



Attachment C

Permit Center

210 Lottie Street, Bellingham, WA 98225
Phone: (360) 778-8300 Fax: (360) 778-8301 TTY: (360) 778-8382
Email: permits@cob.org Web: www.cob.org/permits

Land Use Application

Check all permits you are applying for in the boxes provided. Submit this application form, the applicable materials listed in the corresponding permit application packet(s) and application fee payment.

<input type="checkbox"/> Accessory Dwelling Unit <input type="checkbox"/> Binding Site Plan <input type="checkbox"/> Clearing Permit <input checked="" type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Critical Area Permit <input type="checkbox"/> Minor Critical Area Permit <input type="checkbox"/> Design Review <input type="checkbox"/> Grading Permit <input type="checkbox"/> Home Occupation <input type="checkbox"/> Institutional <input type="checkbox"/> Interpretation <input type="checkbox"/> Landmark – Historic Certificate of Alteration <input type="checkbox"/> Legal Lot Determination <input type="checkbox"/> Nonconforming Use Certificate	<input type="checkbox"/> Parking Adjustment Application <input type="checkbox"/> Planned Development <input type="checkbox"/> Rezone <input checked="" type="checkbox"/> SEPA <input checked="" type="checkbox"/> Shoreline Permit <input type="checkbox"/> Shoreline Exemption <input type="checkbox"/> Subdivision-Short Plat/Lot Line Adjustment <input type="checkbox"/> Subdivision-Preliminary Plat <input type="checkbox"/> Subdivision-Final Plat <input type="checkbox"/> Variance <input type="checkbox"/> Wireless Communication <input type="checkbox"/> Zoning Compliance Letter <input type="checkbox"/> Other: <u>Whatcom Creek Waterway</u>	Office Use Only Date Rcvd: _____ Case #: SHR2023-0029 & 0030 Process Type: SEP2023-0041 Neighborhood: _____ Area Number: _____ Zone: _____ Pre-App. Meeting: _____ Concurrency: _____
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Project Information

Project Address Roeder Avenue between C Street and Central Avenue Zip Code 98225

Tax Assessor Parcel Number (s) 380225552227, 380225557255, 380225560308, 380330009249, 380330066194, 380330050187, 380225544247, 380225552254

Project Description Conduit bank extension along Roeder Avenue between C Street and Central Avenue.

Work will be completed over Whatcom Creek, but is not proposed below the OHWM or the 100-year floodplain elevation.

Applicant / Agent Primary Contact for Applicant

Name Ravyn Whitewolf, TranTech

Mailing Address _____ 1221 _____ Fraser Street, Suite E-3

City Bellingham State WA Zip Code \$1,500,000

Phone 360-592-3445 Email rwhitewolf@trantecheng.com

Owner (s) Applicant Primary Contact for Applicant

Name Igor Kasko, Port of Bellingham

Mailing Address _____ 1801 _____ Roeder Avenue

City Bellingham State WA Zip Code 98225

Phone 360-676-2500 x 382 Email igork@portofbellingham.com

Property Owner(s)

I am the owner of the property described above or am authorized by the owner to sign and submit this application. I grant permission for the City staff and agents to enter onto the subject property at any reasonable time to consider the merits of the application and post public notice. I certify under penalty of perjury of the laws of the State of Washington that the information on this application and all information submitted herewith is true, complete and correct.

I also acknowledge that by signing this application I am the responsible party to receive all correspondence from the City regarding this project including, but not limited to, expiration notifications. If I, at any point during the review or inspection process, am no longer the Applicant for this project, it is my responsibility to update this information with the City in writing in a timely manner.

Signature by Owner/Applicant/Agent , Date 12/01/2023

City and State where this application is signed: Bellingham Washington
City State



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SHORELINE PERMIT APPLICATION

(PLEASE PRINT CLEARLY OR TYPE IN BLUE OR BLACK INK)

Pre-Application Steps:

- Pre-Application conference or waiver
- Transportation concurrency certificate, if applicable

Application Requirements:

- A completed Land Use Application form
- All of the materials and information required by this form
- SEPA Checklist, if applicable
- Application fee payment
- Mailing list and labels for 500 foot radius

Project Data:

1. Name of adjacent water body: _____

2. Describe the current use of the property, including existing structures: _____

3. Describe the proposed project. Include the size of the property, the project dimensions and materials, and the total area of paving: _____

4. Nature of the existing shoreline. (Describe the type of shoreline, such as marine, stream, lake, lagoon, marsh, bog, swamp, flood plain, floodway, delta; type of beach, such as accretion, erosion, high bank, low bank, or dike; material such as sand, gravel, mud, clay, rock, riprap; and extent and type of bulkheading, if any):

5. In the event that any of the proposed buildings or structures will exceed a height of thirty-five feet above the existing grade level, indicate the approximate location of and number of residential units, existing and potential, that will have an obstructed view. **AVERAGE GRADE LEVEL DETERMINATION:** The natural or existing topography of the portion of the lot, parcel, or tract of real property, which will be directly under the proposed structure shall be used in calculating average grade level. "Natural or existing topography" shall mean the topography of the building site prior to any excavation, grading or filling. Calculation of average grade level shall be made by averaging the elevations at the center of all exterior walls of a building or structure:

No new buildings or structures are proposed. Viewshed will not change.

6. Project diagrams: **Draw all maps to scale**, clearly indicating scale on the lower right hand corner of the map. Attach all maps to the application. Maps shall be 8 1/2" X 11" to 11" X 17" in size. Four copies are required. One map set should be 18" X 24" for use at the Shoreline Committee Meeting.

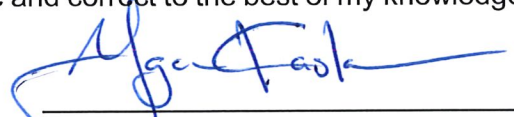
A. SITE PLAN MAP Include on map:

1. Site boundary.
2. Property dimensions in vicinity of project.
3. Ordinary high water mark.
4. Typical cross section or section showing:
 - a. Existing ground elevations.
 - b. Proposed ground elevation.
 - c. Height of existing structures.
 - d. Height of proposed structures
5. Where appropriate, proposed land contours using five-foot intervals in water area and ten-foot intervals on areas landward of ordinary high water mark, if development involves grading, cutting, filling, or other alteration of land contours.
6. Show dimensions and locations of existing structures, which will be maintained.
7. Show dimensions and locations of proposed structures.
8. Identify source, composition, and volume of fill material.
9. Identify composition and volume of any extracted materials and identify proposed disposal area.
10. Location of proposed utilities, such as sewer, septic tanks and drainfields, water, gas, electricity.
11. If the development proposes septic tanks, does proposed development comply with local health and state regulations.
12. Shoreline designation according to the Master Program.
13. Show which areas are shorelines and which are shorelines of statewide significance. Lake Whatcom and Bellingham Bay seaward of extreme low tide are shorelines of statewide significance.

B. VICINITY MAP

1. Indicate site location using natural points of reference (roads, state highways, prominent landmarks, etc.)
 2. If the development involves the removal of any soils by dredging or otherwise, please identify the proposed disposal site on the map. If the disposal site is beyond the confines of the vicinity map, provide another vicinity map showing the precise location of the site and its distance to the nearest city or town.
 3. Give a brief narrative description of the general nature of the improvements and land use within one thousand feet in all directions from development site (i.e., residential to the north, commercial to the south, etc.).
7. A filing fee shall be required at the time of application as determined by Council (see separate fee sheet). Please indicate project valuation:
- Less than \$100,000
 - \$100,000 or more but less than \$500,000
 - \$500,000 or more: List valuation: \$1,500,000

I, IGOR KASED, am the above-named applicant for a permit to construct a substantial development pursuant to the Shoreline Management Act of 1971 and the Bellingham Shoreline Master program, and hereby state that the foregoing statements, answers, and information are, in all respects, true and correct to the best of my knowledge and belief.



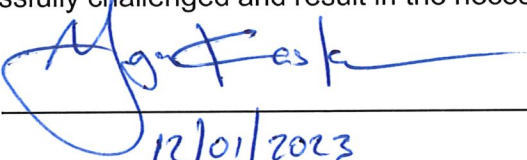
Signature
12/01/2023

Date



Address Information Verification

I / We IGOR KASKO, being duly sworn on oath, hereby certify that I have familiarized myself with the rules and regulations with respect to preparing and filing this application, that the foregoing statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief, and that the list of names and addresses of property owners within 500' of the subject is complete and correct according to the records of the Whatcom Assessor's Office as of DECEMBER 1ST, 2023. I understand that if this list does not contain accurate information as listed in the Assessor's Office, this application may be successfully challenged and result in the necessity to reapply.

Signature: 
 Date: 12/01/2023
 Signature: _____
 Date: _____

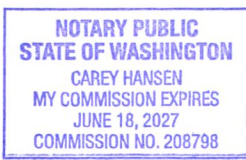
STATE OF WASHINGTON)
) SS
 COUNTY OF WHATCOM)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1 DAY OF December, 2023

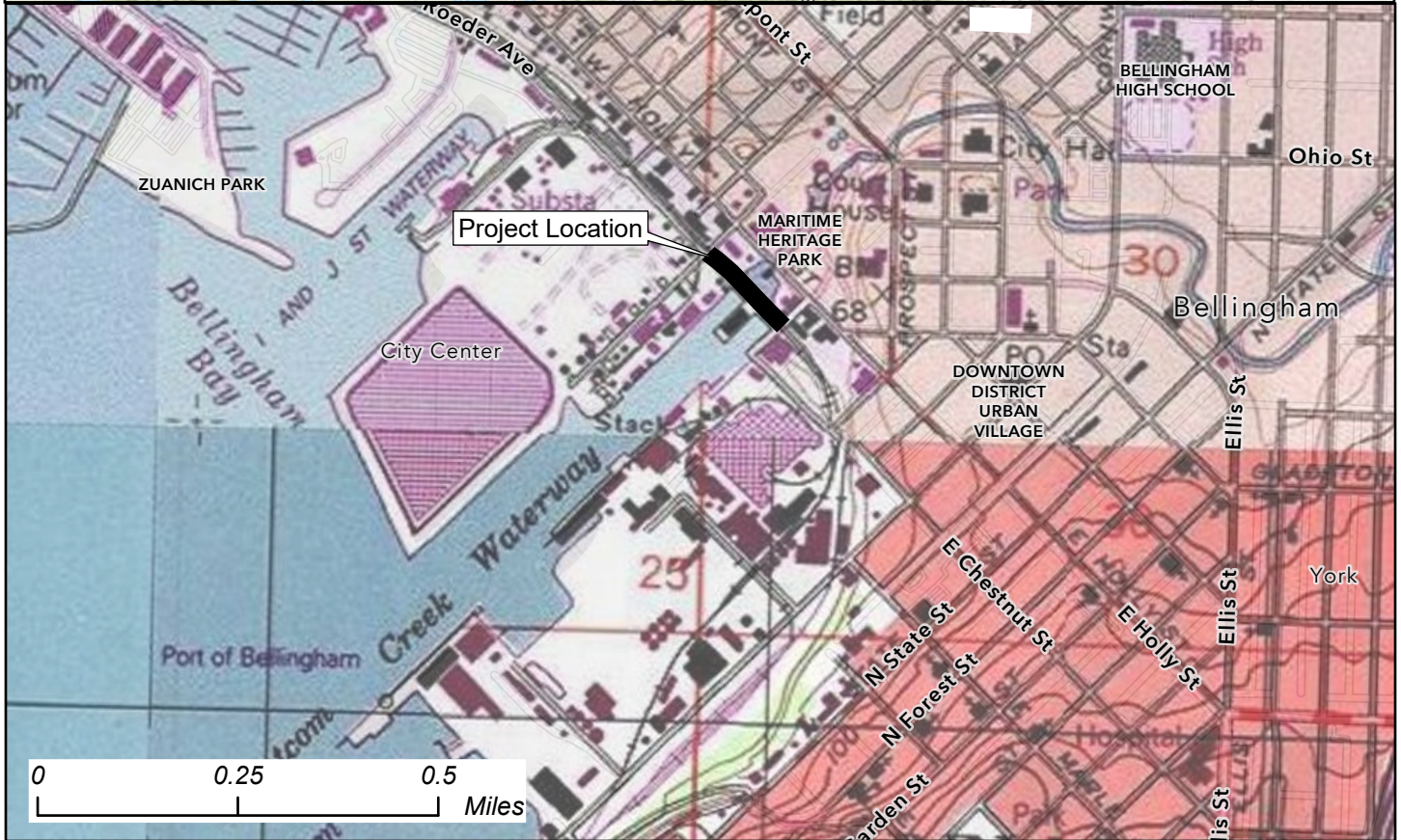

 Signature of Notary Public:

Carey Hansen
 Name Printed

6.18.27
 My appointment expires



Vicinity Map



Conduit Bank Extension

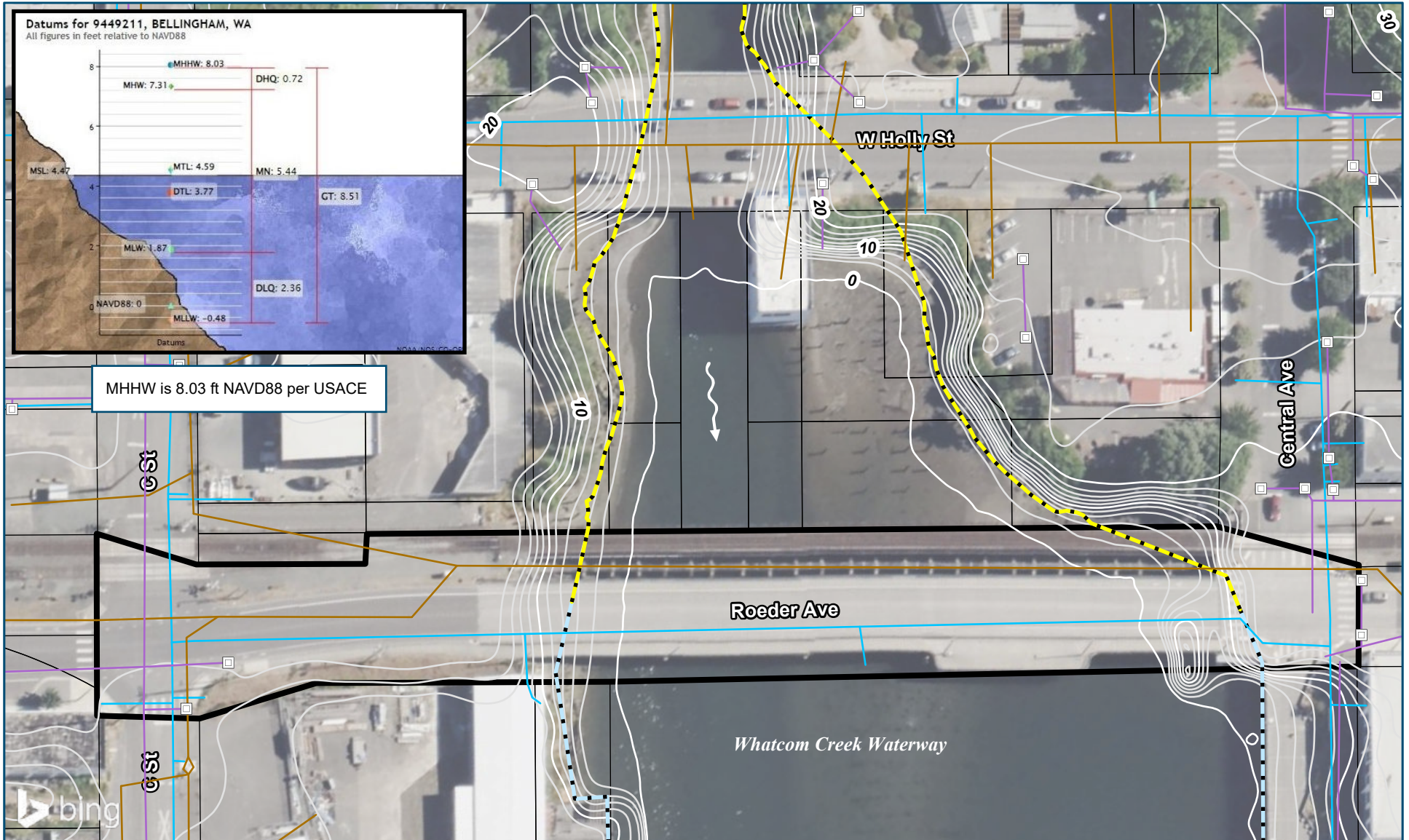


Vicinity

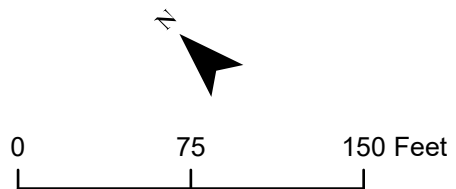


11/28/2023

Site Plan Map



Conduit Bank Extension



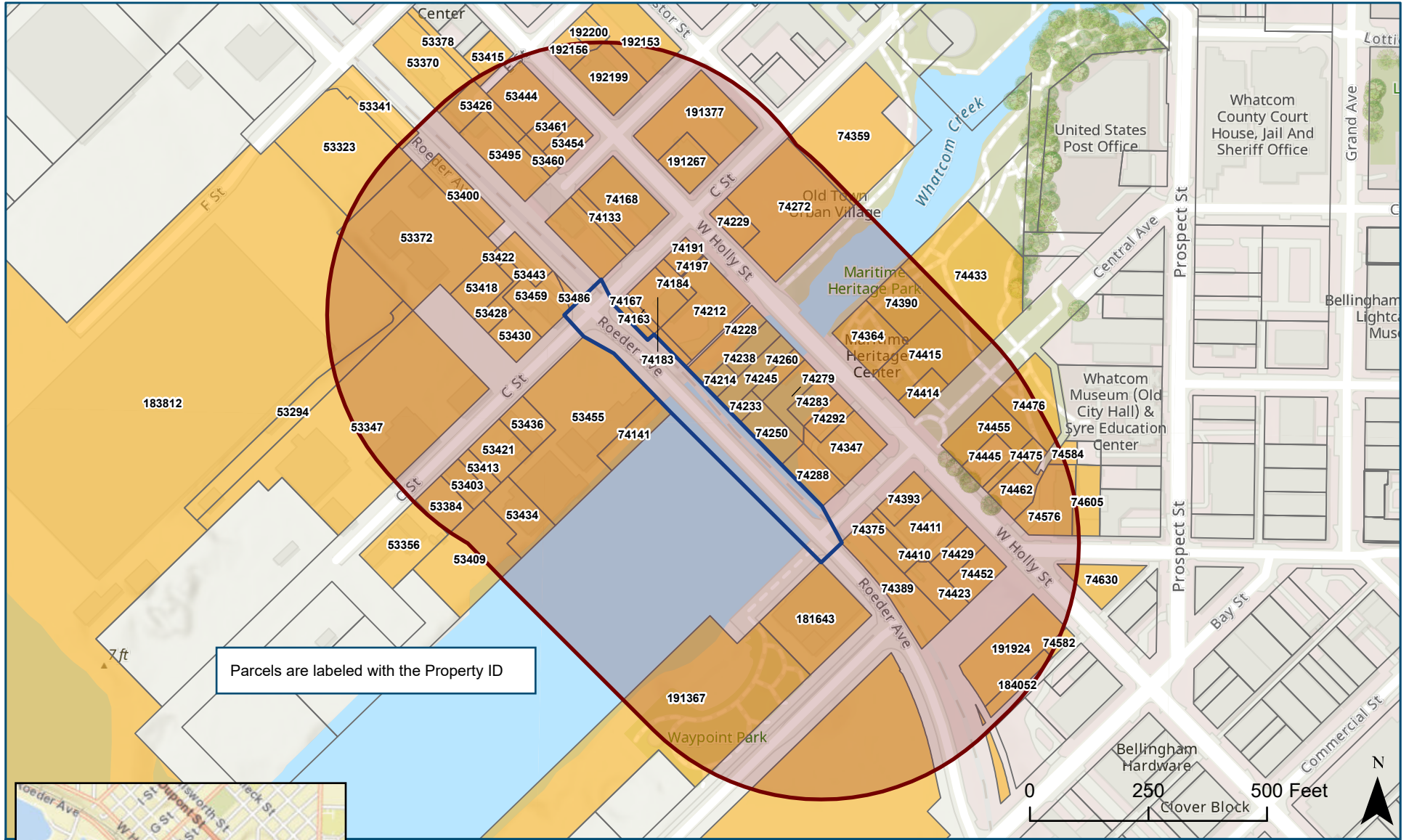
- | | | |
|----------------------------------|---|-----------------------------------|
| Project Site Boundary | <u>Shoreline Master Program Designation</u> | Stormwater Main and Lateral Lines |
| Whatcom County Tax Parcel | Urban Conservancy | Water Main and Lateral Lines |
| Major Contours (10 ft intervals) | Shoreline Mixed Use | Sewer Main and Lateral Lines |
| Minor Contours (2 ft intervals) | | Catch Basin |

Site Plan



11/28/2023

Parcel Map



Parcels are labeled with the Property ID



- Parcel within 500 ft of Project Area
- Other Parcel
- 500 ft buffer

Conduit Bank Extension

Parcels



11/22/2023

Data Source: Whatcom County Tax Parcel GIS layer, 2023

Parcel List

Parcel # / Geo ID	Property ID	Owner	Address	Address2	City	State	Zip Code
3802254972290000	53294	PORT OF BELLINGHAM	PO BOX 1677		BELLINGHAM	WA	98227-1677
3802255093260000	53323	PUGET SOUND ENERGY/ELEC	ATTN PROPERTY TAX DEPT (PSE-08S)	PO BOX 97034	BELLEVUE	WA	98009-9734
3802255153310000	53341	CITY OF BELLINGHAM FINANCE DEPT	ASSET DIVISION	210 LOTTIE ST	BELLINGHAM	WA	98225-4009
3802255172260000	53347	PORT OF BELLINGHAM	PO BOX 1677		BELLINGHAM	WA	98227-1677
3802255212040000	53356	PORT OF BELLINGHAM	PO BOX 1677		BELLINGHAM	WA	98227-1677
3802255253060000	53372	PORT OF BELLINGHAM	1801 ROEDER AVE		BELLINGHAM	WA	98225-2200
3802255273400000	53378	BNSF RAILWAY COMPANY	ATTN: PROPERTY TAX	PO BOX 961089	FORT WORTH	TX	76161-0089
3802255292120000	53384	PORT OF BELLINGHAM	PO BOX 1677		BELLINGHAM	WA	98227-1677
3802255323140000	53400	CITY OF BELLINGHAM FINANCE DEPT	ASSET DIVISION	210 LOTTIE ST	BELLINGHAM	WA	98225-4009
3802255342160000	53403	PORT OF BELLINGHAM	PO BOX 1677		BELLINGHAM	WA	98227-1677
3802255352020000	53409	PORT OF BELLINGHAM	PO BOX 1677		BELLINGHAM	WA	98227-1677
3802255362190000	53413	1000 C LLC	PO BOX 31548		BELLINGHAM	WA	98228-3548
3802255373490000	53415	901 W HOLLY LLC	901 W HOLLY ST		BELLINGHAM	WA	98225-3916
3802255382580000	53418	PORT OF BELLINGHAM	PO BOX 1677		BELLINGHAM	WA	98227-1677
3802255402230000	53421	PORT OF BELLINGHAM	PO BOX 1677		BELLINGHAM	WA	98227-1677
3802255402690000	53422	PORT OF BELLINGHAM	PO BOX 1677		BELLINGHAM	WA	98227-1677
3802255423300000	53426	BNSF RAILWAY COMPANY	ATTN: PROPERTY TAX	PO BOX 961089	FORT WORTH	TX	76161-0089
3802255432620000	53428	PORT OF BELLINGHAM	PO BOX 1677		BELLINGHAM	WA	98227-1677
3802255442470000	53430	PORT OF BELLINGHAM	PO BOX 1677		BELLINGHAM	WA	98227-1677
3802255452120000	53434	1000 C LLC	PO BOX 31548		BELLINGHAM	WA	98228-3548
3802255462280000	53436	PORT OF BELLINGHAM	PO BOX 1677		BELLINGHAM	WA	98227-1677
3802255482620000	53443	PORT OF BELLINGHAM	PO BOX 1677		BELLINGHAM	WA	98227-1677
3802255483330000	53444	CAPRON LLC 1/3 & OLD TOWN VILLAGE LLC 2/3	PO BOX 30886		BELLINGHAM	WA	98228-2886
3802255513260000	53454	CAPRON LLC 1/3 & OLD TOWN VILLAGE LLC 2/3	PO BOX 30886		BELLINGHAM	WA	98228-2886
3802255522270000	53455	ALIOTTI CONSTRUCTION LLC	PO BOX 31124		BELLINGHAM	WA	98228-3124
3802255522540000	53459	PORT OF BELLINGHAM	PO BOX 1677		BELLINGHAM	WA	98227-1677
3802255523240000	53460	BNSF RAILWAY COMPANY	ATTN: PROPERTY TAX	PO BOX 961089	FORT WORTH	TX	76161-0089
3802255523290000	53461	CAPRON LLC 1/3 & OLD TOWN VILLAGE LLC 2/3	PO BOX 30886		BELLINGHAM	WA	98228-2886
3802255572550000	53486	BNSF RAILWAY COMPANY	ATTN: PROPERTY TAX	PO BOX 961089	FORT WORTH	TX	76161-0089
3802255603080000	53495	BNSF RAILWAY COMPANY	ATTN: PROPERTY TAX	PO BOX 961089	FORT WORTH	TX	76161-0089
3803300033080000	74133	BNSF RAILWAY COMPANY	ATTN: PROPERTY TAX	PO BOX 961089	FORT WORTH	TX	76161-0089
3803300042150000	74141	PORT OF BELLINGHAM	PO BOX 1677		BELLINGHAM	WA	98227-1677
3803300092490000	74163	STRUCTURES BREWING LLC	1420 N STATE ST		BELLINGHAM	WA	98225
3803300112520000	74167	9118 BELLINGHAM PROPERTY LLC	ATTN WOODLAND REALTY SVS	119 W ROY ST #4	SEATTLE	WA	98119-3803
3803300113080000	74168	CAPRON LLC 1/3 & OLD TOWN VILLAGE LLC 2/3	PO BOX 30886		BELLINGHAM	WA	98228-2886
3803300172520000	74183	PETER W FOTI	1200 C STREET		BELLINGHAM	WA	98225-3903
3803300172580000	74184	PETER W & JAMIE L FOTI	2773 JENSEN RD		BELLINGHAM	WA	98226-9423
3803300202630000	74191	HOWARD E & SUSAN KNOWLTON	4300 GOODING AVE		BELLINGHAM	WA	98226-8733
3803300212620000	74197	HOWARD E KNOWLTON	4300 GOODING AVE		BELLINGHAM	WA	98226-8733
3803300262540000	74212	STRUCTURES BREWING LLC	1420 N STATE ST		BELLINGHAM	WA	98225-4547
3803300272390000	74214	HUGGINS TRUST	MICHAEL A & DEBRA L HUGGINS TR	2947 SARATOGA RD	LANGLEY	WA	98260-8016
3803300312470000	74228	CITY OF BELLINGHAM FINANCE DEPT	ASSET DIVISION	210 LOTTIE ST	BELLINGHAM	WA	98225-4009
3803300313070000	74229	PARBERRY FAMILY LIMITED LIABILITY PARTNERSHIP	I AGREEMENT LLLP	1280 D ST	BELLINGHAM	WA	98225-3925
3803300322310000	74233	CITY OF BELLINGHAM FINANCE DEPT	ASSET DIVISION	210 LOTTIE ST	BELLINGHAM	WA	98225-4009
3803300342440000	74238	HUGGINS TRUST	MICHAEL A & DEBRA L HUGGINS TR	2947 SARATOGA RD	LANGLEY	WA	98260-8016
3803300372410000	74245	CITY OF BELLINGHAM FINANCE DEPT	ASSET DIVISION	210 LOTTIE ST	BELLINGHAM	WA	98225-4009
3803300382270000	74250	WASHINGTON STATE DNR	SALTWATER TIDE-BAY/LAGOON	PO BOX 47014	OLYMPIA	WA	98504-7014
3803300402390000	74260	TAPS INCORPORATED	2549 LUMMI SHORE RD		BELLINGHAM	WA	98226-9283
3803300443110000	74272	PARBERRY FAMILY LIMITED LIABILITY PARTNERSHIP	I AGREEMENT LLLP	1280 D ST	BELLINGHAM	WA	98225-3925
3803300452390000	74279	CITY OF BELLINGHAM FINANCE DEPT	ASSET DIVISION	210 LOTTIE ST	BELLINGHAM	WA	98225-4009
3803300482340000	74283	WHATCOM COUNTY-TAX TITLE PROP	311 GRAND AVE #104		BELLINGHAM	WA	98225-4183

3803300492190000	74288	ORCHARD BUSINESS PARK LLC	826 BRIAR RD		BELLINGHAM	WA	98225-7829
3803300502300000	74292	ORCHARD BUSINESS PARK LLC	826 BRIAR RD		BELLINGHAM	WA	98225-7829
3803300552250000	74347	ORCHARD BUSINESS PARK LLC	826 BRIAR RD		BELLINGHAM	WA	98225-7829
3803300583240000	74359	PARBERRY FAMILY LIMITED LIABILITY PARTNERSHIP	I AGREEMENT LLLP	1280 D ST	BELLINGHAM	WA	98225-3925
3803300592470000	74364	CITY OF BELLINGHAM FINANCE DEPT	ASSET DIVISION	210 LOTTIE ST	BELLINGHAM	WA	98225-4009
3803300622070000	74375	WATERFRONT ALLEY LLC	C/O MARTHA BRAY	3217 EAGLERIDGE WAY	BELLINGHAM	WA	98226-7821
3803300661940000	74389	BNSF RAILWAY COMPANY	ATTN: PROPERTY TAX	PO BOX 961089	FORT WORTH	TX	76161-0089
3803300662530000	74390	CITY OF BELLINGHAM FINANCE DEPT	ASSET DIVISION	210 LOTTIE ST	BELLINGHAM	WA	98225-4009
3803300672130000	74393	GEORGE B DYSON	435 W HOLLY ST		BELLINGHAM	WA	98225-4315
3803300702000000	74410	HOLLY STREET BI LLC	1400 HUBBELL PL APT 1510		SEATTLE	WA	98101-1910
3803300702090000	74411	RICHARD D & DEBRA A BERGLUND	1251 VERONA ST		BELLINGHAM	WA	98229-2220
3803300712380000	74414	CITY OF BELLINGHAM FINANCE DEPT	ASSET DIVISION	210 LOTTIE ST	BELLINGHAM	WA	98225-4009
3803300712440000	74415	CITY OF BELLINGHAM FINANCE DEPT	ASSET DIVISION	210 LOTTIE ST	BELLINGHAM	WA	98225-4009
3803300751940000	74423	WATERFRONT ALLEY LLC	C/O MARTHA BRAY	3217 EAGLERIDGE WAY	BELLINGHAM	WA	98226-7821
3803300772020000	74429	HOLLY STREET BI LLC	1400 HUBBELL PL APT 1510		SEATTLE	WA	98101-1910
3803300782610000	74433	CITY OF BELLINGHAM FINANCE DEPT	ASSET DIVISION	210 LOTTIE ST	BELLINGHAM	WA	98225-4009
3803300842220000	74445	JADIN INVESTMENTS LLC	400 W HOLLY ST		BELLINGHAM	WA	98225-4316
3803300862010000	74452	HOLLY STREET BI LLC	1400 HUBBELL PL APT 1510		SEATTLE	WA	98101-1910
3803300872290000	74455	CITY OF BELLINGHAM FINANCE DEPT	ASSET DIVISION	210 LOTTIE ST	BELLINGHAM	WA	98225-4009
3803300892160000	74462	JADIN INVESTMENTS LLC	400 W HOLLY ST		BELLINGHAM	WA	98225-4316
3803300942240000	74475	CITY OF BELLINGHAM FINANCE DEPT	ASSET DIVISION	210 LOTTIE ST	BELLINGHAM	WA	98225-4009
3803300942350000	74476	CITY OF BELLINGHAM FINANCE DEPT	ASSET DIVISION	210 LOTTIE ST	BELLINGHAM	WA	98225-4009
3803300982150000	74576	JADIN INVESTMENTS LLC	400 W HOLLY ST		BELLINGHAM	WA	98225-4316
3803300991830000	74582	WRIGHT ANGLE LLC	301 W HOLLY ST STE D3		BELLINGHAM	WA	98225-4328
3803301002230000	74584	JADIN INVESTMENTS LLC	400 W HOLLY ST		BELLINGHAM	WA	98225-4316
3803301052140000	74605	SHUKSAN PROPERTIES TRUST	NICHOLAS F KAISER TR	PO BOX 350	BELLINGHAM	WA	98227-0350
3803301101980000	74630	BELLINGHAM HOUSING AUTHORITY	PO BOX 9701		BELLINGHAM	WA	98227-9701
3803300501870000	181643	HARCOURT DEVELOPMENTS GRANARY LLC	1010 MONROE ST		BELLINGHAM	WA	98225-2807
3802254001420000	183812	PORT OF BELLINGHAM	PO BOX 1677		BELLINGHAM	WA	98227-1677
3803300951720000	184052	WRIGHT ANGLE LLC	301 W HOLLY ST STE D3		BELLINGHAM	WA	98225-4328
3803300193230000	191267	PARBERRY IRON & METAL CO LLC	401 FORBES BLVD		SOUTH SAN FRANCISCO	CA	94080-2016
3803300660770000	191367	PORT OF BELLINGHAM	PO BOX 1677		BELLINGHAM	WA	98227-1677
3803300293280000	191377	PARBERRY FAMILY LP 1 AGREEMENT LLLP	PO BOX R		BELLINGHAM	WA	98227-1305
3803300901800000	191924	ROGEL APARTMENTS LLC	427 W 29TH AVE		SPOKANE	WA	99203-1710
3803300123460000	192153	CAPRON LLC 1/3 & OLD TOWN VILLAGE LLC 2/3	PO BOX 30886		BELLINGHAM	WA	98228-2886
3803300023360000	192156	PARBERRY'S INC	PO BOX R		BELLINGHAM	WA	98227-1305
3803300073380000	192199	CAPRON LLC 1/3 & OLD TOWN VILLAGE LLC 2/3	PO BOX 30886		BELLINGHAM	WA	98228-2886
3802255583480000	192200	P HARRINGTON LLC	20 BRIDLE CT		HILLSBOROUGH	CA	94010-7451

Mailing Labels

1000 C LLC
PO BOX 31548
BELLINGHAM, WA 98228-3548

901 W HOLLY LLC
901 W HOLLY ST
BELLINGHAM, WA 98225-3916

9118 BELLINGHAM PROPERTY LLC
ATTN WOODLAND REALTY SVS
119 W ROY ST #4
SEATTLE, WA 98119-3803

AFTS/TRUST ACCOUNTING CENTER
PO BOX 34108
SEATTLE, WA 98124-1108

ALIOTTI CONSTRUCTION LLC
PO BOX 31124
BELLINGHAM, WA 98228-3124

BELLINGHAM HOUSING AUTHORITY
PO BOX 9701
BELLINGHAM, WA 98227-9701

BNSF RAILWAY COMPANY
ATTN: PROPERTY TAX
PO BOX 961089
FORT WORTH, TX 76161-0089

CAPRON LLC 1/3 & OLD TOWN VILLAGE
LLC 2/3
PO BOX 30886
BELLINGHAM, WA 98228-2886

CITY OF BELLINGHAM FINANCE DEPT
ASSET DIVISION
210 LOTTIE ST
BELLINGHAM, WA 98225-4009

GEORGE B DYSON
435 W HOLLY ST
BELLINGHAM, WA 98225-4315

HARCOURT DEVELOPMENTS GRANARY
LLC
1010 MONROE ST
BELLINGHAM, WA 98225-2807

HOLLY STREET BI LLC
1400 HUBBELL PL APT 1510
SEATTLE, WA 98101-1910

HOWARD E & SUSAN KNOWLTON
4300 GOODING AVE
BELLINGHAM, WA 98226-8733

HOWARD E KNOWLTON
4300 GOODING AVE
BELLINGHAM, WA 98226-8733

HUGGINS TRUST
MICHAEL A & DEBRA L HUGGINS TR
2947 SARATOGA RD
LANGLEY, WA 98260-8016

JADIN INVESTMENTS LLC
400 W HOLLY ST
BELLINGHAM, WA 98225-4316

ORCHARD BUSINESS PARK LLC
826 BRIAR RD
BELLINGHAM, WA 98225-7829

P HARRINGTON LLC
20 BRIDLE CT
HILLSBOROUGH, CA 94010-7451

PARBERRY FAMILY LLP
I AGREEMENT LLLP
1280 D ST
BELLINGHAM, WA 98225-3925

PARBERRY FAMILY LP 1 AGREEMENT
LLLP
PO BOX R
BELLINGHAM, WA 98227-1305

PARBERRY IRON & METAL CO LLC
401 FORBES BLVD
SOUTH SAN FRANCISCO, CA 94080-2016

PARBERRY'S INC
PO BOX R
BELLINGHAM, WA 98227-1305

PETER W & JAMIE L FOTI
2773 JENSEN RD
BELLINGHAM, WA 98226-9423

PETER W FOTI
1200 C STREET
BELLINGHAM, WA 98225-3903

PORT OF BELLINGHAM
PO BOX 1677
BELLINGHAM, WA 98227-1677

PORT OF BELLINGHAM
1801 ROEDER AVE
BELLINGHAM, WA 98225-2200

PUGET SOUND ENERGY/ELEC
ATTN PROPERTY TAX DEPT, PSE-08S
PO BOX 97034
BELLEVUE, WA 98009-9734

RICHARD D & DEBRA A BERGLUND
1251 VERONA ST
BELLINGHAM, WA 98229-2220

ROGEL APARTMENTS LLC
427 W 29TH AVE
SPOKANE, WA 99203-1710

SHUKSAN PROPERTIES TRUST
NICHOLAS F KAISER TR
PO BOX 350
BELLINGHAM, WA 98227-0350

STRUCTURES BREWING LLC
1420 N STATE ST
BELLINGHAM, WA 98225-4547

WASHINGTON STATE DEPT OF NR
SALTWATER TIDE-BAY/LAGOON
PO BOX 47014
OLYMPIA, WA 98504-7014

WATERFRONT ALLEY LLC
C/O MARTHA BRAY
3217 EAGLERIDGE WAY
BELLINGHAM, WA 98226-7821

WHATCOM COUNTY-TAX TITLE PROP
311 GRAND AVE #104
BELLINGHAM, WA 98225-4183

WRIGHT ANGLE LLC
301 W HOLLY ST STE D3
BELLINGHAM, WA 98225-4328

BELLINGHAM HERALD
COMMUNITY NEWS DEPARTMENT
1155 N STATE STREET
BELLINGHAM, WA 98225

SEP2023-0041

SEPA ENVIRONMENTAL CHECKLIST
ROEDER AVENUE CONDUIT BANK EXTENSION

A. Background

1. Name of proposed project, if applicable:

Roeder Avenue Conduit Bank Extension

2. Name of applicant:

Port of Bellingham

3. Address and phone number of applicant and contact person:

Igor Kasko, 360-715-7393

1801 Roeder Avenue, Bellingham, WA 98225

4. Date checklist prepared:

October 31, 2023

5. Agency requesting checklist:

City of Bellingham Planning and Community Development Department

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

Summer of 2024

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

No

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

A Critical Areas Report will be produced, in conjunction with the HPA and JARPA submittals.

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.

No

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

- USACE Section 10 for work over navigable waters
- WDFW Hydraulic Project Approval

- City of Bellingham Shoreline Conditional Use Permit

11. 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. (Lead agencies may modify this form to include additional specific information on project description.)

Installation of additional power and telecommunication conduit along Roeder Avenue from C Street to Central Avenue. Two 6-inch, eight 4-inch, and four 2-inch conduits will be installed. Conduits will be hung under Whatcom Creek bridge and suspended over the waterway. In order to connect to the conduits in the roadway, the contractor will install block outs in the east and west wingwalls and excavate a trench under the concrete approach slabs. A construction stormwater pollution prevention plan (SWPPP) will be prepared.

Work will be completed over Whatcom Creek, but is not proposed below the OHWM or the 100-year floodplain elevation.

Barges may be used to support construction adjacent to the bridge, but no in-water work will be necessary. Barges would be anchored via tie-offs to the bridge and not spud or block anchors underwater.

11. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. 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 topographic 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.

Project site is along Roeder Avenue from C Street to Central Avenue, in Bellingham, Washington. Project crosses the Whatcom Creek Bridge.

See ***Attachment 1. Site Map.***

B. Environmental Elements

1. Earth

a. General description of the site:

The site is generally flat, and includes bridge, roadway, sidewalk, curb & gutter.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

The project area is primarily flat, with the exception of the streambank beneath the project site.

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

The slope of the streambank on Whatcom Creek, north of the bridge, exceeds 40%. Project work will not touch the streambank.

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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Historic fill. No agricultural soils.

NRCS has mapped the project area soils as Urban Land.

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

No. However the site has been identified as a seismic hazard area.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Approximately 240 CY of material will be excavated for the utility trench work at the sides of the bridge. The same amount of fill will be replaced in the same location. Fill will be clean imported fill approved for use for crushed surfacing material obtained from an approved local source.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

Not likely. Work on the trenches at the sides of the bridge will be in previously disturbed areas. During construction, contractor will utilize all appropriate BMPs to prevent erosion and stormwater runoff.

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

No additional impervious surfaces will be created by this project.

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

BMPs C101, C140, C151, C152, and C220 will be utilized to control erosion and runoff. See **Attachment 2 Plan Set**, page 10. A Temporary Erosion and Sedimentation Control (TESC) Plan will be submitted to address construction impacts.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Construction activities and associated vehicles and equipment produce a variety of air emissions lasting the duration of construction. One of the main air emissions is the generation of fugitive dust from earth disturbance. Once soil is disturbed, wind can pick up and carry particles offsite, causing impacts to the environment and human health. Dust increases the levels of particulate matter in the form of PM2.5 and PM10 in the atmosphere. Other air emissions resulting from construction vehicle and equipment exhaust include carbon monoxide (CO), sulfur dioxide, nitrogen oxide, and particulate matter. These emissions constitute greenhouse gases (GHGs).

The proposed project is along an existing arterial. All excavation would occur within previously paved areas. Fill and excavation is anticipated to be balanced on site, with no or minimal off hauling. Fugitive dust would be minimized with application of appropriate BMPs and would not result in any additional emissions to the air. During construction, excavation equipment and other heavy equipment may add minimal additional emissions.

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

No off-site emissions are expected to affect the project.

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

The contractor would implement BMPs to reduce emissions during construction. These BMPs may include:

- Spray exposed soil with water or other suppressants to reduce fugitive dust emissions and deposition of particulate matter, when necessary.
- Use phased development, when feasible, to keep disturbed areas to a minimum.
- Minimize dust emissions during transport of fill material or soil by covering, wetting down, or by ensuring adequate freeboard (space from the top of the material to the top of the truck bed) on trucks.
- Promptly clean up spills of transported material on public roads.
- Schedule work tasks to minimize disruption of the existing vehicle traffic on roadways as much as practical.
- Use stabilized construction entrances to minimize tracking of dirt onto paved surfaces.
- Where feasible, locate construction equipment and truck staging areas away from sensitive receptors and in consideration of potential effects on other resources.
- Where feasible, provide wheel washers to remove particulate matter that would otherwise be carried off-site by vehicles to decrease deposition of particulate matter on area roadways.

- Reduce idling time of equipment and vehicles and use newer construction equipment or ensure equipment has add-on emission control.
- Cover dirt, gravel, and debris piles as needed to reduce dust and wind-blown debris.

Project operations are not anticipated to cause any new air quality impacts or worsen the ambient air quality in the area and would not cause any exceedances of the National Ambient Air Quality Standards.

3. Water

a. Surface Water:

- 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.**

The project crosses the Whatcom Waterway, which is the mouth of Whatcom Creek in Bellingham Bay. This waterbody is in the marine environment. No wetlands have been identified in the project area. The U.S. Fish and Wildlife Service National Wetlands Inventory classifies the Whatcom Waterway in this location as Estuarine subtidal unconsolidated bottom (E1UBL).

- 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.**

The project will require work adjacent to and over the Whatcom Creek Waterway. In-water work will be limited to the potential use of barges by the contractor during construction.

- 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 fill or dredging will take place in the waterway.

- 4. Will the proposal require surface water withdrawals or diversions? Give a 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.**

Yes. Whatcom Waterway is designated as a 100-year floodplain upstream and downstream of the bridge. Above the bridge, Whatcom Waterway is designated as FEMA floodway.

- 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 Water:

- 1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a 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 (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 stormwater):

- a) 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.**

Current source of runoff is precipitation falling on pavement. Existing site has curb, gutter, and catch basins (on each corner of bridge). Runoff is caught before entering bridge.

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

No. BMPs will be used to prevent any contamination of existing surface water.

- c) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

No.

- d) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.**

BMPs C101, C140, C151, C152, and C220 will be utilized to control erosion and runoff. See **Attachment 2 Plan Set**, page 10. A Stormwater Pollution Prevention Plan (SWPPP) will be submitted.

4. Plants

a. Check the 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
- orchards, vineyards, or other permanent crops.
- 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?

None.

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

None known.

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

None.

e. List all noxious weeds and invasive species known to be on or near the site.

None known.

5. Animals

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

- **Birds:** hawk, heron, eagle, songbirds, waterfowl
- **Mammals:** deer, harbor seal
- **Fish:** shellfish, salmon, forage fish

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

USFWS IPaC identifies the potential for North American wolverine, marbled murrelet, yellow-billed cuckoo, bull trout, dolly varden, and Monarch butterfly. However, it states there are no critical habitats within the project area. (See **Attachment 3: USFWS IPaC**)

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

This area is part of the Pacific Flyway, a major north-south flyway for migratory birds in America. The Pacific Flyway extends from Alaska to Patagonia. Additionally, Whatcom Creek is a salmon migration route. Documented species include Chinook, chum, coho, bull trout, pink, sockeye, steelhead, and resident cutthroat trout.

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

The project is not expected to have any impact on wildlife. No measures proposed.

e. List any invasive animal species known to be on or near the site.

None known.

6. 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 completed project will not have energy needs, but will provide an extension of electrical conduit across the Roeder Avenue Bridge.

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

No.

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.

None.

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 because of this proposal? If so, describe.

There are multiple toxics cleanup sites in varying degrees of completion within 0.5 mile of the project site. See **Attachment 4: Toxic Cleanup Sites** for more information. The project is not expected to cause any health hazards or create any hazardous waste.

1. Describe any known or possible contamination at the site from present or past uses.

The entire project area is within the Bellingham Bay Model Toxic Control Act (MTCA) area.

2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There are no hazardous chemical sites within the project footprint or immediately adjacent to the project.

3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

The project will not use or produce any toxic or hazardous chemicals.

4. Describe special emergency services that might be required.

None anticipated.

5. Proposed measures to reduce or control environmental health hazards, if any.

None proposed.

b. Noise

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

Noise will not affect the project.

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)?

The project will not create any noise. Construction noise could include jackhammering or concrete saws.

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

Work will be completed within the City of Bellingham Noise Ordinance guidelines.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is Roeder Avenue from C Street to 100 feet south of Central Avenue. This section of Roeder Avenue is an 875-foot-long, 2 lane public roadway with a sidewalk on the west side. 600 feet of the roadway is a bridge over Whatcom Creek. Some utility lines are currently suspended from the bridge deck. Adding utility lines will not affect current land use in any way.

Adjacent properties include a marine supply store, a boat dealer, and a brewery to the northwest of the site; a brewing supply company and the Central Avenue retail complex on the southeast end of the site; a rail line parallel to Roeder Avenue on the northeast, and Whatcom Creek under and to the southwest of the project site.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No.

c. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?

No.

d. Describe any structures on the site.

Roeder Avenue Bridge over Whatcom Creek is the only structure on the site. There is a BNSF rail bridge immediately to the north of the Roeder Avenue Bridge.

e. Will any structures be demolished? If so, what?

No.

f. What is the current zoning classification of the site?

Adjacent zoning is Urban Village and Commercial in the Waterfront Revenue Development Area.

g. What is the current comprehensive plan designation of the site?

Adjacent zoning is Urban Village and Commercial in the Waterfront Revenue Development Area.

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

Urban Conservancy.

i. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Whatcom Creek is listed as an HCA 1a Stream, with a 150 foot buffer.

It is also mapped in the Whatcom County Critical Areas Ordinance as an HCA 3 Habitat and area associated with a state priority species.

<https://www.whatcomcounty.us/DocumentCenter/View/1839/Wildlife-Habitat-Conservation-Areas-PDF?bidId=>

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

None.

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

None.

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

None.

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

Coordination with City of Bellingham. Shoreline Conditional Use Permit.

n. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.

None.

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?**

None.

- b. **What views in the immediate vicinity would be altered or obstructed?**

None. All work is at street level or below the existing bridge.

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

None.

11. Light and Glare

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

None.

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

No.

- 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.**

None.

12. Recreation

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

The site is adjacent to Bellingham Bay, which is frequently used by recreational boaters.

Maritime Heritage Park, on Holly Street, is approximately 0.5 miles east of the project site.

Waypoint Park, on Granary Avenue, is approximately 0.4 miles west of the southern terminus of the project site.

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 buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

No historic buildings or structures have been identified within the footprint of the project. The Downtown Bellingham Historic District is within 0.5 mile of the project. The entire project site is within the Maritime Heritage Area.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None identified. Tribes of interest may include the Lummi, Sauk Suiattle, Swinomish, Upper Skagit, Snoqualmie, Nooksack, Samish, and Colville.

A formal cultural resources survey was not conducted as part of this proposed project.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

The Washington State Department of Archaeology and Historic Preservation database, WISAARD, was queried to identify documented cultural and historic resources.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None. No impacts are anticipated.

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The project will cross the Whatcom Creek Bridge on Roeder Avenue, between C Street and Central Avenue.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Whatcom Transit serves the Bellingham area. The closest transit stop is on Holly Street at the Maritime Heritage Park, approximately 0.5 mile from the project site.

- c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

Some drainage improvements along Roeder Avenue, but no changes to travel lanes, bicycle or pedestrian facilities, or state transportation facilities.

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

A BNSF railway runs immediately adjacent to the east side of Roeder Avenue.

- e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

None.

- f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

No.

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

The project will not create any traffic impacts. During construction, the bridge will be closed to vehicles and pedestrians for one to two months. Vehicular traffic will be detoured along C Street, Holly Street, and Bay Street. Pedestrian traffic will be routed up F Street, as there are no existing pedestrian facilities on C Street. Local waterfront traffic will be allowed.

See **Attachment 2 Plan Set**, pages 6-8 for Traffic Control Notes.

15. Public Services

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

No.

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

None.

16. Utilities

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

Water, sewer, overhead power, overhead telecommunications, refuse service.

- 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.**

Underground power for Puget Sound Energy, underground telecommunications for Port of Bellingham, underground telecommunications for future use by other telephone and cable companies.

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.

X

Type name of signee: Igor Kasko

**Position and agency/organization: Port of Bellingham,
Project Manager**

Date submitted: 12/1/2023