltrate, disperse, and retain stormwater runoff onsite to the maximum extent feasible without causing flooding or erosion impacts. On-site stormwater management BMPs shall be designed, sized, and provided for in accordance with the current edition of the Stormwater Management Manual for Western Washington.

8. If the runoff from the new impervious surfaces, replaced impervious surfaces and converted pervious surfaces is not separated from runoff from other surfaces on the project site, the stormwater water quality facilities must be sized for the entire flow that is directed to them.

9. The City does not have records and files for the Nevada St. stormwater mitigation facilities for which the proposed project intends to route stormwater through. The facilities are identified as Cedar Ridge detention pond and water quality swale, were installed in 2002, and were associated with City project EX-0007. The civil engineer for the project must research and provide information to the City in regards to the how stormwater mitigation and conveyance from the proposed project meets the design of the Cedar Ridge detention pond and water quality swale. Did the pond and swale account for stormwater contributions from the project property or does stormwater from the pond need to be routed around the pond and swale?

10. An easement or inclusion in the dedication of right-of-way must include the stormwater outfall and downstream conveyance from the existing stormwater detention pond located at Consolidation Ave. and Puget St.

11. Building permits are required for stormwater detention vaults. If the vaults are located within a fire land or drive isle, the vaults must be designed to account for the loading from a fire truck.

Applicant Submitted Question/s and Reviewer's response

1. The City of Bellingham will be drafting and adopting new stormwater regulations sometime before December 31, 2016, as required under the City's NPDES Phase II Municipal Stormwater Permit. As of December 2012 the City has not taken any action on writing new regulations. During the drafting of the new regulations, there will be a public comment and involvement period prior to adoption of any new stormwater regulations.

2. Provide 2 additional sets of full size drainage related civil plan sheets and 2 copies of the drainage report. The Stormwater section keeps records of all privately owned and maintained stormwater mitigation facilities.
1 The following are design elements for an approved fire apparatus roadway:
A fire apparatus roadway must be installed from the public way to a point within 180 feet of all portions of the exterior first floor.

The required fire apparatus roadway shall have a minimum width of 26 feet.

The required fire apparatus roadway shall have a minimum height of 13.5 feet.

The required fire apparatus roadway shall have a surface of asphalt, concrete, or other approved all-weather design.

The required fire apparatus roadway shall have a minimum load capacity of 75,000 pounds.

The required fire apparatus roadway shall have a minimum turning radius of 25 feet.

At least one aerial access route shall be within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.

The required fire apparatus roadway shall have approved fire lane marking restricting all parking along all roadways.

This multi-family residential projects has more than 100 dwelling units and shall be equipped with two separate and approved fire apparatus access roads. If all structures are equipped with NFPA 13 sprinkler system the project may have one entrance. If the proposal changes to one access point, an approved turnaround will be needed at or near the terminus of the westerly dead-end road. Approved turnarounds are identified in BMC 17.20.090.

An approved monument sign to provide address guidance will be required in an approved location.

2 The following are general fire department access requirements:
An approved access walkway leading from fire apparatus roads to exterior openings shall be provided.

Structures with a roof slope less than or equal to 4/12 will require a stairway onto the roof.

The Fire Department will assign addresses for the structures and the apartments. The structures shall have approved address numbers placed in an approved position that is plainly legible and visible from the street or road fronting the property.

Streets and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage of vehicles.

3 The following are design elements for the fire hydrant system:
This project will require a minimum of nine onsite fire hydrants. The proposed locations are fine. A hydrant will be required on Consolidation east of the main entrance.

Maximum distance from any point on a street or road frontage to a fire hydrant cannot exceed 150 feet within the project property.

Average spacing between hydrants cannot exceed 300 feet.

Hydrants require a minimum roadway surface of 26 feet perpendicular for a distance of 20 feet before and after the operating nut.

4 The following are fire flow requirements:
The minimum fire flow for this building/project is 1,500 gallons per minute for a duration of 4 hours.

Contact Jim Bergner @ 360-778-7731 for proof of minimum fire flow documentation.
5 The following are fire protection requirements:

All fire protection systems require a separate construction permit. Provide an informational block on the building permit identifying all required fire protection system permits that will be applied for at a later date.

The structures will require the installation of a NFPA 13 sprinkler system. NFPA 13R systems are designed for structures up to and including four stories.

The structures will require the installation of a manual Class I standpipe system. The use of combination standpipe/sprinkler systems must be approved.

Carbon monoxide alarms are required in all apartments.

Portable fire extinguisher plan will be required with building permit application to include type, size and mounting details. Fire extinguishers are required on each floor of the structure and located so that no point is further than 75 feet of travel. Maximum area protected by an individual fire extinguisher cannot exceed 3,000 feet.

The structures will require the installation of a manual fire alarm system. The manual stations may be omitted with initiation of the fire alarm system by water-flow switches zoned by floor.

Sprinkler risers and fire alarm control panels shall be located in a room that has a door that leads directly outside and shall be provided with heat and light. The riser rooms for this structure should be located in the basement and have a sidewalk leading to the entrance door. A lock safe must be installed adjacent to the riser room.

Consultation with your fire sprinkler designer will be required to determine their design approach and whether the bridges need to be protected with fire sprinklers. Each structure will have a dry system installed to protect the attic and this can be extended to the bridges, if necessary.

Clubhouse is not a residential structure and the fire sprinklers cannot be designed to NFPA 13R.

6 The following are fire safety during construction and demolition requirements:

Smoking shall be prohibited except in approved areas. Signs shall be posted.

Combustible debris shall not be accumulated within buildings.

Open burning is prohibited.

The owner shall designate a person to be the Fire Prevention Program Superintendent who shall be responsible for the fire prevention program and ensure that it is carried out through completion of the project.

Readily accessible emergency telephone facilities shall be provided in an approved location at the construction site.

Approved vehicle access for firefighting shall be provided to all construction or demolition sites.

An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on site.

7 Deferred Submittals

The following is a list of Fire Departments permits, which will be applied for separately from the building permit.

1. Fire Apparatus Access Road
2. Fire Service Main (for each structure)
3. Fire Alarm (for each structure)
4. Fire Standpipe (for each structure)

1 Park impact fees will be assessed per unit at the multifamily rate.
PARKING REQUIRED: 1.5 SPACES / 1 OR 2 BEDROOMS UNITS
3 SPACES / 4 BEDROOMS UNITS
PARKING SIZE: REGULAR: 8.5' X 17'

ARCHITECTURAL SITE PLAN
BLDG BASEMENT FLOOR PLAN

BLDG 1ST / 2ND FLOOR PLAN
GROSS FLOOR AREA 13,583 S.F..

WWU HOUSING at CEDAR RIDGE
AMBLING UNIVERSITY DEVELOPMENT GROUP
11-26-2012 BELLINGHAM, WA HPA-12455
BLDG 3RD / 4TH FLOOR PLAN
GROSS FLOOR AREA 13,583 S.F..
EAST ELEVATION

WWU HOUSING at CEDAR RIDGE
AMBLING UNIVERSITY DEVELOPMENT GROUP
11-26-2012 BELLINGHAM, WA HPA-12455

HUMPHREYS & PARTNERS ARCHITECTS L.P.
360 Alpha Ave, Suite 100, Bellingham, WA 98225
WWW.HUMPHREYS.COM

DALLAS IRVINE NEW ORLEANS ORLANDO SCOTTSDALE SEATTLE VANCOUVER DUBAI CHENGAI
fitness center

sports court

carpet in bedroom

living room

study space in clubhouse

clubhouse main room

countertops and premium appliances

demonstration kitchen in clubhouse

game room in clubhouse

outdoor spa

tub/ceramic tile