



# SEPA THRESHOLD DETERMINATION

## Mitigated Determination of Non-Significance (MDNS)

**FILE NAME:** PILCHUCK VILLAGE

**FILE NUMBER:** PLN #703

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

**DESCRIPTION:** The Pilchuck Village project was conceived as a mixed use "gateway project" addressing the need for a variety of smaller scale commercial spaces and increased residential density for a thriving neighborhood. The primary mixed-use building and the largest structure in the assemblage of related structures is sited adjacent to the prime arterial 204th Avenue NE and provides for an enhanced pedestrian experience by fronting the first floor commercial spaces along the avenue sidewalk for browsing and casual window shopping. The project will provide angled parking spaces for public access in the Right-of-Way along 204th Avenue NE to enhance the accessible convenience to the shops and businesses. In addition, there will be substantial plantings, street trees and canopy overhangs to provide pedestrian shelter, shade and natural scale to further heighten the pedestrian experience. At the midpoint of the mixed-use structure, a substantial public plaza has been inserted that extends from the 204th Avenue NE Right-of-Way into the interior of the site. The plaza will be partially covered by the building mass at the upper stories and will include an entry fountain and public art displays. This will provide a strong and prominent sense of 'arrival' to the project and serve as public portal or doorway into the site. The plaza will provide additional amenities such as a gathering fire pit with seating, trellises and additional landscaping. The formal entry to the upper floors of the promenade building is also located at the street frontage off of this plaza and is signed for identity. Vehicle access to the site is located off two adjoining side streets. The primary access drive bisects the site and is flanked by an extensive pedestrian sidewalk system that connects all residential, mixed use and clubhouse structures. The access drive sinuously runs thru the site and serves as access to the residential parking areas, and acts as a service drive for deliveries, refuse pickup and emergency response, should that be needed. The site is heavily landscaped at the interior, side and rear yard perimeters. There are a number of additional site design features that will enhance the public and private shared experience offered by this project. Provisions have been made in the site design for a future public trail along the east property frontage, which will become part of a much larger public trail system. Additionally, the site design and layout anticipates the placement of a public transit bus stop with shelter at the NE corner of the site. Lastly, the project provides recreation to the residents in the form of two outdoor sports courts and a children's play area with interactive elements.

**LOCATION:** The project is located at between the 7100 and 7400 blocks of 204<sup>th</sup> Street NE, Arlington, WA, Tax Parcel ID #00769800000600, 00793300002801. The subject property is zoned General Commercial (GC).

**APPLICANT:** Triple Creek Investments, Andrew McKinley, [drewmckinley@gmail.com](mailto:drewmckinley@gmail.com)

**STAFF CONTACT:** Josh Grandlienard, [joshg@arlingtonwa.gov](mailto:joshg@arlingtonwa.gov)

**DATE CHECKLIST PREPARED:** May 4, 2020

**APPROVALS REQUIRED:** City of Arlington: Conditional Use Permit, Land Use Variances, Boundary Line Adjustment, SEPA, Design Review, Civil Permit, Utility Permit, Building Permits, and Development Agreements.

**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)(4)(b) Plants:** Landscaping amounting to 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. The building will also be utilizing the Built Green sustainable housing methods that will be verified through a third-party consultant. The third-party consultant will verify that the building will utilize green building methods as well as utilize sustainable materials when able.

**(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) Environmental Health:** 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 height of the tallest proposed building will be approximately 53'-6" (4-story). The project is designed to meet the development guidelines of the GC (with T4-MS Mixed Use Overlay) City of Arlington zoning code. Through the use of highly modulated roof elements and an articulated massing system of wall forms, windows and decks, coupled with the use of a variety of polychromatic high quality exterior finish materials this mixed use project will set the pace for future development in

the neighborhood. 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 C.

**(B)(12)(c) Recreation:** A variety of on-site common open space recreation areas are proposed, that will include a child’s play area, basketball court, fitness rooms and outdoor fire pits. Each residential development shall pay a Community Park Impact fee of \$1,497 per multi-family dwelling unit for a total of \$272,454 in Park Mitigation fees for 182 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 8,461 sq ft of required open space, where the applicant has provided 9,653 sq ft of common use open space.

**(B)(13) Historic and Cultural Preservation:** A cultural Archaeological study was completed on the site, by Kelly R. Bush and Jacob Wilmoth, ERCI. The extent of investigation from ERCI and the Department of Archaeology and Historic Preservation did not identify any archeological evidence on or near the subject property. None the Less, if any potential evidence is encountered during the site work, work will be halted and the local authorities will be contacted, and the submitted unanticipated discovery plan will be followed.

**(B)(14)(d) Transportation:** The proposal will require construction of half-street improvements to the frontage along 204<sup>th</sup> Street NE that will include sidewalk, angled street parking, planting medians, bike lanes and signage as well as a new public transit bus stop with shelter. 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 has been calculated at 115 PM Peak Hour Trips (PMPHT). The City traffic mitigation fee is \$3,355 per PMPHT for a total of \$385,825 in traffic mitigation fees.

**(B)(15)(b) Public Services:** The proposal is within the Arlington School District and will be required to pay \$1,895 for every 2/+ bedroom multi-family dwelling unit for 63 units, for a total of \$119,385 in school mitigation fees.

**(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.

**DATE OF MITIGATED DETERMINATION OF NONSIGNIFICANCE:** July 16, 2020

**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 July 30, 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

<u>July 9, 2020</u>	<u>Marc Hayes</u>
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 shall be made to Snohomish County Superior Court Pursuant to the Land Use Petition Act, Chapter 36.70C RCW, within twenty-one days of the date the decision or action becomes final, unless another applicable appeal process or time period is established by state law or local ordinance.