

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:

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:

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

1. Name of proposed project, if applicable: **Cityview.**
2. Name of applicant: **Madrona Bay Real Estate Investments, LLC.**
3. Address and phone number of applicant and contact person:
Morgan Bartlett, Jr.
424 W. Bakerview Rd. Suite 109, Bellingham, WA 98226
360-527-2777
4. Date checklist prepared: **February 15, 2020. *revised 3/12/2021***

5. Agency requesting checklist: City of Bellingham.
6. Proposed timing or schedule (including phasing, if applicable):
 Phase 1 (2021): clear and grade entire site, foundation only Building C, construction of Buildings A & B, Consolidation Ave. street improvements, required stormwater facilities.
 Phase 2 (2022): completion of Building C, construction of fire lane.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
 No.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
 Revised Tree Retention Plan, Revised Landscape Plan, Revised Critical Areas Report, Wetland Mitigation Plan, preliminary Stormwater Report, Revised SEPA Checklist, full GeoTechnical Report.
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.
 No.
10. List any government approvals or permits that will be needed for your proposal, if known.
 Planned Development Permit, Design Review, SEPA, Critical Areas, Traffic Concurrency, and Building Permit.
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.)
 +/- 106 multifamily dwelling units located on a +/- 11.15 acre site. Project will include 3 buildings and associated exterior common usable area. +/- 249 on-site surface parking spaces will be provided. Consolidation Ave to be improved to ¾ city standard easterly to 45th St. 8 parallel parking spaces will be provided via Consolidation Ave improvements (north side only).
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.
 +/- 11.15 acre site located at 4413 Consolidation Ave, Bellingham, WA. Parcel is located to the north of Consolidation Ave, to the east of Nevada St, and to the west of Puget St.

Parcel Number: 3803321721750000

Legal Description: Tract F, plat of Cedar Ridge Division No. 2, according to the plat thereof, recorded under auditor's file No. 2020703650, records of Whatcom County, Washington.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site

- Flat Rolling Hilly Steep Slopes (NOTE: +/-48.6% of the north and east portion of the property to be left undisturbed.) Mountainous
 Other Medium Slope (10-15%).

b. What is the steepest slope on the site (approximate percent slope)? +/- 40%, located along eastern boundary (to be left undisturbed).

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. 1 - 2 feet of soil over 2 - 8 feet of sand/gravel/clay. Site improvements will require excavation/removal of soil.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No.

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. +/- 4.73 acres of the 11.15 acre site will be excavated and graded for site improvements. Haul in sand / gravel / pit run +/- 30,000 yards (+/- 1 acre cleared for future CUA).

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Yes. Erosion could occur as a result of clearing, grading and construction. Standard erosion control measures will be implemented to minimize erosion.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? +/- 35-40%.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: Standard erosion control measures will be implemented. See RFI: Action Item #4 for specific BMPs for clearing and grading.

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. Machinery emissions and dust during construction, unknown amount.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Standard erosion control measures will be implemented to minimize dust, quarry spill used at construction entrance to minimize dirt and debris in the roadway.

3. Water

a. Surface Water:

- 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.

Two wetlands are located on or near the property. One is off-site and located to the north of the subject parcel. This wetland area is owned by the City of Bellingham and described as, "Wetland A (Type I)". A second, artificially created wetland area, is located on the subject property and is referred to as, "Wetland B (Type IV)". See revised Critical Areas Mitigation Plan 4.1, Table 1).

- 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.

Yes, however all required mitigation/buffers will be met. See revised Site Plan, revised Critical Areas Mitigation Plan.

- 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.

None of the wetlands will be filled, dredged or disturbed.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Yes, a French drain is proposed along the easterly site plan boundary. This French drain is intended to collect surface runoff from the undisturbed area of the site. See RFI: Action Item #5 for specific BMPs for surface and groundwater runoff.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

- 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.

No.

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.

No.

- 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.

None.

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.

Runoff will be created by surface parking, roof drains and street improvements. Water will be directed into a stormwater vault located below Building B. From the vault, the water will flow into a stormwater treatment bio-cell and then released into an 18 inch city owned stormwater pipe abutting the property. See RFI: Action Item #5 for specific BMPs for surface and groundwater runoff.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Yes, the above mentioned stormwater system as well as the proposed French drain will collect surface water and ultimately direct it to the city storm system.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

See above answer 3. Also, use of standard erosion control measures will be implemented. Site disturbance is limited to +/- 50% in order to minimize surface, ground and runoff water. See RFI: Action Item #5 for specific BMPs for surface and groundwater runoff.

4. Plants

- a. Check the types of vegetation found on the site:

- 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?

+/- 5.73 acres (51.4%) of the site will be cleared for the proposed improvements. Tree species to be removed include, but are not limited to, alder, fir, and birch.

- c. List threatened and endangered species known to be on or near the site.
None.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
The westerly border will have a thick re-plant screen. The large CUA will be cleared, with large stumps remaining and minimal grading occurring to retain the native understory. +/- 5.42 acres (48.6%) of the site will remain undisturbed. Wetland buffers will be protected with signage and split rail fencing.
- e. List all noxious weeds and invasive species known to be on or near the site.
None.

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:
birds: hawk, heron, eagle, songbirds, other:
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.
None.
- c. Is the site part of a migration route? If so, explain.
No.
- d. Proposed measures to preserve or enhance wildlife, if any:
+/- 5.42 acres (48.6%) of the site to be left in open space/native forest.
- e. List any invasive animal species known to be on or near the site.
None.

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.
Electricity. Yes, forced air heat.
- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe.
No.
- 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:
Energy efficient windows, doors, and building envelope.

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.

No.

- 1) Describe any known or possible contamination at the site from present or past uses.
None.
- 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.
None.
- 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.
- 4) Describe special emergency services that might be required.
Medical assistance for construction workers.
- 5) Proposed measures to reduce or control environmental health hazards, if any:
Standard erosion control measures will be implemented during construction. Surface runoff will be treated via a stormwater bio-cell prior to dispersion into the city storm system.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
None.
- 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.
Short term: Construction noise 7:30am-6:00pm, 7 days.

Long term: the completed project will result in normal occupancy noise to the immediate area. Residents will be required, per their lease, to conform to all City of Bellingham noise ordinances (BMC 10.24.010(E) and BMC10.24.120(C)).
Building design and placement, vegetation and site design will reduce noise impacts.

- 3) Proposed measures to reduce or control noise impacts, if any:

The buildings have been oriented with main entrances facing east, away from the nearest neighbors on the westerly border. There are no balconies on the buildings, which limits occupancy noise. All buildings are set back from the westerly property line to further reduce noise impacts (Building A 160-190 ft, Building B 50-90 ft, Building C 210-250ft).

The large barrier of undisturbed native vegetation will diminish noise for the properties to the east of the project. The thick re-plant screen on the eastern edge of the property, as well as the

vegetated large CUA will provide noise insulation for the properties to the west of the project.

The main entrances into the complex have been located on Consolidation Ave and do not face any existing homes. Parking lots A, B & D are buffered to the west by the placement of the buildings. Parking lots C, E & F are buffered by the thick re-plant screen.

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.

The site is currently undeveloped.

The nearby properties to the east are single-family homes (Puget St.). To minimize impacts to their use, a large native vegetated buffer will remain between Cityview and these adjacent properties. This dense forest provides a physical, visual and noise buffer.

The properties to the west are both single-family residences and multi-family apartment complexes. Impacts to these uses are minimized by providing a thick re-plant screen along the western border of the site, as well as locating the buildings 50-250 feet from the property line.

The property to the north is owned and operated by the City of Bellingham as "Hawley Open Space". This large tract will remain unchanged and will continue as an area of natural preservation.

The adjacent properties to the south are a combination of single-family homes and undeveloped land. Future development of the vacant land will impact the single-family homes, however their current use will be protected by Cityview's large outdoor usable area as well as retained forest buffers.

- 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 nonforest use?

No.

- 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:

No.

- c. Describe any structures on the site.

None.

- d. Will any structures be demolished? If so, what?

No.

- e. What is the current zoning classification of the site?

Residential-multi, planned.

- f. What is the current comprehensive plan designation of the site?

Multi-family residential, medium density.

- g. If applicable, what is the current shoreline master program designation of the site?
N/A.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
Yes, previously described Wetlands A and B. These wetlands will not be disturbed and will be protected via required buffers, signage and split rail fencing.
- i. Approximately how many people would reside or work in the completed project?
+/- 318.
- j. Approximately how many people would the completed project displace?
None.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
N/A
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The proposal shall comply with Design Review standards. See revised Design Review answers, Site Plan and Rendering. See RFI Response: Action Item #18
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
N/A.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
106, middle.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None.
- c. Proposed measures to reduce or control housing impacts, if any:
Project is within walking/biking distance of a bus line, shopping and services.

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?
Building C, +/- 65 ft per definition 1. Building materials to include horizontal/vertical vinyl siding, stone accents and various earth tone colors.
- b. What views in the immediate vicinity would be altered or obstructed?

The site has been designed to minimize and mitigate view alterations within the immediate vicinity. The following measures have been implemented: the increased setbacks, the large undisturbed native vegetation, the thick re-plant screen on the western property edge, and the large CUA.

- c. Proposed measures to reduce or control aesthetic impacts, if any:
Modulated building design, siding plan, ground floor walk up units.

All buildings have been broken down both vertically and horizontally into distinct modules that are similar in size to the neighboring homes. Within these modules, all elements within the Multi-family Design Review Handbook have been utilized. See RFI Response: Action Item #10; Neighborhood Compatibility.

A thick re-plant screen as well as the large CUA are located on the westerly border to minimize impacts to neighboring residences.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Exterior finishes and windows are designed to reduce glare. Lighting to be downward facing.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No.

- c. What existing off-site sources of light or glare may affect your proposal?
None.

- d. Proposed measures to reduce or control light and glare impacts, if any:

All exterior lighting is downward facing, including all parking lot lighting. Headlight screening is placed along the westerly portions of parking lots C and E. The undisturbed forested buffer along the eastern and northern edge will minimize impacts to both Puget St. and 46th St. neighbors. The thick re-plant screen along the western property edge will minimize & mitigate impacts to properties along Nevada St. and Marionberry Ct.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Parks, shopping, restaurants, and other services are within walking/biking distance of the project.

- b. Would the proposed project displace any existing recreational uses? If so, describe.
No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The exterior common space will be improved with picnic tables, benches and a walking/jogging trail.

A trail will be provided with connection from Nevada St. via 46th St. Existing neighborhood connectors at 46th St. will join this trail with the Samish Crest Trail. See updated Trail Plan.

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.

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.
No.
- 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.
GIS mapping via consultation with licensed biologist, Miller Environmental Services, LLC.
- 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.
Site disturbance is minimized to +/- 5.73 acres (51.4%) of the 11.15 acre site. The remaining +/- 5.42 acres (48.6%) will be left in its natural state. Wetlands A and B will be left undisturbed and protected with buffers, signage and split rail fencing.

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.
Proposed access to the site is via Consolidation Ave, improved to a ¾ city standard easterly to 45th St. See revised Site Plan & revised Civil Plan.
- 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?

The site is not directly served by public transit, however it is within reasonable distance. The Lincoln Creek Park and Ride is approximately a 7 minute bike ride or a 13 minute walk. The WTA routes with stops at this transit center include Puget St, Lincoln St, Western Washington University, Samish Way, Bill McDonald Parkway, as well as service to Mount Vernon. Select routes connect to Bellingham Station as well, for transfer service throughout the county. The transit center can be accessed via two routes, Consolidation Ave/Lincoln St and 43rd St/Byron. The Consolidation Ave/Lincoln St route has sidewalk throughout.

Shopping, restaurants, and services are accessible via public transit connections or within reasonable distance. Whole Foods Market and surrounding services is approximately a 7 minute bike ride or 18 minute walk. Lakeway Fred Meyer and surrounding services is approximately an 8 minute bike ride or 21 minute walk. Both shopping centers can be accessed via two routes. The Consolidation Ave/Lincoln St route has sidewalk throughout. The Nevada St. route does not have sidewalk throughout and will be encouraged for bicycle transit only.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
+/-249 surface spaces added, none eliminated.

8 parallel spaces via Consolidation Ave. improvements. (north side only)

- 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).

Yes, entrance via Consolidation Ave improved to ¾ city standard.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

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 nonpassenger vehicles). What data or transportation models were used to make these estimates?

+/- 68 vehicular trips per day. Data taken from revised Application for Multimodal Transportation Concurrency, dated 2/15/20.

The ITE classification used is LU #221: standard multifamily housing mid-rise apartment complex. The definition for this category is a 3-10 story multi-family housing project. CityView is a 2.5 – 5.5 story multi-family housing project. Per the response to Action Item #1, CityView will house a variety of tenants and will be managed in strict compliance with the Federal Fair and Equal Housing Act.

See updated TIA for addendum (Answer- RFI Action Item #1), see also see RFI: Action Item 22: Public Comment letter from TranspoGroup.

- 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:

Project is within walking/biking distance to the WTA bus line, Lincoln St. park and ride. Shopping, restaurants, and services are within 1 mile of the project.

The project now contains 160 bicycle racks, both exterior and interior. See RFI Response: Action Item 21.

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.

Minimal, buildings are fully sprinklered.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Buildings to be fully sprinklered and built to NFPA13 standard. Secure tenant entries and exterior lighting are designed to reduce crime.

16. Utilities

a. Check utilities currently available at the site:

- electricity natural gas water refuse service telephone sanitary sewer
 septic system other cable

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.

See 16a above. Puget Sound Energy, Cascade Natural Gas, City of Bellingham, Sanitary Service Company, Comcast and/or CenturyLink.

C. SIGNATURE

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:  _____

Name of signee Morgan L Bartlett, Jr.

Position and Agency/Organization Madrona Bay Real Estate Investments, LLC

Date Submitted: 3/12/21