



B. SEPA Determination of Non Significance

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

210 Lottie Street, Bellingham, WA 98225

Telephone: (360) 676-6982 Fax: (360) 738-7306 TTY: (360) 676-6883

Determination of Non-Significance

Description of proposal: Construction of one 3-story and one 7-9 story building totaling 185,000 square feet with approximately 14,000 square feet of commercial/retail space, approximately 80 residential units, approximately 200 on-site under-building parking spaces in a two-level garage, and 25 on-street parking spaces. The existing road within the 8th Street right-of-way will be relocated further east than its present location and minimized to a width of 14' wide, 4' of grass-crete and an 8' wide public sidewalk. Relocation of the roadway will increase the area between the development and the Padden Creek estuary. The proposal shall be conditioned to enhance the enlarged riparian area with native vegetation. Enhanced stormwater treatment will be provided via two treatment filter vaults to manage stormwater from improved portions of 8th and 9th Streets and Harris and McKenzie Avenues. Approximately 16,000 cubic yards will be excavated for the under-building parking garage. There is no excavation and disposal of materials onto wetlands or estuarine water-bodies proposed. The proposal abuts on a designated truck route (Harris Avenue) and has access to three other improved City right-of-ways. Site and street lighting shall be minimized to prevent spillover to the creek corridor and estuary.

Proponent: Ted Mischaikov, 734-7755, 909 Harris Avenue #201-F, Bellingham, WA, 98225.

Location: Project is located on the block bound by 8th and 9th Streets, Harris and McKenzie Avenues. Parcel#s 370201 041075 & 052077 all within Area 5, Fairhaven Neighborhood. A portion of the property is within a Conservancy 2 Shoreline Designation.

Lead Agency: City of Bellingham Planning and Community Development Department.

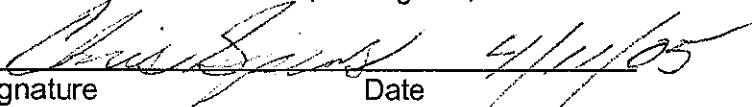
Other permits necessary for this proposal: Design Review Permit, Planned Development Permit, Building Permit, Grading Permit, Stormwater Permit.

Environmental Information Considered: SEPA Environmental Checklist, December 20, 2004. (SEP2004-00103) 'Geo-technical Engineering Report,' January 25, 2005, GeoEngineers, Inc. City of Bellingham Wildlife Habitat Assessment, Nahkeeta Northwest, December, 2003.

The lead agency for this proposal has determined that the project does not have a probable adverse impact on the environment. An environmental impact statement is not required under RCW 43.21.C.030(2) c. This decision was made after review of a completed environmental checklist on file with the lead agency. This information is available to the public on request.

There is no comment period for this DNS. The Notice of Optional DNS was issued on February 25, 2005, per the requirements in WAC 197-11-355.

Position: Senior Environmental Planner
Address: 210 Lottie Street, Bellingham, WA 98225


Signature _____ Date 4/11/05

Contact: Steve Sundin, Planning Department, 360-676-6982 or email: ssundin@cob.org.

The City of Bellingham seeks to comply with the American Disabilities Act. If you have special needs, please contact the City Council Office at 676-6970.

Appeal rights: This Determination of Non-Significance may be appealed to the Whatcom County Superior Court per RCW 43.21C.060. Please contact Whatcom County Superior Court 676-6777.

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