



NOTICE OF APPLICATION AND SEPA DETERMINATION OF NONSIGNIFICANCE (DNS) ADOPTION OF EXISTING DOCUMENT

File Name: Lot 3 at The District
File Number: PLN #1147
Applicant: Grandview North LLC
Location: Northwest of the State Route 9 and 172nd Street Intersection
Parcel No.: 31052400303200
Date of Application: October 31, 2023
Date of Completeness: November 17, 2023
Date Notice of Application: November 22, 2023
Date Published: November 28, 2023
Lead Agency: City of Arlington
Lead Agency Contact: Amy Rusko, arusko@arlingtonwa.gov, 360-403-3550

Project Description: The applicant is proposing to construct a mixed-use building on Lot 3 of the Zahradnik Binding Site Plan, as amended and recorded under AFN202303025002. The project consists of a building containing 42 studio apartments and 12,587 square feet of commercial space on 0.92 acres. The 3-story building provides commercial on the ground floor with residential units on the second and third floors. Onsite improvements include parking, open space, landscaping and sidewalks around the entire site.

Approvals Required: City of Arlington: Mixed-Use Development Special 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 Tuesday, December 12, 2023.**

Title of Document Being Adopted: Mitigated Determination of Non Significance (MDNS)

Date Adopted Document Was Prepared: August 16, 2022

Description of Document Being Adopted: Mitigated Determination of Non Significance issued by the City of Arlington on January 4, 2023 for the Zahradnik Binding Site Plan (PLN#941). This MDNS included all impacts and mitigation for the residential and mixed-use areas of the binding site plan. There was no appeal on the Mitigated Determination of Non Significance.

Adopted Document is Available At: <https://arlingtonwa.gov/310/Public-Notices-Hearings>

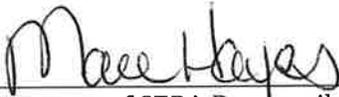
We have identified and adopted this document as being appropriate for this proposal after independent review. The document meets our environmental review needs for the current proposal and will accompany the proposal to the decision makers.

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 original permit decision and amended Zahradnik Binding Site Plan have not been changed. The amended Zahradnik Binding Site Plan is recorded under AFN202303025002.
2. The conditions of the Mitigated Determination of Non Significance and the Zahradnik Binding Site Plan decision apply to this project and have addressed all environmental elements of the site including: soils (cut and fill onsite), air, surface water wetlands, wetland buffer, establishment of the native growth protection area, conceptual mitigation plan, ground water, stormwater, spill prevention, Department of Ecology stormwater management requirements, noise, removal of significant trees, planting of trees and landscaping, aesthetics, light and glare, airport avigation easement, open space, onsite recreation and trail system, ground disturbance notification requirements, unanticipated discovery plan, transportation public road and intersection improvements, private roadway system, right of way dedication, transportation impact fees, community park impact fees, school impact fees, water and sewer extension, public utility improvements, and underground public and private utilities.
3. The review of the environmental impacts and mitigation have been reviewed by all affected agencies. Comments received were incorporated into the MDNS or Binding Site Plan decisions.

This DNS is issued under WAC 197-11-340(2) and the comment period will end on December 12, 2023 at 5:00 PM.

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



Signature of SEPA Responsible Official



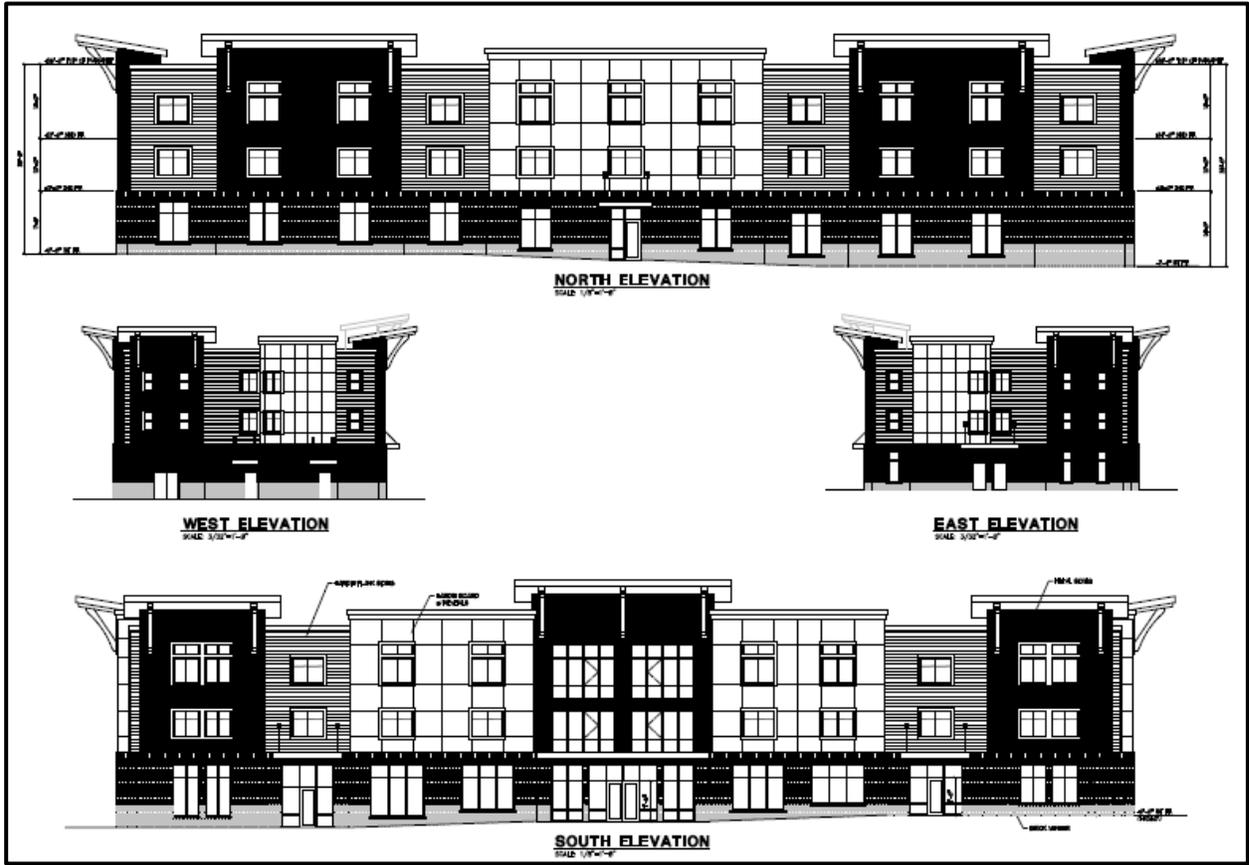
Date

Appeal Process: An agency or person may appeal the City's procedural compliance with WAC Chapter 197-11 (SEPA) for issuance of this DNS. The DNS 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 December 12, 2023, and the appeal fee as set by resolution is paid.

Date Issued: November 22, 2023

Date Published: November 28, 2023

Proposed Lot 3 Building Elevations



Proposed Lot 3 Site Plan

