

WHOLE CHECKLIST FOR
FAIRHAVEN
PARKING STUDY.
See Sep. SEPA for
1 pte. last.

ENVIRONMENTAL CHECKLIST

City of Bellingham

PURPOSE:

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, etc. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply". In addition, complete the supplemental sheet for nonproject actions (Part D). (PLA 48 10/84)

For nonproject actions, the references in the checklist to the words "project", "applicant", and "property or site" should be read as "proposal", "proposer", and "affected geographic area," respectively.

ENVIRONMENTAL CHECKLIST

City of Bellingham

A. BACKGROUND

1. Name of proposed project, if applicable: Fairhaven Parking Study

2. Name, address, and phone number of applicant:

City of Bellingham

Planning and Economic Development Dept.

3. Name, address and phone number of contact person:

William T. Geyer

4. Date checklist prepared: October 1, 1990

5. Agency requesting checklist: Bellingham Planning & Economic Development

6. Proposed timing or schedule (including phasing, if applicable):

N/A

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The study anticipates an implementation program for funding,
designing and constructing parking facilities.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Yes. A private development proposal is pending for a parking
lot in one of the potential parking lot sites identified in
the study.

10. List any government approvals or permits that will be needed for your proposal, if known.

City Council approval of the study.

11. Give 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 Fairhaven Parking Study outlines the parking problem in the
Fairhaven commercial district and recommends a concept for a parking
program to provide the needed parking. The development of on-street
parking and parking lots peripheral to the commercial core area are
recommended.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address and section, township, and range. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographical map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The study affects the commercial properties in the Fairhaven Neighborhood.
The specific study area is bounded by 9th Street, 13th Street, Mill Avenue
and McKenzie Avenue.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other generally flat, with some slope
down to the west.

b. What is the steepest slope on the site (approximate percent slope)?
20%

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.
Typical clay soils of the area, together with gravelly sub-base
materials placed for urban development.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
None are known.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
N/A Unknown at this time.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Unknown at this time. The impacts will need to be addressed with
future construction proposals.

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

Unknown at this time.

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

Unknown at this time.

2. Air

- a. What types of emission 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.

Unknown at this time. Future parking construction is associated with construction dust & auto exhaust from vehicles using the parking lots.

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

No.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

These measures will need to be identified with future construction plans.

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.

No.

- 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.

- 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.

None.

- 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.

No.

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 exmample: domestic sewage; industrial, containing the following chemicals ...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.

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.

Storm water runoff from future parking lots will enter into the public storm sewers which outlet into Bellingham Bay and/or Padden Creek.

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

Oil and other pollutants commonly found in parking lots could enter into surface waters via storm sewers.

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

These measures will need to be addressed with future construction plans.

4. Plants

- a. Check or circle types of vegetation found on the site:

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: water lily, eelgrass, milfoil, other
 other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

Unknown at this time.

- c. List threatened or endangered species known to be on or near the site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Unknown at this time.

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:

birds: hawk, heron, eagle, songbirds, other: _____

mammals: deer, bear, elk, beaver, other: _____

fish: bass, salmon, trout, herring, shellfish, other: _____

- b. List any threatened or endangered species known to be on or near the site.

None are known.

- c. Is the site part of a migration route? If so, explain.

Unknown.

- d. Proposed measures to preserve or enhance wildlife, if any:

Any specific measures would need to be addressed with future construction plans.

6. Energy and Natural Resources

- a. What kinds 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.

N/A

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

N/A

- 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:

N/A

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.

No.

- 1). Describe special emergency services that might be required.

None.

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

N/A

b. Noise

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

N/A

- 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.

There is the potential for construction and traffic noise
with future development.

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

To be addressed by future construction plans.

8. Land and Shoreline Use

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

Commercial uses.

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

No.

- c. Describe any structures on the site.

Various commercial buildings, including a grouping of turn of the
century brick structures.

- d. Will any structures be demolished? If so, what?

The study does not contemplate any demolition of structures.

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

Neighborhood Commercial and Planned Commercial

f. If applicable, what is the current shoreline master program designation of the site?

N/A

g. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Yes. Some portions of the site are within "view" sensitive areas.

h. Approximately how many people would reside or work in the completed project?

None.

i. Approximately how many people would the completed project displace?

None.

j. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

k. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The study conforms to the goals and policies of the
comprehensive plan and compliments the regulations of the
Land Use Development Ordinance regarding the provision of parking.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.

None.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any:

None.

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?

Unknown. No above-grade structures are anticipated at this time.

b. What views in the immediate vicinity would be altered or obstructed? If in a designated view area, provide a detailed drawing of how upland views would be impacted by the proposed elevation of the structure.

None. Impacts from any future structures will need to be addressed when construction plans are developed.

c. Proposed measures to reduce or control aesthetic impacts, if any:

None known at this time beyond standard zoning landscaping requirements.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Unknown at this time.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Unknown at this time.

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:

Unknown at this time.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Public walk and trail systems. Commercial entertainment facilities.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None.

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.

Yes. The Fairhaven Historic District, involving a cluster of late 1800's and early 1900's buildings covers much of the study area. It is on the Federal and State Historic Registry.

- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

See above.

- c. Proposed measures to reduce or control impacts, if any:

The concepts contained in the Study are intended to provide the parking necessary to allow use of the historic buildings and to encourage high density commercial development in keeping with the historic style of the district.

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.

The area contains a grid pattern of access streets, including the 12th Street arterial and Harris Avenue arterial.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Yes.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

The concept anticipates future construction of approximately 200 new on-street spaces and up to approximately 600 spaces in parking lots.

- 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, street improvements could be needed to provide access to parking areas, and on-street parking will require improvements in the right-of-way.

- 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.

None.

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

Any needed street improvements will be addressed with future construction projects.

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, possibly. Any publicly owned parking facilities would require maintenance, administration and policing services.

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

Construction of parking facilities to engineering-approved city standards to minimize maintenance costs.

16. Utilities

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

- 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.

Storm sewers and potentially electrical services.

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: *[Handwritten Signature]* *for Planning & Economic Development Dept.*

Date Submitted: 10-2-90

This is to certify that the filing fee of Twenty-five Dollars (\$25.00) has been paid.

C.R. # _____

Department of Finance

Date

ENVIRONMENTAL CHECKLIST

City of Bellingham

SUPPLEMENTAL SHEET "D" FOR NONPROJECT ACTIONS
(Not to be used for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

D. Supplemental Sheet for Nonproject Actions

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

It is not likely that the study recommendations will have a direct impact, however, implementation will facilitate commercial development and the more complete use of existing commercial structure. Increased auto emissions in the area may be an indirect impact.

Proposed measures to avoid or reduce such increases are:

None.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The study anticipates future parking construction which may displace existing vegetation. It is unknown whether the concept will increase or decrease the amount of vegetation because it alters the location of parking but not necessarily the quantity.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Landscaping of parking facilities will be installed per City codes.
Individual construction sites should be reviewed for impacts prior to construction. One-street parking could result in a more efficient provision of parking with less total paved area.

3. How would the proposal be likely to deplete energy or natural resources?

It is unknown whether the concept will result in an increase in asphalt use and/or encourage an increase in private automobile use in this area, thereby using petroleum resources.

Proposed measures to protect or conserve energy and natural resources are:

Future parking designs should be efficiently designed to minimize asphalt use. The concept encourages full use of existing urban commercial core areas, which is more energy efficient than alternative suburban or rural commercial development.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The study attempts to help preserve a historic site. It provides a concept to supply parking and allow full use and economic viability of existing historic structures. It also attempts to encourage the historic development pattern and discourage a "strip mall" building and parking design.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None needed.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The study supports existing land use regulations regarding parking and uses in the Fairhaven District.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None needed.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

It may increase the need for maintenance, administration and policing of public parking facilities. It may indirectly increase traffic if it results in increased commercial development.

Proposed measures to reduce or respond to such demand(s) are:

Proper design of parking facilities to City standards should minimize maintenance costs.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No conflicts are known at this time.
