



## Planning and Community Development Department

210 Lottie Street, Bellingham, WA 98225

Phone: (360) 778-8300 Fax: (360) 778-8301 TTY: (360) 778-8382

Email: [planning@cob.org](mailto:planning@cob.org) Web: [www.cob.org](http://www.cob.org)

## Determination of Non-Significance (DNS)

SEP2022-0029

**Date of Issuance of Threshold Determination:** 1/17/2024

**Project Name:** Northwest Village

**Project Description:** Construction of 9 shared court units and 10 townhouse infill toolkit units for a total of 19 units. The proposal includes 38 garage parking stalls and 12 surface guest parking stalls. The proposal will include a combined access with the northern abutting property along Northwest Ave. for 10 townhouse units and a private lane extension from Dover St. providing access to 9 shared court units. The proposal will require construction of a public cul de sac turnaround at the end of Dover St. within the existing right of way. The proposal includes a preliminary subdivision to place each unit on a fee simple lot. The proposed townhouses will be served by existing water, sewer and stormwater utilities located in Northwest Ave. and Dover St. abutting the site. All lots are proposed to be served by public infrastructure as required by Bellingham Municipal Code. Stormwater management is proposed onsite with multiple stormwater vaults and an easement with the northern property owner for stormwater dispersion compliant with code. Emergency access will be provided on site with approved emergency turnarounds. The proposal includes dedication of right of way along Northwest Ave. and construction of a public turnaround in the existing Dover St. right of way through a Public Facility Construction Agreement.

**Project Location:** 4185 Northwest Ave., Bellingham WA 98226. Area 2, Meridian Neighborhood, Residential Single, Planned Mixed with Infill Toolkit uses as an allowed use under a Low to Medium Density.

**Proponent:** Sean Hegstad – Haven Design Workshop, 5828 2<sup>nd</sup> Ave. #101, Ferndale WA 98248

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

---

**Environmental Information Considered:** SEPA Checklist signed 7/6/21; Architectural and Civil Plans including Landscaping Plans dated 9/27&28/23; Critical Area Report prepared by Cantrell & Associates, Inc. dated 7/31/19; and Preliminary Stormwater Plan prepared by Impact Design LLC dated 9/20/23

The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter [36.70A](#) RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW [43.21C.240](#) and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. This decision was made after review of the environmental information considered on file with the lead agency. This information is available to the public at <http://www.cob.org/notices> or upon request.

This DNS is issued after using the optional DNS process in WAC 197-11-355. A notice

of Application and Optional DNS was issued on **11/13/2023**, there is no further comment period on the DNS.

**Appeal Rights:** Pursuant to BMC 16.20.210(D), there is no administrative appeal of this environmental determination.

**Staff Contact:**

Ryan Nelson, Planner  
Planning and Community Development Department  
210 Lottie Street - Bellingham, WA 98225  
Email / Phone: rnelson@cob.org or 360-778-8368

**Responsible Official:**

Kurt Nabbefeld, Development Services Manager  
Planning and Community Development Department  
210 Lottie Street, Bellingham, WA 98225

A handwritten signature in blue ink, appearing to read "K. Nabbefeld", is positioned above a horizontal line.

Signature