



NOTICE OF SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS) ADOPTION OF EXISTING DOCUMENT

File Name: Smokey Point Ridge Binding Site Plan
File Number: PLN #1198
Owner: Peak to Peak, LLC
Applicant: CDA + Pirscher Architects, Inc
Location: 19402 Smokey Point Boulevard
Parcel No.: 31051700400600
Date of Application: March 1, 2024
Date of Completeness: March 11, 2024
Date Notice of Application: March 15, 2024
Date SEPA Checklist Prepared: July 21, 2023
Date of Threshold Determination: April 11, 2024
Date Published: April 12, 2024
Lead Agency: City of Arlington
Lead Agency Contact: Amy Rusko, Planning Manager, arusko@arlingtonwa.gov

PROJECT DESCRIPTION: The applicant is proposing a 9-lot binding site plan for the construction of a mixed-use development with eighteen buildings onsite consisting of eight residential townhome buildings, two live/work buildings, and eight commercial buildings on 7.84 acres. The site is located in the Commercial Corridor zone and subject to the Mixed-Use Development Regulations. The live/work units are three-story buildings along the Smokey Point Boulevard corridor and the residential townhomes are two-story buildings that are west and south of the live/work units, both are proposed on Lot 9. The commercial buildings/units are designed as two-story structures, to accommodate a second story loft that is approximately one third the size of the commercial floor below and are proposed on Lots 1-8. The commercial buildings are located on the northern one third portion of the property and will front both Smokey Point Boulevard and Interstate 5. Onsite improvements include a total of 316 parking stalls, pickleball courts, basketball court, bocce ball courts, playground areas, picnic areas, meeting area plaza with fire pit, multiple open spaces, commercial common space, and an extensive trail system connecting the entire site. Frontage improvements and dedication along Smokey Point Boulevard include a median, drive aisle, back-in angled parking spaces, curb, gutter, sidewalk, and street trees. Stormwater runoff from the proposed development will be managed through onsite infiltration conveyed to stormwater catch basins, filtered at each infiltration trench and bioretention at the northeast portion of the site. A new sewer lift station is proposed at the northeast corner of the property to serve the development.

APPROVALS REQUIRED: City of Arlington: Binding Site Plan, SEPA Review, Subsequent Preliminary Major Unit Lot Subdivision and/or Special Use Permits, Civil Permit, Utility Permit, Complete Streets, and Building Permits. Department of Ecology: Stormwater General Permit.

Title of Document Being Adopted: Mitigated Determination of Non-Significance (MDNS)
Adopted Document is Available At: <https://arlingtonwa.gov/310/Public-Notices-Hearings>
Date Adopted Document Was Prepared: December 18, 2023

Description of Document Being Adopted: Mitigated Determination of Non-Significance issued by the City of Arlington on January 3, 2025 for the Smokey Point Mixed Use Clearing Forest Practice Permit (PLN#1163) and Grading Permit (PWD#3514). This MDNS included all impacts and mitigation for the removal of 95 significant trees, approximately 3,950 cubic yards of cut, and 40,000 cubic yards of fill on the site. There was no appeal on the Mitigated Determination of Non-Significance.

The City has identified and adopted this document as being appropriate for this proposal after independent review. The document meets the environmental review needs for the current proposal and will accompany the proposal to the decision makers.

The City of Arlington has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This determination is based on the following findings and conclusions:

1. The conditions of the Mitigated Determination of Non-Significance for the Clearing, Grading, and Forest Practice Permit decision apply to this project and have addressed all environmental elements of the site including: soils (cut and fill onsite), air, ground water, spill prevention, Department of Ecology stormwater management requirements, noise, removal of significant trees, ground disturbance notification requirements, and an unanticipated discovery plan.

Additional Mitigation Measures include the following:

2. **(B)(10) Aesthetics:** The proposal is required to meet the Mixed-Use Development Regulation Design Standards of AMC 20.110.014(l) with each development permit.
3. **(B)(11)(a) Light and Glare:** 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 – that is comprised of the Federal Aviation Regulations (FAR) parts 77 Imaginary surfaces. Street lighting is required to be installed along Smokey Point Boulevard. The applicant shall follow the Street Lighting Guide of the Complete Streets Program for approved roadway lighting luminaire fixture and poles.
4. **(B)(12)(c) Recreation:** The proposed development has provided and met the mini-park requirements through a variety of amenities on the site. The proposed 62 multi-family residential units shall pay Community Park Impact Fees in the amount of \$92,814.00 (\$1,497 x 62). The applicant shall pay all community park impact fees prior to building permit issuance.
5. **(B)(14)(d) Transportation:** The proposal is required to construct frontage improvements along Smokey Point Boulevard. These improvements include drive aisle, back-in angled parking spaces, median, curb, gutter, sidewalk, and street trees.
6. **(B)(14)(f) Transportation:** Trip generation for the proposed development has been calculated by Heath & Associates Consultants through a Traffic Impact Analysis. The report references land use code 220 for low rise multi-family for the 62 residential townhomes and the residential portion of the live/work units, land use code 710 for general office to capture the approximate 4,448 square feet of commercial within the live/work units, and land use code 821 for shopping plaza for approximately 42,929 square feet of commercial per the ITE Trip Generation Manual, 11th Edition. These uses result in 152 PM Peak Hour Trips (1954 Average Daily Trips). The Applicant is required to pay the following Traffic Impact Fees as proposed in the Traffic Impact Analysis:

- City of Arlington Traffic Impact Fees = \$509,960.00 (\$3,355/trip x 152 PMPHT)
- WSDOT Traffic Impact Fees = \$70,344.00 (\$36/trip x 1954 ADT)

The applicant shall pay all traffic impact fees prior to building permit issuance.

7. **(B)(15) Public Services:** The proposal is within the Arlington School District and is required to pay \$2,328 for every two/+ bedroom multi-family dwelling unit. The proposed development consists of 62 3-bedroom units, for a total of \$144,336.00 in school mitigation fees. The applicant shall provide the City a copy of payment/receipt to Arlington School District prior to building permit issuance.
8. **(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.

This DNS is issued under WAC 197-11-350 and the comment period will end on **April 26, 2024 at 5:00 PM.**

SEPA Responsible Official: Marc Hayes, Director of Community and Economic Development

April 11, 2024

Marc Hayes

Marc Hayes (Apr 11, 2024 16:15 PDT)

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 April 26, 2024.**

For Publication in the Friday, April 12, 2024 edition of the Herald:

City of Arlington

Notice of SEPA Mitigated Determination of Non-Significance Adoption of Existing Documents

File Name: Smokey Point Ridge Binding Site Plan

File Number: PLN #1198

Location: 19402 Smokey Point Boulevard

The City of Arlington has issued a Notice of SEPA Mitigated Determination of Non-Significance Adoption of Existing Documents for the Smokey Point Ridge Binding Site Plan.

The applicant is proposing a 9-lot binding site plan for the construction of a mixed-use development with eighteen buildings onsite consisting of eight residential townhome buildings, two live/work buildings, and eight commercial buildings on 7.84 acres. The site is located in the Commercial Corridor zone and subject to the Mixed-Use Development Regulations. The live/work units are three-story buildings along the Smokey Point Boulevard corridor and the residential townhomes are two-story buildings that are west and south of the live/work units, both are proposed on Lot 9. The commercial buildings/units are designed as two-story structures, to accommodate a second story loft that is approximately one third the size of the commercial floor below and are proposed on Lots 1-8. The commercial buildings are located on the northern one third portion of the property and will front both Smokey Point Boulevard and Interstate 5. Onsite improvements include a total of 316 parking stalls, pickleball courts, basketball court, bocce ball courts, playground areas, picnic areas, meeting area plaza with fire pit, multiple open spaces, commercial common space, and an extensive trail system connecting the entire site. Frontage improvements and dedication along Smokey Point Boulevard include a median, drive aisle, back-in angled parking spaces, curb, gutter, sidewalk, and street trees. Stormwater runoff from the proposed development will be managed through onsite infiltration conveyed to stormwater catch basins, filtered at each infiltration trench and bioretention at the northeast portion of the site. A new sewer lift station is proposed at the northeast corner of the property to serve the development.

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This MDNS is issued under WAC 197-11-350 and the comment period will end on April 26, 2024 at 5:00 PM.

The Public Notices, MDNS and project documents are available for review on the city's website at www.arlingtonwa.gov under public notices or at the Community and Economic Development Department, located at 18204 59th Avenue NE, Arlington, WA 98223.

Appeal Process: An agency or person may appeal the City's procedural compliance with WAC Chapter 197-11 (SEPA) for issuance of this MDNS. The MDNS is appealable to the Hearing Examiner. An appeal shall be considered filed when a written notice of appeal, specifying the grounds and arguments, therefore, is delivered to the Department of Community and Economic Development by 5:00 PM on Friday, April 26, 2024 and the appeal fee as set by resolution is paid.

Staff Contact: Amy Rusko, Planning Manager, arusko@arlingtonwa.gov, Community & Economic Development Department, 18204 59th Avenue NE, Arlington, WA 98223

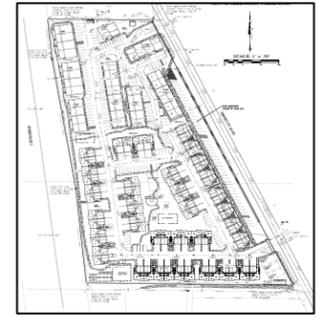
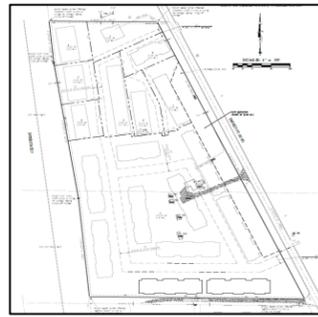


CITY OF ARLINGTON

**Notice of SEPA Mitigated Determination of Non-Significance (MDNS) Adoption of Existing Document
Smokey Point Ridge Binding Site Plan**

File Number: PLN #1198
Applicant: CDA + Pirscher Architects, Inc
Location: 19402 Smokey Point Blvd.
Parcel No.: 31051700400600
Lead Agency: City of Arlington
Date of Application: March 1, 2024
Notice of Completeness: March 11, 2024
Threshold Determination Date: April 11, 2024
Notice Publication Date: April 12, 2024
Comment Deadline: April 26, 2024 @ 5:00 pm

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How to View the Project: View current project documents by accessing the city's website at <https://www.arlingtonwa.gov/310/Public-Notices-Hearings> or the file may be viewed at the Community & Economic Development Department.

To Appeal the Decision: An agency or person may appeal the City's procedural compliance with WAC Chapter 197-11 (SEPA) for issuance of this MDNS. The MDNS is appealable to the Hearing Examiner. An appeal shall be considered filed when a written notice of appeal, specifying the grounds and arguments, therefore, is delivered to the Department of Community and Economic Development by **5:00 PM on Friday, February 23, 2024** and the appeal fee as set by resolution is paid.

Contact Information: Amy Rusko, Planning Manager, arusko@arlingtonwa.gov

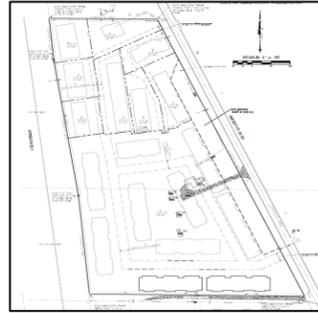


CITY OF ARLINGTON

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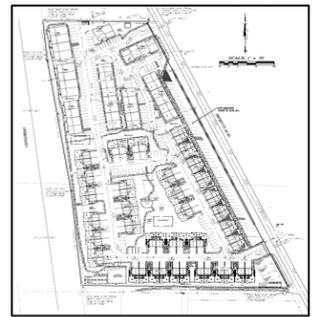
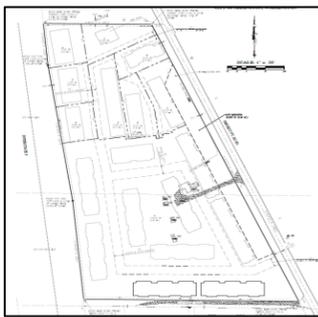


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Contact Information: Amy Rusko, Planning Manager, arusko@arlingtonwa.gov



City of Arlington
Community & Economic Development Department
18204 59th Avenue NE
Arlington, WA 98223



City of Arlington
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Arlington, WA 98223



City of Arlington
Community & Economic Development Department
18204 59th Avenue NE
Arlington, WA 98223

From: [Amy Rusko](#)
To: [Alex VanDuine](#); [Andrea Pellham](#); [Antonia Weiss](#); [Bob Hubenthal](#); [Brad Ball](#); [Brad Zahnow](#); [Brian Lewis](#); [Chris Holland](#); [Clarissa Stenstrom](#); [CNG Service](#); [Community Transit](#); [Corinna Ong](#); [D Marks](#); [Dan Stonington](#); [Darin Klein](#); [Dawn Anderson](#); [Department of Fish and Wildlife](#); [DOC Review Team](#); [EFSEC](#); [Eric Heinitz](#); [Erika Harris](#); [Erin Kelly](#); [Haylie Miller](#); [Joseph Norris](#); [Julie Davis](#); [K Nelson](#); [Kelly Cooper](#); [Kelly McLain](#); [Kerry Lyste](#); [Krista Gessner](#); [Larry Covey](#); [Lucas Larson](#); [Randy Kline](#); [Sam Barr](#); [SEPA Center](#); [SEPA DAHP](#); [SEPA PSCAA](#); [SEPA Review Team](#); [Snohomish County Public Works](#); [Snohomish County PUD](#); [Stacey Abbott](#); [Stephanie Jolivet](#); [Steve Rice](#); [Stillaguamish Tribe](#); [Stillaguamish Tribe of Indians](#); [Todd Gray](#); [Waste Management](#); [WSDOT Aviation](#)
Subject: City of Arlington Project Review for Smokey Point Ridge Binding Site Plan - PLN#1198
Date: Friday, April 12, 2024 11:47:00 AM
Attachments: [image001.png](#)
[20240411_PLN1198_RevisedMDNS_Signed.pdf](#)

Dear Review Agencies –

The City of Arlington has issued a Notice of SEPA Mitigated Determination of Non-Significance (MDNS) Adoption of Existing Documents for Smokey Point Ridge Binding Site Plan, PLN #1198. The documents pertaining to this project and information from the previously issued SEPA Determination can be found on the City’s website at the following link:
<https://www.arlingtonwa.gov/310/Public-Notices-Hearings>

The City invites affected agencies, tribes, and special districts to review the attached documents for potential environmental impacts and provide the City Staff Contact with any comments by the close of the comment period as indicated on the SEPA Threshold Determination. Agency comments are to be submitted to the City Staff Contact via email or through the postal service. Regardless of the method, the City asks that SEPA comments be provided on their respective agency’s formal letterhead.

Once received, comments will be made part of the official record on file with the City. After the close of the comment period, the City will review all comments received, and may, at its discretion, modify, or add conditions to mitigate for newly identified environmental impacts. Please note that the City will only accept written SEPA comments. Following City review, all SEPA comments received within the comment period will be forwarded directly to the project applicant.

Comments received (or post-marked, if mailed) outside of the comment period will not be considered or made part of the record.

The due date for this review is 5:00 pm on April 26, 2024.

Sincerely,
Amy Rusko



Amy Rusko | Planning Manager
Phone: 360-403-3550
Email: arusko@arlingtonwa.gov
Website: www.arlingtonwa.gov
18204 59th Ave NE, Arlington, WA 98223

From: [Amy Rusko](#)
To: carlp@cdaarch.com
Cc: [Mike Weeks \(nwdev@hotmail.com\)](mailto:Mike.Weeks(nwdev@hotmail.com))
Subject: Smokey Point Ridge Binding Site Plan - PLN #1198 - Public Notice
Date: Friday, April 12, 2024 11:57:00 AM
Attachments: [image001.png](#)
[20240411_PLN1198_RevisedMDNS_Signed.pdf](#)

Carl –

Attached is the Notice of SEPA Mitigated Determination of Non-Significance (MDNS) Adoption of Existing Documents for the Smokey Point Ridge Binding Site Plan. I did the SEPA with the Binding Site Plan so it would encompass all 9 lots at full development. The project will not have to go back for additional SEPA review for the future build out unless something drastically changes on the site.

The Public Notice comment period ends on April 26, 2024.

Sincerely,
Amy Rusko



Amy Rusko | Planning Manager
Phone: 360-403-3550
Email: arusko@arlingtonwa.gov
Website: www.arlingtonwa.gov
18204 59th Ave NE, Arlington, WA 98223

From: NoReply@ecy.wa.gov
To: [Amy Rusko](#)
Subject: Your SEPA Record Has Been Submitted!
Date: Friday, April 12, 2024 12:38:15 PM

This message is from an External Sender

This message came from outside the City of Arlington

The Department of Ecology has received a new SEPA record from Amy Rusko at Arlington City of with a File Number of: PLN #1198.
Your record is being reviewed by an administrator.

From: Amy Rusko
Email: arusko@arlingtonwa.gov
Phone number: (360) 403-3550

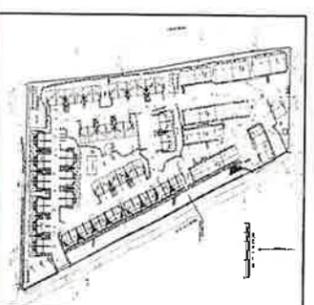
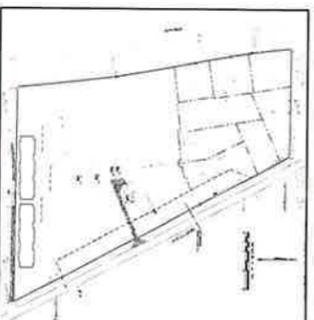


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City of Arlington
 Community & Economic Development Department
 18204 59th Avenue NE
 Arlington, WA 98223

Monty Osborne
 2319 30th St
 Anacortes, WA 98221

SEATTLE WA 980

12 APR 2024 PM 5:11



quadrant
 FIRST-CLASS MAIL
 IM1
\$000.64⁰
 04/12/2024 ZIP 98223
 043M31251004

US POSTAGE

UNABLE TO FORWARD FOR REVIEW
 98221-26051
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City of Arlington
 Community & Economic Development Department
 18204 59th Avenue NE
 Arlington, WA 98223

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 04/12/2024 ZIP 98223
 043M31251004

US POSTAGE

John Prigger
 14204 Cascadian Way
 Everett, WA 98204

98208-791509
 98208-791509
 98208-791509

NIXIE 980 PR I 0004/19/24
 NOT DELIVERABLE TO SENDER
 UNABLE TO FORWARD
 BC: 98223870104 *2326-07259-13-47



CITY AFFIDAVIT OF POSTING

I, Ameresia Lawlis, do hereby certify that on April 12, 2024, I posted public notice for planning File Number PLN #1198 at the following locations:

- City Hall
- City Website
- Smokey Point Post Office
- On-Site
- Arlington Library

and to the following persons and agencies:

- Applicant
- Agencies with Jurisdiction
- Property Owners (w/in 500' radius)
- Parties of Record

Stating:

1) that a public hearing will be held by the

- Planning Commission
- City Council
- Hearing Examiner

Date: _____

OR

2) that a Neighborhood Meeting will be held on _____

3) the City issued a SEPA Threshold Determination for this project

4) the City issued Notice of Application for this project

5) the City issued combined Notice of Application and SEPA Threshold Determination

[Signature]
Signature

4/12/2024
Date

STATE OF WASHINGTON)

) ss.

COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that Ameresia Lawlis is the person who appeared before me, and said person acknowledge that ~~he~~/she posted the attached notice on the date specified and acknowledged it to be ~~his~~/her free and voluntary act for the uses and purposes mentioned in the instrument:



Raelynn M Jones
Notary Public in and for the State of Washington residing at

Arlington
My appointment expires

5-1-2027

COMMUNITY & ECONOMIC DEVELOPMENT PLANNING & LAND USE DIVISION



ARLINGTON AIRPORT OFFICE
18204 59th Ave NE
Arlington, WA 98223
8am - 5pm M-F
Closed 12 pm - 1 pm M-F
Closed Holidays

360.403.3551
arlingtonwa.gov