



MULTIFAMILY RESIDENTIAL PLAN DATA SHEET

Provide the following information for the proposed development. Use definitions and calculation methods in BMC Title 20 Land Use Development.

If the project is located in a Planned land use district (Use Qualifier) or has applied for a City of Bellingham multifamily tax exemption, enter the development contract or application number:

Not applicable Contract/application number:

Total number of units: 164

Table with 6 columns: Studio, 1-bedroom, 2-bedroom, 3-bedroom, 4-bedroom. Rows include Existing units, Proposed units, Demolished units, and Total net units.

Total site area: 485,444 sq. ft. Proposed Density: 2,960 sq. ft. of land area / dwelling unit

Lot coverage: 210,012 sq. ft. 43 % of site

Open space: 275,432 sq. ft. 57 % of site

Total useable space: 43,330 sq. ft.

Private: 8,248 square feet Common: 35,082 square feet

Describe type of useable space provided: (decks, yards, recreation buildings, type of recreational facilities and equipment)

Usable open space is comprised of decks and patios (private), a central clubhouse, and 5 designated common usable space areas.

Total number of parking spaces proposed: 423

0 Garage parking spaces proposed 0 Carport parking spaces proposed

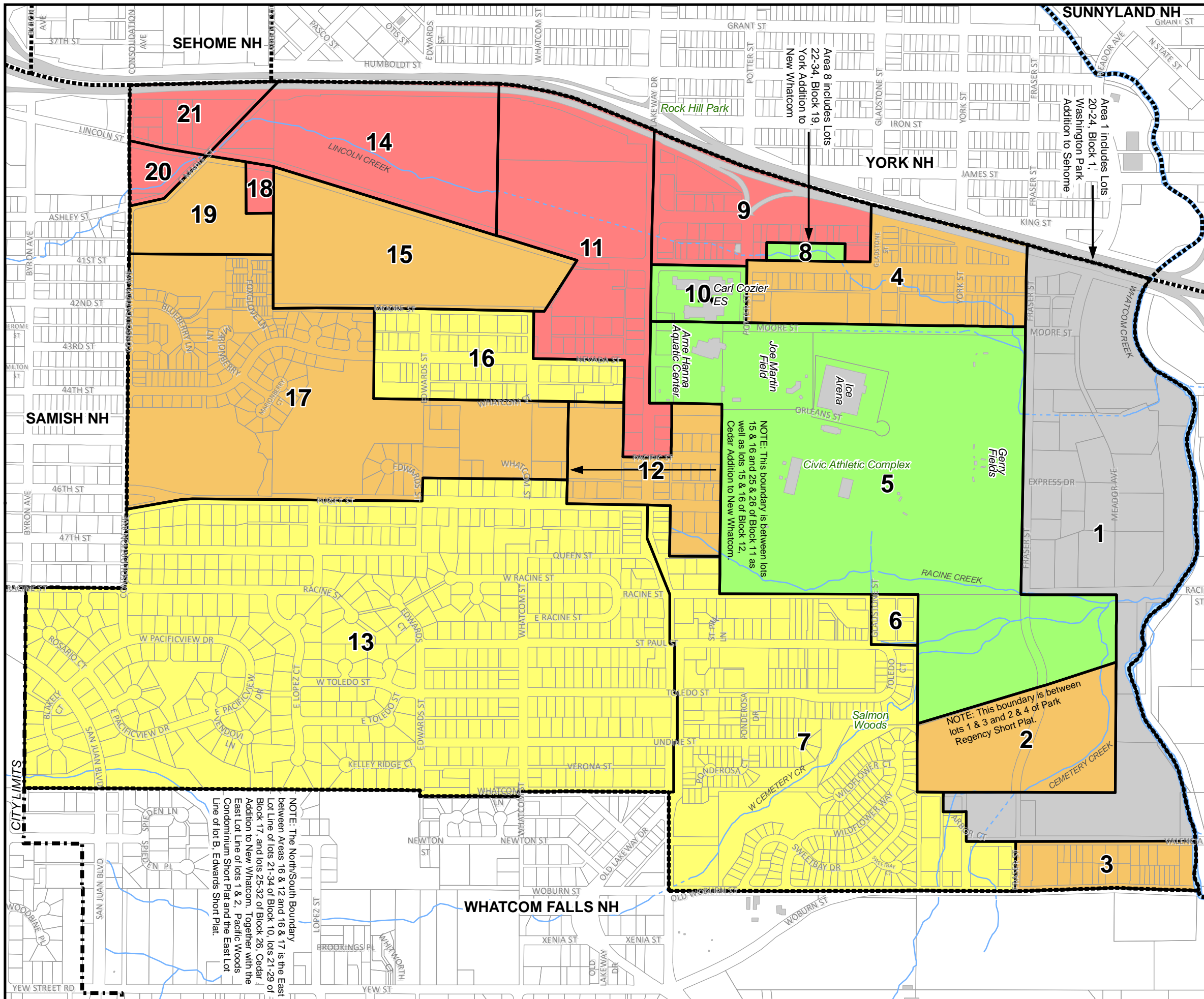
Check Yard Setback Options Taken:

- None, Side yard window wall, Rear yard window wall, Side yard wall without window, Rear yard wall without window

Height of tallest building:

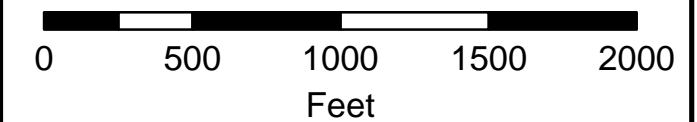
54.5' feet under definition #1 36.5' feet under definition #2

# PUGET NEIGHBORHOOD ZONING



AREA	ZONING DESIGNATION*
1	Industrial, Planned
2	Residential Multi, Planned
3	Residential Multi, Duplex
4	Residential Multi, Mixed/Multiple
5	Public, Recreation
6	Residential Single
7	Residential Single
8	Public, Open Space
9	Commercial, Planned
10	Public, School
11	Commercial, Planned
12	Residential Multi, Multiple
13	Residential Single
14	Commercial, Planned
15	Residential Multi, Planned
16	Residential Single
17	Residential Multi, Planned
18	Commercial, Planned
19	Residential Multi, Planned
20	Commercial, Planned
21	Commercial, Auto/Mixed

\*SEE BELLINGHAM MUNICIPAL CODE TITLE 20 TABLE OF ZONING REGULATIONS FOR MODIFICATIONS IN THE LIST OF PERMITTED USES AND OTHER SPECIAL PROVISIONS FOR EACH NUMBERED AREA



City of Bellingham  
Planning Department  
2011

NOTE: The North/South Boundary between Areas 16 & 12 and 16 & 17 is the East Lot Line of lots 21-34 of Block 10, lots 21-29 of Block 17, and lots 25-32 of Block 26. Cedar Addition to New Whatcom. Together with the East Lot Line of lots 1 & 2, Pacific Woods Condominium Short Plat and the East Lot Line of lot B, Edwards Short Plat.

NOTE: This boundary is between lots 15 & 16 and 25 & 26 of Block 11 as well as lots 15 & 16 of Block 12, Cedar Addition to New Whatcom.

NOTE: This boundary is between lots 1 & 3 and 2 & 4 of Park Regency Short Plat.

Area 8 includes Lots 22-34, Block 19, York Addition to New Whatcom

Area 1 includes Lots 20-24, Block 1, Washington Park Addition to Sehome



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### **MULTI-FAMILY RESIDENTIAL DESIGN HANDBOOK**

#### I. SITE DESIGN

##### A. Orientation

**Requirement:** Orient buildings to the 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.

**Guidelines:** We are orienting the Clubhouse towards the entrance off of Consolidation, and setting the four residential buildings back substantially from the property lines. The clubhouse is the main arrival point for first time visitors to the site and is the location of the leasing, management, and maintenance staff. There will be an internal sidewalk circulation system that will connect the buildings and parking to the clubhouse and on to Consolidation. Landscaping, signage, and lighting, will emphasize the pedestrian entry from the street.

We are orienting the buildings and parking areas to the existing slope, so as to have the least site disturbance as possible. Doing so corresponds directly to the site's natural features, and will allow a significant amount of open space to be consolidated. The residential buildings will be set back far enough to have a minimal impact on the neighborhood, and so as to not disturb the solar access in the winter.

Satisfies Guidelines 1b, 1c, 1d, 2a, 2b, 2c, & 3. Guideline 1a is exceeded, for the betterment of the project and neighbors.

##### B. Neighborhood Connections

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

**Guidelines:** We are providing interconnected circulation systems including pedestrian connections to the street, buildings, parking areas, and recreation areas. This will include both an interconnected street and sidewalk system within the project. This will also include a trail in the Puget and Consolidation ROWs that will connect a pedestrian route between other adjacent developments and neighborhoods. Because we are housing a student population, we need to be careful about outside intruders and therefore connections to the property.

The walkways will be designed to be attractive to users by the use of landscaping, connections to passive and active common open space, and they will be separated from vehicular traffic.

Satisfies Guidelines 1a, 1b, 1c, 2a, 2b, 2c, & 2d (All).

##### 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:** We are locating parking lots along the existing contours of the site so as to minimize disturbance to the land. That allows for retainage of the most amount of existing landscape possible.



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They will be broken up into smaller ones that also provides for easy access by pedestrians. There will only be one curb cut and driveway connecting to the improved Consolidation Avenue. The parking lots will be as far from property lines and streets as possible. The natural grade change will be used to minimize the impact on adjacent properties and streets. The one driveway will be attractively landscaped so that it is not dominant from the street yet provides for a welcoming entrance. The parking lots will be screened with landscaping. We intend to review perimeter fence proposals with those neighbors on Nevada Street whose yards abut the subject site. The uppermost parking lot is located between the buildings and Puget Street so as to minimize the height impact of the buildings to the neighbors and street. (See site sections). The lower parking lots are located between the buildings and adjacent properties so as also to minimize the building's impacts on those neighbors. (See site sections). We do not intend to use pervious surfacing, as the soils are not appropriate for that application. Also, we are incorporating some of the parking lots above our detention vaults so as to minimize site disturbance.

Satisfies Guidelines 1a, 1b, 1c, 1e, 1f, 1g, 1h, & 2 (illustrations). Guideline 1d does not apply.

### D. Clearing and Grading

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

Guidelines: This site plan, including the buildings, roadways, and sidewalks, are designed to follow the existing grades of the site. We are proposing taller buildings and therefore less of them, so as to have the smallest footprint on the site. Having fewer buildings allows us to place the lower buildings further back from the Nevada Street neighbors; the upper buildings further downslope and therefore out of the site lines of the Puget Street neighbors; and the southern buildings far enough away from the Consolidation neighbors that they will barely be visible.

We are terracing both the parking lots and the buildings so that we will not have one long sloped lot. These will be divided into smaller steps, with retaining walls as low as possible. The tallest retaining wall will only be seen by our own buildings, not by any neighbors. We will use 2:1 sloped landscaping as much as possible.

Satisfies Guidelines 1, 2, 3a, 3b, & 3c (All)

### 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: We are not proposing any fences along the street. We are using landscaping, both the existing natural landscaping and enhanced plantings, adjacent to streets and adjacent neighbors. We anticipate installing fencing along the perimeter of the property adjacent to the back yards of our neighbors on Nevada Street.

Satisfies Guidelines 1, 4, & 5. Guidelines 2 & 3 do not apply.



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### F. Open Space and Recreational Area

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

Guidelines: We are combining the open space both on site and adjacent to our site to provide for contiguous larger open spaces. The subject site is 11.15 acres. A total of 21.4% of the existing site (2.39 acres) will remain in a natural state, and an additional 35.2% of the site (3.93 acres) will be landscaped as either useable or passive open space. This totals 56.6% of the site (6.32 acres) that is either left natural or re-vegetated. Additionally, there is a 15 acre open space property immediately to the north of our property (dedicated as part of the Hawley's re-plat). These combine together to form a large contiguous open space that also connect to various other open spaces. There will be walkways that connect these together, and to the Clubhouse that will contain indoor recreation activities. The common useable space will be buffered with landscaping to the ground floor windows, streets, neighbors, and service areas. This will define the boundaries of the private useable space. These spaces will be oriented to receive sunlight.

Satisfies Guidelines 1, 2, 3, 4, 5, 6, 7, & 8. (All)

### G. Mailboxes, Site Lighting, 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 light and glare or light levels.

Guidelines: Mailboxes: We have reviewed the location of these with the USPS. There is one large common mailbox room for all of the residents located within the Clubhouse facility. This allows for package delivery to be managed by the staff. It is accessed via a well-lit sidewalk.

Site Lighting: We will provide a professionally designed site lighting plan for the entire site, including entries, walkways, and parking areas. We will minimize the impact of the parking lot lighting while still providing safety for the residents. The site lighting will be directed away from the sky and neighbors. Bus Stops: The site is close to the WWU / Lincoln Creek Park n' Ride, and we may incorporate our own shuttle bus if the demand and need arises. Bicycle storage: There will be bike racks located under cover and scattered evenly around the site so they are convenient to the residents. They will also be lit.

Satisfies all of the Guidelines.



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### H. Trash and Recycling Storage

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

Guidelines: There will be two enclosed trash areas located between the buildings and far from the streets and neighbors. They will be fully covered walk-in facilities, not just screened, and will allow for visibility inside. They will be designed and landscaped to serve multiple purposes, including as a viewpoint. They will be mostly buried and thus made of concrete.

Satisfies Guidelines 1, 2, 3, 4, & 5. (All)

### 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: The site landscaping will be professionally designed and we will incorporate the following approaches and features: terraced retaining walls, install larger nursery stock, provide a trellis or arbor, incorporate planter walls, landscape open areas created by building modulation, include common areas, special planting and lighting at entries, maximize tree retention, retain and enhance natural greenbelts, use drought-tolerant plantings. We will plan for the mature size of trees so as not to interfere with windows, decks, and lighting. Landscaping will define and enhance the various outdoor areas, both active and passive. The areas between buildings, parking, and the site boundaries will be landscaped.

Satisfies Guidelines 1a, 1b, 1c, 1d, 1e, 1g, 1h, 1i, 1j, 1m, 2, 4, & 5. Guidelines 1f, 1k, 1l & 3 are not applicable.

### J. Landscape Design – Parking Areas

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

Guidelines: We will install canopy trees with parking areas. We are proposing to have up to 20 spaces in a row (as per code) without landscaping, rather than the eight (8) spaces that is in the guidelines. Parking will only be seen by our residents, not by the neighbors, due to the natural grade of the land, the large setbacks, and the significant vegetation. Therefore, less landscape islands means more contiguous landscaping and open space and less land disturbance. The landscaping will be protected with either wheel stops or curbs, depending on the location. There will be landscaping between the buildings and sidewalks/parking areas.

Satisfies Guidelines 1 (intent only), 2, 3 & 4.



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### K. Signs

Requirement: Minimize the amount of signage needed to identify the multifamily development.

Guidelines: We will incorporate internal directional signage for wayfinding within the site. The signs will fit into the architectural and landscape design of the overall project. Any lighting will be indirect and downward directed. The scale will be as small as possible to direct the flow of pedestrians, vehicles, and emergency vehicles. They will be incorporated into the buildings and landscape wherever possible, and will be low if freestanding.

Satisfies Guidelines 1, 2, 3 & 4. (All)

### L. Sidewalk Design

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

Guidelines: This requirement deals with sidewalks in the public ROW. We have a very small amount of sidewalk that will be on the street frontage or in the ROW, but will meet or exceed all of the guidelines. We will be providing sidewalks on-site that will also follow these guidelines. We will be installing a trail system in the Consolidation Avenue and Puget Street ROWs. Although these will not be sidewalks, the design principles underlying these guidelines will be followed.

Satisfies Guidelines 1, 2, 3 & 4. (All)

### 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: Due to site topography our stormwater detention requirements will be met with a vault under a parking lot. The only visible drainage feature will be an approximately 11,000 SF raingarden in the western portion of the site that will be integrated into the landscaping. Retaining walls required uphill of the raingarden will follow overall project retaining wall guidelines.

Satisfies Guidelines 1b, 2, 3a, and 3b. Guidelines 1a, 1c, and 3c are not applicable.

## II. BUILDING DESIGN

### A. Neighborhood Scale

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

Guidelines: (See building elevations and site plan). This project is a boarding and rooming house development, in a Residential Multi, Planned zoned parcel. The properties to the west and north are zoned multi-family, but with single family uses. The properties to the east and south are zoned single family. And of course, this wooded site slopes down significantly from east to west. In order



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to satisfy these unusual circumstances, we are proposing fewer and taller buildings coupled with very large setbacks from property lines. Instead of just having two story buildings close to property lines, we are pushing the buildings far away from property lines. The goal is to increase the amount of light, air, and landscaping between the buildings and the surrounding homes. This will do more to minimize the impacts than having more and smaller buildings that are much closer to the property lines. The roofs of the upper buildings will be at or lower than Puget Street, so the impact of them is minimal. The neighborhoods to the south and north will not be able to see the buildings due to the existing and new vegetation. The buildings will also be modulated into single-family sized sections and will have elements, including windows and balconies, which are sized to match those in the surrounding neighborhoods. See also the Variance Request.

Satisfies Guidelines 1b, 1c, guideline 2 is not applicable.

### 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 building elevations). We are using similar proportioned roof forms, architectural style, materials, patterns and proportions of windows, and architectural details and features. Our entry configurations are somewhat similar in that our lower units will be accessed directly from the fronts of those units, so they will function like smaller homes with an entry and patio. Each residential building will have nine separate entries rather than just one or two, so they will spread them out more like in single-family neighborhoods. Also, the closest building to the neighbors is the Clubhouse, which is the size of a single family home.

See also the commentary regarding Guideline 2 (employ design guidelines contained in the Neighborhood Plan) in the Neighborhood Plans sections.

Satisfies Guidelines 1a, 1b, 1c, 1d, 1e and 2 (All)

### C. Privacy

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

Guidelines: (See building plans and elevations). We are locating windows so that residents from one unit cannot look into another unit. We are providing large setbacks so that these units will not look into neighboring residences. Parking areas, common recreation areas and walkways will be screened both by grade changes and by landscaping. Decks and patios will be separated by low walls or landscaping. With the siting of our buildings and our landscaping, we will provide for privacy of the neighbors, privacy of the units, and still achieve on-site safety with “eyes on the common areas”.

Satisfies Guidelines 1, 2 & 3. (All)





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### 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 building plans and elevations). The buildings are divided into modules of five on the downhill (west) facades, and four on the uphill (east) facades. These modules are one unit wide, or the size of single family house. Vertically they are also divided into three tiers, using material and color changes, and balconies, to provide the separations. There is a common Northwest Contemporary theme that ties the elements together. The roof lines are broken up along the length of the buildings with the use of deep articulation in the plans.

We are incorporating many architectural details to provide visual interest. These include one-story entry elements, entry bridges at the uphill sides, windows and doors spaced the same as in single family homes, trim to articulate the building façade, deep overhangs, and material and color variations that differentiate the ground floors from the upper floors.

Satisfies Guidelines 1a, 1b, 1c, 2a, 2b, 2c, 2d & 2e. (All, as #3 does not apply)

### E. Windows

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

Guidelines: (See building elevations). We are using vertically proportioned windows that are divided and trimmed around their frames. We are not using bay or boxed windows. These windows are similar to those in nearby single family homes.

Satisfies Guidelines 1a, 1b, and 1d.

### F. Building Foundations

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

Guidelines: We are stepping the buildings to blend closely with the site contours. This will allow for a minimum of exposed foundation walls.

Satisfies Guidelines 1 & 2a, therefore 2b & 2c do not apply.

### G. Entries

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

Guidelines: We are providing three types of entries in each building. There are two main entries in each, on the uphill east side, accessed via a bridge from the parking lots. These will have inviting covered entrances close to the parking lots and covered bicycle areas. There are two secondary entrances in each, on the sideslopes of the north and south facades, which will each have a unique covering element. Each ground level on the west side will have their own direct entry accessed via



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front patios. We want to spread out the entries so that there will be better access spread out around the site. This will allow for entries to be visible from various locations. The walkways that access these will be well lit and separated from the parking lots. Safety is an important consideration, so we will not have any hidden corridors or stairways.

Satisfies Guidelines 1, 2, 3 & 4 (All).

### 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: We are using painted horizontal and vertical siding, and panels trimmed with battens. The materials and colors will be coordinated with the modulation of the building.

Satisfies Guidelines 1a, 2, & 3. (All) Guidelines 1b – 1g do not apply

### 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: We are not using garages or carports. Driveways will be as narrow as possible to meet codes and allow for emergency vehicle access. We are providing shelters that will provide for covered bike storage near each building main entry. These will be small in scale and of the same character as the buildings.

Satisfies Guideline 3, and guidelines 1, 2, 4, 5 & 6 do not apply.

### J. Additions to Existing Structures or Sites with Existing Buildings

Does not apply, this is all new construction.