



# Barkley Urban Village

Pre-application Neighborhood  
Meeting & Draft EIS Scoping Notice

## OVERVIEW

The City of Bellingham, in partnership with Talbot Real Estate, LLC, invites you to a virtual neighborhood meeting to discuss a new urban village plan and zoning in Areas 13-20 and 25 of the Barkley Neighborhood. The City intends to adopt a planned action under RCW 43.21C.440 to facilitate future permitting of development that is consistent with the urban village plan.

The meeting will also include a scoping discussion for the associated Environmental Impact Statement (EIS) under the State Environmental Policy Act (SEPA). *See reverse for details.*



**Join the meeting  
using this QR Code  
or link below!**



### Join the Virtual Meeting

Tuesday, July 26  
6:00pm - 7:00pm



### Zoom Link

[shorturl.at/jmRTV](https://shorturl.at/jmRTV)  
(or use QR code above)



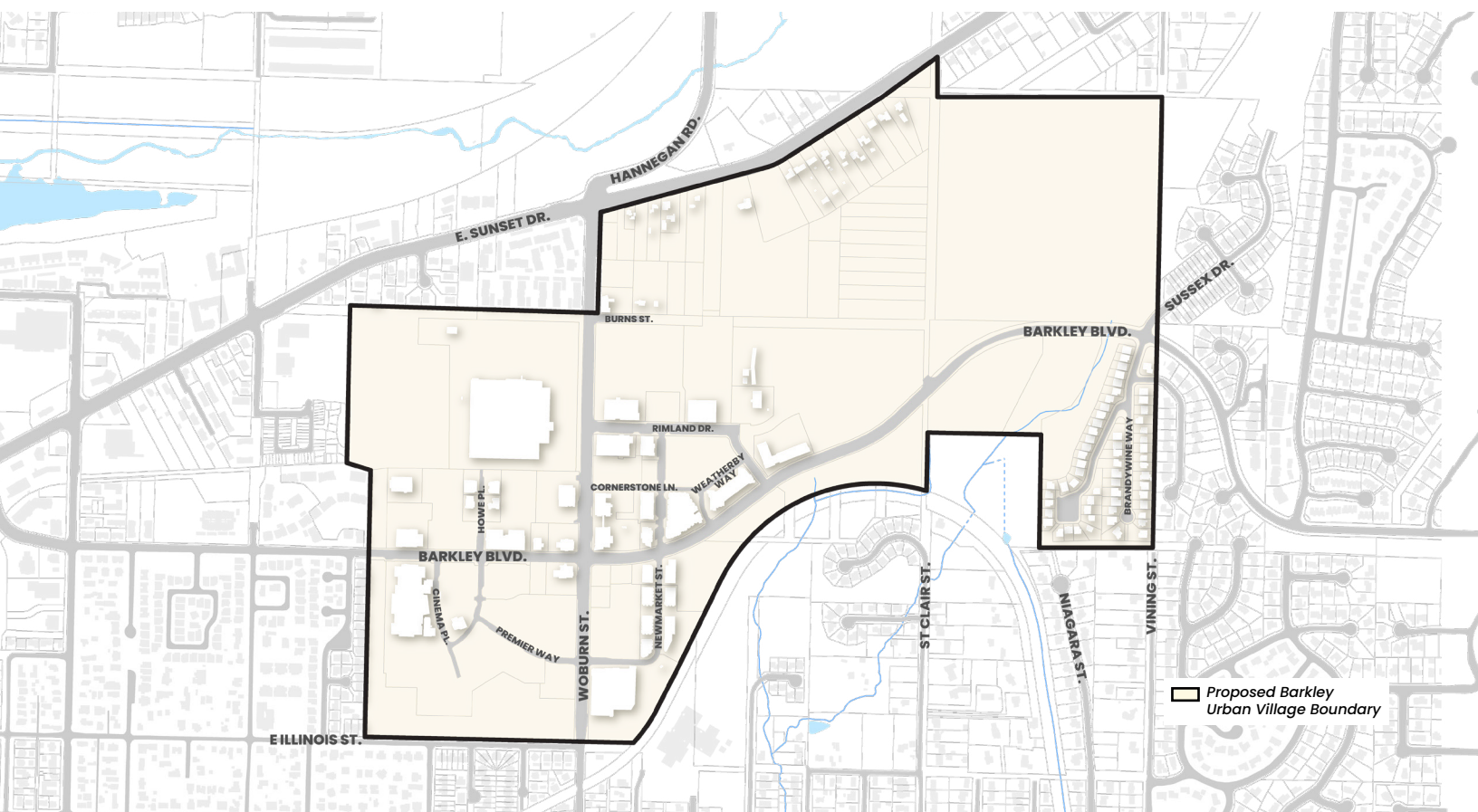
### Or, Join by Phone

(253) 215-8782  
Meeting ID: 832 9987 5006  
Password: 357425



### For Mtg. Questions, Contact:

Darby Galligan, Senior Planner  
[dgalligan@cob.org](mailto:dgalligan@cob.org),  
360-778-8389



## DETERMINATION OF SIGNIFICANCE (DS) & SCOPING NOTICE



### Abbreviated Description of Proposal:

Barkley Village is a 259-acre area owned primarily by Talbot Real Estate LLC. Since the late 1980's, it has developed as a mixed-use area under a "Planned, Commercial" zoning designation, and is identified in the City's 2016 Comprehensive Plan as an urban village. However, the area is currently regulated under ten (10) different Planned Development contracts and does not have an officially adopted urban village plan or zoning. The purpose of the project is to adopt an urban village plan and associated development regulations in a format consistent with the City's other urban villages and the current vision for the district. The proponent is also seeking a Planned Action Environmental Impact Statement (EIS) and ordinance to provide a comprehensive area-wide environmental assessment of future growth.

#### Proponent:

Talbot Real Estate, LLC

#### Location of proposal:

See map on reverse

#### Lead agency:

City of Bellingham Planning &  
Community Development Department

#### EIS Required:

The applicant has requested a comprehensive environmental review of the proposal as a Planned Action permitted under RCW 43.21C.440. The lead agency has determined this proposal is likely to have a significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030 (2)(c) and will be prepared and will include proposed mitigation measures. An environmental checklist or other materials indicating likely environmental impacts can be reviewed at our offices and online at: [cob.org/barkleyuv](http://cob.org/barkleyuv).

The lead agency has identified the following areas for discussion in the EIS: *earth, air, water, plants & animals, energy & natural resources, environmental health, land & shoreline use, transportation, public services & utilities, and cumulative effects*. The City will evaluate a No Action Alternative addressing the current Comprehensive Plan and existing zoning regulations for the area. The No Action Alternative is required to be evaluated by the State Environmental Policy Act (SEPA). Two other alternatives will be addressed that vary future land use, levels of growth and other elements within the Environmental Impact Statement.

#### Scoping:

Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required.

The method and deadline for providing comments is by attending the July 26 neighborhood meeting **or sending written comments via email or postal mail to the following no later than Monday, August 15, 2022:**

Kurt Nabbefeld, Development Services Manager /  
SEPA Designated Official  
[knabbefeld@cob.org](mailto:knabbefeld@cob.org) / (360) 778-8351  
City Hall  
210 Lottie Street  
Bellingham, WA 98225

Prepared July 15, 2022

A handwritten signature in blue ink, appearing to read "K. Nabbefeld", is written over the printed name.