



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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Responsible Official:

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Signature