



Attachment D

Planning and Community Development Department

210 Lottie Street, Bellingham, WA 98225

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Determination of Non-Significance (DNS)

SUB2024-0006/USE2024-0012/SEP2024-0006/ ADU2024-0053 thru 0061

Date of Issuance of Threshold Determination: 9/11/2024

Project Name: KCLT LaFreniere Court Housing

Project Description: Request to develop a 2.79-acre parcel with 9 residential single-family lots, an agricultural nursery and associated public and private infrastructure. The single-family lots would be created through the land division process and developed compliant with the Incentive Program for Innovative Affordable Homeownership Projects (Incentive Program) pursuant to Chapter 20.29 Bellingham Municipal Code (BMC) to ensure all units are permanently affordable. The proposal includes the code-authorized 50% density bonus and includes requests for regulatory modifications from minimum lot size, parking, land division and design standards, and setbacks. Each lot is proposed to contain a primary dwelling unit and accessory dwelling unit. The agricultural nursery is approximately 1 acre of the total site area and requires approval of a Conditional Use Permit. Vehicular access to the residential lots and City Sprouts Farm is proposed from a private driveway off Birchwood Avenue. Demolition of the existing buildings on site is proposed.

Project Location: 2912 Birchwood Avenue/Area 1, Birchwood Neighborhood; Residential-single, Mixed; 380223 562531 0000

Proponent: Ali Taysi, AVT Consulting, 1708 F Street, Bellingham, WA 98225; 360-527-9445

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

Environmental Information Considered:

- **SEPA Checklist, dated April 24, 2024**
- **Coal Mine Hazard Evaluation, dated April 10, 2024**
- **Stormwater Site Plan, January 2024**
- **Soil Infiltration Evaluation, July 6, 2023**
- **Phase 1 Environmental Site Assessment, May 14, 2023**
- **Department of Archaeology and Historic Preservation, April 8, 2022**

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 a completed environmental checklist 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 under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date of issuance. Anyone wishing to comment on this threshold determination is invited to submit written comments to the PCDD by **5:00pm on 9/25/2024**.

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

Staff Contact:

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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