



## **NOTICE OF APPLICATION, SEPA MITIGATED THRESHOLD DETERMINATION (MDNS) AND NOTICE OF NEIGHBORHOOD MEETING**

<b>File Name:</b>	<b>Grandview North's Apple Builders</b>
<b>File Number:</b>	PLN #912
<b>Applicant:</b>	Grandview North LLC
<b>Location:</b>	18625 & 18705 67 <sup>th</sup> Avenue NE, Arlington, WA 98223
<b>Parcel No.:</b>	31052300200500 and 00738500103100
<b>Date of Application:</b>	December 29, 2021
<b>Date of Completeness:</b>	January 18, 2022
<b>Date Notice of Application:</b>	January 19, 2022
<b>Date SEPA Checklist Prepared:</b>	October 19, 2021
<b>Date of Threshold Determination:</b>	January 19, 2022
<b>Lead Agency:</b>	City of Arlington
<b>Lead Agency Contact:</b>	Amy Rusko, <a href="mailto:arusko@arlingtonwa.gov">arusko@arlingtonwa.gov</a> , 360-403-3550

**PROJECT DESCRIPTION:** The applicant is proposing construct a mixed-use project with two buildings on the site consisting of 12,870 square feet of commercial space and 102 residential units. The residential units provided within the project include 41 studio units, 40 one-bedroom units, and 21 two-bedroom units. The three-story building along 67<sup>th</sup> Avenue frontage will consist of commercial and tenant amenities on the ground floor with residential units on the upper floors. The three-story building fronting Woodlands Way and Brierwood Loop will consist of residential units on all floors, with eight covered parking stalls on the ground floor. Onsite improvements include 124 parking stalls, gazebo, play structure, BBQ area, sports court, sidewalk, open space, and landscaping. Stormwater runoff from the proposed development will be managed on-site through infiltration. Frontage improvements along 67<sup>th</sup> Avenue consists of replacing the existing driveway approaches with curb, gutter, sidewalk, and repairs to Centennial Trail as needed. Frontage improvements along Woodlands Way consists of replacing the existing rolled curb and sidewalk with curb, gutter, sidewalk, and landscaping. Off-site improvements to the utility tract, known as Brierwood Loop, consists of a two-lane road with curb, gutter, sidewalk, and landscaping. Brierwood Loop will connect Woodlands Way, south of the property, to 188<sup>th</sup> Street NE, east of the property. There will be 32 parking spaces along the frontage of Brierwood Loop with an additional 30 off-site parking spaces along Brierwood Loop. Improvements to the 67<sup>th</sup> Avenue and 188<sup>th</sup> Street intersection will be required as part of this project.

**APPROVALS REQUIRED:** City of Arlington: Conditional Use Permit, SEPA Review, Design Review, Site Civil Permit, Utility Permit, Complete Streets, Building Permits. Department of Ecology: Stormwater General Permit

**Notice of Application Public Comment Period:** Any person may comment on this application by writing to the mailing or email address below. Comments on this application must be received by **5:00 PM on Friday, February 4, 2022.**

**Notice of Neighborhood Meeting:** A neighborhood meeting will be held at **5:30 PM on Tuesday, February 15, 2022,** via Zoom virtual meeting. To participate in the neighborhood meeting you may email the staff contact or log/call in to the Zoom meeting.

<https://arlingtonwa.zoom.us/j/81384319086?pwd=STlqWFI3MGhFc1B2SFduYWdsajFaUT09>

Join by phone: 1-253-215-8782

Meeting ID: 813 8431 9086

Passcode: 825682

**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:

1. **(B)(1) Earth:** The applicant proposes an estimated grading of 6,000 cubic yards. 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.
2. **(B)(2) Air:** 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. Construction equipment emissions shall comply with all State and Federal regulations for emissions.
3. **(B)(3)(b) Ground Water:** To mitigate for potential impacts to ground water the Applicant shall employ best design practices meeting the current Department of Ecology's Stormwater Management Manual for Western Washington.
4. **(B)(3)(c) Water Runoff:** To mitigate for potential impacts to water runoff the Applicant shall follow the current edition of the Department of Ecology's Stormwater Management Manual for Western Washington and Best Management Practices used to protect groundwater.
5. **(B)(4)(b) Plants:** To mitigate for the removal of significant trees on the site the Applicant shall replant at a ratio of 3:1 for every significant tree removed. If the required amount of trees cannot be replanted on site then a tree in-lieu fee shall apply.
6. **(B)(7)(A) Environmental Health:** Applicant shall comply with current codes to reduce or control environmental health hazards. A spill prevention plan shall be in place according to local, State and Federal policies.
7. **(B)(7)(b) Noise:** City of Arlington noise standards found in AMC 9.20.060 shall be complied with. Specifically, in section 9.20.060(8) noises resulting from any construction or development activity or the operation of heavy equipment from 7:00pm to 7:00am Monday through Saturday shall be prohibited. The project will generate short term noise associated with construction activities. Construction hours will conform to City

requirements. Noise from vehicle traffic and residential units will be generated after project completion.

8. **(B)(8) Land and Shoreline Use:** The applicant shall comply with the Airport Protection District Overlay within AMC 20.38. The property is located within Subdistrict C and shall comply with the Federal Aviation Regulations (FAR) Part 77 and complete a Federal Aviation Administration form 7460. An Avigation Easement over the subject parcels shall be reviewed by the Arlington Municipal Airport and recorded at the Snohomish County Auditor's Office.
9. **(B)(10)(c) Aesthetics:** The height of the proposed building will be approximately 34 feet (3-story). The project shall comply with the design requirements set forth in the Mixed-Use Development Regulations of AMC Chapter 20.110. The exterior of the building will consist of a variety of materials, including horizontal lap siding, vertical board & batten siding, brick siding, cedar wood trim, and class B composition roofing.
10. **(B)(11)(a) Light and Glare:** 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 – Subdistrict C.
11. **(B)(12)(c) Recreation:** A variety of on-site common open space recreation areas are proposed to meet the mini-park requirement with the development and includes a playground, sport court, and plaza area. Each residential development shall pay a Community Park Impact fee of \$1,497 per multi-family dwelling unit for a total of \$152,694 in Park Mitigation fees for 102 units. Every Development shall be developed so that at least 5 percent of the total area remains permanently usable open space. In this instance, the open space requirement equals to a total of 5,443 square feet of required open space, where the applicant has provided 6,600 square feet of common use open space.
12. **(B)(13) Historic and Cultural Preservation:** The applicant submitted an Unanticipated Discovery Plan. If historical, cultural, or archaeological sites or artifacts are discovered in the process of development, work on that portion of the site shall be stopped immediately, the site secured, and the find reported as soon as possible to the planning director. The property owner also shall notify the Washington State Department of Archaeology and Historic Preservation and affected tribes.
13. **(B)(14)(d) Transportation:** The proposal is required to construct or repair frontage improvements along 67<sup>th</sup> Avenue NE, Woodlands Way, and Brierwood Loop as approved on the Civil Construction plans. The Traffic Impact Analysis, that was submitted by Gibson Traffic Consultants, Inc. dated November 2021, states that the level of service (LOS) at the intersection of 188<sup>th</sup> Street NE and 67<sup>th</sup> Avenue NE currently operates at a LOS E and is anticipated to operate at LOS F with the development of the proposed project under current intersection conditions. The City of Arlington 6-Year Transportation Improvement Plan (TIP) shows improvements to the intersection that convert the intersection from a 2-way stop to a controlled intersection with a traffic signal. The traffic impact analysis states that with a signalized intersection and the proposed project the subject intersection would operate at a LOS B. Discussion between the developer and the city is required prior to issuance of the land use permit to determine the timing and construction details of the improvements to the intersection. The use of a Development Agreement may be required to address the signalized intersection.
14. **(B)(14)(f) Transportation:** Trip generation has been calculated at 77 PM Peak Hour Trips (PMPHT) and 876 Average Daily Traffic (ADT) trips per the Traffic Impact Analysis that was submitted by Gibson Traffic Consultants, Inc., dated November 2021. The analysis includes the traffic calculation for 102 multi-family residential units and 12,870 square feet

of commercial space. The city traffic mitigation fee is \$3,355 per PMPHT for a total of \$258,335 in traffic mitigation fees. The Traffic Impact Analysis identified that the project impacts the Snohomish County intersection of 67<sup>th</sup> Avenue NE and 152<sup>nd</sup> Street NE, under project INT-007. Snohomish County bases mitigation fees from Peak Hour Trips (PHT). The required traffic mitigation for this intersection is \$185 for 55.5 PHT and \$157 for 32.1 PHT for a total of \$15,307.20. All City and Snohomish County traffic mitigation fees shall be paid prior to building permit issuance.

15. **(B)(15)(b) Public Services:** The proposal is within the Arlington School District and will be required to pay \$3,455 for every 2-bedroom multi-family dwelling unit for 21 units, for a total of \$72,555 in school mitigation fees. The applicant shall provide the City a copy of payment/receipt to Arlington School District prior to building permit issuance.
16. **(B)(16)(a) Utilities:** The applicant shall connect to the City of Arlington water and wastewater 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/or 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 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.

**Public SEPA Threshold Determination Comment Period:** This MDNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14 days from the date of the published decision. Written comments must be submitted no later than **5:00 p.m. on February 4, 2022**. 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

<u>January 19, 2022</u> DATE	<u>Marc Hayes</u> SIGNATURE OF SEPA RESPONSIBLE OFFICIAL
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**Appeal Process:** The MDNS may be appealed pursuant to the requirements of AMC 20.98.210, AMC 20.20, and AMC 20.24. The fourteen (14) day appeal period commences on the date of publication of notice. Any appeal to the Hearing Examiner must be addressed to the City Hearing Examiner, accompanied by an application, written findings, a filing fee of \$600.00 (plus the actual cost of the Hearing Examiner), and be filed in writing at the City of Arlington, Community and Economic Development Department, 18204 59<sup>th</sup> Avenue NE, Arlington, WA 98223. An appeal hearing of the MDNS shall combined with the Public Hearing for the project. The appeal must be received by **5:00 p.m. on February 4, 2022**.

Date Issued: January 19, 2022  
Date Published: January 21, 2022  
End Comment Period: February 4, 2022

