



STATE ENVIRONMENTAL POLICY ACT REVISED Mitigated Determination of Non-Significance (MDNS)

DATE OF ISSUANCE: JUNE 7, 2021

FILE NAME: CENTENNIAL PARK

FILE NUMBER: PLN #772

LEAD AGENCY: City of Arlington Community and Economic Development Department

DESCRIPTION: The proposed development received approval from the City's Hearing Examiner on August 16, 2019 (PLN #543). Changes to the MDNS issued on July 10, 2019 are necessary due to Washington Department of Fish and Wildlife denying the applicant's request to declassify the Relict Edgecomb Creek Channel located along the southern portion of the subject property. The revisions to the MDNS reduce the overall impact to the site and provides for stream buffer mitigation not part of the original proposal. The applicant has also applied for a variance to reduce the stream buffer according to AMC 20.93 Critical Areas Ordinance. Wetland mitigation is being conducted, per approved plan, both onsite and offsite.

LOCATION: The project is located at 17200 Block of 67th Avenue NE, Arlington, WA, bounded by 67th Avenue to the west and 172nd Street NE (State Hwy 531) to the south.

Tax Parcel ID: 31052300300800

APPLICANT: William Investments, Ryan Kilby, [425.355.0353](tel:425.355.0353)

STAFF CONTACT: Amy Rusko, arusko@arlingtonwa.gov

DATE CHECKLIST PREPARED: February 20, 2019, Revised May 8, 2019, Revised July 8, 2019, Revised November 9, 2020

APPROVALS REQUIRED: City of Arlington: SEPA, Variance, Civil Permit, Utility Permit, Building Permits.

SEPA THRESHOLD DETERMINATION: The City of Arlington has revised its SEPA threshold Mitigated Determination of Non-Significance issued on July 10, 2019 in consideration of the following changes:

- Reduction from 206 multi-family residential total units to 202 multi-family residential total units. Phase I = 157 and Phase II = 45.
- Reduction of traffic impacts and mitigation from 112 PM Peak Hour Trips to 108 PM Peak Hour Trips. The total City traffic mitigation fee is reduced from \$375,760.00 to \$362,340.00.
- The Relict Edgecomb Creek Channel is proposed to remain on site instead of being filled for development. This reduces the critical area impacts to the site.
- A variance for a stream buffer reduction for the Relict Edgecomb Creek Channel has been proposed to the City. The applicant has proposed to provide both onsite and offsite mitigation for the reduced buffer. To achieve this, the project proposes a combined mitigation strategy incorporating onsite, in-kind compensatory stream buffer enhancement, hydrological enhancement for the relict channel, and offsite at the headwaters of Hayho Creek for the remaining mitigation deficit.

The City of Arlington has reaffirmed that this proposal with the mitigation measures identified herein, 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 the completed environmental checklists 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:

All conditions from the original MDNS Decision issued by the City of Arlington on July 10, 2019 and the Conditional Use Permit (PLN #543) issued by the Hearing Examiner on August 16, 2019 shall still apply.

The following are additional conditions for this portion of the proposed development:

(B)(3)(a) Surface Water: In order to mitigate for potential impacts to surface water the Applicant shall implement the Conceptual Mitigation Plan completed by Soundview Consultants in October 2020. Mitigation measures include onsite stream enhancements to the Relict Edgecomb Creek Channel and offsite mitigation at the headwaters of Hayho Creek for the remainder.

(B)(10) Aesthetics: The height of the proposed building will be approximately 44'-10". The buildings' exteriors will consist of a variety of panel siding materials that represent masonry block, steel, and glazing. Street trees shall be installed along all streets associated with the development in accordance with AMC 20.76.110.

(B)(14)(f) Transportation: Trip generation has been calculated at 108 PM Peak Hour Trips (PMPHT). The City traffic mitigation fee is \$3,355.00 per PMPHT for a total of \$362,340.00 in traffic mitigation fees.

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 REVISED MITIGATED DETERMINATION OF NONSIGNIFICANCE: June 7, 2021

This "modified" MDNS is issued under WAC 197-11-340(2) (f) and does include additional notice and comment period.

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 Monday, June 21, 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 3, 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.