



February 26, 2020

Attn: Kathy Bell, Senior Planner  
City of Bellingham  
Planning and Community Development Department  
210 Lottie St, Bellingham, WA 98225

Re: Planned development (PDP2019-0015)/Design review (DR2019-0036)/Height variance (VAR2019-0009)/Critical area permit (CAP2019-0037)/SEPA checklist (SEP2019-0039)  
Project location: 4413 Consolidation Avenue/Area 17

Kathy,

Enclosed please find additional, revised and updated documents per the Notice of Incomplete Application and Request for Information issued August 10<sup>th</sup>, 2019. Per granted extensions, the due date for these materials is March 9, 2020. Please note that we are no longer requesting a height variance, as no building taller than 35' (per Def. 1) lies within the restricted height boundary line.

The project has been downsized from 136 units to 106, and now contains 3 smaller buildings instead of 1. 2.5 story buildings have been strategically placed on the site to transition from single family use (Nevada St./Marionberry Ct.). In addition, a +/-1 acre buffer has been added to our westerly boundary. Retaining walls, fencing and replanting within this area add privacy and separation. Parking adjacent to Cityview's westerly neighbors will be headlight screened.

Each RFI Action Item has been addressed, and all application documents from the initial PDP submittal have been updated to reflect all project revisions.

We look forward to working with you, the City and neighbors to supply much needed infill housing, while minimizing impacts to current residents.

Sincerely,

Morgan

Morgan Bartlett, Jr

Director

Madrona Bay Real Estate Investments, LLC