



# COMPLETE STREETS CHECKLIST

*Community & Economic Development*

City of Arlington • 18204 59th Avenue NE • Arlington, WA 98223 • Phone (360) 403-3551

Project Name: WISEMARK COMMONS

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Project Manager Owner: Michael Weinstein

Phone No.: 296-890-3027

## Description of Scope:

It is proposed to develop a mixed residential and commercial community with 150 residential units, 12,500 commercial space front 204th Street NE, with a corner 3,200 s.f. restaurant consistent with the intent and requirements of the Mixed-Use Overlay, Mixed-Use Development regulations and Commercial Corridor.

The intent of the proposed project is to create a SENSE OF COMMUNITY through the provision of well-designed moderate scale three story buildings, extensive landscaping, resident amenity areas, pedestrian walkways and stopping areas, extensive under-building parking areas and efficient vehicular circulation.

Name of Adjacent Road(s):

North: 204th Street NE

South:

**West: 67<sup>th</sup> Ave. NE**

## 1. CHANNELIZATION

Channelization Speed Limit: 35

Explain current channelization: (number of lanes, turn lanes, rest????, etc.)

No change in current channelization

67<sup>th</sup> Ave. NE single lane each direction with center right turn lane and right turn lane to 204<sup>th</sup> Street NE

204<sup>th</sup> Street NE single lane each direction with center turn lane with right turn lane to 67<sup>th</sup> Avenue NE

Explain proposed channelization changes:

Primary entry to the site from 64th Avenue NE

Secondary entrance and exit from 204th Street NE

Justify how planned channelization meets traffic needs of the site:

(vehicle movements, site distance, turning radius, intersection delays, driveway safety)

Efficient and safe entry and exit from 67th Avenue NE interior private road connection to 204th Street NE

## 2. PAVEMENT CONDITIONS

Does the existing road maintain the minimum Overall Condition Index (OCI) as set forth yes in the Transportation Benefit District? No

Contact Public Works for current OCI and Standards 360-403-3512.

Should pavement repair be considered as part of this project? Yes

Describe extents of pavement repair proposed and how the project meets or exceeds the goals of the City's Transportation Improvement Plan:

Pavement is repair part of this ½ street overlay for 204<sup>th</sup> Street NE

Is this project on the city's Transportation Improvement Plan? Yes Explain how the project meets the City's Transportation Improvement Plan:

how the project

Yes

Street improvements to 204<sup>th</sup> Street NE shown in the six-year Traffic Improvement Plan #13

### 3. PEDESTRIAN INFRASTRUCTURE



Is this area identified in the City of Arlington Pedestrian Improvement Plan?

Describe the existing and proposed pedestrian facilities and how they meet or exceed the goals of the City's Transportation Improvement Plan:

Proposed improvement of existing sidewalk and planting strip adjacent to 67th Ave. NE  
Maintain pedestrian crossings at the intersection of 67th Ave. NE & 204th Street NE east-west across 67<sup>th</sup> Ave. NE and north-south across 204<sup>th</sup> Street NE  
Relocated and Expanded sidewalk with planter boxes and benches as part of the provision of the mixed-use building fronting 204th St. NE. Connection from sidewalk adjacent to 67<sup>th</sup> Ave. NE to sidewalks within the proposed project including pedestrian access to proposed corner restaurant.

Is the project fully served by sidewalks, accessible curb ramps, and safe Yes No crosswalks?

Describe existing ADA features and proposed improvements and how they meet or exceed the current minimum standards of the Americans with Disabilities Act:

Repair and improvement of sidewalk adjacent to 67th Ave, NE with ADA compliant cross walk access east-west across 67th Ave. NE. and 204<sup>th</sup> Ave. NE. Continuous walkways and sidewalks within the community designed to ADA standards for all crosswalks

Are existing sidewalks in good condition?

Yes

No

Has an initial assessment of trees and sidewalk conditions been conducted with an engineer and arborist/landscape architect?

Yes by both an engineer and landscape architect

Describe any existing trees in the project area that currently or may damage sidewalks:

2 Existing trees adjacent to the sidewalk along 67th Ave. S

Explain mitigation measures to address any existing or potential issues:

All existing trees adjacent to 67th Ave. NE to be removed. New trees to be provided within the planting strip adjacent to 67th Ave. NE

How far must a pedestrian travel to the nearest pedestrian roadway crossing? Existing Proposed Describe the existing and proposed intersection pedestrian crossing features within 500' of the site:

Cross walk from the intersection of 67th Ave. NE and 204th Street NE east-west across 67<sup>th</sup> Ave. NE and north-south across 204<sup>th</sup> St. NE

Explain proposed mitigation measures to improve safety at intersections:

Potential signage indicating the location for the crosswalk

Describe the existing and proposed midblock crossing facilities within 500' of the site:

No existing or proposed midblock crossing within 500' of the site

Explain proposed mitigation measures to improve safety at midblock crossing: (RRFB, Striping, Bulb-outs, etc.)

Not applicable

Describe any proposed traffic calming curb bulb outs or other mitigations proposed to slow traffic, increase pedestrian safety and reduce crossing width:

None

Describe how the building(s) have been oriented to address the adjacent roadway with visible connected sidewalks that encourage and enhance pedestrian circulation:

A mixed-use building facing 204th St. NE with enhanced wider sidewalk with raised planter boxes crosswalk to provide direct connection to the corner sidewalk bus stop. Direct walkway connection from the residential buildings facing 67th Ave. NE to the sidewalk adjacent to that road

Describe proposed pedestrian improvements such as benches, trash receptacles, visual interest, shade and plantings:

Benches, and canopy shading along the proposed enhanced wider sidewalk in front of the mixed-use building facing 204th St. NE.

Bus stop shelter with bench seating on the sidewalk adjacent to the mixed-use building facing 204<sup>th</sup> St. NE with crosswalk to bus stop located in the planting strip adjacent to 204<sup>th</sup> St. NE

Sculptural artwork at the corner of 204th St. NE and 67th Ave. NE

RESIDENTIAL DEVELOPMENTS:

Provide a vicinity map, which shows pedestrian and bicycle accessible connections to locations such as schools, public buildings, parks, recreation, commercial centers and transit facilities.

Provide longest path and explain measures to reduce walking and biking distance:

The Centennial Trail is present along the frontage of 67th Ave. NE to enable ease of bicycle use

Is the project identified on the City of Arlington Transit Expansion Plan?

No

How far must a rider walk/bike to the nearest transit stop? Come Existing Proposed Describe existing and proposed transit improvements and how they meet or exceed the goals of the City's Transit Expansion Plan:

Provision of a bus shelter with bench seating located in the sidewalk adjacent to the mixed-use building facing 204<sup>th</sup> St. NE with crosswalk to bus stop located in the landscaped strip along the 204th St. NE

Describe existing and proposed cover, seating visual interest, shading, lighting, plantings, or traffic buffers and how they meet or exceed the goals of the City's Transit Expansion Plan:

Proposed new street trees along 204th St. NE and 67th Ave. NE.

Direct walkway connection to the walkway system within the proposed project and all proposed buildings

## 5. TRANSIT INFRASTRUCTURE

### 4. BICYCLE INFRASTRUCTURE

Is the project site fully served by bicycle facilities?	<b>Yes</b>	No
How far must a bicycle travel to the nearest bike facility (bike lanes, trails, etc.)? Sharrow Lane along 67 <sup>th</sup> Ave. NE	<b>Existing</b>	Proposed
Is this area identified in the City of Arlington Bicycle Improvement Plan? <b>Yes</b> No Describe existing and proposed bicycle facilities and how they meet or exceed the goals of the City's Bike Improvement Plan: Sharrow bike lane within the drop lane along 204 <sup>th</sup> St. NE Proposed improvements to multi-use trail sidewalk adjacent to 67 <sup>th</sup> Ave. NE to eliminate bumps and other impediments to ensure safety Bike racks and garbage bins along the proposed enhanced wider sidewalk adjacent to the mixed-use building facing 204 <sup>th</sup> St. NE Extensive secure bike storage for residents of each building at ground level under-buildings		

Describe how this project meets the needs of a various bicycle users: (Family vs. Commuter)

Paved walkways from all buildings to the centrally located resident activity area and adjacent public sidewalks with smooth transitions enabling bike usage.

Describe how the building(s) serve and invite bicycle traffic, e.g. covered bike racks, visual interest, smooth transitions, bicycle focused travel ways:

Safe and secure bike storage areas, weather protected inside facilities located under each building with bike racks near the commercial spaces, corner restaurant and resident activity areas.

Is the transit stop ADA accessible? If not, how does the project propose to provide accessibility?	Yes	No
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Proposed transit stop and bus shelter to be ADA accessible

## 6, FREIGHT INFRASTRUCTURE

Is the project on an identified City of Arlington Freight Route?	Yes	<b>No</b>
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Does the project area meet the curb radius and clearance standards?	<b>Yes</b>	No
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Are there spot improvements needed for the project area? (pavement depth)	Yes	<b>No</b>
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## 7. TREES AND LANDSCAPING

Describe any existing trees and landscaping assets within the project limits that warrant project investment to sustain: (e.g. preservation of trees)

Significant trees within the property identified by arborist study and survey (attached)

Significant trees to be replaced at a ratio of 3/1 to be located in the existing landscape buffer along the east side of the property

Is there an opportunity to plant trees or expand landscape?

Describe existing and proposed vegetation and landscaping within the City Right of Way and how it meets the City Code requirements: (should specify AMC)

Existing landscape strips along 67th Ave. NE and 204th Street NE to be enhanced and planted with street trees meeting City Standard

Will there be long-term street tree, project site tree and landscaping maintenance **Yes** No required for this project?

Describe how the Owner provide maintenance;

Full time maintenance manager to be retained for all landscape maintenance tasks and requirements

Describe any existing or proposed median plantings in the project area and how they meet the City Median Guidelines:

No existing Median plantings

Does the project include any environmental elements?  
(e.g. reduced pavement, bio-infiltration, vegetated bump outs, native/drought tolerant vegetation, etc.)

Describe each proposed element:

Native Vegetation and landscaping with drought resistance and low watering needs

## 8. URBAN DESIGN AND PLANNING

Describe how this project adopted subarea or action plan that applies:

Medium density mixed-use project with special angled parking and access for mixed-use building facing 204th St. NE serving ground floor commercial uses.

Restaurant and plaza located at the corner of 204th St. NE and 67th Ave. NE.

Extensive open space landscape and activity areas

Explain artistic elements in the project area:

(e.g. public art, sidewalk inlays, creative street furniture, or bollards or planters, creative bicycle racks etc. Corner sculpture, planters and decorative benches along walkway adjacent to the mixed-use building facing 204<sup>th</sup> St. NE. Plaza with outdoor seating adjacent to proposed corner restaurant.

Arlington Art Council may be a resource 360-4358778 or arlingtonartscouncil.net

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**CITY USE ONLY**

Approval Determination

This project meets or exceeds the City of Arlington Complete Streets Standards.

This project will meet the City of Arlington Complete Street Standards with the following changes.

[3 This project does not meet the City of Arlington Complete Street Standards. Please revisit the following sections and resubmit

Variance Determination

This project does not meet the City of Arlington Complete Street Standards. Project proponent has applied for a variance through the variance process and variance has been approved.

Variance Permit Number — PLN#\_\_\_\_\_

The variance has been denied, please revisit the following sections and resubmit.

Comments

Reviewed b :	Date:	Rev:
Reviewed b:	Date;	Rev: