



City of Edgewood

Mitigated Determination of Nonsignificance (MDNS)

Design Standards Review Permit: #20-1144-Edgewood Park

2224 104th Ave East

Edgewood, Washington 98372-1513

253-952-3299

Date of Issuance:

June 16, 2020

Lead Agency:

City of Edgewood, Community and Economic Development Department

Agency Contact:

Kristin Moerler, Senior Planner

Owner/Applicant:

City of Edgewood | Application prepared by Berger Partnership 1927 Post Alley, Suite #2. Seattle, WA 98101 cc: Jordan Zlotoff (206) 325-6877/City of Edgewood

Location:

10301 36th St E. Edgewood, WA 98372 | (Parcel #0420152006) Nearest intersection: 36th St E and Meridian Ave E

Project Description:

Design Review Permit to allow for a City park with a 60 car parking lot, restroom, shelter, play area, lawn, paths, and earth berms. The total site is 18 acres with 3 acres of proposed developed activity space, the remainder will remain as it exists today. Critical areas have been identified on this property. A Critical Areas Report and Special Area Management Plan have been submitted as a part of this permit application

Documents: Design Standards Review Application, Site Plan and Design Drawings, SEPA Checklist, Critical Area Report (Wetlands), Special Area Management Plan, Traffic Concurrence Reservation Certificate, Trip Generation Analysis.

Mitigated Determination of Nonsignificance (MDNS):

The City of Edgewood has determined that it does 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 decision is made after review of a completed environmental checklist and other information on file with the City. This information is available to the public on request. The necessary mitigation measures are listed below. This determination has been issued under the Optional DNS process specified in WAC 197-11-355. There is no additional comment period.

General Construction:

1. A Pre-Construction Meeting with the City of Edgewood shall be scheduled at least 72 hours in advance and be held prior to any construction activity. All construction activity shall be limited to between the hours of 8 a.m. and 5 p.m., Monday through Friday. If the applicant desires to conduct construction activity on a weekend or outside of the hours between 8 a.m. and 5 p.m., the applicant must make the request in writing to the Public Works Director at least 3 business days before the requested alternative construction times take place.

Parking:

2. Include an east-west pedestrian walkway through the parking lot. While the required location is somewhat flexible, there shall be no more than 10 parking stalls in a row without a break. The walkway will be elevated to the perimeter sidewalk height and shall bisect the parking lot at the same height to serve as an elevated walkway and "speed hump" traffic calming device.

SEPA Responsible Official:

Darren Goth, Director of Community an Development, 2224 104th Ave E, Edgewood, WA 98372, (253) 952-3299

June 16, 2020

Responsible Official Signature

Date

Appeal:

The Mitigated Determination of Nonsignificance (MDNS) may be appealed within fourteen (14) days of its issuance to the City of Edgewood Hearing Examiner pursuant to EMC Section 20.05.170. You should be prepared to make specific factual objections. A party must submit a notice of appeal to the City's Permit Portal that conforms to EMC Section 20.05.170(D) and is accompanied by a \$1,300 appeal fee. Appeals will be accepted until **5:00 PM, July 1, 2020**, via the permit portal located at: <https://ci-edgewood-wa.smartgovcommunity.com/Public/Home>. The letter of appeal will not be considered accepted by the City unless the required fee is included. The person appealing will then be notified of a hearing date, and public notice will be provided consistent with the Edgewood Municipal Code.

Please call (253) 952-3299 if you have any questions.

Any interested person/party has the right to comment on the proposal, review file materials, request a copy of the decision, and appeal the decision subject to requirements outlined in Edgewood Municipal Code Chapter 18 and the applicable regulations as adopted by the City.