



SEPA THRESHOLD DETERMINATION

Mitigated Determination of Non-Significance (MDNS)

FILE NAME: ARLINGTON ROUNDABOUT PLAZA Binding Site Plan

FILE NUMBER: PLN #402

LEAD AGENCY: City of Arlington Community and Economic Development Department

DESCRIPTION: The Applicant is proposing to entitle and construct approximately 130,800 square feet of commercial building area comprised of retail, restaurant, office space uses and a retail gasoline fueling facility on a portion of an approximately 13.82 acre site zoned General Commercial in the City of Arlington. The subject property is currently composed of a single tax parcel that will be subdivided into eight (8) parcels to accommodate the proposed uses and a separate wetland tract. The development area of the site will comprise approximately 10.42 acres (75%) of the site. The remaining 3.40 acres (25%) of the site will be preserved in its natural state including forested areas and wetlands.

The development will include an automobile fueling facility comprised of eight (8) multi-product fuel dispensers under a freestanding metal canopy, with two 22,000 gallon underground storage tanks.

Individual commercial tenant spaces will range between 1,500-45,000 square feet. The site will be improved to include circulation aisles for vehicles and pedestrians, landscaping, storm water drainage and water quality control facilities and paved parking areas. The project proposes approximately 480 parking stalls pursuant to the minimum parking code standards outlined in the Arlington Zoning Code Section 20.72. Vehicular access is proposed via new curb cut driveways along 172nd Street NE and 89th Avenue NE.

Site work will include grade and fill operations for building pad, paved vehicle maneuvering areas, and parking lot preparation. Approximately 70,500 cubic yards of earthwork will be graded.

LOCATION: The project is located at the Northeast corner of 172nd St NE and State Route 9, Township 31, Range 05, Section 24, Quarter NE. Tax Parcel ID # 31052400300500

APPLICANT: Joel Howitt c/o Barghausen Consulting Engineers; Jim and Cindy Thompson

STAFF CONTACT: Kristin Foster, kfoster@arlingtonwa.gov

DATE CHECKLIST PREPARED: November 30, 2017

APPROVALS REQUIRED: City of Arlington: Binding Site Plan, Zoning, Special Use and/or Conditional Use Permit, SEPA, Full Site Civil Permit, Utility Permit, Right of Way, Building Permits, Snohomish Health District. Department of Ecology: Construction Stormwater General Permit, Underground Storage Tank

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 2015 Stormwater Management Manual for Western Washington.

(B)(4)(b) Plants

1. All proposed landscaping will be designed in conformance with the City of Arlington's landscape code requirement
2. Per AMC 20.76.120(d) all Significant Trees that are removed shall be replaced with 5-gallon sized native evergreen species at a ratio of 3:1. If the number of mitigating trees can't all be planted on-site, a fee-in-lieu may be paid for the number of mitigating trees not planted.

(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 7:00am to 7:00pm Monday through Saturday and Sunday and federal holidays shall be prohibited.

(B)(10) Aesthetics: Street trees shall be installed along all new and improved streets associated with the plat 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 – Sub-district D.

(B)(12)(c) Recreation: Not applicable to commercial use.

(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)(f) Transportation: In order to mitigate for impacts to the City's transportation system the applicant shall pay a Traffic Impact Fee of \$3355 for 388 new PM peak hour trips, as proposed in the Traffic Impact Study completed by Gibson Traffic Consultants, dated November 2017. The total amount for the Traffic Impact Fee is \$1,301,740.00. Per Gibson Traffic Consultants, the proposed project has no impact to Snohomish County or WSDOT roadway systems. Left turn channelization is proposed on 172nd Street NE with the initial phase of development. Full frontage improvements are required along 172nd

Street NE and 89th Avenue NE. A 10 (ten) foot right of way dedication from lot 4 abutting 172nd Street NE is required.

(B)(15) Public Services: School mitigation does not apply to commercial use.

(B)(16)(a) Utilities: The applicant shall connect to the City of Arlington 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.

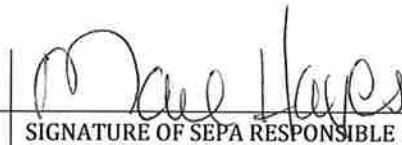
DATE OF MITIGATED DETERMINATION OF NONSIGNIFICANCE: January 18, 2018.

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 February 1, 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

January 18, 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.