

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. For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

Barkley Village

2. Name of applicant:

Talbot Real Estate LLC

3. Address and phone number of applicant and contact person:

2219 Rimland Drive, Suite 115, Everson WA 98226

Contact: John V Moullen

john@talbotgroup.com

360-815-0800

4. Date checklist prepared:

March 15, 2022

5. Agency requesting checklist:

City of Bellingham.

6. Proposed timing or schedule (including phasing, if applicable):

2022 Calendar Year through 2045.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Proposal covers full master plan and phasing of the entire property.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Biohabitats February 2022 – Critical Areas and Wetland Report

EIS – To be completed 2022 Calendar Year

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.

Nothing currently pending.

10. List any government approvals or permits that will be needed for your proposal, if known.

Comprehensive Plan Amendment

Planned Action Ordinance (PAO)

Development Agreement

Interagency Global Critical Areas

SEPA

EIS

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.)

Talbot Real Estate, LLC (TRE) has been working over the past several years to formulate and implement a Master Development plan that would, if approved and implemented, be intended to designate the area within the Barkley Neighborhood, known as Barkley Village, as an “official” urban village. Working along with City staff, this proposal seeks a Comprehensive Plan Amendment, Planned Action Ordinance, and Development Agreement that would create a true mixed-use zoning to remedy the many associated Planned Contracts and zoning differences throughout the property boundaries. This proposal will allow for future predictable growth, that will not only add to the vibrancy of Barkley Village, but be more streamlined and aligned with the City’s goals for this area that are addressed in the Comprehensive Plan, Barkley Neighborhood Plan and Urban Village Status Report. The proposal will be compatible with adjacent areas by providing uses that compliment and expand neighboring uses. This will occur by integrating new roadways, parks, open space, expanded pedestrian and bicycle access through a network of multimodal trails, all connecting with the surrounding systems. The proposal will also provide community benefits through the preservation of forested areas, enhancement of wetlands, creation of pedestrian trails for educational and health benefits. The proposal of the Barkley Village boundaries includes approximately 255 acres. The proposed measures will allow for the continued growth of economic vitality by creating opportunity for new businesses and living wage jobs, while most importantly allowing for the planned growth of a diverse residential mix of housing options affordable to a broad range of incomes. TRE has set strong goals for sustainability through its Guiding Principles of “Green and Public Spaces”, “Equitable Housing”, and “Sustainable Buildings & Neighborhood”. In addition, TRE has begun a partnership with Bioregional – One Planet Living (OPL). OPL is an international organization helping to create eco-communities to build environmental resilience and take local climate action.

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.

See provided vicinity parcel map. The approximate 255-acre site is bordered on the north by E. Sunset Drive WA-542 and on the south by the Roosevelt neighborhood and E. Illinois Street. The western extent goes to 1800 Barkley Blvd and the eastern

to Brandywine Way and Sussex Drive. The property is bisected by Barkley Blvd and Woburn Street.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: Flat, rolling, hilly, steep slopes, mountainous, other.....

The site is generally rolling.

b. What is the steepest slope on the site (approximate percent slope)?

Slopes are generally 1-15% with isolated areas having slopes up to approximately 35%.

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.

Through many geologic, geotechnical, hydrogeologic reports and boring samples done through the last 30 years throughout the project boundaries, a clear definition of conditions can be made along with assumptions for areas untested. The entire site is mapped as Bellingham glaciomarine drift (GMD). The GMD typically consists of unsorted, unstratified silt and clay with varying amounts of sand, gravel, cobbles, and glacial erratic boulders. A thin topsoil is typically present throughout most of the property with stiff brown to gray-brown stiff clay interspersed with variable sand and gravel content below. Softer clays are found on the SW portions of the project with more prominent layers of stiff Deming Sand and gravel present below the clay on the north-eastern portions of the property. There are no classification of agricultural soils within the property boundaries.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No surface indications or history of unstable soils present.

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.

Each phase of development will require grading, excavation, export, and fill; typically project by project. During phasing, some individual projects will require new roadways and infrastructure. Those projects would typically generate more excavation, export, and fill material. Many future projects will have below grade structured parking which will also generate more excavation, export, and fill requirements. There will also be some high-rise projects that will require heavier

percentages of excavation and export. As the phasing goes north and east the excavation, export, and fill will decrease in volume relationally to product type. Considering area density's, product type, and location within the proposal boundaries, the following are assumptions made for approximate quantities:

Excavation: 1,571,800 truck yards

Export: 1,349,440 truck yards

Fill: 361,700 truck yards

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Typical and minimal erosion could occur during phased construction, but each phase will be accompanied by an engineer's erosion control plan and when affecting more than an acre a full SWPPP. These will be continually monitored for compliance to eliminate or minimize any effects.

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

Including existing developed property, within the approximate 255 acres of the proposal boundaries, at complete buildout there will be approximately 138 acres of impervious surface. Of note: The majority of the remaining undeveloped property is east of Woburn Street; this consists of approximately 126 acres. The proposal will allow approximately 69 of the 126 acres to be park, open space, or preserved land. This will result in well over an acre of land dedicated to open space for every acre to be developed.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

For each project there will be an engineer prepared erosion control plan that will include, silt fencing, mulching, temporary and permanent seeding and/or plantings, construction stormwater runoff dispersion, inlet protection, stabilized gravel pads, and construction entrance/exit as required. This will be continually monitored and adhered to in any and all phases.

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.

Normal exhaust from construction equipment and supply deliveries. Under our One Planet Living (OPL) commitment, every effort will be made to reduce emissions through equipment advancements, reduced mobilizations and applicant required efficiencies and Best Management Practices. When completed, the project would

generate normal vehicle traffic emissions. These emissions will continue to experience reductions through alternate means of transportation and the increasing move toward EV's. Each phase of the proposal will require EV charging stations to be incorporated. With a commitment to clean electric energy, phased building products of all types should not contribute emissions to the air.

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

No outside sources that will affect our proposal and project.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Under our One Planet Living (OPL) commitment, education of the businesses and residents within the proposal boundaries, continued improvements, and retrofits of existing buildings.

3. Water

a. Surface:

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.

Fever Creek is a highly channelized, continuously flowing drainage conveying water along the eastern boundary of the project area. This water flows into and through a City stormwater detention pond adjacent to the project property, on City owned land. The portion of Fever Creek within project boundaries is an area that will be preserved and enhanced and will never be closer than 500' from any portion of the proposal area to be developed.

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.

No work will be required over, in, or adjacent to the described waters. Minimum distance from the waters will be 500'.

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.

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

No surface water withdrawals or diversions will occur as part of the proposal,

5) Does the proposal lie within a 100-year flood plain? 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 discharge of waste materials to surface waters.

b. Ground:

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.

There are no septic tanks within the boundaries of the proposal and no septic tanks or systems will be added in the future.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including stormwater) 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.

Stormwater runoff from the site will be generated from pervious and impervious surface areas. Impervious surface areas generating stormwater generally include building roofs, sidewalks and other pedestrian pathways and gathering areas, parking and drive aisles, roads, alleys, and drive aprons. Pervious surface areas generally include lawn, landscaping, and forested areas. Stormwater runoff from these areas will be collected and routed to their respective outfall locations within the Lower Squalicum Creek sub-basin of Squalicum Creek and the Fever Creek sub-basin of Whatcom Creek. Water quality treatment and flow control standards for the Washington State Department of Ecology and Bellingham Municipal Code will be

met or exceeded with each project and phase where applicable. Through environmental design, Talbot projects will always look for the best and most innovative way to protect the environment.

2) Could waste materials enter ground or surface waters? If so, generally describe.
Due to our strict adherence to SWPPP's and BMPs developed, monitored, and managed for each project or phase, there should be no waste materials entering ground or surface waters.

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

No, drainage patterns will be maintained to flow to their respective outfall locations within the Lower Squalicum Creek sub-basin of Squalicum Creek and the Fever Creek sub-basin of Whatcom Creek.

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

Through responsible and well-planned growth, BMP's will be employed to control stormwater and any potential pollutants at its source. Erosion and sediment control measures will be strictly monitored and applied not only from construction sites, but all land areas within the proposal boundaries. Low Impact Development practices will be applied that preserve or use natural landscape features and processes to temporarily slow down, detain, or filter potential contaminants from stormwater.

4. Plants

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

Full assessment in attached Table 1 from Biohabitats Critical Areas Report dated February 2022

- 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?

In many locations of the proposal the vegetation removed will be limited to grasses, invasive blackberries, and shrubs. Select tree removal will occur but the goal within the master plan has been driven by the enhancement and preservation of not only critical areas, but the preservation of forested areas, individual stands of trees and wildlife habitat.

c. List threatened and endangered species known to be on or near the site.

None known to be present.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Future landscaping as part of the proposal will include drought tolerant trees and shrubs within and surrounding project areas. Within areas set aside for preservation, invasive plants will be removed, and native plants will be put in to enhance the natural environment.

e. List all noxious weeds and invasive species known to be on or near the site.

**Hawthorn - Crataegus monogyna
Scotch Broom - Cytisus scoparius
Roberts Geranium - Geranium robertianum
English Ivy - Hedera helix
Reed Canarygrass - Phalaris arunindacea
Himalayan Blackberry - Robus armeniacus
Tansy, Common - Tanacetum vulgare**

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:

**Songbirds, Hawk, Eagle, Crow, Flicker, Woodpecker
Deer, Cayote, Squirrel, Raccoon, Possum, Wood Rat, Field Mouse**

b. List any threatened and endangered species known to be on or near the site.

None observed or known

c. Is the site part of a migration route? If so, explain.

No

d. Proposed measures to preserve or enhance wildlife, if any:

Enhancement and preservation of wetlands, preservation of large, forested areas.

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.

All energy needs for new projects within the proposal boundaries will be served by electricity. The demand, as part of our commitment to sustainable and environmental stewardship, will be heavily supplemented with solar and wind production. Existing buildings within the proposal boundaries will be reviewed, enhanced, and retrofit to reduce current energy needs.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The project will not impact or inhibit the use of solar by adjacent properties. By example our project will encourage adjacent properties to adopt solar and alternate energy production.

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:

Enhanced building design supplemented with solar, wind and other alternate means of energy production. Retrofit and energy efficiency improvements to existing and older buildings to align with and move toward our OPL goals that include zero waste and zero carbon energy.

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.

There is no known contamination from past or present uses within the proposal boundaries.

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.

The Trans Mountain Pipeline which carries crude oil and is operated by Kinder Morgan runs north and south along the St. Claire easement, crossing under Barkley Blvd at the eastern 28% of the property.

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.

No toxic or hazardous chemicals will be stored or used during project development, or at any time during the operating life of the project.

4) Describe special emergency services that might be required.

None anticipated to be required.

5) Proposed measures to reduce or control environmental health hazards, if any:

No environmental health hazards anticipated, so no measures proposed.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Traffic from the bordering State highway WA-542 and two high traffic arterials Woburn Street and Barkley Blvd. Normal construction equipment operations.

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.

On a short-term, typical construction noises would be produced during BMC allowed daytime work hours. Long-term two additional public roads will be added in St. Claire Street and Burns Street. Once complete additional traffic noise will occur. Other private roads will be designed to reduce vehicle speeds and should have little impact.

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

Noise impacts related to construction and traffic as noted above.

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.

Current use within the proposal boundaries and adjacent properties is mixed with Residential (including Multi-Family), Industrial, Commercial (Office, Medical, Financial), Retail, Grocery Store, Restaurants, Entertainment. Adjacent properties are primarily Residential (including Multi-Family), also Educational (Roosevelt Elementary).

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 use of this type.

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.

Multiple Commercial Office Buildings, Retail/Restaurant, Grocery Store, Cinema, Multi-Family Residential, Medical, Financial, Single-Family Residential.

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

Older single-family homes and radio station building and towers. Office buildings and retail as part of future phase redevelopment within the master plan.

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

Varied zoning by parcel, existing planned contract, or neighborhood defined area. These zones consist of: Industrial, Industrial/Commercial, Commercial/Industrial/Residential Mixed, Commercial, Industrial/Residential Mixed.

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

The Land Use Designation in the Comprehensive Plan for the proposal area consists of several individually zoned areas. It is described in the following way in the City's Urban Village Status Report from December 2018: "The zoning history and regulatory evolution of Barkley has resulted in a complex and convoluted regulatory environment that does not accurately reflect the current vision of the district". Additionally, the Comprehensive Plan addresses Barkley Village as an urban village, including recognizing Barkley as one of three urban villages experiencing growth, but also acknowledges "A formal urban village plan has not been adopted for the Barkley

District, which functions as an urban village in many ways and is identified as an urban development center in the Barkley Neighborhood Plan”.

g. If applicable, what is the current shoreline master program designation of the site?

Not Applicable – No shoreline adjacency.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

At the southwestern portion of the proposal site, there have been defined wetlands and critical areas that were accepted by the City during development of the 28-acre site which includes the Regal Cinema. The remaining proposal area has had many assessments that have been done in a piecemeal fashion over many years. None of those assessments have been connected or submitted with any previously developed projects and all previous reports were over 5 years old and no longer valid. As part of the Master Plan development for the proposal area, a new comprehensive study of wetland delineations, amphibian and wildlife studies were undertaken in 2021. These studies were an integral component to meet one of our commitments of preserving and enhancing the natural resources within the proposal area, while designing the future transportation network and building locations to avoid the defined areas. The Biohabitats Critical Areas Report dated February 2022 has been presented to the City for review and will be submitted as part of an interagency global critical areas permit for the entire site.

i. Approximately how many people would reside or work in the completed project? **The EIS Alternatives will more accurately reflect the population, employment, and housing numbers that will be part of the completed project.**

j. Approximately how many people would the completed project displace? **The only people displaced by any phase of the completed project, would be 11 single-family homes along E. Sunset Street WA-542 and 1 on Burns Street east of Woburn. The completed project will provide a diverse variety of residential product with a mix of housing types for all income levels, ages, and abilities. Many new products would be available prior to any displacement.**

k. Proposed measures to avoid or reduce displacement impacts, if any: **Phased development of diverse housing product will be available prior to any potential displacement.**

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Working in conjunction with the City as part of the proposal to achieve and exceed the land use goals in the Comprehensive and Neighborhood Plans.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

No agricultural lands within the boundaries of the project. No forested lands of commercial significance.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

The EIS Alternatives will more accurately reflect the number of residential units that will be provided for the completed project. There will be a diverse residential product with a mix of housing types for all income levels, ages, and abilities. With completion of the Mercy Housing Project there will be 379 units within the proposal boundaries, of that total over 20% will be low-income affordable housing. If no action were taken, the total units for the Barkley area would be projected as 1,116 units by 2036, or an additional 737 units. This proposal will provide for significantly more units by 2036 and even more by full completion.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

The only housing that would be eliminated are older inefficient single-family homes. There are 11 single-family homes along E. Sunset Street WA-542 and 1 on Burns Street east of Woburn. The majority of these homes are rentals, and all would be considered middle income housing.

c. Proposed measures to reduce or control housing impacts, if any:

The intent of the proposal and the completed project is to improve the housing situation, not only for Barkley Village, but to achieve the goals of the City's Comprehensive Plan.

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?

Approximately 250' (20) story / There will be no principal exterior building material throughout the project boundaries. There will be a varied mix of materials including wood, stone, masonry, steel, glass, concrete, fiber cement panels. Natural and

recycled material will be integrated whenever possible as part of our sustainability platform.

b. What views in the immediate vicinity would be altered or obstructed?

Views within the project boundaries will always be considered and given a priority, not only for each individual phase, but for adjacent buildings. Primarily, views will be gained through the addition of higher rise towers.

c. Proposed measures to reduce or control aesthetic impacts, if any:

View corridor planning, as well as interrelational orientation planning will allow a much more fluid plan for the entire site. Light, shadow and view analysis will be part of each phase.

11. Light and Glare

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

Minimal night light pollution from residential, multi-family, mixed use commercial, and retail, which will all be designed with dark sky criteria and also to reduce urban sky glow whenever possible. All exterior lighting will be shielded or specific down-lighting, including walk paths and private roadways.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

The project should have no safety issues related to light or glare. All buildings within the project will be designed with interrelational consideration for light and views.

c. What existing offsite sources of light or glare may affect your proposal?

No offsite sources of light or glare should impact anything within the project boundaries.

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

None anticipated to be needed

12. Recreation

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

Barkley Village has pocket parks, trails, and several connections to the City's greater trail network. Two new larger parks are currently under development. One of these parks will be adjacent to the quarter mile trail around the Barkley Pond and will be a Nature Play Park dedicated to the public. The other is being built as a small

neighborhood park adjacent to Mercy Housing's affordable housing project and the expanded YMCA Early Learning Center. The beginnings of a multimodal trail network will also be in by fall of this year.

b. Would the proposed project displace any existing recreational uses? If so, describe.

The proposal will not displace any existing recreational uses and will add many more parks, trails, and recreational opportunities.

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

The proposal will substantially expand the opportunity for recreational use through an expanded multimodal trail network, additions of nature trails through preserved forested areas, environmental raised boardwalks bordering or through enhanced wetland areas for educational opportunities, additional parks for public access linked through green streets, multimodal network, and trails.

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? If so, specifically describe.

Thirteen total buildings: (12) Single-family homes that were built from 1926-1968, (1) Radio station building built in 1948

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 known features or evidence. Full archaeological study will be completed as part of the EIS.

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.

Full study and evaluation to be performed as part of the EIS.

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.

None are anticipated, but if discovered all measures possible will be made to avoid or minimize any disturbance.

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.

The property is bisected by two main public arterials (Barkley Blvd and Woburn Street). The property is bordered on the north by state highway WA-542. Additional public roadways within the comprehensive plan and master plan are an extension of St Claire Street from Barkley Blvd to WA-542 and Burns Street from its current terminus east of Woburn Street to the extension of St Claire Street. All other roads will be private, and connections are reflected in the Master Plan Exhibit.

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?

There are six (6) WTA public transit stops currently within the project boundaries, the most recent was added three years ago along Newmarket Street. Newmarket is one of the private roads. All stops are on Go Line routes and ongoing discussions and planning with WTA will integrate additional stops within the master plan and proposal boundaries.

c. How many additional parking spaces would the completed project or nonproject proposal have? How many would the project or proposal eliminate?

Each phase of the master plan will require additional parking, with the goal for much of the added parking to be structured. With redevelopment of some areas surface parking will be replaced with structured. An extensive multimodal trail system within the master plan along with added public transportation stops, will assist with the reduced need for parking as well.

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).

As previously mentioned, two (2) additional public roadways will be added. Private roads will be the majority of the new transportation network required as part of the proposal. In addition to the private roads an extensive multimodal trail network will be developed throughout the property.

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

No water, air, or rail transportation in the vicinity.

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?

Vehicular trips generated by the completed project will be determined through the EIS and traffic study analysis.

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.

There will be no impact of this kind.

h. Proposed measures to reduce or control transportation impacts, if any:

Extensive consideration and implementation of road design for slowing vehicle speeds. Extensive expansion of a multimodal trail network through the proposal boundaries and borders. Increased number of connections to the greater network of City trails.

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.

With an increased population base and workforce, there will be need for assessment of public services, primarily public transit as planned and mentioned previously. Police and fire protection are established well in the area but could potentially have a minor affect toward increased staffing. With the Bellingham School District offices being added within the boundaries of the project, discussions have occurred about the potential of another school within the vicinity. Health care is well established and continually expanding within the project boundaries.

b. Proposed measures to reduce or control direct impacts on public services, if any.
Integrated planning and communication with public agencies as noted above.

16. Utilities

a. Check utilities currently available at the site:


- | | |
|--|--|
| <input checked="" type="checkbox"/> Electricity | <input checked="" type="checkbox"/> Telephone, |
| <input checked="" type="checkbox"/> Natural Gas | <input checked="" type="checkbox"/> Sanitary Sewer |
| <input checked="" type="checkbox"/> Water | <input type="checkbox"/> Septic System |
| <input checked="" type="checkbox"/> Refuse Service | <input checked="" type="checkbox"/> Other (Fiber) |

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.

Extension and expansion of all current utilities checked above with the exception of natural gas, which will not be utilized for any new construction. Extension and expansion to coincide with master plan development phasing.

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: John V Moulle
Position: Representative
Date Submitted: 03/18/2022

D. SUPPLEMENTAL SHEET FOR NONPROJECT 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?

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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, flood plains, or prime farmlands?

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

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?

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

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

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

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