



SEPA THRESHOLD DETERMINATION

Mitigated Determination of Non-Significance (MDNS)

FILE NAME: PROJECT ROXY

FILE NUMBER: PLN#756

LEAD AGENCY: City of Arlington Community and Economic Development Department

DESCRIPTION: The proposed project is located at 4620 172nd Street NE in Arlington, Washington, on approximately 75.12 acres, Parcels 31052800101300, 31052800100100, 31052800100500 and 31052800100400, in the city of Arlington, Snohomish County. The project proposes construction of an approximately 2,821,987-square foot industrial building. The building will be five stories, with 635,090 square feet on the ground floor, 493,705 square feet on floors two through five, and a mezzanine area of 212,077 square feet. The project also proposes construction of a 277-square foot guardhouse, two fire pump houses (1,403 square feet each), two employee drop-off shelters (150 square feet each, roof with clear wall enclosure), an 885-square foot front smoker shelter (roof with fence enclosure), a 707-square foot dock smoker shelter (roof with fence enclosure), and a generator area of 1,173 square feet (fenced enclosure, no roof). The project also proposes 51 loading docks, 314 trailer parking stalls, and 1,250 car parking stalls (including 16 motorcycle parking stalls).

LOCATION: The project is located at 4620 172nd Street NE, in Arlington, Washington. Tax Parcel IDs # 31052800101300, 31052800100100, 31052800100500, and 31052800100400. The subject property is zoned Light Industrial (LI).

APPLICANT: Panattoni Development, Len Psyk, 206.755.6722

STAFF CONTACT: Josh Grandlienard, Planner II, joshg@arlingtonwa.gov

DATE CHECKLIST PREPARED: September 9, 2020

APPROVALS REQUIRED: City of Arlington: Special Use Permit, SEPA, Design Review, Civil Permit, Utility Permit, Building Permits, Development Agreement. Other Agencies: Stormwater General Permit, Puget Sound Air Quality Permit, Department of Ecology NPDES Permit.

SEPA THRESHOLD DETERMINATION: The City of Arlington has determined that with the mitigation measures identified herein, this proposal would not have a probable and unavoidable significant adverse impact on the environment. Pursuant to WAC 197-11-350(3), the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts. 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. Construction equipment emissions shall comply with all State and Federal regulations for emissions.

(B)(3)(a) Surface Water: There are three potentially regulated wetlands (Wetlands A-C) on the subject property and one offsite stream (Hayho Creek) within 225 feet of the site. Wetland A is classified as a Category II wetland. Wetlands B and C are classified as Category IV wetlands. Offsite Hayho Creek is designated as a Type F stream and flows seasonally near the project site. Hayho Creek flows into the Middle Fork of Quilceda Creek. One artificially excavated and intentionally created agricultural ditch is located along the southern boundary of the site. This ditch is not likely regulated. The proposed project will require the total fill of the low functioning Wetlands B and C and the partial fill of Wetland A. The proposed stormwater infrastructure will discharge to Wetland A following treatment and detention. Onsite wetland rehabilitation and creation work will take place in and adjacent to Wetland A. No in-water work is proposed in the stream. The proposed project will require approximately 500 cubic yards of wetland fill. Wetlands B and C will be totally filled, and Wetland A will be partially filled. The fill material will be from onsite or consist of clean material from an approved supplier.

(B)(3)(b) Ground Water: In order to mitigate for potential impacts to ground water the Applicant shall employ best design practices meeting the current Department of Ecology Stormwater Management Manual for Western Washington

(B)(3)(c) Water Runoff: In order to mitigate for potential impacts to water runoff the Applicant shall follow the current edition of the Department of Ecology Stormwater Management Manual for Western Washington and Best Management Practices used to protect groundwater. All onsite stormwater will be collected, treated, and detained or infiltrated to match preexisting runoff conditions on site.

(B)(4)(b) Plants: The project will remove existing vegetation and import fill. Landscaping of approximately 25% of the site will be included as part of the development consisting of native grasses and street trees as required by AMC 20.76.

(B)(6) Energy: The project will comply with the latest Washington State Energy Code requirements.

(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.

(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. The project will generate short term noise associated with construction activities. Construction hours will conform to City requirements. Noise from light vehicle traffic will be generated during business hours at project completion.

(B)(10) Aesthetics: The Tallest height of the building is 100 feet above finish floor elevation. Principal exterior building materials are concrete wall panels and insulated metal wall panels. Street trees shall be installed along all streets associated with the development in accordance with AMC 20.76.110.

(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 – Subdistrict B.

(B)(13) Historic and Cultural Preservation: There are no known buildings, structures, or sites located on or near the site that are in (or candidates for) the local historic preservation register. There are no

known landmarks, features, or other evidence that would indicate Indian or historic use or occupation. Local registries were searched and it appears that no impacts to existing cultural and historic resources are anticipated to occur as a result of the proposed project. None the less, an Unanticipated Discovery Plan will be required, and if any potential evidence is encountered during the site work, work will be halted and the State Historical Preservation Officer, Stillaguamish Tribe, and the City of Arlington will be contacted, and measures taken to implement the UDP.

(B)(14)(d) Transportation: The project is required to conduct a Traffic Impact Analysis, at a minimum, the intersection of Smokey Point Boulevard and 172nd Street NE, and the interchange at Interstate-5 and 172nd Street NE based on that analysis, may necessitate a corridor study of 172nd Street NE from 51st Avenue NE to Interstate-5. The Specifics of this analysis will be defined as a condition in a separate Development Agreement associated with the project. The proposal will require frontage improvements along 51st Avenue NE, 43rd Avenue NE, and 172nd Street NE alignments, and 3/4 roadway construction of 168th Street NE. with new sidewalks and planter strips. New on-site drive aisles and sidewalks will be installed, improving pedestrian, bicycle, and vehicular access to and within the site.

(B)(14)(f) Transportation: Trip generation is calculated at Four Hundred and Fifty-two (452) PM Peak Hours Trips (PMPHT). The City traffic mitigation fee is \$3,355.00 per PMPHT for a total of \$1,516,460.00 in traffic mitigation fees.

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

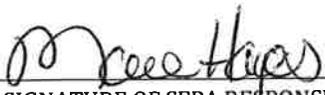
(B)(16)(b) Utilities: The Applicant shall construct all existing, extended, and new electrical power lines (not to include transformers or enclosures containing electrical equipment including but not limited to, switches, meters, or capacitors which may be pad mounted), telephone, gas distribution, cable television, and other communication and utility lines in or adjacent to any land use or building permit approved after the effective date of this chapter shall be placed underground in accordance with the specifications and policies of the respective utility service providers and located in accordance with the administrative guideline entitled "Public Works Construction Standards and Specification." Even in the event the distribution line originates from a point opposite any public roadway from the new construction the service lines shall be placed beneath said roadway by means of boring or surface excavation across said roadway.

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.

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 January 2, 2020. 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

December 16, 2020 DATE	 SIGNATURE OF SEPA RESPONSIBLE OFFICIAL
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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.