

ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Name of proposed project, if applicable: **University Ridge**

2. Name, address and phone number of owner / decision maker:
Applicant: Ambling University Development Group
Address: 348 Enterprise Drive, Valdosta, GA 31610
Phone: 229-219-8172
Fax: 229-219-8125
Owner: Irving H. Jr. & Joan F Hawley Trust

3. Address and phone number of applicant and contact person:
Applicant/Agent: Ronald T Jepson, PE, PLS
Address: 222 Grand Avenue, Suite C, Bellingham, WA 98225
Phone: 360-733-5760
Fax: 360-647-8939

4. Tax Assessor's Parcel Number and Legal Description of subject property:
Tax Assessor Parcel Number: 380332 172175
Tract F of Cedar Ridge Plat, Division 11, as per the map thereof, recorded under AF#202070360, Records of the Whatcom County Auditor, Whatcom County, Washington

5. Street Address of Subject Property: **4413 Consolidation Avenue**

6. Neighborhood and Area Designation: **Puget Neighborhood, Area 17**

7. Zoning / Land Use Designation (as per Comprehensive Plan) – Required for Processing: **Residential Multi, Planned**

8. Date checklist prepared: **April 19, 2013**

9. Agency requesting checklist: **PLANNING DEPARTMENT**

10. Proposed timing or schedule (including phasing, if applicable): **Begin Construction in April 2014, Complete Construction in June, 2015. Construction to be completed in one phase.**

11. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain: **No. Does Not Apply**

12. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal: **Critical Areas Study, Geotechnical Study.**

13. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain: **No**

14. List any government approvals or permits that will be needed for your proposal, if known: **Height Variance, Public Improvements Variance, City Building Permits, NPDES, Critical Areas Permit.**

15. 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: **A 164 unit, purpose built student housing development comprising four**

residential buildings with a clubhouse facility and approximately 423 parking spaces on an 11.15 acre site and associated site access and utility work.

B. ENVIRONMENTAL ELEMENTS

Earth

1. General description of the site (chose one): Flat, Rolling, **Hilly**, Steep slopes, Mountainous, Other _____
2. What is the steepest slope on the site (approximate percent slope)? **Average slope grade of 22% from Puget Street**
3. 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: **Gravelly weathered glacial drift. Please refer to attached Geotechnical Report for more detail**
4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe: **No.**
5. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill: **Due to the consistent slope on the site approximately 50,000 CY of grading will be required, however no import of material is proposed.**
6. Could erosion occur as a result of clearing, construction, or use? If so, generally describe: **Erosion would be possible during clearing, grading and construction, but we propose to use the the most current DOE Best Management Practices to mitigate any potential erosion.**
7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?: **Approximately 43% of the site will be impervious.**
8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **Current DOE Best Management Practices, and an Erosion Control Plan approved by the city of Bellingham.**

Air

1. 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. **Emissions to the air are expected to be normal for a construction project of this type and size. Emissions for the completed project are expected to be less than normal for a project of this type and size. The tenants will be WWU students, and all WWU students receive a bus pass a part of their paid tuition. Because of the proximity of the WWU – Lincoln Street Park & Ride, the high cost of vehicle operation, and the high parking rates at WWU, it is expected that the majority of residents will use public transit for daily trips to WWU**
2. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **No. Does Not Apply**
3. Proposed measures to reduce or control emissions or other impacts to air, if any: **Specific hours of operation of equipment during site construction per City requirements.**

Water

SURFACE

1. Is there 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: **There is a 15 acre dedicated open space tract containing wetland areas owned by the City of Bellingham directly to the north of the site.**
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: **Please refer to attached site plan showing the 100 foot wetland buffer boundary setback on the project property adjacent to wetland areas to ensure that wetlands will not be disturbed by the project.**
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. Does Not Apply**
4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **None are proposed.**
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**

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. Does Not Apply**
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 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. **No. Does Not Apply**

WATER RUNOFF (including stormwater):

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. **Proposed on site runoff will be detained in a concrete vault under a parking area will then be treated via a raingarden before leaving the site via an existing stormwater stub. This eventually drains to Lincoln Creek.**
2. Could waste materials enter ground or surface waters? If so, generally describe. **No. Does Not Apply**
3. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: **Storm water detention facilities and a rain garden will be constructed and maintained on site**

Plants

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

_____ shrubs

- _____ grass
- _____ pasture
- _____ crop or grain
- _____ deciduous tree: **alder, maple**, aspen, other
- _____ evergreen tree: **fir, cedar**, pine, other
- _____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- _____ water plants: water lily, eelgrass, milfoil, other
- _____ other types of vegetation

2. What kind and amount of vegetation will be removed or altered? **Approximately 8.75 Acres of existing plant material within the grading areas will be removed during the site grading process.**
3. List threatened or endangered species known to be on or near the site: **None. To the best of our knowledge**
4. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **Approximately 2.39 acres of the existing foliage on the site will remain. Approximately 3.93 acres will be landscaped.**

Animals

1. Check 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: **Small birds observed on site.**
Mammals: deer, bear, elk, beaver, other: **Raccoons**
Fish: bass, salmon, trout, herring, shellfish
Other:

2. List any threatened or endangered species known to be on or near the site: **None.**
3. Is the site part of a migration route? If so, explain: **No**
4. Proposed measures to preserve or enhance wildlife, if any: **Maintain as much existing vegetation as possible, (2.39 acres) and provide new landscaped areas throughout the project.**

Energy and natural resources

1. 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: **The project will rely on electricity for heat**
2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe: **The project will have no negative affect on any adjacent properties solar energy use. It may enhance solar energy use**
3. 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 project will meet or exceed the Washington State Energy Code**

Environmental Health

1. 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. Does Not Apply**
 - a. Describe special emergency services that might be required. **Does Not Apply**
 - b. Proposed measures to reduce or control environmental health hazards, if any: **Does Not Apply**

Noise

- a. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **None**
- b. 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 will be the usual construction noise during site grading and the construction. Traffic can be expected from tenant's vehicles upon completion. The tenants will be WWU students, and all WWU students receive a bus pass a part of their paid tuition. Because of the proximity of the WWU – Lincoln Street Park & Ride, the high cost of vehicle operation, and the high parking rates at WWU, it is expected that the majority of residents will use public transit for daily trips to WWU. Please refer to attached Traffic Study**
- c. Proposed measures to reduce or control noise impacts, if any: **Specific hours of operation of equipment during site construction per City requirements. Nearby availability of public transit system for tenants.**

Land and Shoreline Use

1. What is the current use of the site and adjacent properties? **Current site is raw land. The site is zoned "Residential Multi, Planned". Properties to the North and West are zoned "Residential Multi, Planned". Properties to the East are zoned "Residential Single". Properties to the South in the Samish Neighborhood are zoned "Multi-Family Res, Med Density" and "Single Family Res, Low Density". Property was clear cut within the last 20 years.**
2. Has the site been used for agriculture? If so, describe. **No.**
3. Describe any structures on the site. **There are no structures on the site**
4. Will any structures be demolished? If so, what? **No. Does Not Apply**
5. What is the current comprehensive plan designation of the site? **Residential Multi, Planned**
6. If applicable, what is the current shoreline master program designation of the site? **Not Applicable**
7. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify: **No. Does Not Apply**
8. Approximately how many people would reside or work in the completed project? **It is estimated that there will be up to 576 people residing as tenants, and up to 25 employees working at the project**
9. Approximately how many people would the completed project displace? **None. Does Not Apply**

10. Proposed measures to avoid or reduce displacement impacts, if any: **None. Does Not Apply**
11. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **The 11.15 acre site is currently designated “Residential Multi, Planned”, and has been designated as such since approximately 1995. The project ownership was able to reduce the impact of development to the neighborhood by transferring 15 acres of land directly to the North of this site to the City. That acreage is now designated Open Space, while at the same time, the 11.15 acre project site was designated as Future Development of up to 176 Units**

Housing

1. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **A total of 164 units are proposed for this project. It will provide housing for students. A clubhouse for the residents is also proposed with this plan**
2. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **None. Does Not Apply**
3. Proposed measures to reduce or control housing impacts, if any: **The buildings have been situated on the site to reduce any impact to the surrounding neighborhood**

Aesthetics

1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? **Bellingham has two definitions of measuring building height. Using Definition No.1, the tallest structure is 36 feet tall. Using Definition No. 2, the tallest structure is 58 feet tall. Please refer to Height Variance Request**
2. What views in the immediate vicinity would be altered or obstructed? **The views from approximately eight homes on Puget Street will be positively enhanced by the project, allowing them to now have distant views from their homes. The rear yard uphill views of approximately eleven homes on Nevada Avenue and Marrionberry directly adjacent to site will be altered by the project, as the project will remove trees from the site. However a large area of the project site adjacent to Nevada St is being left undisturbed to minimize any impacts to those neighbors.**
3. Proposed measures to reduce or control aesthetic impacts, if any: **By using the existing site plan, and closely monitoring the limits of the graded areas, as much existing vegetation as possible will be maintained. In addition, a significant area of the site will be professionally landscaped and the structures have been architecturally designed and placed on the site to make the project as aesthetically pleasing as possible**

Light and glare

1. What type of light or glare will the proposal produce? What time of day would it mainly occur? **Exterior building mounted lights. Parking lot lights and pathway lights**
2. Could light or glare from the finished project be a safety hazard or interfere with views? **No**
3. What existing off-site sources of light or glare may affect your proposal? **None**
4. Proposed measures to reduce or control light and glare impacts, if any: **Exterior lights to be shielded top and Side. A significant amount of existing trees at the perimeter of the project will be maintained or enhanced with on-site landscaping**

Recreation

1. What designated and informal recreational opportunities are in the immediate vicinity? **The project clubhouse will contain a fitness center and game room, with an outdoor Jacuzzi style whirlpool. Access to proposed trail in Consolidation Ave. right of way.**

2. Would the proposed project displace any existing recreational uses? If so, describe. **No**

2. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **None. Does Not Apply**

Historic and Cultural Preservation

1. 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. **No**

2. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. **Does Not Apply**

3. Proposed measures to reduce or control impacts, if any: **Does Not Apply**

Transportation

1. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any: **Entrance to site is off the end of Consolidation Avenue, no access is possible or proposed from Puget, and no access is proposed from Nevada St.**

2. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? **Yes. The Western Washington University - Lincoln Street Park & Ride is approximately 1,500 ft from the site**

3. How many parking spaces would the completed project have? How many would the project eliminate? **A total of 423 parking spaces are proposed for the project. No existing parking spaces will be eliminated**

4. 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): **Completion of Consolidation Avenue to the project entrance. The proposal also includes off-site construction of a trail in the Consolidation Avenue right of way to assist with pedestrian travel**

5. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe: **No. Does Not Apply**

6. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur: **Please refer to attached Traffic Report**

7. Proposed measures to reduce or control transportation impacts, if any: **The project location is in very close proximity to the Western Washington University – Lincoln Street Park & Ride. All WWU students receive a bus pass a part of their paid tuition. Because of the high cost of vehicle operation, and the high parking rates at WWU, it is expected that the majority of residents will use public transit for daily trips to WWU**

Public Services

1. 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: **The project will be a newly constructed, fire sprinkler'd residential project. There may be a nominal increase in requirements for public services. The tenants will be university students.**
2. Proposed measures to reduce or control direct impacts on public services, if any: **None Required**

Utilities

1. Choose which utilities are currently available at the site:
 - **Electricity**
 - **Natural Gas**
 - **Water**
 - **Refuse Service**
 - **Telephone**
 - **Sanitary Sewer**
 - Septic System
 - Other.
2. 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. **All required utilities are available to the site. They include, Water, Sewer, Electrical, Natutral Gas.**

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: _____

Date Submitted: _____

D. FEE

An application fee shall be submitted in the amount set by the City Council. See separate Fee Schedule Handout