



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

File Name: Goldstream Venture Partners – Conditional Use Permit
File Number: PLN #785
Applicant: Graves & Associates on behalf of Goldstream Venture Partners
Location: 18405 35th Avenue NE, Arlington, WA 98223
Parcel No.: 31052100200100, 00729800000100, 00729800000200,
00729800000300, 00729800000400, 00729800000500,
00729800000600
Date of Application: December 16, 2020
Date of Completeness: January 13, 2021
Date Notice of Application: June 15, 2021
Date SEPA Checklist Prepared: October 2020
Date of Threshold Determination: June 15, 2021
Lead Agency: City of Arlington Community and Economic Development Department
Lead Agency Contact: Amy Rusko, arusko@arlingtonwa.gov, 360-403-3550

PROJECT DESCRIPTION: The applicant is proposing to develop a mixed use project that consists of 3 residential buildings, a commercial retail frontage and associated parking both within the site and at Smokey Point Boulevard right of way. The 3.53 acres project has been split into two phases for development. Phase I includes the development of 3 residential building consisting of one 24 unit building and two 36 unit buildings for a total of 96 units. Phase I open space and recreational opportunities for residents include an amenity building for residents, a pool area and a playground for children. Phase II includes the development of a 6,250 square foot commercial building along the frontage of Smokey Point Boulevard. Phase II includes the Smokey Point Boulevard right of way improvements, additional parking and an outdoor plaza to be enjoyed by both residents and pedestrians accessing the commercial development

APPROVALS REQUIRED: City of Arlington: Conditional Use Permit, SEPA Review, Design Review, Binding Site Plan, Site Civil Permit, Utility Permit, Complete Streets, Building Permit. 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, July 2, 2021.**

Notice of Neighborhood Meeting: A neighborhood meeting will be held on **Thursday, July 8, 2021 at 6:00 PM** at the City Council Chambers located at 238 N Olympic Avenue, Arlington, WA 98223.

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. Construction equipment emissions shall comply with all State and Federal regulations for emissions.

(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's 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's Stormwater Management Manual for Western Washington and Best Management Practices used to protect groundwater.

(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: 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 light vehicle traffic will be generated during business hours at project completion.

(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 B 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. The recorded easement shall be submitted to the City and the Auditor's Recording Number shall be placed on the Binding Site Plan prior to recording.

(B)(10)(c) Aesthetics: The height of the proposed building will be approximately 45' (3-story). The exterior of the building will consist of a variety of materials, including; horizontal clapboard siding, vertical board & batten and asphalt composition shingles.

(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)(12)(c) Recreation: A variety of on-site common open space recreation areas are proposed, that will include a swimming pool, playground, plaza and resident amenity building. Each residential development shall pay a Community Park Impact fee of \$1,497 per multi-family dwelling unit for a total of \$143,712 in Park Mitigation fees for 96 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 7,744 sq ft of required open space, where the applicant has provided 7,744 sq ft of common use open space. 3,982 sq ft of the open space shall be constructed with Phase I and 3,762 sq ft of the open space shall be constructed with Phase II.

(B)(13) Historic and Cultural Preservation: 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.

(B)(14)(d) Transportation: The proposal is required to construct frontage improvements as approved on the Civil Construction plans.

(B)(14)(f) Transportation: Trip generation has been calculated at 53 PM Peak Hour Trips (PMPHT) and 621 Average Daily Traffic (ADT) trips per the Traffic Impact Analysis that was submitted by Transportation Engineering Northwest, dated March 19, 2021. The analysis includes the traffic calculation for 96 multi-family residential units and 6,250 square feet of commercial space. The proposal is eligible to receive credit for six (6) single family homes that are to be removed for the subject project. The City traffic mitigation fee is \$3,355 per PMPHT for a total of \$177,815 in traffic mitigation fees. The WSDOT traffic mitigation fee is \$36 per ADT for a total of \$22,356. All City and WSDOT traffic mitigation fees shall be paid prior to building permit issuance.

(B)(15)(b) Public Services: The proposal is within the Lakewood School District and will be required to pay \$2,022 for every 1 and 2 bedroom multi-family dwelling unit for 96 units, for a total of \$194,112 in school mitigation fees. The applicant shall provide the City a copy of payment/receipt to Lakewood School District prior to building permit issuance.

(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 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.

Public SEPA Threshold Determination Comment Period: There is a 14-day comment period for this MDNS. If you would like to comment on this Threshold Determination, written comments must be received by **5:00 PM on Friday, July 2, 2021**. 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

June 15, 2021 | 
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.