SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal,** even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

A. Background Find help answering background questions

1. Name of proposed project, if applicable:

2912 Birchwood Avenue - LaFreniere Court

2. Name of applicant:

Kulshan Community Land Trust

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

1715 C St., Suite 201, Bellingham, WA,

(360) 671-5600

4. Date checklist prepared:

01.31.24 Updated 04.24.24

5. Agency requesting checklist:

City of Bellingham

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

Permitting Spring/Summer 2024, Construction Summer/Fall/Winter 2024 – Summer 2025

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

There is the potential to develop a proposed community/office space on the south portion of the property. This requires zoning approval. This would be permitted as a separate action. No other expansion plans are in place at this time.

The City Sprouts community garden, which is proposed to be retained on site, is exploring grant funding to build a small outbuilding with restrooms for the visitors and students at the farm and to add a produce processing area with running water and storage space. This would also be permitted as a separate action.

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

The following environmental reports have been prepared are attached as exhibits referenced throughout the document:

- Phase I Environmental Site Assessment, Benjamin Carlson, Stratum Group 5-14-2023

- Coal Mine Hazard Evaluation, David Jellum, Sound Geology 11-3-2022
  Updated 04.10.24
- Soil Infiltration Evaluation, David Jellum, Sound Geology 7-6-2023
- Stormwater Site Plan, Freeland & Associates, January 2024.
- Department of Archaeology and Historic Preservation (DAHP) Letter
  4-8-2022

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.

We are not aware of any applications pending for governmental approvals of other proposals directly affecting this property.

10. List any government approvals or permits that will be needed for your proposal, if known.
City of Bellingham Permits, including short subdivision, SEPA, public facility permits, fire permits, stormwater and public works permits, building permits and other related construction permits. zCritical Areas Permit, ADU Permits and Conditional Use Permits. NEPA review and clearance was obtained September 18, 2023.

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.)

Kulshan Community Land Trust owns 2.8-acres of urban land at 2912 Birchwood Avenue near the center of the Birchwood Neighborhood in Bellingham, WA. Kulshan CLT has proposed the construction of 18 homes that will be high quality, owner-occupied, permanently affordable, and will offer wealth-building with a shared equity agreement. The homes will be developed as 9 single family attached residences, each with 1 attached accessory dwelling unit. Ownership for each home, including ADU's, will be provided through a condominium. Homes will be moderately sized, parking will be provided in a surface lot, and utilities and access infrastructure will be extended from Birchwood into the site via shared easements. The home designs and site plan will meet or exceed the City of Bellingham's permits' requirements as well as the State of Washington's Evergreen Sustainable Development Standards. A portion of the land is currently used by a small organization that operates a one-acre educational farm in partnership with the local university (City Sprouts). Kulshan CLT expects that this organization will continue to grow organic food plants during and after construction of the proposed homes. This use is being formalized with a CUP.

12. 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.

The subject property is located at 2912 and 2918 Birchwood Avenue, a single tax parcel (with a tax-exempt portion) that covers approximately 2.79 acres within the city limits of Bellingham, Washington.

The surrounding neighborhood is a mix of single and multi-family residential properties. The site slopes gently to the south with elevations between 80 and 100 feet above mean sea level. There are 2 warehouse-type structures currently located on the site. A portion of the northern area on the property is currently used by an organization that operates a one-acre educational garden. The remainder of the property is vegetated with grass and some trees. The Project's Latitude/ Longitude: 48.77405° N, -122.50818° E. Parcel Numbers 3802235625310000, 3802235625310001. Legal Description: LOT A LAFRENIERE LLA AS REC AF 2050806012-EXC NLY 2 AC THEREOF

B. Environmental Elements

1. Earth Find help answering earth questions

a. General description of the site:

The proposed sitework will encompass approximately 1.5 acres of the 2.8-acre rectangular parcel. Existing topography generally slopes down from northwest to southeast at grades of approximately 5%. No wetlands have been identified onsite.

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

The site is generally flat with gentle slopes from north to south.

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

Existing topography generally slopes down from northwest to southeast at grades of approximately 5%.

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.

As reported by Sound Geology, LLC "Soil Infiltration Evaluation for a new Mixed-Use Development 2912 Birchwood Avenue (Parcel 380223 562531) Bellingham, Washington" Concrete surfacing was encountered at exploration TP-10 that was approximately 0.4 feet in thickness. Asphalt surfacing was encountered at exploration TP-11 that was approximately 0.2 feet in thickness. Below the concrete and asphalt at explorations TP-10 and TP-11, and at the surface of the remaining explorations, we encountered a layer of soft to medium stiff, dark brown to brown, dry to damp, organic, very sandy silt (topsoil) ranging from approximately 0.8 to 1.7 feet in thickness. Below the topsoil at explorations TP-10 and TP-11, we encountered a layer of loose to medium dense, red-brown, damp, gravelly, silty sand (weathered glacial outwash) ranging from approximately 1.3 to 1.5 feet in thickness. Below the weathered glacial outwash at exploration TP-10, we encountered a layer of medium dense, gray-tan, damp to wet, gravelly sand with occasional cobbles (glacial outwash) that was approximately 3.5 feet in thickness. Underlying the topsoil at explorations TP-1 through TP-9, below the glacial outwash at exploration TP-10, and under the weathered glacial outwash at exploration TP-11, we encountered a layer of loose to medium dense, tan, damp to wet, slightly gravelly to gravelly, silty to very silty sand with trace cobbles (weathered glacial drift) ranging from approximately 0.8 to 1.3 feet in thickness.

Below the weathered glacial drift at all explorations, except TP-10, we encountered medium dense to dense, gray-brown, damp, slightly gravelly to gravelly, silty to very silty sand with trace cobbles (glacial drift). A water line was encountered in variable 2 of 5 File No.: 22077 Sound Geology, LLC backfill at an approximate 2-foot depth on the east side of exploration TP-10. A sewer line was also encountered in variable backfill at an approximate depth of 2.3 feet on the west side of exploration TP-10. All explorations except TP-10 were terminated in relatively dense glacial drift deposits. Exploration TP-10 was terminated in weathered glacial drift deposits.

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

No. A Coal Mine Hazard Evaluation was completed for the property and concluded that "We did not observe any obvious evidence of subsidence within the vicinity of the project site based on our fieldwork or review of aerial photos and Light Detection and Ranging (Li-DAR) imagery."

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.

Grading will be limited to necessary leveling of ground for drive lanes and buildings. There are currently 2 derelict warehouses on site that will be demolished and an existing driveway. Excavation will be limited to that needed for utilities, stormwater, etc. Exact quantities of cut and fill are not known at this time. All cut material will be exported off site to an approved dump location or spread on site around foundations if of good quality. All imported material will be from an approved pit or other approved source.

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

Due to the generally flat and previously developed condition of the land, no major erosion is expected. Some erosion during clearing and grading activities could occur but erosion is unlikely once the site is completed.

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

Post-construction conditions include approximately 0.79 acre of impervious surface (0.31 new), including 0.47 acre of pollution generating surfaces (0.24 new). About 30% of the site.

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

This project will disturb more than one acre of soil and, therefore, will be required to obtain an NPDES Construction Stormwater General Permit from Washington Department of Ecology. A construction erosion control plan and a Stormwater Pollution Prevention Plan (SWPPP) will be prepared and included in final permitting documents as required by the NPDES Permit. TESC measures will be implemented during construction and both City and State monitoring will be required.

2. Air Find help answering air questions

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.

During construction some exhaust from machinery, vehicles and tools may occur, as well as dust during clearing and grading.

When the project is completed some residential vehicle emissions may occur.

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

None.

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

During construction activity the idling of construction equipment will be monitored, and in dry conditions, watering of exposed soils to reduce dust will occur. During final occupancy the finished single-family homes will be electric, energy code compliant HVAC systems also in compliance with ESDS standards. The farm will generate emissions from small machinery and mechanized tools, as well as from occasional fertilizer placement.

3. Water Find help answering water questions

a. Surface Water: Find help answering surface water questions

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.**

   No surface water features are present on the subject property. The nearest surface water feature is Squalicum Creek, located approximately 2,900 feet southeast of the subject property. Shallow groundwater flow directions generally follow local topography. The subject property is located on topography that slopes gently to the south to southeast and therefore shallow groundwater on the site is expected to flow to the south to southeast. Our review of the Department of Ecology well-log database indicates that shallow groundwater in the vicinity of the subject property is located greater than 35 feet below the ground surface (bgs).

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.**

   No.

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.**

The project does not include fill or dredged material that would be placed in or removed from surface water or wetlands.

4. **Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

   No surface water withdrawals or diversions will be required.

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

The project is in compliance with Executive Order 11988. Project is not located in a floodway or floodplain.

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.

There is a chance of discharges during construction, such as accidental fuel leaks, but any incidental discharge will be handled appropriately.

b. Ground Water: Find help answering ground water questions

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. The project site is within Bellingham City Limits and will be connected to municipal water and sewer utilities. The site currently has an existing 1" irrigation meter that will be maintained by the farm.

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.**

No. The project will be connected to City of Bellingham sewer infrastructure. No septic tanks or release of chemicals will occur.

c. 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.**

Runoff from the completed project will be generated from driveways, parking areas, building roofs and other impervious surfaces. This water will flow into a stormwater flow control system to be provided by detention facilities, which will be built along the east side of the access lane. Downstream from the control structure, stormwater will discharge to the City's drainage system in Birchwood Avenue.

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

No. Runoff will be captured by the proposed stormwater system, detained and treated.

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

No. Current drainage patterns will not be affected by the proposed project.

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

The project will be designed by a licensed civil engineer, utilizing best available science, consistent with adopted regulations governing infrastructure design and the management of stormwater runoff. The design of the project will include compliance with the Department of Ecology Storm Water Manual for Western Washington, current adopted edition, and will incorporate best management practices and design measures to control impacts to surface and ground water and drainage patterns. All waste material will be captured in proposed new utility infrastructure systems and routed to the existing municipal waste management system.

4. Plants Find help answering plants questions

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?

Some hazard trees, mainly cottonwood, will be removed as well as blackberries and other weeds.

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

No endangered species known to be on or near site.

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

We plan to use native plants and plant fruit trees on the site. Permaculture landscaping will be the focus of the design. We will also keep any trees that do not pose a hazard or exist in the footprint of the site plan.

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

None that we are aware of with the exception of blackberry.

5. Animals Find help answering animal questions

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.

- Deer
- Squirrels, rats, rabbits
- songbirds
- hawks

Examples include:

- **Birds: hawk, heron, eagle, songbirds, other:**
- **Mammals: deer, bear, elk, beaver, other:**
- **Fish: bass, salmon, trout, herring, shellfish, other:**

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

No endangered species known to be on or near site.

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

Yes, the entire property is part of the pacific flyway.

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

Use of native plants and retaining open spaces with natural vegetation will support wildlife and reduce impacts of construction.

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

None know to be on or near the site.

6. Energy and Natural Resources Find help answering energy and natural resource questions

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 homes will be all electric and wired for solar power. We will be applying for solar grants to provide solar panels at no cost to the homebuyers. If we obtain grant funding, the homes will have solar power. The majority of energy will be used for residential heating, cooking, light, and appliances. A small amount of power will be used by the garden project for fans and small electric tools.

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

No. The buildings will not shadow existing solar access.

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.**

   Plans for the homes include maximizing energy efficiency using design, solar panels, and Energy Star appliances and systems. The WA State Evergreen Sustainable Development Standard (ESDS) will be met for this project.

7. Environmental Health Find help with answering environmental health questions

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.

No.

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

   Pursuant to the project generated ESA, the subject property is developed with two permanent structures. The south building is a 1.5 story building a few cans and spray bottles of paint were stored in this structures warehouse. At least three floor drains are present in the northeast corner of the building adjacent to the furnace structure. The discharge location of the drains is unknown but no foul odors, staining of the surrounding concrete, or other evidence of improper dumping or disposal practices into the drains was observed. One closet on the south edge of the main warehouse space was being used to store paints, oil, and other unknown fluids, supposedly left behind by the former property owner. Black fluid that looked like oil was observed having leaked to the concrete floor in the closet but no drains or obvious pathways for such leaks reaching the environment were observed. No floor drains were observed in the north building. A concrete slab with a derelict boat and car parked on it is located southeast of the north building. A derelict boat and a box truck, currently being used for storage by an organic farm that operates on the property, are stored west of the north building. A few empty 55-gallon drums are being used to support the boat. A few mostly empty 5-gallon buckets of unknown contents were stored inside the boat. Three 55-gallon drums were observed scattered amid a blackberry thicket west of the north building. The drums were empty and no obvious indications of contamination such as staining or foul odors were detected in the vicinity of the drums. Some metal and plastic garbage and debris, including some vehicle parts, was observed in the blackberries. No heavy equipment was stored on site. No soil staining, stressed vegetation, or foul odors were observed around the property exterior. No fill or vent pipes or pipes, consistent with underground tanks or equipment, were observed around the property. Soil is suitable for building and was tested in the farm area with no detected contaminants.

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.**

None identified.

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.**

None.

4. **Describe special emergency services that might be required.**

No special emergency services will be required. Regular EMS, Fire and Law Enforcement services may be needed during construction and occupancy. These agencies were contacted during the NEPA review process and did not indicate any opposition to the project.

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

During construction, equipment and vehicles will be appropriately monitored for spills and leaks, and spill repair kits will be provided by the contractor. If spills or leaks occur, immediate action will be taken to address them. Upon completion of construction, the homeowners will be expected to follow ESDS protocols.

b. Noise

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

Noise from traffic and residential uses exist in the vicinity. Through the NEPA process noise impacts were considered. The project is in compliance with the Noise Abatement and Control regulation. The site was evaluated for noise, and one busy roadway was identified, Birchwood Ave, using the DNL Calculator. Noise at the site is calculated to be 53 dB, which is in the acceptable zone.

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 proposed development activities will not result in any significant noise generation levels within the neighborhood. Construction phase noise will be mitigated by standard procedures. No additional nuisances or hazards were identified. No extraordinary noise is expected from the farm activities.

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

N/A

8. Land and Shoreline Use Find help answering land and shoreline use questions

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.**

This site has been vacant for several years except for one acre of garden space used as an organic farm to educate students on farming practices and growing produce for the neighborhood and a SeaMar health program. Previously the site was used for farming, commercial and community activities and other incidental uses.

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?

None of the land has been designated farmland or forest land. One acre is set aside for continued organic garden space for the current program in partnership with the university.

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?

The proposed project will not affect or be affected by surrounding working farm or forest land operations.

d. Describe any structures on the site.

The subject property is developed with two permanent structures. The south building is a 1.5 story building. Most of the south building consists of open warehouse space. The north building is a one-story building. The west half of the building is an open workshop space. The east end of the building was used to store donated furniture, several cans and buckets of paint, and an electric forklift.

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

The two old warehouses on the site will be demolished.

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

The current zoning classification of the site is Residential Single Subarea:1
Use Qualifier: Detached Mixed
Density: 20,000 sq. ft. minimum detached lot size
Special Regulations: The mixed designation is intended to allow agriculture and the raising of farm animals; provided, that they are not a commercial endeavor. The latter must have the approval of the Bellingham/Whatcom County health department.

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

The current comprehensive plan designation of the site is Residential.

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

N/A

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

No.

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

Approximately 64. Projected household sizes are as follows: two 2-person households, six 3-person households, eight four-person households, and two 5-person households.

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

No displacement will occur because this land has been vacant for several years. Two dilapidated structures will be demolished to provide space for permanently affordable homeownership opportunities designed for beauty and sustainability.

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

N/A.

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

The project is designed to be consistent with applicable land use regulations. Permits will be acquired from relevant agencies. Through the subdivision process the project will be evaluated for consistency with design and other standards.

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

The existing community farm will be retained on -site.

9. Housing Find help answering housing questions

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

The proposed project, a single family attached community for low-to-moderate-income homeowners in the Birchwood Neighborhood, will add 18 homes to the residential neighborhood. All homes will be purchased by households earning 80 percent or below AMI.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No existing housing units on site.

c. Proposed measures to reduce or control housing impacts, if any.

This project will result in 18 new single-family attached residences, affordable to homeowners at or below 80% AMI. No homes will be displaced. These homes will contribute to the City's need for affordable housing.

10. Aesthetics Find help answering aesthetics questions

a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

27 feet 5 inches. Exterior building materials include concrete board siding and metal roofs or asphalt shingles, depending on budget considerations.

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

The area has territorial views with intermittent tree coverage. Views in the immediate vicinity are not expected to change due to the existing buildings on site.

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

Due to the unsightly current conditions of the derelict warehouses on site, demolition of those buildings and replacement with new homes will be an improvement. Homes will be clustered in the south area of the site and are designed with porches and features to blend with the current aesthetics of the neighborhood.

11. Light and Glare Find help answering light and glare questions

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

Light and glare will mainly result from the occupancy of the future single family residences and will be generated from vehicle headlights and residential lighting associated with the homes. This light and glare would occur at night.

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

No. The area already has existing residential occupancy. Light from homes and vehicle headlights are common throughout the area and do not pose a safety hazard or interfere with views.

c. What existing off-site sources of light or glare may affect your proposal?

An existing apartment building is located on the Northern edge of the proposed building site.

Proposed measures to reduce or control light and glare impacts, if any.

Mature trees not posing a hazard or in the proposed building footprint will be preserved to help minimize light and glare impacts. Lighting will follow ESDS requirements on the site.

12. Recreation Find help answering recreation questions

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

Nearby parks are as follows and some can be accessed by the Bay to Baker and/or Shuksan Meadows Trails:

Shuksan Meadows Park - .5miles
Maplewood/McLeod Park - .5 miles
Squalicum Creek Park - .8 miles

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.

Plans for the project include tree-lined open green spaces to the North and West of the residences, as well as the dedicated urban organic farming space currently used by City Sprouts Farm in partnership with Western Washington University. Homes will be oriented to common open spaces.

13. Historic and Cultural Preservation Find help answering historic and cultural preservation questions

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 properties will be affected by the current project as proposed.

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.

There are no landmarks, features, or other evidence of Indian or historic use or occupation on this site.

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.

As part of the NEPA review, a consultation with the department of historic preservation was held. The local tribes were also contacted during NEPA review.

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 needed. If remains or artifacts are found during construction, the project will halt. Tribes and DAHP would be notified and any recommendations would be followed.

14. Transportation Find help with answering transportation questions

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.

Birchwood Avenue currently provides access to the site on the south side of the property. Birchwood extends east to connect with Northwest 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?

There are two bus stops within .5 miles of the property providing hourly bus service and it is .6 miles to stops providing bus service every 15 minutes with access to downtown and the Cordata and Bakerview areas.

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).

The project proposal does not include any frontage or off-site public road or infrastructure improvements.

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

No.

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?

The project will generate approximately 14.6 pm peak trips, pursuant to City Transportation Concurrency Certificate, based on proposed use type and density.

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.

Bicycle racks will be provided for guests and residents. Parking will be provided for each residence and guest parking will also be provided. Alternate transportation will be promoted within the community.

15. Public Services Find help answering public service questions

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.

Yes. The addition of 18 new homes to the Birchwood Neighborhood will increase demand on Fire, EMS, Police, Schools, Hospitals and other similar public services. This increase will be typical of single-family development. Correspondence with the above service providers was conducted as part of the NEPA review and there were no negative responses to the project.

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

Each lot, when developed will pay relevant impact fees, as well as other fees that go to offset the impact of the new demand on services. Additionally, various taxes (property taxes for example) will be assessed against each new lot; portions of these taxes go to offset the impact of the new demand on services.

16. Utilities Find help answering utilities questions

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

Cable and fiber optic, internet and other telecom utilities are also available at the property.

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.

The proposed project will include the extension of electricity, water and sewer, refuse service and communications infrastructure into the site. All of these utilities currently are available on Birchwood Ave., and these lines will be extended into the site along the proposed new public and private roads to serve each new lot. Construction activities will include trenching, laying of conduit and other typical improvements related to utility service extensions.

C. Signature Find help about who should sign

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: Ali Taysi

Position and agency/organization: Principal, AVT Consulting (project agent)

Date submitted: 2/3/2024 Updated 04.24.24

D. Supplemental sheet for nonproject actions Find help for the nonproject actions worksheet

IT IS NOT REQUIRED to use this section for project actions.
Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

    - **Proposed measures to avoid or reduce such increases are:**

2. **How would the proposal be likely to affect plants, animals, fish, or marine life?**

    - **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

3. **How would the proposal be likely to deplete energy or natural resources?**

    - **Proposed measures to protect or conserve energy and natural resources are:**

4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

    - **Proposed measures to protect such resources or to avoid or reduce impacts are:**

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

    - **Proposed measures to avoid or reduce shoreline and land use impacts are:**

6. **How would the proposal be likely to increase demands on transportation or public services and utilities?**

    - **Proposed measures to reduce or respond to such demand(s) are:**

7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**