



SEPA THRESHOLD DETERMINATION

Mitigated Determination of Non-Significance (MDNS)

FILE NAME: EMORY LOFTS – SPECIAL USE PERMIT

FILE NUMBER: PLN #410

LEAD AGENCY: City of Arlington Community and Economic Development Department

DESCRIPTION: The proposed project is to construct a 10,218 sf three-story mixed use building. The main level will be for commercial use and the second and third level for a total of 40 studio apartments. The building will include an indoor bike rack with a capacity of 40 bikes on the main level. A 40-space parking lot will be included to the west of the proposed building and will take access from Olympic Avenue at the northeast corner of the property. The frontage and proposed parking area will include landscape improvements.

LOCATION: The project is located at 104 Olympic Avenue NE. Tax Parcel ID#31051100104300

APPLICANT: Scott Wammack of Grandview North, LLC

STAFF CONTACT: Kristin Foster, Permit Technician kfoster@arlingtonwa.gov

DATE CHECKLIST PREPARED: December 21, 2017

APPROVALS REQUIRED: City of Arlington: Special Use Permit, Design Review, SEPA, Boundary Line Adjustment, Full Site Civil Permit, Utility Permit, Right-of-Way Permit, Building Permits.

SEPA THRESHOLD DETERMINATION: The City has determined that with the mitigation measures identified herein, this proposal would not have a probable and unavoidable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. However, we have identified impacts by the proposed project that requires mitigation. In addition to the requirement that the development must comply with all City of Arlington zoning and development regulations, the following conditions of approval of the permit decision apply:

(B)(1) Earth: In order to mitigate for potential earth impacts, the Applicant shall implement Best Management Practices per Department of Ecology for Stormwater Pollution Prevention and TESC Controls to prevent erosion during and after construction.

(B)(2) Air: In order to mitigate for potential air impacts, the Applicant shall implement dust control measures to reduce fugitive dust emissions during construction. A Construction Management Plan shall be submitted to the City prior to commencement of construction to ensure these measures.

(B)(3)(b) Ground Water: In order to mitigate for potential impacts to ground water the Applicant shall utilize Low-Impact Design techniques to manage storm water on-site.

(B)(3)(c) Water Runoff: In order to mitigate for potential impacts to water runoff the Applicant shall follow DOE requirements of the 2015 Stormwater Management Manual for Western Washington.

(B)(6)(c) Energy: The project will comply with the most current energy code.

(B)(7)(a) Environmental Health: Applicant shall comply with current codes to reduce or control environmental health hazards, if any.

(B)(7)(b) Noise: The applicant shall comply with the City of Arlington noise standards found in AMC 9.20.060. Specifically, in section 9.20.060(8) noises resulting from any construction activity or the operation of heavy equipment from 7:00pm to 7:00am Monday through Saturday and all day Sunday shall be prohibited.

(B)(11)(a) Light and Glare: In order to mitigate for potential light pollution the Applicant will be required to install light fixtures that are down shielded. The property is located within the Arlington Airport Protection District – Sub district D.

(B)(12)(c) Recreation: In order to mitigate for community parks, the applicant shall pay City of Arlington Community Park Fees of \$1,497 per unit for multi-family dwelling unit and \$436 per multi-family dwelling unit for Mini Park Fees. The total mitigation fee for 40 units totals \$77,320.

(B)(13) Historic and Cultural Preservation: The project site may be within the vicinity of historic and cultural activity; therefore, the applicant shall submit a completed Unanticipated Discover Plan (UDP). If any historic or archaeological items are discovered during the grading of the site, the State Historical Preservation Officer, Stillaguamish Tribe, and the City of Arlington shall be contacted and measures taken to implement the UDP.

(B)(14)(f) Transportation: In order to mitigate for impacts to the City's transportation system the applicant shall pay a Traffic Impact Fee of \$3355 for 21 new PM peak hour trips, as proposed in the Traffic Impact Study completed by Gibson Traffic Consultants, dated December 2017. The total amount for the Traffic Impact Fee is \$70,723.40.

(B)(16)(a) Utilities: The applicant shall connect to the City of Arlington water and sewer systems.


DISCLAIMER: The determination that an environmental impact statement does not have to be filed does not mean there will be no adverse environmental impacts. The City of Arlington codes governing noise control, land use performance standards, construction and improvements of roads, off site road improvement obligations, drainage control, traffic, school, park, stormwater, and utility mitigations, fire protection; and building practices will provide substantial mitigation of the aforementioned impacts.

The issuance of this MDNS should not be interpreted as acceptance or approval of this proposal as presented. The City of Arlington reserves the right to deny or approve said proposal subject to conditions if it is determined to be in the best interest of the city and/or necessary for the general health, safety, and welfare of the public to do so.

DATE OF MITIGATED DETERMINATION OF NONSIGNIFICANCE: March 2, 2018

COMMENT PERIOD: There is a 14-day comment period for this MDNS. If you would like to comment on this Application or Threshold Determination, written comments must be received prior to 5:00 p.m. on March 16, 2018. The Responsible Official may incorporate any substantial comments into the MDNS. If the MDNS is substantially modified, it will be reissued for further public review.

SEPA Responsible Official: Marc Hayes, Director of Community and Economic Development

March 2, 2018	
DATE	SIGNATURE OF SEPA RESPONSIBLE OFFICIAL

TO APPEAL A DECISION: An agency or person may appeal the City's procedural compliance with WAC Chapter 197-11 (SEPA) for issuance of this MDNS. Appeal of the final MDNS must be made to the Hearing Examiner within 10 days of the date the MDNS is final (see WAC 197-11-390(2) (a)). The MDNS is a final MDNS when the City issues the land use permit. Appeal of the land use permit must be made to the Hearing Examiner within 14 days of the date the permit is issued.