



## Planning and Community Development Department

210 Lottie Street, Bellingham, WA 98225

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## Determination of Non-Significance (DNS)

SEP2024-0010

**Date of Issuance of Threshold Determination:** 11/6/2024

**Project Name:** Northwest Drive Infill Toolkit Townhouse Development

**Project Description:** Development of 34 infill toolkit townhouses and retention of an existing single family residence subdivided on fee simple lots through a cluster preliminary plat. All townhouses will be 3-stories in a combination of 4-unit, 5-unit and 6-unit buildings. Access will be provided from a new private driveway/lane off Northwest Ave. On-site parking will be provided for the townhouses within two car garages, driveways and guest parking provided off the newly constructed driveway. Private pedestrian pathways will be provided throughout the site including a connection to Talus Way. No direct or indirect wetland impacts are proposed, however limited wetland buffer reductions are proposed and will be mitigated through buffer enhancement and restoration. Approximately, 2,402 sq ft of buffer impact is proposed. Frontage improvements will be provided along Northwest Ave. abutting the property with a new curb, gutter and sidewalk.

**Project Location:** 4241 Northwest Ave., Bellingham WA 98226 Cordata Neighborhood, Area 20, Residential Single zoning, Detached and Cluster use qualifier with Infill Toolkits as an allowed use. Assessor Parcel # 380211-435186-0000

**Proponent:** AVT Consulting LLC, 1708 F St., Bellingham WA 98225

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

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**Environmental Information Considered:** SEPA Checklist dated 3/8/24; Wetland and Fish and Wildlife Habitat Assessment Report prepared by Soundview Consultants dated 2/24; Conceptual Wetland Buffer Mitigation Plan prepared by Soundview Consultants dated 2/24; & Preliminary Stormwater Site Plan prepared by Freeland and Associates dated 2/24.

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

- This DNS is issued after using the optional DNS process in WAC 197-11-355. A notice of Application and Optional DNS was issued on **7/12/2024**, there is no further comment period on the DNS.

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

**Staff Contact:**

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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". The signature is written in a cursive style with a horizontal line underneath it.

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Signature