



## **Determination of Significance and Request for Comments on Scope of EIS**

**Description of Proposal:** The Port of Bellingham (Port) and City of Bellingham (the "City") have been analyzing long-term redevelopment opportunities for the New Whatcom Special Development Area ("New Whatcom") as part of an ongoing master planning process as set forth in the "Interlocal Agreement Regarding the New Whatcom Special Development Area" dated January 4, 2005. Pursuant to that agreement, the Port and the City intend to jointly create a master plan and a development agreement as the term is defined in RCW 36.70B (the "Proposal").

For purposes of the environmental review of the Proposal, three redevelopment alternatives, two sub-alternatives, and one No Action Alternative will represent a full range of land use intensities and densities that New Whatcom could accommodate. All redevelopment alternatives call for a mixed use development on the site with office, marine industrial, institutional, residential and retail uses, along with a marina, parks and associated upland and marine infrastructure.

The No Action Alternative includes probable land uses which would be likely to occur under existing zoning should the Port and the City not move forward with the development agreement and master plan. In such an event, it is anticipated that the City will complete construction of certain transportation infrastructure and the over water pedestrian bridge connecting the Cornwall Avenue Landfill site with Boulevard Park. In addition, it is anticipated that the Port will complete construction of the marina, associated infrastructure and park within the existing industrial wastewater treatment lagoon know as the aeration stabilization basin (the "ASB").

The density of alternatives to be analyzed would range from 4.0 million sq. ft. of floor space on the lower end of the redevelopment range to 7.5 million sq. ft. on the higher end. Redevelopment will be analyzed for two time periods: year 2016 which represents an interim redevelopment stage and year 2026 which is assumed to represent more complete build-out of the project.

**Use of the Proposal:** The Port of Bellingham and the City of Bellingham will use this environmental review with regard to decisions involving New Whatcom. Also, the City will, in its land use regulatory capacity, use this environmental review as part of the regulatory process of evaluating, considering and adopting the development agreement and master plan. It is anticipated that the City will adopt the development agreement, the *New Whatcom Master Development Plan* (as a Sub-area Plan for the area), implementing land use regulations and a Planned Action Ordinance. It is anticipated that the Port will adopt the master plan and

development agreement, and an amendment to the Port's *Comprehensive Scheme of Harbor Improvements*.

**Proponent/applicant:** Port of Bellingham

**Location of Proposal:** The project site consists of Port, City and third party owned properties that include approximately 220 acres of contiguous waterfront property in central Bellingham. The site lies within the City of Bellingham's Central Business District Neighborhood Planning area. The site is generally bounded by Bellingham Bay to the west; Roeder Avenue and the Columbia and Lettered Streets neighborhoods to the north; the Sunnyland and York neighborhoods to the east and Cornwall Avenue and the Sehome and South Hill neighborhoods to the south.

**Lead Agency:** Port of Bellingham

**EIS Required:** The Port of Bellingham, as lead agency, has determined that an environmental impact statement (EIS) shall be prepared for the Proposal pursuant to the State Environmental Policy Act (RCW 43.21C).

**Scope of EIS Study:** The scope of the EIS describes the categories of environmental information, the range of proposed alternatives and the environmental impacts that will be studied. The following areas have been identified for discussion in the EIS: Earth, Air Quality, Water Resources, Plants and Animals, Environmental Health, Noise, Land Use, Population/Employment and Housing, Aesthetics/Light and Glare, Historic and Cultural Resources, Transportation, Public Services and Utilities.

**Scoping:** Agencies, affected tribes and the public are invited to comment on the scope of the EIS. You may comment on the alternatives, areas that should be studied, probable significant adverse impacts, mitigation measures that should be considered and permits or other approvals that may be required.

**Public Scoping Meetings:** Two public scoping meetings are scheduled for 6:00pm to 9:00pm on April 25, 2007, and 6:00 p.m. to 9:00 p.m. on May 2, 2007 at the Bellingham Municipal Courthouse, 2014 C Street, Bellingham, Washington to take public comment on the scoping of the EIS.

**Written Scoping Comments:** In addition to speaking at one of the public scoping meetings, agencies, affected tribes and the public may submit written comments to the following address:

SEPA Responsible Official  
Port of Bellingham  
P.O. Box 1677  
1801 Roeder Avenue  
Bellingham, WA 98227-1677

In addition you may email a comment to [sepaofficial@portofbellingham.com](mailto:sepaofficial@portofbellingham.com).

All comments must be received by May 11, 2007 for consideration in the proposed scope of the EIS.

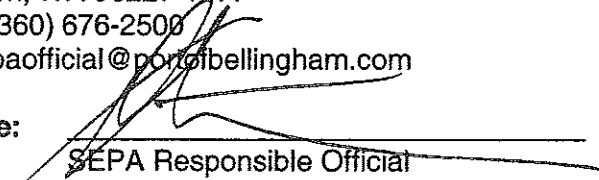
**Scoping Document Available:** Additional details concerning the proposal and potential for significant impacts that will be evaluated by the EIS are available by contacting the responsible official at the address listed below:

**Responsible Official:** Michael G. Stoner

**Position/Title:** SEPA Responsible Official, Port of Bellingham

**Address:** P.O. Box 1677  
Bellingham, WA 98227-1677  
Phone: (360) 676-2500  
Email: sepaofficial@portofbellingham.com

**Date:** 4/17/07  
10:00 a.m.

**Signature:**   
SEPA Responsible Official

**Appeal:** There is no agency appeal of this determination of significance.