



NOTICE OF APPLICATION WITH OPTIONAL SEPA DNS:

Notice Is Hereby Given That An Application Was Made For The Following Proposal:

Request: The applicant has applied for a building permit application, SEPA environmental review, and site plan review (type 2) to construct a 5-story, 25-unit apartment building onsite with surface parking for 19 vehicles. The subject property is located in the Residential High Density (R4) Zoning District.

Applicant: Madrona Real Estate Investors LLC; 1320 East Pike Street Seattle, WA 98122

File Numbers: PLN-2019-0008 (SEPA) & BLD-2019-0511 (Building Permit Application)

Parcel Numbers Involved: P55160 & P55161

Associated Parcel Numbers: P55166 & P55163

Project Location: The project site is currently addressed as 1014 & 1020 18th Street, Anacortes, Washington, which is located in a portion of Section 19; Township 35 North; Range 02 East; Willamette Meridian.

Date of Application: August 5, 2019

Deemed Complete: September 18, 2019

Required Project Permits/Approvals: The following may be required in addition to the above: Civil Construction Plan approval, and building permit approval.

Preliminary Determination of Consistency: At this time, no determination of consistency with City of Anacortes plans, regulations, or standards has been made. At a minimum, this project will be subject to the following plans and regulations: the Comprehensive Plan; Anacortes Municipal Code (Zoning, etc.), Engineering Design and Building Standards.

SEPA Review: Based on the submitted application and available information, the City anticipates issuing an MDNS for this proposal and the optional DNS process as specified in WAC § 197.11.355 is being utilized. Consequently, this may be the only opportunity to comment on the environmental impacts of this proposal. This proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent SEPA threshold determination for the proposal may be obtained upon request.

Comment Period: The public comment period for SEPA environmental review & site plan review (type 2) ends at **5:00 PM on October 2, 2019**. Any person may comment on this application by writing to the address below.

Existing Environmental Documents: SEPA environmental checklist, Stormwater /Drainage Plan, Traffic Impact Study, Parking Study

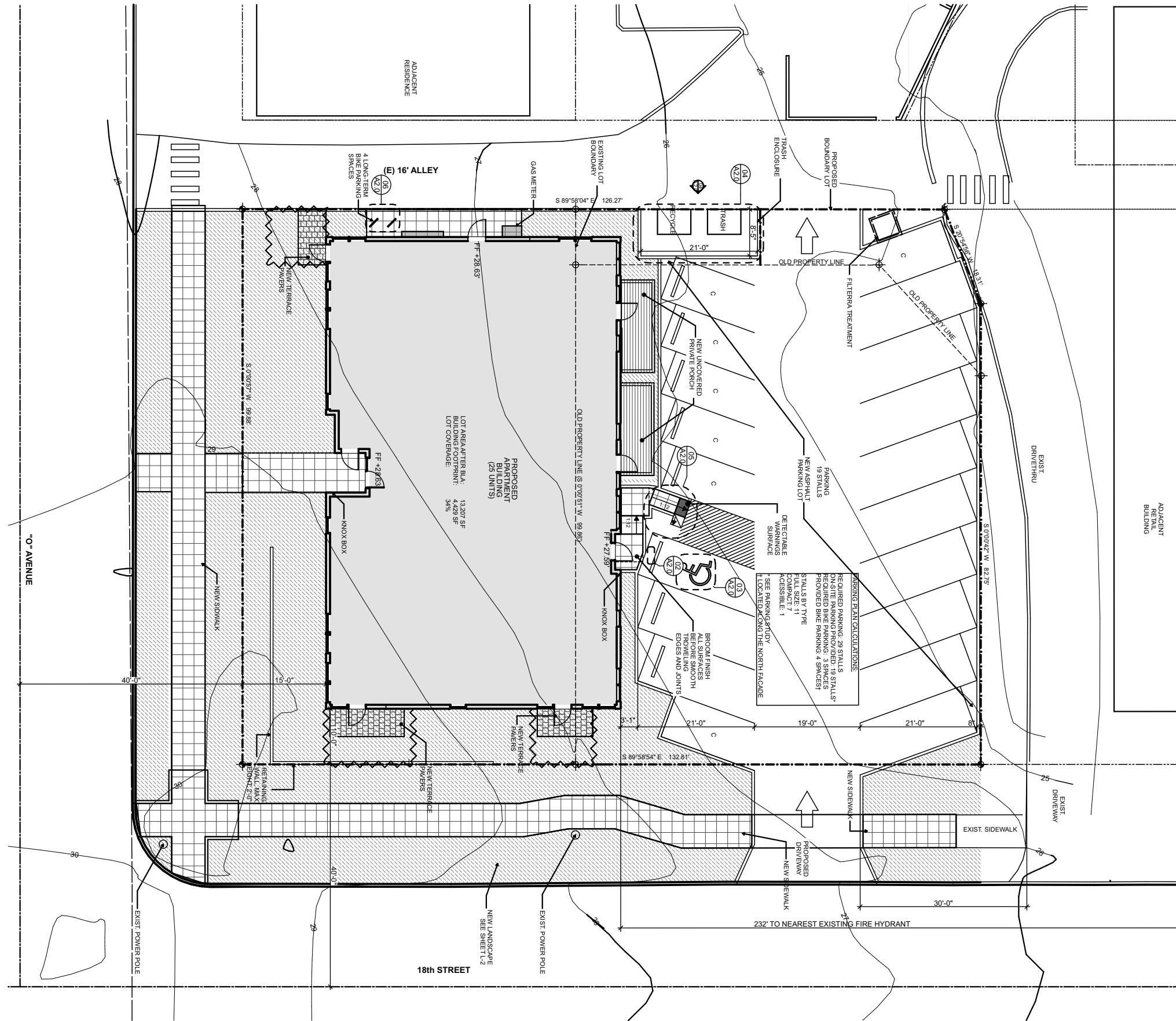
Public Hearing: No public hearing is required.

How to become a party of record: You may become a party of record by submitting written comments, including a (USPS) mailing address, to the City of Anacortes PCED at the address listed below. E-mailed comments must include a return (USPS) mailing address in order for the sender to be considered a party of record. Questions about this proposal, requests to receive future notices of hearings and/or the decision, once made, and/or appeal procedures should be directed to the contact person listed below. The application and complete case file are available for review at the City of Anacortes PCED located at 904 6th Street, Anacortes, WA 98221. A decision on this application will be made within 120 days from the date of completeness.

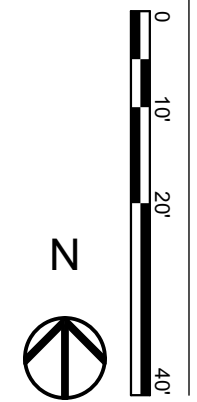
For Project Information: Kevin Cricchio, AICP, ISA, WPIT, Senior Planner; Phone: (360) 293-1937; Email: kevinc@cityofanacortes.org; City of Anacortes, P.O. Box 547, Anacortes, WA 98221

Date Issued: September 18, 2019

Publish: September 18, 2019



SCALE: 1" = 20'



SITE PLAN

Fidalgo Flats
1014 18th St. Anacortes WA

REDUCED PERMIT APPLICATION