



NOTICE OF APPLICATION, NOTICE OF NEIGHBORHOOD MEETING, AND MITIGATED SEPA DETERMINATION OF NONSIGNIFICANCE (MDNS)

File Name: Harmony at Arlington
File Number: PLN #1234
Applicant: Harmony at Arlington, LLC
Contact: Land Technologies, Inc.
Location: 7417 204th Street NE
Parcel No.: 31051100304000 and 31051100400700
Date of Application: June 11, 2024
Date of Completeness: July 9, 2024
Date Notice of Application: July 25, 2024
Date of MDNS Issuance: July 25, 2024
Date Published: July 30, 2024
Lead Agency: City of Arlington
Lead Agency Contact: Amy Rusko, arusko@arlingtonwa.gov, 360-403-3550

Project Description: The applicant is proposing to construct 60 townhome units on Tract B of the Reserve at Arlington Binding Site Plan (AFN202107165005) through a unit lot subdivision. The applicant owns both Tract A and Tract B as shown on the subject binding site plan. The proposed total project area is 4.38 acres. Tract A (1.17 acres) will be dedicated to the city as part of the civic and open space obligations of the binding site plan, with the applicant constructing a path on the south edge of the tract. Tract B (3.21 acres) is the project development site. The proposed project is located in the General Commercial with Mixed-Use Overlay zone, which allows for horizontal mixed-use on the property. The existing Bartell Drug Store (Tract C) and Starbucks (Tract D) are the commercial portions of the overall project area within the binding site plan. The proposed townhouse project consists of 60 unit lots in 10 buildings with 5 to 7 units per building. Each unit will be 3 stories in height and provide a garage and living area on the first floor, living area on the second floor, and 3 bedrooms on the third floor. The onsite improvements include private open space for each unit, shared and public open space, private drives throughout the subdivision, public access from 204th Street, landscaping, critical area protection, parking, sidewalks, low impact stormwater management through bio-cells and infiltration, and all buildings will be connected to city water and sewer.

Approvals Required: City of Arlington: Preliminary Major Unit Lot Subdivision Conditional Use Permit, Civil Permit, Utility Permit, Final Major Unit Lot Subdivision, and Building Permits. 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 Tuesday, August 13, 2024.**

Notice of Neighborhood Meeting: A neighborhood meeting will be held at **5:00 PM on Tuesday, August 13, 2024**, via Teams virtual meeting. To participate in the neighborhood meeting you may email the staff contact or log/call in to the Teams meeting.

JOIN TEAMS MEETING ONLINE

Meeting ID: 210 535 018 832

Passcode: Rm4R52

Join by phone: 1-323-676-6217

Phone Conference ID: 248 042 440#

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 reviewing 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:

1. **(B)(1) Earth:** The applicant proposes an estimated total fill of 8,989 cubic yards. 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.
2. **(B)(2) Air:** 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.
3. **(B)(3)(a) Surface Water:** To mitigate potential impacts to surface water the Applicant shall follow the Reserve at Arlington Binding Site Plan – PLN #577, recorded under AFN202107165005. The binding site plan requires Tract A of the applicants' property to be dedicated to the City of Arlington for a Native Growth Corridor Protection Area for Portage Creek.
4. **(B)(3)(b) Ground Water:** To mitigate 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.
5. **(B)(3)(c) Water Runoff:** 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.
6. **(B)(4)(b) Plants:** The applicant shall dedicate Tract A (Portage Creek and Buffer Corridor) north of the project site. The applicant shall provide new landscaping throughout the project site for the proposed development.
7. **(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.
8. **(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 vehicle traffic and residential units will be generated after project completion.
9. **(B)(8) Land and Shoreline Use:** The property is located within Subdistrict C and shall comply with the Federal Aviation Regulations (FAR) Part 77 and complete a Federal Aviation Administration form 7460. An Avigation Disclosure Statement shall be placed on the final unit lot subdivision and recorded with the final document at the Snohomish County Auditor's Office.
10. **(B)(10)(c) Aesthetics:** The applicant shall meet the requirements of the Mixed-Use Development Regulations Architectural Standards for the sixty townhouse units.
11. **(B)(11)(a) Light and Glare:** To mitigate 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.

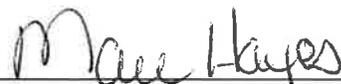
12. **(B)(12)(c) Recreation:** The proposed residential development of sixty multi-family dwelling units shall pay the following Community Park Impact Fees:
- Community Park Impact Fees: \$89,820.00 (\$1,497 x 60 units)
- The applicant shall pay all community park impact fees prior to building permit issuance. Impact fees do not vest and are fees in place at the time of payment.
13. **(B)(13) Historic and Cultural Preservation:** The applicant submitted an Unanticipated Discovery Plan. 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. The applicant shall provide ground disturbance notification to the Stillaguamish Tribe of Indians and allow for monitoring on the site.
14. **(B)(14)(c) Transportation:** The proposal requires frontage improvements along the future roadway of 74th Avenue NE.
15. **(B)(14)(f) Transportation:** Trip generation for the proposed development has been calculated by Kimley Horn through a Traffic Impact Analysis. The report references land use code 215 for single-family attached housing for the 60 proposed residential townhomes per the ITE Trip Generation Manual, 11th Edition. This use resulted in 34 PM Peak Hour Trips (432 Average Daily Trips). The Applicant is required to pay the following Traffic Impact Fee as proposed in the Traffic Impact Analysis:
- City of Arlington Traffic Impact Fees: \$114,070.00 (\$3,355/trip x 34 PMPHT)
- The applicant shall pay all traffic impact fees prior to the building permit issuance. Impact fees do not vest and are the fees in place at the time of payment.
16. **(B)(15)(b) Public Services:** The proposal is within the Arlington School District and will be required to pay \$2,328.00 for every multi-family dwelling unit. The Applicant is required to pay the following Arlington School District Mitigation Fee:
- Arlington School District Mitigation Fees: \$139,680.00 (\$2,328/unit x 60 units)
- The applicant shall provide the City a copy of payment/receipt to Arlington School District prior to building permit issuance.
17. **(B)(16)(a) Utilities:** The applicant shall receive approval and connect to the City of Arlington water and wastewater systems, extend utility lines as necessary, and pay water and sewer connection fees. All improvements shall be installed during the Civil Construction phase of the project. 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/or 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 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: This MDNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14 days from the date of the published decision. Written comments must be submitted no later than **5:00 p.m. on August 13, 2024**. 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

July 25, 2024
DATE

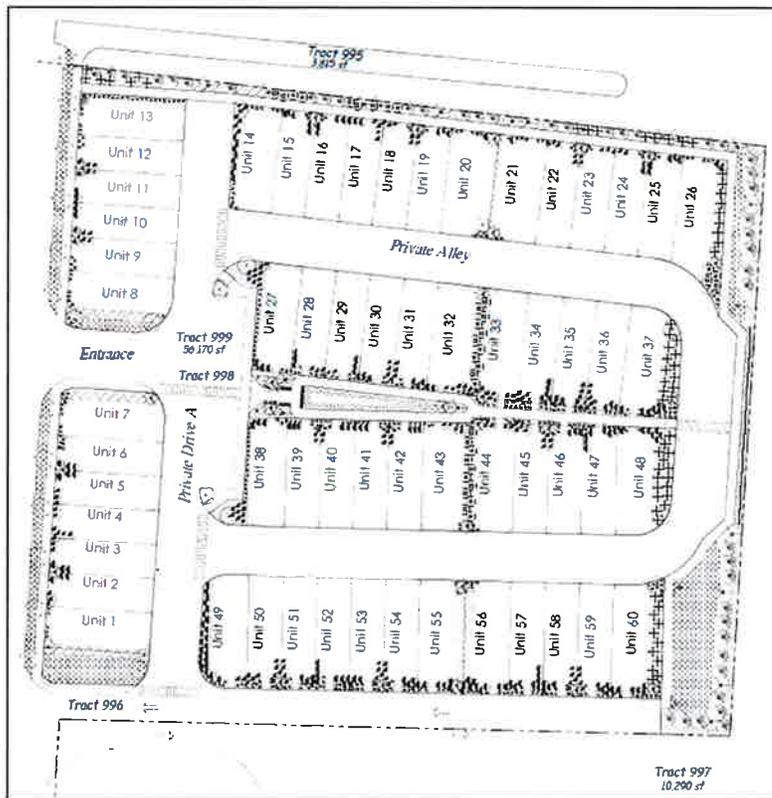

SIGNATURE OF SEPA RESPONSIBLE OFFICIAL

Appeal Process: The MDNS may be appealed pursuant to the requirements of AMC 20.98.210, AMC 20.20, and AMC 20.24. The fourteen (14) day appeal period commences on the date of publication of notice. Any appeal to the Hearing Examiner must be addressed to the City Hearing Examiner, accompanied by an application, written findings, a filing fee of \$600.00 (plus the actual cost of the Hearing Examiner), and be filed in writing at the City of Arlington, Community and Economic Development Department, 18204 59th Avenue NE, Arlington, WA 98223. An appeal hearing of the MDNS shall be combined with the Public Hearing for the project. The appeal must be received by **5:00 p.m. on August 13, 2024**.

Proposed Elevations



Proposed Site Plan



Vicinity Map

