

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

Cascade Business Park

2. Name of applicant:

NorthPoint Development

3. Address and phone number of applicant and contact person:

**4825 NW 41st St.
Suite 500
Riverside, MO 64150
Attn: Thane Smith
Tel. 314-691-0106
e-mail: tsmith@northpointkc.com**

4. Date checklist prepared:

November 19, 2021

5. Agency requesting checklist:

City of Arlington

6. Proposed timing or schedule (including phasing, if applicable):

**Start: Spring 2022
End: Fall 2032**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

This environmental review checklist and Binding Site Plan review is for buildings 6 & 7 of the nine building warehouse, Cascade Business Park. This project is a multi-phase commercial/industrial development in the Arlington / Marysville Industrial Center.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Geotechnical Report, prepared by Terra Associates, Inc., January, 2020

Wetland and Fish and Wildlife Habitat Assessment Report and Conceptual Mitigation Plan, prepared by Soundview Consultants LLC, December 2020

Traffic Impact Analysis, prepared by Gibson Traffic Consultants, Inc., December 2020

Drainage Report, prepared by LDC, Inc., January, 2020

Cultural Resources Assessment by Cultural Resource Consultants, December 2020

Economic & Tax Impact Analysis by Toyer Strategic Advisors, Inc.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known.

10. List any government approvals or permits that will be needed for your proposal, if known.

Clearing and Grading Permit – City of Arlington

Special Use Permit and Site Plan Review – City of Arlington

Construction Plan Review – City of Arlington

NPDES – WA Department of Ecology

Binding Site Plan – City of Arlington

Building Permit – City of Arlington

Design Review – City of Arlington

CWA Section 404 Individual Permit – U.S. Army Corps of Engineers

Hydraulic Project Approval – Washington Department of Fish and Wildlife

**City of Marysville: Clearing and Grading permit
 Demolition Permit
 Binding Site Plan
 Site Plan Review
 Construction Plan Review
 Building Permit**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal is to develop buildings 6 & 7 of the Cascade Business Park that is located in South Arlington. Buildings 2-5 & 8-9 are located just over the

Arlington City limits in North Marysville. The proposal will include the construction of large warehouse buildings, parking lots, roads, frontage improvements, stormwater detention, and associated utilities.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

**Address: 6600 172nd St NE, Arlington WA
Parcel Number: 31052700100100 and 31502700100900
Abbreviated Legal: SEC 27 TWP 31 RGE 05**

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

The steepest slope on the site is less than 5%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The general types of soils on the sites are loams and sandy loams.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There is no indication or history of unstable soils on the site or in the immediate vicinity.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The purpose of the grading and clearing activities is to level the site and prepare it for construction. The proposed fill will come from local sources. The entire project (Arlington and Marysville) disturbed area, cut, and fill numbers are below:

Disturbed Area: 360 Acres
Cut: 500,000 CY
Fill: 4,000,000 CY

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Construction related erosion is possible. All potential erosion during construction activities will be mitigated from leaving the site as per the project's storm water pollution prevention plan (SWPPP) plan (as required by the State of Washington).

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 80% maximum of the site will be covered with impervious surface.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Required erosion control BMP's will be implemented as required by the NPDES permit.

2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

During construction there will be emission produced by the required machinery. Once construction is complete there will be some emissions created by the proposed warehouse building and vehicle traffic. All emission will be in compliance with Puget Sound Clean Airs Act.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

There are no known off-site sources of emission or odors that may affect the proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

All emissions will meet City and State requirements. No additional mitigation is proposed.

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Two fish-bearing (Type F) waters are located within agricultural ditches: Edgecomb Creek and "Ditch X". The linear ditches drain into the offsite Middle Fork of the Quilceda River which is located approximately 0.35-mile downstream of the overall Cascade Business Park project.

14 wetlands have been identified on the site within Arlington city limits (Wetlands A, B, C, D, E, F, G, H, O, P, Q, R, V, and Y). Wetlands A-D and P-R are Category IV wetlands; Wetlands E-G, O, V, and Y are Category III wetlands; and Wetland H is a Category II wetland.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes, the proposed project will restore and relocate Edgecomb Creek and Ditch X to improve ecological conditions, habitat functionality, and fish passage. After relocation of the waters, the remnant channels will be filled. The project may include replacement of an existing, undersized culvert that conveys Edgecomb Creek under the BNSF railroad with a larger box culvert to improve fish passage. The project will also fill Wetlands A, B, C, D, E, F, G, H, P, Q, R, V, and Y. Compensatory wetland mitigation will consist of onsite wetland creation along the re-aligned Edgecomb Creek. See the *Wetland and Fish and Wildlife Habitat Report and Conceptual Mitigation Plan* dated December 2020, prepared by Soundview Consultants for more details.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

An estimated 20,000 cubic yards of fill are required to fill Edgecomb Creek (after relocation), Ditch X (after relocation), and the onsite wetlands.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Yes, the ditched Edgecomb Creek will be re-aligned to the eastern portion of the site in order to restore the creek and establish a meandering channel with increased flood storage, wetlands, forested buffers, and other habitat improvements. Ditch X will also be re-aligned and lengthened. See the *Conceptual Mitigation Plan* dated December 2020, prepared by Soundview Consultants for more details.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

FEMA Flood map No. 53061C0395E does not designate any portion of the site being within the 100-year floodplain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No, the proposal does not involve any discharge of waste material into the surface water. Onsite stormwater runoff from proposed buildings, roads and parking lots will be collected, routed through pipe networks, detained for

stormwater flow control and then routed through WSDOE approved water quality treatment systems. Discharge from the stormwater facilities will then be routed through dispersal trenches within about 100-feet of relocated Edgecomb Creek along the perimeter of the creek buffer area.

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

There will be no water withdraw from a well for drinking water or other purposes.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

There will be no water discharged into the ground from a septic tank or other sources. The City of Arlington sewer system services the site with wastewater removal.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Onsite stormwater will be collected in a series of catch basins and conveyed to onsite detention ponds. Onsite stormwater runoff from proposed buildings, roads and parking lots will be collected, routed through pipe networks, detained for stormwater flow control and then routed through WSDOE approved water quality treatment systems. Discharge from the stormwater facilities will then be routed through dispersal trenches within about 100-feet of relocated Edgecomb Creek along the perimeter of the creek buffer area.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

Refer to Surface Water response #6 and Ground Water response #2.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

The proposal stormwater system meets or exceeds the 2014 DOE storm water manual. As the site is currently developed for agricultural uses, existing stormwater is considered to infiltrate onsite. However, natural drainage courses will be preserved at the ultimate outfall of the site..

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Temporary erosion control devices would be installed during construction. Onsite stormwater runoff from proposed buildings, roads and parking lots will be collected, routed through pipe networks, detained for stormwater flow control and then routed through WSDOE approved water quality treatment systems. Discharge from the stormwater facilities will then be routed through dispersal trenches within about 100-feet of relocated Edgecomb Creek along the perimeter of the creek buffer area.

Arlington Municipal Airport regulations require that open detention ponds are limited and water is not retained for long periods of time attracting waterfowl. The bottom of the ponds are designed to be a minimum of one foot above the high ground water level ensuring the water fully evacuates from the pond. There will be no standing water in the bottom of the pond except temporarily during storm events in order to attenuate flows channeled to Edgecomb Creek. Enhanced maintenance of the pond bottom to maintain native soil infiltration characteristics will be defined in the Operations and Maintenance Section of the project's Drainage Report.

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Most vegetation on site is agricultural plantings that will be removed during construction.

c. List threatened and endangered species known to be on or near the site.

The are no threatened and endangered species known to be near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Landscaping will be provided in accordance with Arlington Municipal Code as shown on the landscaping plans included as part of this submittal.

- e. List all noxious weeds and invasive species known to be on or near the site.

None to our knowledge

5. *Animals* [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: **hawk**, heron, **eagle**, **songbirds**, other:
mammals: **deer**, bear, elk, beaver, other: **squirrels**
fish: bass, **salmon**, **trout**, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.

None to our knowledge.

- c. Is the site part of a migration route? If so, explain.

The site, like all of Western Washington, lies within the Pacific Flyway Migratory Route.

- d. Proposed measures to preserve or enhance wildlife, if any:

Wildlife and native vegetation habitat will be created and enhanced as a part of the Edgecomb Creek relocation.

- e. List any invasive animal species known to be on or near the site.

There are no known invasive animals in or near the site to our knowledge.

6. *Energy and Natural Resources* [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The proposed light industrial/warehouse facilities will use electric and natural gas for heating, cooling and other actives associated with a warehouse fulfillment facility.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No, the proposal will not affect the potential use of solar energy by adjacent properties.

- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any:

There are no energy conservation features included in the plans of this proposal.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?
If so, describe.

There are no known environmental health hazards that could occur as a result of the proposal.

- 1) Describe any known or possible contamination at the site from present or past uses.

There are no known or possible contamination at the site from present or past uses.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There are no known existing hazardous chemicals/conditions on the site.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

There will be no toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

- 4) Describe special emergency services that might be required.

There will be no required special emergency services.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

There are no proposed measures to reduce or control environmental health hazards.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

There is no noise in the area which will impact the project.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short term noise created by the required machinery during construction activities. General construction activities could occur seven days a week. Due to the amount of fill required on site, nighttime hauling and placement of dirt may be necessary, which activity would incorporate best practices to dampen sounds to levels consistent with that permitted under WAC 173-60. Concrete pumping and pouring may occur earlier than daytime construction hours. Applicant will prepare a noise study to support activities performed outside daytime hours.

Long term noise will include truck and car traffic and some noise from the required machinery that is associated with the operation of light industrial businesses and/or warehouse, distribution and fulfillment centers. All noise will be consistent with the Arlington Municipal Code and Washington State regulations.

- 3) Proposed measures to reduce or control noise impacts, if any:

To accommodate nighttime fill and construction operations and to provide equipment noise suppression, the activity proposes to use rubber bumpers on dump truck tail gates, muffled back up beepers, and enhanced greasing of equipment.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The development surrounding the site is large lots located in the Cascade Business Park. The proposed light industrial/warehouse facilities are consistent with the uses of a CIC as defined by the Puget Sound Regional Council (PSRC) and Snohomish County.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The sites have historically been used as farmland. No farmland for long-term significance will be converted to other uses because of this proposal.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal

business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No, the proposal will not affect or be affected by surrounding working farm or forest land normal business operations.

c. Describe any structures on the site.

Currently there are no buildings and structures on the sites.

d. Will any structures be demolished? If so, what?

See question c above.

e. What is the current zoning classification of the site?

The site is currently zoned Light Industrial.

f. What is the current comprehensive plan designation of the site?

The site's comprehensive plan designation is Light Industrial.

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Yes wetlands and regulated creeks have been identified on the site. See section 3.a.1. above for a detailed description. A Wetland and Fish Habitat Assessment Report prepared by Soundview consultants is included with the permit application.

i. Approximately how many people would reside or work in the completed project?

This project will employ approximately 1,200 jobs depending on the eventual mix of industries that locate in the buildings constructed in Arlington.

j. Approximately how many people would the completed project displace?

There will be no displacement as a result of this portion of the Cascade Business Park Center project.

k. Proposed measures to avoid or reduce displacement impacts, if any:

There are no proposed measures to avoid or reduce displacement impacts.

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposed light industrial/warehouse facilities are consistent with the intentions of the Cascade Business Park and the site's future land use designation of Light Industrial.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Not applicable.

9. *Housing* [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

No housing units will be provided.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No housing units will be eliminated.

- c. Proposed measures to reduce or control housing impacts, if any:

There are no proposed measures to reduce or control housing impacts.

10. *Aesthetics* [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The proposed buildings will have a height that is consistent with a typical light industrial facility, 90-foot maximum, as required by AMC 20.48.094. The principal exterior material will be sheet rock and steel. The site is within the Arlington Airport Protection district zones A, B & C and inner safety zone (ISZ) 3 and outer safety zone (OSZ) 4. FAA approval via the 7460-1 process will be obtained.

- b. What views in the immediate vicinity would be altered or obstructed?

No views will be altered or obstructed as part of this proposal.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

The proposed building will be painted shades of green, grey, and brown. All colors will resemble surrounding earth colors.

Buildings will comply with City of Arlington Design Standards through Design Review Board Approval.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

There will be no light or glare produce by the completed project.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

The finished project will not produce any light or glare. Site Lighting will be designed to provide cut lights or other shielding methods to eliminate light or glare impacting safety or views.

- c. What existing off-site sources of light or glare may affect your proposal?

There is no existing off-site sources of light or glare that will affect the proposal.

- d. Proposed measures to reduce or control light and glare impacts, if any:

There are no known light and glare impacts

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

There are no designated and informal recreational opportunities are in the immediate vicinity of the project site. The nearest recreation facilities are Strawberry Fields Off-Leash Dog Park and Athletic Complex, which is 0.4 mile away and the Armar Trailhead to the Centennial Trail is 0.8 mile away.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

There the proposed project would not displace any existing recreational uses.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

There are no known impacts on recreation.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

There are no buildings or structures on the site.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

A Cultural Resources Assessment has been prepared as a part of this submittal. Please refer to the report prepared by Cultural Resource Consultants for further discussion of any artifacts found on or near the site.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Historic maps, imagery, and the Washington State Department of Archaeology and Historic Preservation WISSARD GIS map we used in our analysis.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

If any human remains of any type are uncovered during the clearing and grading activities, all activities will be temporarily stopped until the proper notifications and analysis can be completed.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site will be serviced by 51st Ave NE, 59th Ave NE and 172nd St NE

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No, the site is not served by public transit.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

There will be approximately 620 additional parking spaces as part of this proposal.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The proposal will include public road extension improvements along the 59th Ave NE corridor.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No, the project will not use water, rail, or air transportation. The project is adjacent to the BNSF railroad, and a portion of the project proposes to replace culverts passing under the railroad.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

As described in the Traffic Impact Analysis prepared by Gibson Traffic Consultants, Inc., the proposal is anticipated to generate up to 1,752 average daily trips with 100 AM peak-hour trips and 126 PM peak-hour trips for the buildings located in the City of Arlington. The total site is anticipated to generate 15,267 average daily trips with 1,304 AM peak-hour trips and 2,080 PM peak-hour trips. These trip generation values are based on the highest anticipated trip generation, so the actual trip generation could be lower. It is anticipated that up to 15% of these trips could be truck trips. These trip generation estimates are based on data published by the Institute of Transportation Engineers (ITE) and information from similar developments.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

The proposal will not be affected or be affected by the movement of agricultural and forest products on roads or streets in the area.

- h. Proposed measures to reduce or control transportation impacts, if any:

Required traffic impact fees consistent with City of Arlington Municipal Code and the City's Current Fee Schedule will be paid. The public roadways and intersection improvements provided by the overall site will also help mitigate the impacts of the proposal on the transportation system. A Transit Stop will be installed with this development. The application includes Complete Streets compliance. Impact fees for Snohomish County will be paid. Construction or funding for the 168th St. connection between 51st Avenue NE and 59th Avenue NE will be provided.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The proposed light industrial/warehouse facilities will be added demand for police and fire protection provided by City of Arlington Police Department and North County Regional Fire Authority.

b. Proposed measures to reduce or control direct impacts on public services, if any.

All public services are already set in place and will be able to serve the proposed development.

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity, natural gas, water, telephone, and sanitary sewer will be needed to service the light industrial/warehouse facilities. All utilities connections will be constructed as part of this project.

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  _____

Name of signee Joe Hopper, PE _____

Position and Agency/Organization Senior Project Manager, LDC _____

Date Submitted: 11/19/2021 _____

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.