



PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

210 Lottie Street, Bellingham, WA 98225
Telephone: (360) 778-8300 Fax: (360) 778-8302 TTY: (360) 778-8382

SEP2013-00016

Determination of Non-Significance (DNS)

University Ridge

PDC2013-00002/VAR2013-00001/DRC2013-00008/CAP2013-00019

Date of Issuance of Threshold Determination: August 8, 2013

Description of Proposal: A planned development and design review proposal for purpose-built student housing consisting of 576 beds in four buildings, a clubhouse, and associated parking. A variance from height requirements is requested to allow structures to exceed the 35-foot height allowance, as measured by the City's height definition No. 1.

Proposed access to the site is from an approximately 80-foot easterly extension of Consolidation Avenue which will be built to $\frac{3}{4}$ -City standard of a 28-foot street. Vehicular access from Puget Street is not proposed. Pedestrian circulation is proposed by a newly constructed footpath in the Consolidation Avenue and 46th Street rights of way between the Consolidation Avenue extension and Puget Street. An extension of approximately 270 feet of a 12-inch water main is required. Stormwater management will be provided pursuant to BMC 15.42.

A Transportation Concurrency Certificate (CON2012-00020) was issued on December 5, 2012. The proposal was assessed as a mid-rise apartment complex with a 7% reduction for proximity to transit. With this proposal, all intersections studied in the transportation impact analysis (TranspoGroup, April 2013) meet the City's operational Level of Service standards; the proposal does not require off-site transportation mitigation. Mitigation for transportation impacts will be through payment of Transportation Impact Fees (TIF) in accordance with City ordinances.

Anticipated export material resulting from construction is 45,000 cubic yards. Export material shall be disposed at an approved, permitted site.

Impacts to onsite City-regulated critical areas (geologically hazardous areas and wetland buffer) are proposed. Mitigation will be provided pursuant to BMC 16.55.

The proposal includes shielded site-lighting to avoid spill over onto adjacent residential properties and the wetland/buffer area.

Proponent: Ron Jepson, Jepson and Associates, 222 Grand Avenue Ste. C, Bellingham, WA 98225 agent for Ambling University Development Group, LLC, 348 Enterprise Drive, Valdosta, GA 31610.

Project Location: 4413 Consolidation Avenue; Parcel Number 380332 172175; Area 17, Puget Neighborhood. Residential Multi, Planned land use designation.

Lead Agency: City of Bellingham, Planning and Community Development Department (PCDD).

Environmental Information Considered:

1. SEPA checklist, dated June 27, 2013
2. Schematic Design Stormwater Site Plan: University Ridge (Freeland, April 2013); Addendum #1 June 19, 2013.
3. Traffic Impact Analysis - University Ridge (TranspoGroup, April 2013)
4. Critical Areas Assessment Report - University Ridge (Miller, April 15, 2013); Addendum #1 June 20, 2013.
5. Soil Conditions and Preliminary Findings - University Ridge (GeoEngineers, April 9, 2013)
6. Geologically Hazardous Area Site Assessment (Letter Report) - University Ridge (GeoEngineers, April 29, 2013)
7. Geologically Hazardous Area Site Assessment - Pedestrian Pathway (Letter Report) - University Ridge (June 20, 2013)

The lead agency for this proposal has determined that the project does not have a probable adverse impact on the environment. An environmental impact statement is not required under RCW 43.21.C.030 (2) c. This decision was made after review of a completed environmental checklist on file with the lead agency. This information is available to the public on request.

(X) This DNS is issued under WAC 197-11-340 (2); the lead agency will not act on this proposal for at least 14 days from the date of issuance. Anyone wishing to comment on this threshold determination is invited to submit written comment(s) to the Planning and Community Development Department by 5:00 p.m. on August 23, 2013.

Responsible Official:

Jeff Thomas, Director
Planning and Community Development Department
210 Lottie Street, Bellingham, WA 98225

Signature _____

Kathy Bell, Planner II

Planning and Community Development Department
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Appeal rights: Pursuant to BMC 16.20.210(D), there is no administrative appeal of this environmental determination.

The City of Bellingham seeks to comply with the American Disabilities Act. If you have special needs, please call (360) 778-8300 (voice) or (360) 676-6883 (TDD).