



P.O. Box 320 • 22017 SE Wax Road, Suite 200 • Maple Valley, WA 98038

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## Mitigated Determination of Non-Significance (MDNS) Maple Valley Logistics SEPA 1901-001

### Description of proposal:

The Applicant is proposing to build a single-story 112,104-square-foot delivery station building for distribution of local deliveries on a 32.01 acre site. The routing of distribution warehouse employees occurs from Witte Road SE to the associate parking lot near the building office area. Truck circulation occurs from SE 231st Street to the loading docks at the building rear. Delivery van parking occurs on site. The majority of delivery vans enter the van loading area from SE 231st, exiting to Witte Road SE. The project includes road improvements to SE 231<sup>st</sup> Street, Witte Road, utility extensions, landscaping, parking and truck dock pavement, storm drainage conveyance water quality and infiltration. Storm water will be routed to a proposed infiltration pond on the north side of the site.

### Required Mitigation Items:

Probable significant impacts were identified through the SEPA review process, which the applicant has proposed to mitigate pursuant to WAC 197-11-350. The applicant proposes the following voluntary mitigation measures:

1. Construct and dedicate the portion of SE 231<sup>st</sup> Street located in Tract B of the Maple Valley Logistics Binding Site Plan, and the Witte Road frontage improvements located within Lot 2 and Tract A of the Maple Valley Logistics Binding Site Plan, as well as the site development permit submittal plans dated 7/10/20. The City's Transportation Impact Fee (TIF) program includes the SE 231st Street Connection (Witte Road to SE 240th St), Project ID#127 as a TIF-eligible project as described on page T-46 of the Transportation element of the City's Comprehensive Plan. MVMC 16.60.100 requires that the City provide a credit against the TIF when applicants construct all or a portion of a TIF project or dedicate land that is needed for a TIF project. A TIF credit will be applied.
2. The sizing of the water quality and infiltration facility shall be designed and constructed to include sufficient capacity to accept stormwater runoff from the full extension of SE 231st Street, located in Tract B and Tract C of the Maple Valley Logistics Binding Site Plan, to 228th Ave SE.
3. Implement the Transportation Management Plan (TMP) included within the TENW Traffic Impact Analysis report, dated August 31, 2020. Implementation of the TMP shall address peak season traffic issues and ensure there are no off-site parking issues. As part of adaptive management, additional strategies may be required to the extent reasonably feasible and mutually agreed upon by the City and the occupant.
4. Construction of a future road bed for the portion of SE 231st Street located in Tract C of the Maple Valley Logistics Binding Site Plan, to within 1-foot of finished grade.

Except for the bonding of street trees and landscaping, the proposed mitigation measures shall be fully executed prior to occupancy approval. The voluntary mitigation measures are sufficient to address the probable significant SEPA impacts.

**Proponent:** Panattoni (Brian Mattson, representative)

**Location of proposal:** The proposal is located at SE 231st Street and Witte Road SE; Sections 15 and 16, Township 22, Range 4 East, Willamette Meridian (Tax Parcels 162206-9037 and 162206-9040).

**Lead agency:** City of Maple Valley, Department of Community Development

**Responsible official:**

Tawni Dalziel, SEPA Official  
Department of Community Development  
22017 SE Wax Rd  
Maple Valley, WA 98038  
425-413-8800

**Contact person:**

Lance Ferrell, Senior Planner  
Department of Community Development  
22017 SE Wax Rd  
Maple Valley, WA 98038  
425-413-8800

**Date of Decision:** September 4, 2020



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Signature

**You may appeal this determination. Send comments / appeals to:**

Lance Ferrell  
Senior Planner  
Department of Community Development  
22017 SE Wax Rd  
Maple Valley, WA 98038  
[Lance.Ferrell@maplevalleywa.gov](mailto:Lance.Ferrell@maplevalleywa.gov)

**Appeal Deadline:**

Per MVMC 14.10.170, appeals must be submitted in writing with the appropriate filing fee (\$150) and received by 5pm on the last day of the appeal period at Maple Valley City Hall, located at 22017 SE Wax Rd, Maple Valley, WA, 98038. Appeal instructions are available at City Hall, or are available upon request at 425-413-8800. Appeals must be received at the address above by: **September 18, 2020 at 5:00PM per MVMC 14.10.170.**