



SEPA THRESHOLD DETERMINATION

Mitigated Determination of Non-Significance (MDNS)

FILE NAME: SMOKEY POINT SENIOR APARTMENTS

FILE NUMBER: PLN #422

LEAD AGENCY: City of Arlington Community and Economic Development Department

DESCRIPTION: The Applicant is requesting conditional use approval for a multi-family development consisting of 255 affordable senior housing units within 214,000 sq. feet. The building will be located on approximately 4.05 acres.

The multi-family development includes a 4-story building with two courtyards. Maximum height is 48-2 ft. for the roofline and 50-4 ft. for the tower. Parking is provided on a surface lot of 246 spaces with driveways around the perimeter, including 14 ADA spaces. 54 spaces have carports. Two access points are via the future 40th St. roadway. The multi-family development will be served by City of Arlington water and City of Marysville sewer lines.

LOCATION: This project is located at 3905 172nd St. NE, Arlington, WA 98223. Township 31, Range 05, Section 21 Tax Parcel ID#31052100306300

APPLICANT: Mario Turner, AMCAL, on behalf of Baker-MOR, LLC (Reed Caudle) Owner

STAFF CONTACT: Kristin Foster kfoster@arlingtonwa.gov

DATE CHECKLIST PREPARED: March 10, 2018

APPROVALS REQUIRED: City of Arlington: Conditional Use Permit, SEPA, Full Site Civil Permit, Utility Permit, Right of Way Permit, Building Permits.

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.

(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.

(B)(3)(b)WATER: Construction shall occur in accordance with the stormwater plan prepared by CG Engineering, March 12, 2018, including Low Impact Development. Performance Standard and BMP T5.13 of the 2014 Western Washington Stormwater Manual.

In order to mitigate for potential impacts to ground water the Applicant shall utilize Low-Impact Design techniques to manage stormwater on-site.

The project will route all on-site stormwater to infiltration trenches to meet DOE requirements for flow control (up to 50 year storm, with an overflow outlet for up to the 100 year storm).

Stormwater will be treated prior to infiltration

(B)(4)(b)PLANTS: The applicant shall adhere to tree protection measures outlined in AMC 20.76.120. The applicant shall provide mitigation for the removal of 71 significant trees as indicated in the Preliminary Tree protection Plan dated March 6, 2018. AMC 20.76.120(d) (e) any significant trees that are removed shall be replaced with native species at a ratio of 3:1. The applicant will not be replanting the trees therefore shall pay a Tree Mitigation In-Lieu Fee of \$32.50 per tree for 213 trees.

(B)(7)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 unless specifically permitted by the city's building official.

(B)(10)AESTHETICS: Design standards for the proposed development will meet the criteria for sector T5NLV in the City's Mixed Use Development Regulations.

Street trees shall be installed along all new and improved streets associated with the Binding Site Plan in accordance with AMC 20.110.014 (j)

(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 B.

(B)(12)RECREATION: City of Arlington Resolution No. 2015-003 requires payment of a Community Park Impact Fee and Neighborhood/Mini Park Fee be paid per dwelling unit. This impact fee shall be paid prior to the issuance of any building permit for a residential dwellings.

(B)(13)HISTORIC AND CULTURAL PRESERVATION: In order to mitigate for potential impacts to cultural resources that may exist on-site, the Applicant shall submit an Unanticipated Discovery Plan (UDP) to the City prior to any construction activities, and shall coordinate with the Stillaguamish Tribe to allow Tribal Monitors on site during grading and excavation activities associated with this project.

(B)(14)TRANSPORTATION: In order to mitigate for impacts to the City’s transportation system the applicant shall pay a Traffic Mitigation Fee of #3355 for 66 new PM peak hour trips, as proposed in the Traffic Impact Study Completed by Gibson Traffic Consultants, dated March 2018.

The developers may be obligated to pay their proportionate share for certain State projects for those average daily trips from this development. Traffic mitigation fees, if any, shall be paid to the Washington State Department of Transportation (WSDOT), and the developers shall provide the City of Arlington with documentation of compliance with this state requirement prior to issuance of the Building Permit.

Consistent with the terms of the Snohomish County Interlocal Agreement with the City of Arlington, the developers shall mitigate impacts on the capacity of the County road system by making a proportionate share mitigation payment, if any. Traffic mitigation shall be paid to the Snohomish County Department of Planning and Development Services (PDS), and the developers shall provide the City of Arlington with documentation of compliance prior to issuance of the Building Permit.

(B)(15)PUBLIC SERVICES: In order to mitigate for impacts to the public school system the applicant shall pay mitigation fees to Lakewood School District at the rate of \$396 per two/+ bedroom multi-family dwelling unit for 80 units.

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: April 25, 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 May 9, 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

April 25, 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.