

FACT SHEET

NAME OF PROPOSAL

Fairhaven Highlands

PROPONENT

Greenbriar Northwest Associates, LLC

PROJECT LOCATION

The proposed project is located within the City of Bellingham between Chuckanut Drive, Old Fairhaven Parkway, the Interurban Trail, and University Way.

PROJECT DESCRIPTION

The Proposed Action is a housing development proposed by Greenbriar Northwest Associates, LLC. The proposed development includes construction of 739 housing units on approximately 82 acres of land. This Draft Environmental Impact Statement (EIS) evaluates alternatives for developing the land. Alternatives evaluated in the EIS include:

Summary of alternatives

<i>Alternative</i>	<i>Single-family units</i>	<i>Townhouse/condominium units</i>	<i>Additional description</i>
No Action Alternative	0	0	Subject property would remain as a privately owned, wooded lot.
Alternative 1A-2005 Application	181	558	Site plan as submitted with 2005 application materials, including a 4,000 square foot clubhouse, and buildings up to 10 stories in height.
Alternative 1B-2005 Application with Widened Fairhaven Bridge	181	558	Site plan as submitted with 2005 application materials. This alternative includes the addition of two lanes to the existing Fairhaven Bridge.
Alternative 1C-2005 Application with Access to 24 th Street	181	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 subject property to 24 th Street.

<i>Alternative</i>	<i>Single-family units</i>	<i>Townhouse/condominium units</i>	<i>Additional description</i>
Alternative 2A- Enhanced Buffer Plan	17	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 subject property than the 2005 Application. Includes a 4,000 square foot clubhouse and apartment buildings up to 5 stories in height.
Alternative 2F- Enhanced Buffer Plan with Additional Road	17	722	Site plan similar to Alternative 2A, except that 16 th Street and Wetland JJ emergency roads would be replaced with fully accessible connectors.
Alternative 3D- Split Site Alternative	17	722	No road between Wetlands CC and KK; Access to southern portion of subject property via intersection with Chuckanut Drive aligned with Viewcrest Road; Access to northern portion of subject property via connection to 24 th Street east of the property and 16 th Street west of the property. Access between north and south portions of the development via "Wetland JJ Connector." Includes a 4,000 square foot clubhouse and apartment buildings up to 5 stories in height.
Alternative 4F- Enhanced Buffer Plan with Single-Family Development in Southern Portion of the Subject Property	51	688	Same as 2F except that the southern portion of the subject property is all single family units, with a larger number of multifamily units clustered in the northern portion.

SEPA LEAD AGENCY

City of Bellingham, Planning and Community Development Department

SEPA RESPONSIBLE OFFICIAL

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 210 Lottie Street
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SEPA CITY PROJECT MANAGER

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GOVERNMENTAL ACTIONS

The project requires separate review and approval under the requirements of the Bellingham Municipal Code and other applicable regulations.

REQUIRED PERMITS & APPROVALS

U.S. Army Corps of Engineers

- Individual or Nationwide Permit

Washington State Department of Ecology

- National Pollutant Discharge Elimination System Permit and Variance
- Water Quality Certification

City of Bellingham

- Explosives Permit
- Building Permits
- Planned Development Permit (PDC2005-00008)
- Preliminary Plat (SUB2005-00024)
- Public Facilities Permit
- Stormwater Permit
- Subdivision Variance (VAR2005-00008)
- Wetland/Stream Permit (WET2005-00026)

AUTHORS AND PRINCIPAL CONTRIBUTORS

This EIS has been prepared under the direction of the City of Bellingham Planning & Community Development Department.

Research and analysis were provided by:

- ESA Adolfson: Alternatives development; analysis of air, noise, recreation, land use, aesthetics, cultural resources, and public services and utilities; peer review of Wildlife and Habitat Assessment and Stormwater and Surface Water Evaluation; EIS document coordination and production.
- Northwest Ecological Services, LLC: Wildlife and Habitat Assessment, Flora & Fauna Assessment, Preliminary Wetland & Buffer Impact Analysis and Mitigation Plan, and Wetland Delineation
- The Transpo Group, Inc: Transportation Impact Analysis
- GeoEngineers: Geotechnical Engineering Report
- Ronald T. Jepson & Associates: Stormwater and Surface Water Evaluation

LOCATION OF BACKGROUND DATA AND REPORTS

City of Bellingham
Planning and Community Development Department
210 Lottie Street
Bellingham, Washington 98225
Website: <http://www.cob.org/government/departments/pcd/fairhaven-highlands.aspx>

The Draft EIS includes appendices with information that is important for being able to understand the EIS analysis. In addition, the City has posted electronic copies of the technical reports and other background materials developed specifically for this project on the website listed above.

DATE OF ISSUE

September 28, 2009

END OF COMMENT PERIOD

November 12, 2009

COMMENTING ON THE DRAFT EIS

Individuals may comment on the Draft EIS by emailing or mailing written comments to:

Nicole Oliver
Communication Coordinator
City of Bellingham
Planning and Community Development Department
210 Lottie Street
Bellingham, Washington 98225

Phone: (360) 778-8353
Fax: (360) 778-8302
Email: noliver@cob.org

Commenters should include “Fairhaven Highlands” in the subject line of the email or letter. Comments are due by 5 PM on November 12, 2009.

Individuals may also provide comments at the public hearing to be held at 6 PM on October 20, 2009. The public hearing will be held at the following location:

City Council Chambers
City of Bellingham
2014 C Street
Bellingham, Washington 98225

AVAILABILITY OF THE DRAFT EIS

Copies of the Draft EIS and/or Notices of Availability have been distributed to a number of agencies, organizations, and individuals as noted in the Distribution List located in Chapter 5.

Copies of the Draft EIS are available for review at the City of Bellingham Planning and Community Development, 210 Lottie Street, Bellingham, Washington, 98225. CD-ROMs and printed copies of the Draft EIS can be purchased for the cost of reproduction. To review or purchase a copy of the Draft EIS, individuals should contact Fiona Starr with the Planning and Community Development Department at (360) 778-8357.

Copies of the Draft EIS are also available for review at:

Bellingham Public Library
210 Central Street
Bellingham, Washington 98225

In addition, you may download the Draft EIS and background materials at the project website: <http://www.cob.org/government/departments/pcd/fairhaven-highlands.aspx>.