



NOTICE OF SEPA MITIGATED THRESHOLD DETERMINATION (MDNS)

File Name: Safeway Addition Store #1522
File Number: PLN #953
Applicant: PM Design Group
Location: 20500 Olympic Place
Parcel No.: 00847300000800
Date of Application: May 19, 2022
Date of Completeness: June 6, 2022
Date SEPA Checklist Prepared: May 17, 2022
Date of Threshold Determination: July 13, 2022
Lead Agency: City of Arlington Community and Economic Development Department
Lead Agency Contact: Amy Rusko, arusko@arlingtonwa.gov, 360-403-3550

PROJECT DESCRIPTION: The applicant is proposing to construct a 10,000 square foot expansion of the existing Safeway grocery store and its site at 20500 Olympic Place. The existing building is approximately 42,702sf and the proposed expansion is +/-10,000sf on the East side. This expansion will allow for a Drive-Up-and-Go (DUG) Department where customers can order online/via cell phone and have their groceries held for mobile pickup via their car. The expansion will also allow for a new cooler and fresh cut area for produce, some additional sales floor, and a new breakroom for employees. An existing manhole for the sanitary sewer will be relocated along the line to move away from the expansion and into the new drive lane for the DUG parking.

The landscaping between the DUG lot and the property line will be replaced, with new trees planted at a 3:1 ratio. A new 2.5' high decorative wall will be placed between the public sidewalk and the new landscaping. Existing street trees and public sidewalk will remain and be protected during construction. The main driveway from Olympic will also be rebuilt to correct the grading issue damaging both the concrete and the cars that travel over it. The accessible path from Olympic to the store entry will be rebuilt with a new, concrete sidewalk leading down from the street to a new crosswalk which will meet the expansion's sidewalk at grade. There is an existing lot light that will remain along this path for illumination. A new fire hydrant is proposed at the North end of the DUG stalls

The new SE façade of the building will mimic the original in scale and proportion to integrate seamlessly. There will be a corner portico to accept the new ADA pathway from Olympic and the colonnade and canopies will cascade to cover the new sidewalk. Modulations in the overall massing will run down the East side to avoid over-scale. Finish materials and window treatments will match existing and the whole building will be repainted after construction in new, natural colors.

APPROVALS REQUIRED: City of Arlington: Zoning Permit, SEPA Review, Civil Permit, Utility Permit, and Building Permit.

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.

(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. Construction equipment emissions shall comply with all State and Federal regulations for emissions.

(B)(3)(b) Ground Water: In order to mitigate for 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.

(B)(3)(c) Water Runoff: In order 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.

(B)(4)(b) Plants: In order to mitigate for the removal of significant trees on the property the applicant has proposed to replant trees on the site at a 3:1 ratio.

(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.

(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 light vehicle traffic will be generated during business hours at project completion.

(B)(10) Aesthetics: The proposal is required to construct the building addition according to the elevations approved with the Design Review Board Decision on April 20, 2022.

(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.

(B)(13) Historic and Cultural Preservation: 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 notify the Stillaguamish Tribe prior to ground disturbance and follow the submitted Unanticipated Discovery Plan.

(B)(14)(d) Transportation: The proposal is required to replace the private frontage improvements at the northeast portion of the property, revise the public frontage improvements at the southeast portion of the property, and replace driveway entrance along Olympic Place.

(B)(14)(f) Transportation: Trip generation has been calculated Heath and Associates, Inc Traffic and Engineering Consultants through a Traffic Impact Analysis. The report references land use code 850 for supermarket per the ITE Trip Generation Manual, 11th Edition. The proposed project results in 61 PM Peak Hour Trips. The Applicant is required to pay Traffic Mitigation fees in the amount of \$204,655.00 to the City of Arlington. City traffic mitigation fees shall be paid prior to building permit issuance.

(B)(16)(a) Utilities: The applicant proposes to keep existing established connections to the City of Arlington water and wastewater systems. The applicant shall relocate a manhole on the east side of the existing building. 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 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.

Public SEPA Threshold Determination Comment Period: There is a 14-day comment period for this MDNS. If you would like to comment on this Threshold Determination, written comments must be received by **5:00 PM on Friday, July 29, 2022**. 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 13, 2022
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. 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, July 29, 2022**, and the appeal fee as set by resolution is paid.