

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 [Find help answering background questions](#)

1. Name of proposed project, if applicable:

Wisemark Commons

2. Name of applicant:

Goutam Jain LLC

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

Applicant: 20924 55th Avenue West Lynnwood, WA 98036 425-791-0943

Contact Person: 1610 33rd Avenue, Seattle, WA 98122 206-890-3027

4. Date checklist prepared-: September 21, 2023

5. Agency requesting checklist:

City of Arlington, WA Community & Economic Development

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

Potential start of site development: September 2024

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

Development of a mixed use project consisting of 150 residential units and 15,420 S.F. commercial

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

Significant Tress Survey/Traffic Impact Analysis/Geotechnical Report/Narrative Description of Storm Water Drainage/Narrative Description of Erosion Control/Topographic Survey

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.

No pending proposals

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

Land Division Permit, Binding Site plan, Mixed-Use Development, Conditional Use Permit, Civil Permits, Utility Permits, Building Permits, Plumbing and Mechanical permits

Give a 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.)

Site Size: 4.91 acres/213,880 S.F.

Development of the property 150 residential units in 8 3-story buildings with open space recreation areas with a resident activity building/including 1 building with ground floor commercial space and a corner restaurant

11. 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: 6804 204th Street NE, Arlington, WA

File No.: Section 14, Township 31, Range 05

B. Environmental Elements

a. General description of the site:

The site is basically flat

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

What is the steepest slope on the site (approximate percent slope)? :less than 1.0%

b. 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.

Soil type-Everett Gravelly Sand Loam 0-8%

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

No

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

Total site area of 4.91 acres will be cleared with the exception of the 10' strip along the east property

line. It is anticipated that there will be minimal grading, except for excavating the building foundations as the site is relatively flat. It anticipated that there will be no fill on site.

e. Could erosion occur because of clearing, construction, or use? If so, generally describe.

Erosion concerns are minimal. As an element of the final engineering plans, a temporary erosion control and sedimentation plan will be prepared, and appropriate erosion control measures will be installed prior to site construction.

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

Approximately 30%

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

Erosion concerns are minimal. As an element of the final engineering plans, a temporary erosion control and sedimentation plan will be prepared, and appropriate erosion control measures will be installed prior to site construction.

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.

Emissions from construction vehicles and equipment

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

No

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

Attempt to have efficient site development to lessen construction time and use of vehicles and equipment

a. Surface Water:

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.

Tributary to Portage Creek located on the North Side of 204th Street NE

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.

No

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.

None

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

No

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

No

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

b. Ground Water:

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 a general description, purpose, and approximate quantities if known.

No

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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

None

c. Water Runoff (including stormwater):

- a) 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.

Potential sources for runoff would be from buildings, roofs, driveways and sidewalks. Water runoff will be collected by catch basins and conveyed to the City's system.

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

Waste materials could enter ground or surface waters by way of sheet flow. A new storm system will be designed to the stormwater manual in order to minimize and treat such potential waste.

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

It is not anticipated that the proposal will affect any special drainage patterns as the site is relatively flat and the soil is conducive to some infiltration

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

The proposal will adhere to properly designed and constructed street and storm utilities based on all applicable codes and standards.

4. Plants

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?

24 Significant Trees with replanting at the ratio of 3/1 along along the east property line buffer

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

None

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

Proposed landscaping is to be a mixture of native (region adaptive) and non-native species

Replacement of significant trees to be Pseudotsuga, Menziesii and Douglas Fir

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

None

5. Animals

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

Songbirds

Examples include:

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

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

None

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

Part of the Pacific Flyway

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

None

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

None.

6. Energy and Natural Resources

1. 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.

Distributed electric heat pump energy efficient heating-cooling systems for residential units and commercial spaces

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

No

3. 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.

Emphasis on low water demand landscaping. Energy efficient appliances and lighting fixtures

7. Environmental Health

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

No

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

None

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.

None

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.

None

4. Describe special emergency services that might be required.

None

5. Proposed measures to reduce or control environmental health hazards, if any.

None

b. Noise

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

Traffic on Adjacent roads, Railroad and adjacent industrial uses

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)?

Construction equipment and vehicle noise during construction: 7 a.m.-6 p.m.

Vehicle noise from residents and shoppers-7 a.m.-7p.m.

3. Proposed measures to reduce or control noise impacts, if any.

Provision for residents of access to bus stop, bicycle trails

8.Land and Shoreline Use

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.

Current Use: Vacant

Adjacent Uses- Commercial uses south of the property, Railroad easement and tracks east of the property, 67thAvenue NE and Arlington Cemetery (SN543) west of the property, 204th NE north of the property.

Will not affect adjacent properties

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 because 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?

No

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

c. Describe any structures on the site.

None

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

No

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

Commercial Corridor with Mixed-Use Overlay

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

Village Center T4 Mainstreet

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

NA

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

No

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

Approximately 300

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

None

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

NA

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

Consistent with current zoning and comprehensive plan intent

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term

commercial significance, if any.

None

9. Housing

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

Mixed-Use residential and commercial community with 150 residential units and 12,500 commercial space with a 3,200 s.f. corner restaurant.

The intent of the project is to create a sense of community through the provision of well designed moderate scale buildings, extensive landscaping, resident amenity areas, pedestrian Walkways and stopping areas, under-building parking and efficient vehicular circulation

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

No units eliminated

100% Middle income residential Units

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

None

10. Aesthetics

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

3 stories or maximum height of 38'

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

None

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

Landscaping along 204th Street NE & 67th Ave. NE with extensive landscaping within the project site

11. Light and Glare

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

Street lighting within the parking lot areas: winter-4:30 p.m.-5:00 a.m.

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

No-all lighting will be down-shielded with LED bulbs

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

Headlights from vehicles along adjacent roads

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

None

12. Recreation

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

Centennial Trail

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

No

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

Centrally located resident activity area with children's play area and equipment, pickle ball court, open activity space/continuous paved sidewalks and walking path

13. Historic and Cultural Preservation

- 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.

No

- 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.

None

- 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.

Conduct of a Cultural Assessment and report by a licensed consultant as attachment

- 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.

To be determined

14. Transportation

- 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.

67th Ave. NE with one lane in either N/S direction and a center two Way left-turn (TWLTL). Additional turn lanes provided at major intersections. 204th Street NE with 1 travel lane in either E/W direction. Additional left turn lanes at intersection with 67th Ave. 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?

Yes-new bus stop to be located on the property on 204th Street NE

- c. 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).

Frontage improvements, dedication of ROW, bike sharrow lane, paving improvements for 204th Street NE

- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air

transportation? If so, generally describe.

Yes: Northern Pacific Railway Tracks approximately 50" east of the property

- e. 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 non passenger vehicles). What data or transportation models were used to make these estimates?

The proposed development is anticipated to generate approximately 1480 average daily driveway trips, comprising 1211 primary and 269 pass-by trips. Peak volumes are anticipated to occur between 7:00-9:00 a.m. and 4:00-6:00 p.m.

A minimal portion of the anticipated volumes would be in the form of trucks and some delivery and moving trucks

- f. 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.

No

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

Access to bus transportation and bicycle paths

15. Public Services

- 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.

Yes. Schools, fire protection for residential buildings in case of emergency

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

None

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

Electricity, natural gas, water, refuse service, telephone, sanitary sewer

- 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.

Sewer & Water: City of Arlington Electricity: Snohomish County PUD Natural Gas: Puget Sound Energy

C. Signature

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.

m

Type name of signee: Michael Weinstein

Position and agency/organization: Synthesis Interests Inc.

Date submitted: Click or tap to enter a date.

D. Supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet](#)

IT IS NOT REQUIRED to use this section 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.