

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: **Smokie Point Mixed-Use**
2. Name of applicant: **Carl F. Pirscher AIA, LEED AP**
3. Address and phone number of applicant and contact person:
**CDA+Pirscher Architects Inc. 23114 100th Ave. W.
Edmonds, WA. 98020
Carl F. Pirscher AIA, LEED AP
(206) 853-1904**
4. Date checklist prepared:
July 21, 2023
5. Agency requesting checklist:
City of Arlington
6. Proposed timing or schedule (including phasing, if applicable):
Land use and entitlement permits will be submitted for jurisdictional review in the Summer of 2023. Building permits for all proposed structures will be submitted in the Spring of 2024. Construction is anticipated to commence at the time building permits are approved. Site construction is to commence in the Fall of 2023.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Not identified at this time.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
**SEPA checklist
Traffic Report
Geotechnical Report
Site Survey
Cultural Resources Report**
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.
Future tenant improvement permit submittals.
10. List any government approvals or permits that will be needed for your proposal, if known.
**Administrative Design Review
Conditional Use Approval
Binding site plan Approval
SEPA Approval**

Unit lot subdivision

Building Permit Approvals (incl. fire sprinkler, electrical, mechanical, and plumbing permits)

Tenant Improvement Building Department Approval.

11. 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.)

The Smokey Point mixed-use project consists of a variety of commercial and residential structures including live-work townhomes, commercial buildings, and residential townhomes. All structures will be fully fire sprinkled and have wood-frame construction. The project will also include neighborhood vehicle access, a trail system, and mutually shared outdoor activity spaces (see architectural site plan and landscape plans for more details). The major structures consist of the following:

- 1. The project site is a 340, 954 SF (7.84 acres) parcel in the City of Arlington and lies just on the east side of the I-5 freeway. The site is currently occupied by a single-family dwelling and related out-buildings. The site slopes down moderately from the south to the north and has not been identified as having any critical areas. A new sewer lift station as proposed will be provided in the NE corner of the site to serve the properties. See attached site survey for more information.**
- 2. There are eight (8) residential townhome buildings proposed - A1 through A8. These structures will be two (2) stories and will have a total of 46 units with each unit having a dedicated two car garage. The first floor consists of common living/kitchen space with a bathroom and garage. The second floor consists of an office/study area, washer and dryer, the bedrooms and bathroom units, and a south facing balcony. In buildings A1 – A7 (the 6-unit townhome), the first-floor totals 7,274 SF and the second-floor totals 7,269 SF. For townhouse structure A8 (the 4-unit townhome), the first-floor totals 4,862 SF and the second floor totals 4,858 SF.**
- 3. Buildings B1 and B2 are a three (3) story, eight (8) unit mixed-use buildings consisting of a first floor live/work area with a powder room and garage space. The two (2) upper stories consist of south facing balconies on each floor, common living/kitchen space with storage or closet space, and master bedrooms/bathrooms with walk-in closets and a washer and dryer in the third floor. Buildings B1 and B2 are to have sixteen (16) units each and individual two car garages per unit. The first-floor totals 7,776 SF and the upper two stories totals 12,356 SF. Buildings B1 and B2 total 40,264 SF.**

4. **There are 8 separate commercial structures proposed for the project. The commercial buildings are to be designed for a 2nd floor loft space but only two will be constructed with the loft as part of the shell. The main floor consists of the office and commercial space with an ADA restroom. The floor areas for the individual structures are indicated on the site plan. The commercial buildings will total 42,929 SF.**

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 areas, 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.

The project site is located at 19402 Smokey Point Blvd in the City of Arlington. It is a trapezoidal shaped parcel west of Smokey Point Blvd, north of 193rd ST NE. and east of the I-5 Freeway. The primary access to the site is from Smokey Point Blvd. There are private properties surrounding the site from the north and south end of the property line. Just to the east of the property and Smokey Point Blvd is the Stillaguamish river floodplain with I-5 also bordering the parcel to the west (see attached survey). The attached survey gives legal description, vicinity mapping and topographic/utility information.

B. Environmental Elements

1. Earth [Find help answering earth questions](#)

a. General description of the site:

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

The parcel gently terraces and slopes up in elevation from north to south, with approx. 15 ft of vertical relief over a site length of approximately 812' in length (see attached survey).

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

There is a small localized cut bank of approximately 20% at the lower third of the site as a result of prior site grading many years ago (see attached topography survey for more detail).

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.

See attached geotechnical report.

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

None identified. See attached geotechnical report.

- 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 site will be cleared and graded with underground utility installation with the exception of the significant trees to be retained. Please see attached Civil drawings for anticipated cut and fill quantities.

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

Site erosion will be carefully managed for minimal offsite impacts. An erosion control plan will be prepared along with a SWPPP report at the time of engineering submittals to the City. See attached engineering plans for more information.

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

See attached Civil engineering documents for more information.

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

See attached Civil engineering documents for more information.

A Stormwater Pollution Prevention Plan (SWPPP) will be submitted to the City for approval prior to any construction activities. Construction phase erosion control typically includes the use of silt fences, hay bales, and catch basin protection provided as necessary to minimize the impacts of erosion on off-site areas and on-site systems.

2. Air [Find help answering air questions](#)

- 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 temporary mechanical emissions from the operations of clearing and grading with heavy equipment and material deliveries and the arrival and departures of construction personnel. Also, during construction there may on occasion be the potential for soil particulates related to excavation and grading of the site. Post construction, the normal operations of human activity and the utilization of motor vehicles associated with this project may generate associated air emissions.

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

No off-site sources of odor have been identified. There are adjoining arterials and collector streets that are used by a variety of motor vehicle, but such traffic should have little negative impact on the proposed project.

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

During construction, the temporary mechanical emissions from the operations of clearing and grading equipment and material deliveries will be limited by City of Arlington code to specific hours of operation and the equipment itself will have tail pipe emissions regulated by state and national standards. Efforts will be maintained during construction to control the potential for soil particulates by maintaining erosion control measures as will be approved and periodically hydrating any exposed soils to restrict wind erosion etc.

3. Water [Find help answering water questions](#)

a. Surface Water: [Find help answering surface water questions](#)

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.

None identified.

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.

None identified.

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.

There are no wetlands or surface waters identified as being on the project site.

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

This project will not require any surface water withdrawals or diversions.

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

Site is not lie with a 100-year floodplain as documented by the FEMA Flood Maps.

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.

There are no surface waters associated with the site, so no waste discharges are proposed.

4. Ground Water: [Find help answering ground water questions](#)

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, this project will not require any groundwater withdrawals 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 (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.

No waste will be discharged into the ground from human activities associated with this project. The project is proposing a sewer lift station facility at the approximate NE corner that will provide connection from the project to the established offsite public sewer system (see Civil engineer attachment for more information).

3. 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.

Proposed impervious surface water run off shall be collected via conveyance systems within the site and detained. The detained stormwater will then be infiltrated onsite. The sizes and quantities are shown in the drainage report. Please refer to the attached grading and drainage plan.

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

Oil, grease, and other pollutants from the additional paved areas could potentially enter the ground or downstream surface water runoff. Construction of the water quality features of the detailed drainage plan would provide adequate groundwater protection.

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

No, does not apply.

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

Temporary and permanent drainage facilities meeting city and state standards would be employed to control surface runoff during construction and after development. Infiltration will limit erosion impacts. Primary treatment in the form of filtration will settle sediments. The location and design of permanent storm drainage facilities would match existing drainage patterns and runoff rates.

5. Plants [Find help answering plants questions](#)

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?

This project will require that much of the existing low scale site vegetation be removed during the clearing and grading operations of construction. Some of the perimeter vegetation may be retained and/or enhanced as the project nears completion (reflected in architectural and landscaping site plans).

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

None identified.

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

New landscaping will include trees, shrubs and ground cover as required by the City Code, using native and ornamental plant material suited for this region. Existing ornamental plant material will remain where feasible. Please see attached landscape

plan for additional information. Existing trees will be retained and protected where possible. See attached landscape plans for more detail.

- e. List all noxious weeds and invasive species known to be on or near the site.
None identified.

5. Animals [Find help answering animal questions](#)

- 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.

Birds, hawks, and small rodents.

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 know to be on or near the site.

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

The site is part of the Pacific Flyway migratory bird route that extends from Alaska to Patagonia.

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

The proposed project includes a detailed landscape plan (see attached) that describes materials and methods to preserve existing vegetation and enhance the site with new plantings. This will enhance the opportunity for wildlife to forage and find shelter.

- e. List any invasive animal species known to be on or near the site.
None know to be on or near the site.

6. Energy and Natural Resources [Find help answering energy and natural resource questions](#)

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.

Electricity will be required to provide conditioned air to the main structures including commercial spaces. Electricity will also be utilized for lighting and domestic power for all occupancies.

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

Because of the relatively low scale of the proposed structures and the setbacks both from each other on site and from adjoining properties it is not expected that the

project will negatively affect the abilities of neighboring properties to pursue solar energy utilization.

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.

The project will be designed and constructed to meet or exceed the current required minimum IBC 2018 (with Washington State amendments) standards for energy conservation in new building construction. In addition, the Evergreen Rating System for Sustainability will be utilized for this project.

7. Environmental Health [Find help with answering environmental health questions](#)

- 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.

Because the site is currently occupied by a single dwelling unit there is an increased risk of potential exposure to toxic chemicals, explosion and fire associated with any human activity at the scale proposed by this project. Because of the nature of this project, being largely residential with a relatively small commercial component, this potential is considered low risk.

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

None has been identified.

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.

No existing hazardous chemicals/conditions that might affect project development has been identified as associated with this 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.

The documentation developed for this project by the design team will explicitly prohibit the contractor from utilizing, during the course of construction, any hazardous or toxic materials that could affect the well-being of temporary workers or long-term resident/occupants.

4. Describe special emergency services that might be required.

Emergency services that may be required both during construction and post construction occupancy include emergency medical, public safety and fire suppression services typically associated with any human activity at the scale proposed by this project.

5. Proposed measures to reduce or control environmental health hazards, if any.
Measures to reduce or control environmental health hazards include providing safe and well lighted vehicular and pedestrian access pathways; designing the buildings to meet or exceed the minimal standards for life safety as regulated through local, state, and national building codes and providing on site management. Building will also be fully alarmed, and fire sprinkled.

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
The current volume of vehicular traffic associated with the I-5 freeway located on the east side of the area will be the primary noise generator for this site.
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)?
As noted above the site is primarily impacted by vehicular noise from the site's location adjacent to a well trafficked arterial and national freeway. Additional short-term noise will be associated with the construction of proposed facilities. Thereafter, traffic noise will again become the predominant noise generator. The new development will generate additional traffic that will mimic the current patterns of peak use.
3. Proposed measures to reduce or control noise impacts, if any.
Special attention will be required of the design team to provide enhanced noise reduction building and construction techniques to reduce the transmission of noise through the exterior walls of all structures. All vehicles will meet the requirement of muffling engines.

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

- 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 site is currently in use by a single-family dwelling and the proposed buildings for this project site will be designed to meet or exceed city development requirements and will be consistent with current zoning guidelines. The sites to the immediate south of the proposed project are currently occupied by single family residences. The sites to the immediate north of the project are also occupied by single family homes. The sites to the east of the project are currently vacant.
- 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?
The site is believed to have been used in the past for farming purposes. It is also believed that many years ago that a portion of the site was part of a small-scale logging activity. The site does

not currently offer agricultural or forest land of long-term commercial significance.

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?

The subject parcel is currently zoned for commercial, townhomes, and residential mixed-use occupancies. It is believed that the day to day operations of the proposed residential and commercial structures will not be adversely affected by nor will the proposed development adversely affect the working farmlands or working forest lands that may be located in the vicinity of the project..

- c. Describe any structures on the site.

Single-family dwelling and related outbuildings.

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

Existing single-family dwelling and related outbuildings will be demolished.

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

The current zoning classification of the site is Commercial Corridor with a T4 – MS mixed use overlay.

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

Commercial Corridor

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

Not applicable.

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

None identified.

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

Approximately 155 people will reside in the completed project. Approximately 130 people will work in the completed project.

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

Four residents of existing single-family dwelling.

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

The construction of 62 live/work and townhome units will significantly offset any population displacement from the demolition of the existing single-family residence.

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

The project is entirely consistent with the current zoning classification of the site as GC with a T4 – MS mixed use overlay. As well as the comprehensive plan and development guidelines in the city of Arlington.

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

None required as the site contains at present no viable commercial forest lands. Given the current zoning and the neighborhood context it is also doubtful that restoring the vacant property to agricultural status would be economically viable.

9. Housing [Find help answering housing questions](#)

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

46 units in townhomes, 16 live/work units, and 42,929 SF of Commercial buildings. It is not at this time known what the marketing profile of proposed units will be.

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

A single-family dwelling which is a current rental unit will be eliminated and income status is unknown.

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

None required.

10. Aesthetics [Find help answering aesthetics questions](#)

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

The height to the tallest roof element on Building B will be 36'-0" above the average grade plane around the building. Principal exterior materials include durable brick veneer, asphalt shingles for the roof, high quality wood framing walls with metal and lap siding. The exterior materials for commercial buildings includes an exterior board formed concrete furred, metal roofing, panel siding (vert. corrugated metal siding) and fiber cement siding on wood framing walls.

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

Most of the vicinity properties are largely undeveloped and the terrain is of a very low slope gradient. The developing neighborhood context will be low scale commercial and some yet to be constructed mid-rise residential. The proposed project is entirely consistent with the developing neighborhood context and would not block any distant existing horizon views nor medium territorial views.

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

The project is designed to meet the development guidelines of the GC (with T4-MS Mixed Use Overlay) City of Arlington zoning code. Through the use of a highly modulated roof elements and an articulated massing system of wall forms, windows, and decks, coupled with the use of a variety of polychromatic high quality exterior finish materials this mixed-use project will set the pace for future development in the neighborhood. The distributed nature of the buildings along with a complimentary landscape plan, activity areas and associated commercial spaces will foster an integrated neighborhood setting with a strong City of Arlington "gateway" feel.

11. Light and Glare [Find help answering light and glare questions](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
There may be at certain angles and at certain times of the daylight hours reflected glare from the isolated windows as that are a part of the proposed building façades. Because the majority of the exterior building materials are considered largely non-reflective (see Building elevations attached) it is anticipated that reflective glare will be minimized. In addition, site and building lighting fixtures will use full cutoff fixtures which shine the light mostly down. This will minimize illumination spilling beyond the walking surface intended to be illuminated for safety.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
This would be extremely unlikely (see also Section 10 above).
- c. What existing off-site sources of light or glare may affect your proposal?
None has been identified.
- d. Proposed measures to reduce or control light and glare impacts, if any.
Cut off fixtures will be utilized for all site lighting.

12. Recreation [Find help answering recreation questions](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?
There are no defined or informal recreational opportunities identified in the immediate proximity to the subject property.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No displacement of any existing neighborhood recreational uses is anticipated.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.
The proposed project will be designed to provide a variety of onsite recreational activities both active and passive/informal. Please refer to attached site and floor plans for recreational provisions which will include a Childs play area, half-court basketball courts, work out rooms and outdoor fire pits etc.

13. Historic and Cultural Preservation [Find help answering historic and cultural preservation questions](#)

- 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.

None

- 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 resource report has been completed.

- 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.

Hired a professional archaeologist (ERCI) to prepare a survey report.

- 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.

We will follow the recommendation for avoiding any archaeological sites on our property and we will get a permit from the Department of Archaeology and Historic Preservation for this project.

14. Transportation [Find help with answering transportation questions](#)

- 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.

Access is via Smokey Point Boulevard. The major east/west roadway in the site vicinity is SR-9 which also provides access to and from Interstate-5.

- 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?

The nearest stop is south of the site at Smokey Point Boulevard and 188th Street NE. This intersection services Community Transit bus routes 220 and 230. The Smokey Point Transit Center is approximately 1.5 miles south of the site.

- 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 include improvements to Smokey Point Boulevard and applicable traffic mitigation fees will be paid to mitigate impacts to surrounding roadways.

- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
- The site is not anticipated to significantly impact water, rail, or air transportation. The Arlington Municipal Airport is approximately 1.5 miles to the southeast as the crow flies.**
- 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 development is anticipated to add approximately 67 new AM peak-hour primary trips (one hour between 7-9am) and approximately 152 new PM peak-hour primary trips (one hour between 4-6pm) after applicable reductions have been applied. The anticipated daily trip generation is approximately 1,954 new trips after applicable reductions have been applied. These trips are generated from data published by the Institute of Transportation Engineers (ITE). A minimal portion of the anticipated volumes would be in the form of trucks with a handful of delivery and/or moving trucks serving the site.**
- 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.
- The development is not anticipated be affected by the movement of agricultural and forest products on roads or street in the area.**
- g. Proposed measures to reduce or control transportation impacts, if any.
- The development is anticipated to provide frontage improvements and pay applicable mitigation fees for impacts to surrounding roadways.**

15. Public Services [Find help answering public service questions](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, others)? If so, generally describe.
- The project will require additional public services such as community policing, emergency medical services, fire protection, health care, public transit and educational services consistent with a an expansion of the built environment.**
- b. Proposed measures to reduce or control direct impacts on public services, if any.
- The project will generate a significant increase in the local tax base including sales taxes, property taxes, mitigation fees and off site improvements which will offset both in the short term and long term the costs of increased need for public services.**

16. Utilities [Find help answering utilities questions](#)

- 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 and sanitary sewer (will be available after lift station is complete).**

- 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 – PUD
Natural Gas-Cascade Natural Gas
Refuse- Waste Management
Water-City of Arlington
Telephone-Contract carrier
Sanitary Sewer-City of Arlington

C. Signature [Find help about who should sign](#)

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.

X

Type name of signee: Carl F. Pirscher AIA, LEED AP

Position and agency/organization: Principal – CDA+Pirscher Architects 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.