



# SEPA THRESHOLD DETERMINATION

## Mitigated Determination of Non-Significance (MDNS)

**FILE NAME:** AFFINITY AT ARLINGTON – BINDING SITE PLAN

**FILE NUMBER:** PLN #451

**LEAD AGENCY:** City of Arlington Community and Economic Development Department

**DESCRIPTION: Project Description:** The project consists of creating a binding site plan to subdivide an existing 11.14 acre parcel into 4 lots. Lots 1-2 are proposed for market rate senior housing and assisted / memory care facility. Lots 3-4 are for commercial use. All lots will be developed under individual permits. The subject property is located east of the 169<sup>th</sup> Place and Smokey Point Blvd. intersection within the Highway Commercial and Mixed Use Overlay zone. A new public roadway, 169<sup>th</sup> Place, will be constructed as a part of the project.

**LOCATION:** The project is located east of the 169<sup>th</sup> Place NE and Smokey Point Blvd Intersection. Township 31, Range 05, Section 28, Quarter NE. Tax Parcel ID # 31052800200500

**APPLICANT:** Reid Dickinson of Inland Group, on behalf of Affinity at Arlington, LLC

**STAFF CONTACT:** Kristin Foster [kfoster@arlingtonwa.gov](mailto:kfoster@arlingtonwa.gov)

**DATE CHECKLIST PREPARED:** May 25, 2018, Revised on July 19, 2018

**APPROVALS REQUIRED:** City of Arlington: Conditional Use Permit, SEPA, Full Site Civil Permit, Building Permits and Development Agreement. Department of Ecology: Construction Stormwater General Permit.

**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. A Construction Stormwater General Permit is required through the Department of Ecology.

**(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 2014 Stormwater Management Manual for Western Washington. Stormwater runoff will be collected with the use of catch basins and conveyed using underground piping to a facility for treatment and detention.

**(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)(10)(a)(c) Aesthetics:** All development related to this Binding Site Plan shall strictly adhere to the City of Arlington Mixed Use Development Regulations.

**(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.

**(B)(12)(c) Recreation:** Community parks mitigation fees will be determined as each lot develops under individual permits.

**(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)(d) Transportation:** The proposed development (current / future) will be required to construct an extension of 169<sup>th</sup> Street and intersection improvements at Smokey Point Blvd. Frontage improvements on Smokey Point Blvd. will be required as a part of the development the westerly portion of the parent parcel (lots 2-4).

**(B)(14)(f) Transportation:** Traffic Mitigation Fees will be determined as each lot develops under individual permits.

**(B)(15) Public Services:** Lakewood School District mitigation fees will be determined as each lot develops under individual permits.

**(B)(16)(a) Utilities:** The applicant shall connect to the City of Marysville 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:** August 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 August 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

August 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.