

**Amendment #2 to the March 11, 2008 Scoping Summary  
for the  
Fairhaven Highlands  
Environmental Impact Statement (EIS)  
September 15, 2008**

This document amends the scope of the EIS to be prepared for the Fairhaven Highlands project in Bellingham, Washington as described in the Scoping Summary prepared March 11, 2008 and amended on August 11, 2008 (Amendment #1). The number of each type of housing unit was found to be incorrect on previous versions of the Scoping Summary. This amendment corrects those errors.

***Reason for Amendment***

The housing unit counts that have been used in the scoping summary have been corrected to reflect the original application materials and the actual counts of lots on each subsequent alternative that has been developed for evaluation in the EIS. The original application materials only stated the total number of units (739) and did not state outright the number of single family residential lots proposed or the number of multifamily residential units proposed. The Scoping Summary was therefore based on unit counts included in the traffic analysis submitted by the applicant in 2007, which turn out to have been incorrect. The applicant has recently provided corrected unit counts, which have been verified to correlate with the number of lots shown on the original application materials as well as on subsequent alternatives. The total number of units proposed has not changed.

***Amended Alternatives***

Based on these considerations, the Director has determined that EIS shall include the alternatives shown in Table 1 (numbers that have changed are shown with a line through them).

**Table 1. Summary of alternatives**

Alternative	Single-family residences	Townhouse/condominium residences	Additional description
No Action Alternative	0	0	Site would remain as a privately owned, wooded lot.
Alternative 1A-2005 Application	228-181	511-558	Site plan as submitted with 2005 application materials, including a 4,000 sq.ft.clubhouse, and buildings to 10 stories in height.
Alternative 1B-2005 Application with widened Fairhaven Bridge	228-181	511-558	Site plan as submitted with 2005 application materials. This alternative would examine the impacts of adding two lanes to the existing Fairhaven Bridge.
Alternative 1C-2005 Application with Access to 24 <sup>th</sup> Street	228-181	511-558	Site plan as submitted with 2005 application materials, except that the eastern emergency access road would be replaced with a fully developed two-lane street connecting the project site to 24 <sup>th</sup> Street.
Alternative 2A-Enhanced Buffer Plan	46-17	723-722	Site plan as described in the reports submitted by the applicant in 2007. This site plan includes larger buffers around most wetland areas within the site than the 2005 Application. Includes a 4,000 sq.ft. clubhouse and apartment buildings to 5 stories in height.
Alternative 2F-Enhanced Buffer Plan with Additional Road	16-17	723-722	Site plan 2F submitted by the applicant; same as 2A except that 16 <sup>th</sup> Street Connector and Wetland JJ connector are fully accessible roads, rather than emergency access only. .
Alternative 3D- Split site alternative	17	706-722	No road between wetlands CC and KK; Access to southern portion via intersection with Chuckanut aligned with Viewcrest Road; Access to northern portion via connection to 24 <sup>th</sup> Street and 16 <sup>th</sup> Street Connector. Access between north and south sections of the development via a connector road labeled "Wetland JJ Connector". Includes a 4,000 sq.ft.clubhouse and apartment buildings to 5 stories in height.
Alternative 4F-Enhanced Buffer Plan with single-family development in southern portion	51	688	Same as 2F except that the southern portion of the site is all single family units, with a larger number of multifamily units clustered in the northern portion.

### **Impact Analysis**

The scope of the impact analysis described in the March 11, 2008 Scoping Summary is not modified by this amended scope.

### ***Director's Authority to Revise the Scope***

The scope that has been summarized above outlines the issues that will be investigated in the Draft EIS. This scope may be modified if the Director determines at any time that additional elements need to be investigated, for example if new information has come to light or if a change is proposed to one of the alternatives.



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Tim Stewart, SEPA Official

9-16-08

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Date