



## NOTICE OF APPLICATION AND SEPA MITIGATED THRESHOLD DETERMINATION (MDNS)

**File Name:** Paisley Lofts  
**File Number:** PLN #918  
**Applicant:** Grandview North LLC  
**Location:** P.O. Box 159 Arlington, WA 98223  
**Parcel No.:** 00529900900101 and 00529900900300  
**Date of Application:** January 20, 2022  
**Date of Completeness:** February 10, 2022  
**Date Notice of Application:** February 10, 2022  
**Date SEPA Checklist Prepared:** December 1, 2021  
**Date of Threshold Determination:** February 10, 2022  
**Lead Agency:** City of Arlington Community and Economic Development Department  
**Lead Agency Contact:** Rawan Hasan, [rhasan@arlingtonwa.gov](mailto:rhasan@arlingtonwa.gov), 360-403-3434

**PROJECT DESCRIPTION:** The applicant is proposing to construct a single four-story mixed-use building consisting of 46 residential units and 3,935 sf commercial. The ground floor will consist of commercial and tenant amenities with the residential units on the upper floors. A 2,500 sf courtyard will be located on the third floor. There will be a total of 31 onsite parking spaces. Frontage improvement will be required on E. Division Street and will include 12 angled parking spaces, sidewalk, and street trees. There will be additional offsite improvements to the alleys either side of Centennial Trail to create 22 parking spaces.

Stormwater runoff from the proposed development will be managed through infiltration. Geotest services Inc. determined the infiltration rate to be 8 in/hr. Given these existing well drained soils, the site's stormwater runoff will be fully infiltrated using infiltration trenches.

**APPROVALS REQUIRED:** City of Arlington: Special Use Permit, SEPA Review, Design Review Board, Site Civil Permit, Utility Permit, Complete Streets, Demolition Permit, and 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 Monday, February 28, 2022.**

**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)(10) Aesthetics:** The proposed development shall meet the minimum height requirement in accordance with AMC 20.48-5. The proposal is required to meet the City of Arlington Development Design Standards and go through the Design Review Board Process. Street trees shall be installed along streets associated with the development in accordance with AMC 20.76.110.

**(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 D – that is comprised of the Federal Aviation Regulations (FAR) parts 77 Imaginary surfaces.

**(B)(12)(c) Recreation:** To mitigate the impacts on recreation, including recreation opportunities. The Applicant is providing a rooftop courtyard for residents. The Applicant shall pay Community-Park Fees and Mini- Park Fees.

**(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 on E Division St and Alleys on either side of Centennial Trail.

**(B)(14)(f) Transportation:** Trip generation has been calculated. The project will generate 296 average daily trips with 19 am peak hour trips and 25 pm peak hour trips. The Applicant is required to pay Traffic Mitigation fees to the City of Arlington. City traffic mitigation fees shall be paid prior to building permit issuance.

**(B)(16)(a) Utilities:** The applicant shall connect to the City of Arlington water and wastewater systems, extend utility lines as necessary and pay water/sewer connection fees. All improvements shall be

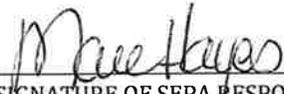
installed during the Site Civil Construction phase of the project. Connection fees shall be paid at the time of building permit issuance. All utilities shall be installed underground.

**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 Monday, February 28, 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

February 10, 2022 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. The MDNS is appealable to the Hearing Examiner. An appeal shall be considered filed when a written notice of appeal, specifying the grounds and arguments, therefore, is delivered to the Department of Community and Economic Development by 5:00 PM on Monday, February 28, 2022, and the appeal fee as set by resolution is paid.

