



Planning and Community Development Department

210 Lottie Street, Bellingham, WA 98225

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Determination of Non-Significance (DNS)

SUB2020-0005/PDP2020-0001/DR2020-0003/CAP2020-0002/VAR2021-0001/SEP2020-0002

Date of Issuance of Threshold Determination: 3/26/2021

Project Description: A new residential subdivision on an approximately 11-acre site located generally west of Chandler Parkway, between Bristol Way and the northern terminus of Sussex Drive. The submitted proposal consists of 23 single family lots and 40 infill housing townhomes. All units are proposed to be on separate lots created through the preliminary plat process. A density bonus is requested to increase the number of residential units from 50 to 63.

The development would be served by the extension of Sussex Drive from its current terminus through the site to Bristol Way. Direct vehicular access from Chandler Parkway is not proposed.

Variance(s) from land division regulations are requested. The dedication of land for public trail easements are proposed. Stormwater management is proposed along the western boundary of the site in detention vaults.

The proposed infill housing units required design review approval pursuant to BMC Chapters 20.25 and 20.28. Modifications from some of the design standards have been requested.

Impacts to onsite wetland buffers are proposed with mitigation occurring onsite. Impacts to onsite geological hazardous areas are proposed with mitigating occurring in consultation with recommendations issued by a professional, licensed geologist compliance with applicable codes.

Project Location: 3615 Chandler Parkway / Area 2, Barkley Neighborhood and zoned Residential-Multi, Planned with a 10,000 square foot density requirement.

Proponent: Tony Freeland, Freeland and Associates; 220 W Champion, Bellingham WA 98225; (360)650-1408.

Lead Agency: City of Bellingham, Planning and Community Development Department (PCDD)

Environmental Information Considered:

- SEPA checklist, prepared by Tony Freeland, dated January 5, 2020, and edited by city of Bellingham staff on March 24, 2021.
- Geotechnical Engineering Investigation and Report (Geotest, February 27, 2020)
- Critical Areas Evaluation (Geotest, October 9, 2018)
- Geotechnical Addendum Letter #2 (Geotest, April 15, 2020)
- Preliminary Stormwater Proposal (Freeland, January 4, 2021)
- Traffic Impact Analysis (Gibson, March 2019)
- Critical Areas Report (Miller, July 30, 2018)
- Revised Mitigation Plan (Miller, December 23, 2020), including submitted wetland exhibits

The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter [36.70A](#) RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW [43.21C.240](#) and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. This decision was made after review of a completed environmental checklist on file with the lead agency. This information is available to the public upon request.

- This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date of issuance. Anyone wishing to comment on this threshold determination is invited to submit written comments to the PCDD by **5:00pm on 4/9/2021**.

Appeal Rights: Pursuant to BMC 16.20.210(D), there is no administrative appeal of this environmental determination.

Staff Contact:

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Planning and Community Development Department
210 Lottie Street - Bellingham, WA 98225

Responsible Official:

Kurt Nabbefeld, Development Services Manager
Planning and Community Development Department
210 Lottie Street, Bellingham, WA 98225



Signature

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#) Plat of Barkley Heights
2. Name of applicant: [\[help\]](#) David Ebenal
3. Address and phone number of applicant and contact person: [\[help\]](#)
Applicant: David Ebenal, Dominion Sustainable Development Corporation, P.O. Box 31548, Bellingham, WA 98228 (360) 319-0898
Contact Person: Tony Freeland, Freeland & Associates, Inc., 220 West Champion Street, Suite 200, Bellingham, WA 98225 (360) 650-1408
4. Date checklist prepared: [\[help\]](#) January 5, 2020
5. Agency requesting checklist: [\[help\]](#) City of Bellingham Planning and Community Development
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)
Not at this time.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)
Barkley Meadows Condominiums, Critical Areas Report, Miller Environmental Services, July 30, 2018
Critical Areas Evaluation, Barkley Meadows Development, GeoTest Services, October 9, 2018
North Bellingham Trail Plan, City of Bellingham 2015 Habitat Restoration Technical Assessment
Geotechnical Report, Barkley Heights Development, GeoTest Services, February 27, 2019
Traffic Report [Geotechnical Addendum Letter \(GeoTest, 2/8/19\), Geotechnical Addendum Letter #2 \(GeoTest, 4/15/20\), Mitigation Plan \(MES, 7/8/20\), Revised Mitigation Plan \(MES, 12/23/20\)](#)
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)
None.
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)
City of Bellingham Critical Area Permit
City of Bellingham Infill Housing Approval
City of Bellingham Preliminary Plat Approval
City of Bellingham Building Permit(s) for townhouses and small single family residence
City of Bellingham Public Facilities Application for road, water and sewer extensions
City of Bellingham Fire Permit(s) for road, service main, and apparatus road
Department of Ecology Construction Stormwater Permit (NPDES) for disturbance over 1 acre of soil.
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)
The project includes construction of 40-townhomes and 24-single family residences and a 28' wide City dedicated street to support the development. The proposed street will connect existing public roads Bristol Way and Sussex Drive. Associated improvements include stormwater management systems, municipal utility connections, and landscaping. [A concrete retaining wall 15' tall x 1,000' long will be built on the slope to support the extension of the road, alley, and residential construction.](#)
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)
3615 Chandler Parkway, Bellingham, Washington 98226
Tax Parcel Number: 380316 372176 0000
NW ¼, SE ¼, Section 16, Township 38 N, Range 03 E
Parcel Size = 11.3 acres

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

- a. General description of the site [\[help\]](#)

- Flat Rolling Hilly Steep Slopes Mountainous
 Other [Click here to enter text.](#)

- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)
The steepest slope on the site exceeds 40%.
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)
Per the NRCS Soil Survey, the western portion of the site is mapped as Whatcom silt loam, 3 to 8-percent slopes (Unit #179). The northeast portion of the site is mapped as Squalicum gravelly loam, 5 to 15-percent slopes (Unit 156), while the southeast portion is mapped as Squalicum gravelly loam, 15 to 30 percent slopes (Unit 157).
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)
The existing slopes on the eastern portion of the property are designated as a landslide hazard. Slopes exhibit no signs of recent instability, erosion or landslide hazard.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)
Cut-78,000 CY Approximately 6 acres of forested slopes will be graded to support construction. After grading occurs, more than 1,111 CY of concrete will be delivered for a retaining wall in addition to other concrete infrastructure.
Fill-18,000 CY
Source of Fill-Permitted fill site to be determined prior to construction.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)
Yes. Erosion may occur as a result of site clearing and construction of the roads and residential buildings. Construction may be phased to minimize erosion and sediment transport, as recommended by the project geologist. Stormwater controls are required.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)
Paving-14%
Buildings-12%
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)
An erosion control plan will be prepared by a civil engineer prior to construction.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)
Dust and equipment emissions will occur during the construction period. Auto emissions from property owners, mail couriers, and visitors will occur once the project is completed. Emission quantities are unknown at this time.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)
None known.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)
None proposed.

3. Water

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)
Yes. Three wetlands, Wetlands A, B, and D were identified on the property by a wetland biologist. Wetland A (Category III) is a forested and scrub/shrub, depressional wetland that extends onto the adjacent property to the south. Wetland B (Category III) is located in the northeast portion of the property and is a Palustrine, depressional/slope wetland. Wetland D (Category IV) is a small, Palustrine forested slope wetland located in the northwest corner of the property.
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)
Yes. Construction will occur within 200 feet of the wetlands.
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)
None.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
No.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)
No, the subject property does not lie within the 100-year floodplain.
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)
No. Waste materials will discharge to the municipal sewer system.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
No groundwater will be withdrawn. Drinking water will be supplied to the site by a connection to the City of Bellingham watermain.
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

No waste material will be discharged to the ground. Domestic sewage will be discharged into the municipal sewer system.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)
All stormwater runoff from the proposed roof and pavement surfaces will be collected in roof downspouts and catch basins and be piped to a new stormwater detention vault installed on the property.

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)
Not anticipated.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)
No. Drainage patterns may change due to extensive grading, installation of the retaining wall, and collection of stormwater. Stormwater management will be designed to meet the 2019 Stormwater Manual, including analyzing downstream effects.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:
The drainage plans will be designed to meet the 2019 Stormwater Management Manual for Western Washington and City of Bellingham Stormwater Management Code BMC 15.42.

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)
Approximately 5.8 acres of vegetation will be disturbed as part of the project.

Additional clearing will occur in the future when a new public trail is constructed.

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)
None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)
Landscaping is proposed to enhance vegetation on the site. 39,490 SF of wetland buffer restoration planting will occur to replace the forested area to be cleared for the retaining wall.

e. List all noxious weeds and invasive species known to be on or near the site.
None known.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)
birds: hawk, heron, eagle, songbirds, other: bat, woodpecker
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____
- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)
Pileated Woodpeckers and Big Brown Bats have habitats which are mapped within the township that includes the project site.
- c. Is the site part of a migration route? If so, explain. [\[help\]](#)
Yes. The project site is part of the Pacific Flyway migration route.
- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)
Approximately 5.5 acres of natural open space will be maintained.
- e. List any invasive animal species known to be on or near the site.
None known.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)
Energy required to support the project includes electrical power for residential building heating and lighting. In addition, electrical power will be required for street lighting.
- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe. [\[help\]](#)
Not anticipated.
- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)
The buildings will conform to the performance standards of the current Washington State Energy Code.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?
If so, describe. [\[help\]](#)
Not anticipated.
- 1) Describe any known or possible contamination at the site from present or past uses.
None known.
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Chemicals related to building and landscaping maintenance will be stored indoors.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
None known.
- 4) Describe special emergency services that might be required.
Emergency services that will be required include fire and police protection.
- 5) Proposed measures to reduce or control environmental health hazards, if any:
None proposed.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)
Noise associated with neighborhood traffic, the public high school, and recreation exists in the area but is not anticipated to impact the project.
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?
Indicate what hours noise would come from the site. [\[help\]](#)
Short Term—Construction noise (8 AM to 5 PM on weekdays)
Long Term—Residential traffic noise, mail couriers, refuse service, etc.
- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)
Construction hours will be limited to the weekdays during the day time. Contractor will monitor construction activities and respond to any noise issues or complaints in a timely manner.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)
The site is currently undeveloped and vegetated with trees and grasses. Adjacent properties to the north, east, and west are developed with single family residences. An undeveloped parcel (a mix of forest/shrub and herbaceous vegetation is located to the southwest).
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or non-forest use? [\[help\]](#)
Not known.
 - 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:
Not anticipated.
- c. Describe any structures on the site. [\[help\]](#)
The site does not contain any structures at this time.
- d. Will any structures be demolished? If so, what? [\[help\]](#)

No structure demolitions are required.

- e. What is the current zoning classification of the site? [\[help\]](#)
Residential Multi – Subarea 2 **Residential Multi, Planned with a 10,000 sf density requirement.**
- f. What is the current comprehensive plan designation of the site? [\[help\]](#)
Residential Multi **Multifamily Residential, Low Density**
- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)
Not applicable.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)
Yes. The site contains three wetlands which are considered critical areas. In addition, the site is located in an erosion and landslide area.
- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)
40 townhome units x 3 people (average) = 120 people (estimated)
24 SFR x 3 people (average) = 24 people (estimated)
Approximately 192 people will live in the completed project.
- j. Approximately how many people would the completed project displace? [\[help\]](#)
No displacement impacts will occur.
- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)
Not applicable.
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)
The proposal will comply with infill housing requirements including lot density, parking space count, open space, and access requirements.
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
None proposed.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)
The proposal will provide 64 middle income housing units. **Proposal revised to 63 units.**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)
No housing will be eliminated.
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)
The project will create new housing opportunities for middle-class families.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

The tallest building height is 35'. Building materials include but are not limited to painted horizontal siding, cedar shingles, and vertical painted board & batt. Composition roofing, vinyl windows, insulated metal overhead doors, and wood decks are also proposed.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)
Minor territorial views may be obstructed.
- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)
The proposed buildings will be modern with painted siding, windows, and exterior landscaping.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)
The project will produce street lighting during the evening.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)
Not anticipated.
- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)
None anticipated.
- d. Proposed measures to reduce or control light and glare impacts, if any:
Lights will be directed downwards to control glare impacts. **And may be shielded as necessary to control light direction.**

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)
North Ridge Park is located 300 feet west of the project site with a northern access to the park provided from Chandler Parkway. **(See below)**
- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)
No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)
The proposal includes an easement dedication for trail extension of the ~~Bay-to-Baker~~ trail.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)
No.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)
None known.

12a. The site abuts an informal city trail that is proposed to be dedicated with this proposal. Additional dedications for public access purposes will be considered to demonstrate consistency with the comprehensive plan.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)
None taken.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.
Clearing of the site will be limited to the areas necessary for construction.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#) Sussex Drive from the south. Access to the west is not proposed.
The site is served by Chandler Parkway (east) and Bristol Way (north).
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)
The site is not served directly by public transit. The nearest Whatcom Transportation Authority transit stop is located 0.4 miles to the northwest of the site at the intersection of Sunset Drive and Vining Street.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)
Eliminated-0 spaces
Proposed-108 spaces
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)
The proposal includes construction of a 28' wide public access road to serve the development. The proposed access road will connect from Sussex Drive to Bristol Way, which are existing public roads.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)
No.
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)
Per the Trip Generate Rates from the ITE Generation Report 8th Edition For Single Family Homes (ITE 210) and Residential Townhouse (ITE 230); 40-townhouse units will generate 232 traffic trips per day (18 PM Peak Trips) and 6-single family residences will produce 57 trips per day (6 PM Peak Trips). A traffic concurrency certificate (CON2018-0017) has been issued by the City of Bellingham.
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
No.
- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)
Transportation impacts will be controlled by providing adequate off-street parking for residences and lanes widths designed to accommodate two-way traffic and on-street parking. The proposed public road will connect existing Sussex Drive and Bristol Way to divide traffic. The site is located in close

proximity to public transit and bike/walking trails which will encourage non-passenger vehicle methods of transportation.

See the Traffic Impact Analysis prepared by Gibson (March 2019) for this development.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)
Yes. The project will require all public services.
- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)
Fire hydrants adjacent to the site will meet required spacing to meet Fire Department requirements.

16. Utilities

- a. Check utilities currently available at the site: [\[help\]](#)
 electricity natural gas water refuse service telephone sanitary sewer
 septic system other [Click here to enter text.](#)
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)
Electricity-Puget Sound Energy
Natural Gas-Cascade Natural Gas Company
Water-City of Bellingham
Telephone/Internet-Comcast or Frontier
Sanitary Sewer-City of Bellingham
Storm-Private **Or as may be required by the city of Bellingham.**

C. SIGNATURE [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: *Tony Freeland*

Name of signee: Tony Freeland, P.E.

Position and Agency/Organization: Principal, Freeland & Associates, Inc.

Date Submitted: January 5, 2020

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

[Click here to enter text.](#)

Proposed measures to avoid or reduce such increases are:

[Click here to enter text.](#)

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

[Click here to enter text.](#)

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

[Click here to enter text.](#)

3. How would the proposal be likely to deplete energy or natural resources?

[Click here to enter text.](#)

Proposed measures to protect or conserve energy and natural resources are:

[Click here to enter text.](#)

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

[Click here to enter text.](#)

Proposed measures to protect such resources or to avoid or reduce impacts are:

[Click here to enter text.](#)

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

[Click here to enter text.](#)

Proposed measures to avoid or reduce shoreline and land use impacts are:

[Click here to enter text.](#)

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

[Click here to enter text.](#)

Proposed measures to reduce or respond to such demand(s) are:

[Click here to enter text.](#)

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Click here to enter text.