



PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

210 Lottie Street, Bellingham, WA 98225

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TO BE COMPLETED BY STAFF

TIDEMARK PROJECT/CASE # SEP 2005-00029
DATE APPLICATION RCVD 4/18/05
ASSIGNED TO: KB

STATE ENVIRONMENTAL POLICY ADMINISTRATION (SEPA)
ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Name of proposed project:

FAIRHAVEN HIGHLANDS

2. Name of owner:

GREENBRIAR / NORTHWEST ASSOCIATES

2200 DIVISION STREET #E

BELLINGHAM, WA 98226-7149

(360) 676-1799 C/O DAVID EDELSTEIN

3. Name of contact person:

RONALD T. JEPSON & ASSOCIATES C/O BEN WASSON, P.E.

222 GRAND AVE., SUITE C

BELLINGHAM, WA 098225

733-5760

5. Tax parcel number and legal description:

PARCELS NUMBERS: 370212 359328

370212 364207

370212 478164 /

370212 477313

370212 447323

6. Street address:

1600 BLOCK(S) CHUCKANUT DRIVE, BELLINGHAM, WA 98229

7. Neighborhood designation:

SOUTH #4

8. Zoning:

RESIDENTIAL MULTIPLE - PLANNED

9. Date checklist prepared:
APRIL 10, 2005

10. Department requesting checklist:
PLANNING DEPARTMENT

11. Proposed timing or schedule (including phasing, if applicable):
THIS PROJECT WILL BE DEVELOPED OVER A 3-7 YEAR PERIOD WITH ALL APPROVALS AND PERMITTING SOUGHT AT ONE TIME. PHASING CAN BE INDICATED DURING THE APPROVAL PROCESS DEPENDING UPON INFRASTRUCTURE REQUIREMENTS.

12. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
NO – THE SUBJECT DEVELOPMENT HAS FINITE LIMITS. WORK BEYOND THE BOUNDARIES WOULD BE CONSIDERED TO BE OFF-SITE INFRASTRUCTURE REQUIREMENTS.

13. List any environmental information (studies, reports, etc.) you know about that has been prepared, or will be prepared, directly related to this proposal.
A WETLAND DELINEATION HAS BEEN PERFORMED ON MORE THAN ONE OCCASION AND IS CURRENTLY BEING UPDATED. TRAFFIC AND DRAINAGE STUDIES HAVE BEEN CONTRACTED FOR. SOILS TESTING HAS BEEN DONE.

14. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
NONE KNOWN

15. List any governmental approvals or permits that will be needed for your proposal, if known. Include Federal, State, City, County, and local districts or regional offices.
CITY PRELIMINARY PLAT AND A PLANNED CONTRACT WILL BE OBTAINED. A N.P.D.E.S. DRAINAGE PERMIT WILL BE REQUIRED. CONSTRUCTION CLEARANCE AND PUBLIC FACILITIES CONTRACTS ARE NEEDED.

16. Give a 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.
THE OVERALL PROJECT COVERS SOME 85 ACRES. THE 739 ALLOWABLE RESIDENTIAL UNITS WILL BE SINGLE DETACHED, COMMON WALL, TOWNHOUSE, TRIPLEX, NINE-PLEX, AND MEDIUM-RISE BUILDINGS ARE PLANNED. THE OBJECTIVE WILL BE TO CREATE PUBLIC ROADWAYS. SOME MAY BE MORE APPROPRIATE AS PRIVATE.

B. ENVIRONMENTAL ELEMENTS

1. EARTH

a. General description of the site (circle one):

Flat, rolling, hilly, steep slopes, mountainous, other _____.

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

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 prime farmland.

CLAY, SAND-GRAVEL MIXTURES, MEDIUM PERMEABILITY.
NO AGRICULTURAL SOILS ARE EVIDENT.

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

NO

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill:

GRADING WILL OCCUR TO CREATE ROAD ALIGNMENTS AND BUILDING PADS FOR THE LARGER BUILDINGS.

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

YES. HOWEVER SINCE IT IS ANTICIPATED, MEASURES WILL BE IMPLEMENTED TO MINIMIZE ITS EFFECTS.

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

APPROXIMATELY 40% OF THE SITE WILL HAVE IMPERVIOUS SURFACING FROM ROOFS, ROADWAYS AND ASSOCIATED PARKING AREAS AND DRIVEWAYS. HOME SIZES WILL VARY.

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

DRAINAGE CONSTRUCTION, DISTURBED LAND WILL BE COVERED AND RUNOFF CONTROLLED BY SILT PONDING AND SILT FENCING.

2. AIR

a. What types of emissions to the air would result from the proposal (i.e.: dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

AUTOMOBILE AND RESIDENTIAL VENTINGS WILL OCCUR WITHIN THE DEVELOPMENT.

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

NO

c. Proposed measures to reduce or control emissions or other impacts to air, if any:
REGULATORY CONSTRAINTS PERTAINING TO AUTOMOBILES AND HOUSES WILL BE GOVERNING. VEGETATION WILL PROVIDE SOME MITIGATION.

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.

WETLAND AREAS ARE ON SITE. THE SITE DRAINS NATURALLY TO BOTH PADDEN AND CHUCKANUT CREEKS.

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, OTHER THAN DRAINAGE OUTFALLS AND POSSIBLE PATHWAYS.
CITY BUFFERS WILL CONTROL

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.

NO MATERIAL WILL BE DREDGED OR REMOVED FROM THE WETLAND AREAS DELINEATED WITHIN THE DEVELOPMENT.

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

NO

5) Does the proposal lie within a 100-year floodplain? 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.

DISCHARGES OF TREATED RUNOFF WILL OCCUR TO THE PROJECT'S WETLANDS TO RETAIN HYDROLOGIC INTERCONNECTIONS.

b. Ground

1) Will ground water be withdrawn, or will water be discharged to ground water? 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 houses to be served (if applicable), or the number of animals or humans the system(s) are expected serve.

NO ON-SITE SEWAGE DISPOSAL WILL OCCUR OR BE DISPOSED OF FROM OTHER SOURCES. RUNOFF INFILTRATION WILL BE ENCOURAGED WHERE PRACTICABLE.

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) 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.

RUNOFF WILL BE GENERATED BY ALL IMPERVIOUS SURFACES, ROADS, ROOFS, DRIVEWAYS, AND PATHS.

2) Could waste materials enter ground or surface waters? If so, generally describe.

NO

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

RUNOFF DETENTION AND WATER QUALITY FEATURES WILL BE INCORPORATED WITHIN THE DEVELOPMENT. L.I.D. MEASURES WILL BE IMPLEMENTED WHERE USEABLE.

4. PLANTS

a. Check or circle types of vegetation found on the site: NONE

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: milfoil, other

other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?
APPROXIMATELY 60% OF THE VEGETATION OF THE SITE WILL BE REMOVED. SELECT TREES INTERNALLY WILL BE PRESERVED WHERE POSSIBLE.
- c. List threatened or endangered species known to be on or near the site.
NONE KNOWN OR INDICATED.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
NATIVE VEGETATION WILL BE PRESERVED WHERE POSSIBLE. BUFFER AREAS WILL REMAIN AND COULD BE ENHANCED WHERE NEEDED.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:
SEE PRIOR DEIS
- b. List any threatened or endangered species known to be on or near the site.
NONE KNOWN
- c. Is the site part of a migration route? If so, explain.
NOT KNOWN OR OBSERVED.
- d. Proposed measures to preserve or enhance wildlife, if any:
BUFFERING AND TRAIL CORRIDORS WILL ALLOW FOR WILDLIFE.

6. Energy and Natural Resources

- a. What kind 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.
ELECTRICITY IN RESIDENTIAL AREAS IS USED PRIMARILY FOR LIGHTING.
GAS IS BECOMING MORE PREVALENT FOR HEATING AND COOKING.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe:
NO
- 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:

THE STATE'S ENERGY CODES RELATING TO BUILDING WILL BE MET.

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.

NONE OR ENVISIONED

1) Describe special emergency services that might be required.

NORMAL PUBLIC SERVICES WILL BE EXPECTED TO RESPOND TO EMERGENCIES OR TO PROVIDE RESIDENTIAL SERVICE TO THE RESIDENTS.

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

NONE

b. Noise

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

TRAFFIC NOISE EXISTS ON WELL-TRAVELED CHUCKANUT DRIVE. TREED BUFFERING MAY REDUCE THIS EFFECT INTERNALLY.

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.

SHORT TERM WOULD BE EQUIPMENT NOISE FOR CLEARING ROADS AND UTILITY CONSTRUCTION. LONG TERM – RESIDENTIAL LEVELS

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

TREE BUFFERING WILL REDUCE NOISE FROM INTERIOR GENERATORS AND ALSO PROTECT INTERNAL USE FROM EXTERNAL NOISE SOURCES.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

THE LAND IS FORESTED. ADJACENT USES ARE SINGLE FAMILY AND A MOBILE HOME COURT TO THE WEST. UNDEVELOPED LARGE PARCELS TO THE SOUTH AND CITY-OWNED PROPERTY TO THE NORTH AND EAST, WITH SOME SINGLE FAMILY TO THE NORTHEAST.

b. Has the site been used for agriculture? If so, describe.

NO. IT HAS BEEN FORESTED FOR OVER 50 YEARS.

c. Describe any structures on the site.

THERE ARE NONE.

d. Will any structures be demolished? If so, what?
NO

e. What is the comprehensive plan designation of the site?
RESIDENTIAL - MULTI

f. If applicable, what is the current shoreline master program designation of the site?
NOT APPLICABLE

g. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
YES. SEVERAL WETLAND AREAS HAVE BEEN DELINEATED.

h. Approximately how many people would reside or work in the completed project?
APPROXIMATELY 1100-1500 PEOPLE WOULD RESIDE THERE.

i. Approximately how many people would the completed project displace?
NONE

j. Proposed measures to avoid or reduce displacement impacts, if any:
NONE REQUIRED

k. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
CITY COMPREHENSIVE AND ZONING PLANS FOR THE SITE WILL BE COMPLIED WITH.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
APPROXIMATELY 739 RESIDENTIAL UNITS WILL BE CREATED OF VARYING TYPES. A BROAD RANGE OF INCOME LEVELS CAN BE ACCOMMODATED WITHIN THE DEVELOPMENT.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
NO UNITS WOULD BE ELIMINATED.

c. Proposed measures to reduce or control housing impacts, if any.
SINCE NO RESIDENTIAL UNITS WILL BE ELIMINATED, THE PROJECT WILL ADD MEASURABLY TO THE CITY HOUSING STOCK.

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?
THERE ARE SEVERAL 8-10 STORY BUILDINGS WITHIN THE CURRENT PLAN FOR THE DEVELOPMENT. FINAL HEIGHTS AND DESIGN HAVE NOT BEEN DETERMINED.
- b. What views in the immediate vicinity would be altered or obstructed?
BUFFERING ALONG THE PERIMETER OF THE DEVELOPMENT WOULD RETAIN A TREED BACKDROP EXTERNALLY. HIGHER BUILDINGS WOULD NOT BLOCK VIEWS, BUT MAY BE VISIBLE.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
CAREFUL DESIGN, VEGETATION RETENTION AND LANDSCAPING WILL ENHANCE AESTHETICS FOR SITE RESIDENTS, VISITORS AND NEIGHBORS. CITY REQUIREMENTS FOR DESIGN REVIEW WILL BE FULFILLED.

11. Light and Glare

- a. What types of light or glare will the proposal produce? What time of day would it mainly occur?
THE DEVELOPMENT WILL PRODUCE LIGHT NORMAL TO RESIDENTIAL USES INCLUDING STREET AND PARKING AREA LIGHTING.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
NO. THERE ARE NO UNITS FRONTING ON CHUCKANUT DRIVE. A TREED BUFFER WILL BE REQUIRED ON THE DEVELOPMENT BOUNDARIES.
- c. What existing off-site sources of light or glare may affect your proposal?
NONE.
- d. Proposed measures to reduce or control light and glare impacts, if any:
ALL STREET AND PARKING AREA LIGHTING WILL BE DOWNWARD DIRECTED. VEGETATION WILL SHIELD LIGHTING INTERNALLY.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
FAIRHAVEN PARK IS VERY CLOSE TO THE DEVELOPMENT. THE "INTERURBAN TRAIL" AND SEVERAL OTHER PUBLIC PROPERTIES ARE IMMEDIATELY ADJACENT OR CLOSE BY.
- b. Would the proposed project displace any existing recreational uses? If so, describe.

NO, ALTHOUGH THE GENERAL PUBLIC HAS NOT BEEN FULLY RESTRICTED FROM ACCESS TO THE DEVELOPMENT SITE ALTHOUGH CLEARLY POSTED AS PRIVATE PROPERTY.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
THE DEVELOPMENT WILL BE COORDINATING WITH CITY PARKS TO CREATE CERTAIN TRAIL CORRIDOR OPPORTUNITIES WITHIN THE SITE.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on or proposed for national, state or local preservation registers known to be on or next to the site? If so, generally describe.
NONE KNOWN

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
NONE OBSERVED OR KNOWN

- c. Proposed measures to reduce or control impacts, if any:
NONE REQUIRED

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
CHUCKANUT DRIVE FRONTS THE SITE FOR SOME 2000 FEET. PRIMARY ACCESS IS TO CHUCKANUT DRIVE AT VIEWCREST.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
WHATCOM TRANSIT AUTHORITY HAS SERVICE TO CHUCKANUT DRIVE WHICH EXTENDS SOUTH TO WILLOW ROAD AT THIS TIME.

- c. How many parking spaces would the completed project have? How many would the project eliminate?
NO PARKING SPACES WILL BE ELIMINATED. APPROXIMATELY 1700 NEW PARKING SPACES WILL BE CREATED. ZONING REQUIREMENTS WILL BE MET AND EXCEEDED.

- d. Will the proposal require any new roads or streets or improvements to existing roads

or streets, not including driveways? If so, generally describe (indicate whether public or private).

YES. INTERNAL PUBLIC AND POSSIBLE PRIVATE ROADS WILL BE NEEDED THROUGHOUT THE DEVELOPMENT. THE MAIN INTERNAL PUBLIC ROAD WILL SERVE IN THE EVENT THE CITY EVENTUALLY DECIDES TO COMPLETE A COLLECTOR ARTERIAL BETWEEN CHUCKANUT DRIVE AND OLD FAIRHAVEN PARKWAY.

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

NO

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

THE PROJECT WOULD GENERATE APPROXIMATELY 5000-6000 TRIPS PER DAY. PEAK VOLUMES WOULD BE 7-8 AM AND 5-6 PM.

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

PUBLIC TRANSPORTATION WILL BE PLANNED FOR WITHIN THE DEVELOPMENT. SCHOOL BUS ACCESS WILL BE PROVIDED FOR.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

YES. THE 739 RESIDENTIAL UNITS WILL INCREASE THE NEED POTENTIALLY FOR ADDITIONAL PUBLIC SERVICES. THESE INCREASES SHOULD ALREADY BE WITHIN THE CITY'S PROJECTIONS FOR ADDED SERVICES.

b. Proposed measures to reduce or control direct impacts on public services, if any.

DESIGN WOULD BE IMPLEMENTED TO FACILITATE GOOD ACCESS FOR EMERGENCY VEHICLES AND PROVIDE A SAFE ENVIRONMENT.

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

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.

ELECTRICITY – PSE; CABLE-COMCAST
NATURAL GAS – CASCADE GAS; TELEPHONE – QWEST
SEWER / WATER – CITY OF BELLINGHAM

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: _____ *Amber T. Gynn PE, PLS* _____
Date Submitted: _____ *April 18.05* _____

D. Fee

An application fee shall be submitted in the amount set by the City Council. See separate fee schedule handout.