



## NOTICE OF APPLICATION, SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS) AND NOTICE OF NEIGHBORHOOD MEETING

**File Name:** Grandview North Smokey Point  
**File Number:** PLN #1002  
**Applicant:** Grandview North LLC  
**Location:** 16517 and 16523 Smokey Point Boulevard  
**Parcel No.:** 31052800201100 and 31052800204400  
**Date of Application:** October 14, 2022  
**Date of Completeness:** October 24, 2022  
**Date Notice of Application:** November 7, 2022  
**Date SEPA Checklist Prepared:** February 1, 2022  
**Date of Threshold Determination:** November 7, 2022  
**Date Published:** November 9, 2022  
**Lead Agency:** City of Arlington  
**Lead Agency Contact:** Amy Rusko, [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov), 360-403-3550

**PROJECT DESCRIPTION:** The applicant is proposing to construct a mixed-use development with two buildings onsite consisting of 103 residential units and 3,984 square feet of commercial space. The three story building along Smokey Point Boulevard frontage will consist of commercial and tenant amenities with sixteen covered parking stalls on the ground floor with residential units on the upper floors. The three story building on the back of the south lot will consist of residential units on all floors. Onsite improvements include 133 parking stalls, pickleball court, sidewalks, open space, and landscaping. Frontage improvements along Smokey Point Boulevard will include a median, drive aisle, ten angle parking spaces, curb, gutter, sidewalk, and street trees. Additional offsite improvements will connect the onsite drive aisle, west of Building 2, to the existing drive aisle on parcel 31052800201500 to the south. Stormwater runoff from the proposed development will be managed through detention. All runoff will be conveyed to a detention facility located under the parking area.

**APPROVALS REQUIRED:** City of Arlington: Conditional Use Permit, SEPA Review, Civil Permit, Utility Permit, Complete Streets 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 Wednesday, November 23, 2022.**

**Notice of Neighborhood Meeting:** A neighborhood meeting will be held at **6:00 PM on Tuesday, December 6, 2022,** via Zoom virtual meeting. To participate in the neighborhood meeting you may email the staff contact or log/call in to the Zoom meeting.

<https://arlingtonwa.zoom.us/j/86186142230?pwd=NUN3RzdVb3ZvUUxWZHFzcGdkdW5vUT09>

Join by phone: 1-253-215-8782  
Meeting ID: 861 8614 2230  
Passcode: 529173

**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)(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)(1) Noise:** The project is located next to a Snohomish County Public Utility District #1 substation. The applicant shall work with the City of Arlington and Snohomish County PUD to create a sound barrier between the existing substation and the proposed mixed-use development.

**(B)(7)(b)(2) 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 meet the City of Arlington Development Design Standards of AMC 20.110, as part of this submittal.

**(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 D – that is comprised of the Federal Aviation Regulations (FAR) parts 77 Imaginary surfaces.

**(B)(12)(c) Recreation:** To mitigate the impacts on recreation, the applicant shall pay Community Park Impact Fees in the amount of \$1,497.00 per multi-family dwelling unit.

**(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 and submit an Unanticipated Discovery Plan prior to ground disturbance.

**(B)(14)(d) Transportation:** The proposal is required to construct frontage improvements and dedicate right-of-way along Smokey Point Boulevard.

**(B)(14)(f) Transportation:** Trip generation has been calculated by Gibson Traffic Consultants through a Traffic Impact Analysis. The report references land use code 220 for low rise multi-family and 822 for Retail Plaza per the ITE Trip Generation Manual, 10<sup>th</sup> Edition. The project proposes 103 multi-family units and 3,984 square feet of commercial space, which results in 64 PM Peak Hour Trips. The Applicant is required to pay Traffic Mitigation fees in the amount of \$214,720.00 to the City of Arlington. City traffic mitigation fees shall be paid prior to building permit issuance and may be split between buildings.

**(B)(15) Public Services:** The applicant shall pay Lakewood School District Mitigation Fees in the amount of \$445 per one bedroom multi-family dwelling unit and \$1,641 per two/+ bedroom multi-family dwelling unit. The applicant shall provide proof of payment prior to building permit issuance.

**(B)(16)(a) Utilities:** The applicant shall receive approval from and connect to the City of Marysville water and wastewater systems, extend utility lines as necessary and pay water and sewer connection fees. All improvements shall be installed during the Site Civil Construction phase of the project. The applicant shall provide proof of payment prior to building permit issuance. 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.

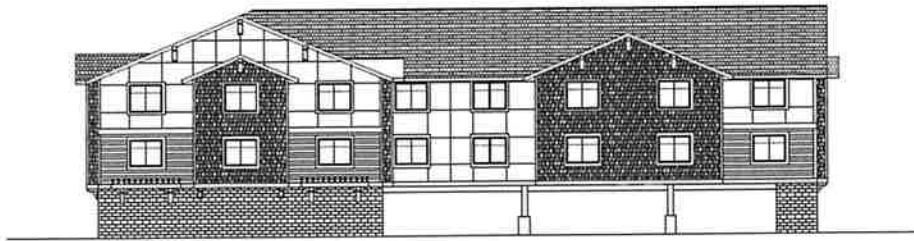
**Public SEPA Threshold Determination Comment Period:** There is a 14-day comment period for this MDNS. If you would like to comment on this Threshold Determination, written comments must be received by **5:00 PM on Wednesday, November 23, 2022**. The Responsible Official may incorporate any substantial 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

<u>November 7, 2022</u>	
DATE	SIGNATURE OF SEPA RESPONSIBLE OFFICIAL

**TO APPEAL A DECISION:** An agency or person may appeal the City's procedural compliance with WAC 197-11. The appeal shall meet 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 (plus the actual cost of the Hearing Examiner), and be filed in writing at the City of Arlington, Community and Economic Development Department, 18204 59<sup>th</sup> Avenue NE, Arlington, WA 98223. An appeal hearing of the MDNS shall combined with the Public Hearing for the project. The appeal must be received by **5:00 PM on Wednesday, November 23, 2022**.

# Proposed Elevations



**EAST ELEVATION**  
SCALE: 1/8"=1'-0"



**NORTH ELEVATION**  
SCALE: 1/8"=1'-0"



**SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"



**WEST ELEVATION**  
SCALE: 1/8"=1'-0"



**SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"



**EAST ELEVATION**  
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