



COMPLETE STREETS CHECKLIST

Community & Economic Development

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

Project Name: Smokey Point Mixed-Use Email: carlp@cdaarch.com

Project Manager/Owner: Carl Pirscher Phone No.: 206-368-9668 Ext. 107

Description of Scope:

Smokey Point Mixed-Use is a proposed mixed-use development comprising ~46 townhomes, 16 live/work dwelling units and 42,929 square feet of commercial/retail space, located within the city of Arlington. The subject site is located on within 7.83-acre tax parcel #: 31051700400600, bordered to the east by Smokey Point Boulevard. One single-family residence exists on-site, which is to be demolished prior to new construction. Access to the subject site is proposed four new driveways extending west from Smokey Point Boulevard.

Name of Adjacent Road(s): Smokey Point Boulevard - east

North: 200th Street NE (1,100' north of site)

South: 193rd Street NE (just south of site)

East: Smokey Point Boulevard (fronting site)

West: I-5

1. CHANNELIZATION

Speed Limit: Smokey Point Boulevard: 35-mph

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

Smokey Point Boulevard currently comprises one travel lane in either direction. No formal shoulder treatment is provided along the project frontage.

Explain proposed channelization changes:

Up to City discretion. A City improvement project is planned for the Smokey Point Boulevard corridor along the project frontage. The project intends to construct a southbound drive aisle with angled parking and shared bicycle facilities along the project frontage, separated by a vegetation strip from the roadway.

Justify how planned channelization meets traffic needs of the site:

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

Sight distance is met at all proposed accesses. The proposed development is not anticipated to generate any substandard intersection delays. Conceptual project renderings indicate one travel lane in either north/south direction, followed by a landscape buffer, a shared drive aisle and angled parking. The conceptual site plan indicates conformity to the desired roadway cross-section.

2. PAVEMENT CONDITIONS

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

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

Should pavement repair be considered as part of this project? Yes No

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

Corridor improvements along Smokey Point Boulevard, which span the project frontage, are proposed within the City's TIP (Project #R-30).

Is this project on the city's Transportation Improvement Plan? Yes No

Explain how the project meets the City's Transportation Improvement Plan:

The project intends to construct a southbound drive aisle with angled parking and shared bicycle facilities along the project frontage, separated by a vegetation strip from the roadway. This is consistent with future cross-section/design plans for the fronting roadway.

3. PEDESTRIAN INFRASTRUCTURE

Is this area identified in the City of Arlington Pedestrian Improvement Plan? Yes No

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

The 2018 update to the Arlington Pedestrian Improvement Plan comprises project Identifier #7 along Smokey Point Boulevard, which indicates a multi-use trail is planned from 188th Street to SR 530, thereby spanning the project frontage.

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

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

Sidewalks are proposed for construction along the project frontage, with connectivity to sidewalk infrastructure internal to the subject site. Marked crosswalks are also to be provided at all project accesses.

Are existing sidewalks in good condition? N/A; No sidewalk along frontage Yes No

Has an initial assessment of trees and sidewalk conditions been conducted with and engineer and arborist/landscape architect? Yes No

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

No there will not not existing trees that will damage future sidewalks

Explain mitigation measures to address any existing or potential issues:

Proposed landscape design will locate all trees in proximity to proposed sidewalks in tree wells.

How far must a pedestrian travel to the nearest pedestrian roadway crossing? 1,850' Existing 1,850' Proposed

Describe the existing and proposed intersection pedestrian crossing features within 500' of the site:

N/A - No roadway crossings in the vicinity of the site. Non-motorist transport is limited in the site vicinity.

Explain proposed mitigation measures to improve safety at intersections:

No level of service or sight distance deficiencies were identified at the accesses. Marked crosswalks are proposed at the accesses.

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

Rural development is predominantly existent along Smokey Point Boulevard in the project area.

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

Rural development is predominantly existent along Smokey Point Boulevard in the project area.

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

Sidewalk is proposed along the project frontage. While four accesses are proposed to serve the site, non-motorists would need only to traverse two driveways as the sidewalk jogs west of the drive aisle accesses. Refer to the proposed site plan.

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

In the site plans, sidewalk is incorporated along the Smokey Point Mixed-Use access road, extending to all on-site buildings, ensuring a complete pedestrian circulation. The orientation of buildings and drive aisles has been planned to facilitate bicycle and car access while channelizing pedestrian traffic to the on-site sidewalk facilities.

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

A mini park is provided centrally within the subject site, which is to comprise plantings, picnic tables and trash receptacles. Three other mini parks are to be provided on-site, which are to include amenities such as playgrounds, basketball courts, pickleball courts, bocceball and resting/sitting areas. All parks are to comprise plantings.

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:

Currently, destinations such as schools, public buildings, parks, recreation, commercial centers and transit facilities are all in excess of 1.4-miles from the subject site along 172nd Street NE (SR 531). The surrounding area is primarily rural/residential in nature. The subject site is situated within the Arlington School District. Elementary school-aged children would attend Presidents Elementary School, and middle-school aged children residing within the development would attend Haller Middle School. Both of these schools are located ~5.0-miles walking-distance from the subject site with discontinuous sidewalk and minimal biking infrastructure available. As such, students would likely utilize bus services. Similarly, the nearest park is located ~4.0-miles walking distance. Overall, amenities are not located within the vicinity of the subject site.

4. BICYCLE INFRASTRUCTURE

Is the project site fully served by bicycle facilities?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
How far must a bicycle travel to the nearest bike facility (bike lanes, trails, etc.)?	<u>N/A</u> Existing	<u>0'</u> Proposed
Is this area identified in the City of Arlington Bicycle Improvement Plan?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Describe existing and proposed bicycle facilities and how they meet or exceed the goals of the City's Bike Improvement Plan: The 2018 update to the Arlington Bicycle Improvement Plan comprises project Identifier #7 along Smokey Point Boulevard, which indicates that a multi-use trail is planned from 188th Street to SR 530, thereby spanning the project frontage.		
Describe how this project meets the needs of a various bicycle users: (Family vs. Commuter) Sidewalk is proposed along the project frontage, which connect to sidewalk internal to the subject site. A total of 62 on-site bicycle parking spaces are proposed on-site, which exceeds the 43-stall requirement. Moreover, consistent with cross-section plans, shared bicycle access is to be provided along the access roadways adjacent Smokey Point Boulevard. The multi-modal path proposed within the City's TIP along Smokey Point Boulevard and the shared drive aisle along the project frontage will meet the needs of a variety of bicycle users, both commuters and recreational.		
Describe how the building(s) serve and invite bicycle traffic, e.g. covered bike racks, visual interest, smooth transitions, bicycle focused travel ways: The project is proposing a widely dispersed system of exterior bicycle racks and internal garage racks as shown on the site plan. We are also proposing an internal site connection system of roads and trails that will encourage bicycle use throughout the project.		

5. TRANSIT INFRASTRUCTURE

Is the project identified on the City of Arlington Transit Expansion Plan?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
How far must a rider walk/bike to the nearest transit stop?	<u>2,320'</u> Existing	<u>2,320'</u> Proposed
Describe existing and proposed transit improvements and how they meet or exceed the goals of the City's Transit Expansion Plan: The subject site is not situated within the City of Arlington Transit Expansion Plan. The nearest existing Community Transit bus stops are situated east and south of 188th St NE and Smokey Point Blvd. The bus stops serve Routes 220, 227 and 230. Future connectivity to the proposed transit stops on Smokey Point Boulevard may be provided via the City's planned multi-use trail.		
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: Seating is currently provided at the southbound stop on Smokey Point Boulevard and the eastbound stop on 188th Street NE. No cover is currently provided at any stop.		

Is the transit stop ADA accessible? If not, how does the project propose to provide accessibility?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
N/A. No transit stop are provided along the frontage.		

6. FREIGHT INFRASTRUCTURE

Is the project on an identified City of Arlington Freight Route?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project area meet the curb radius and clearance standards?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are there spot improvements needed for the project area? (pavement depth)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

7. TREES AND LANDSCAPING

Describe any existing trees and landscaping assets within the project limits that warrant project investment to sustain: <i>(e.g. preservation of trees)</i>		
Within the project limits, there are currently no identified existing street trees. The proposal includes the addition of new street trees for all road improvements within the project.		
Is there an opportunity to plant trees or expand landscape?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Describe existing and proposed vegetation and landscaping within the City Right of Way and how it meets the City Code requirements: (should specify AMC)		
We are proposing a new landscaped median between the thru lanes of SPB and the access lane and angled parking stalls adjacent to the proposed buildings. Street trees and planters and additional landscaping will be provided along the frontage along with additional landscaping between the sidewalk and the building frontage. All in accordance to AMC 20.56 and 20.76		
Will there be long-term street tree, project site tree and landscaping maintenance required for this project?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Describe how the Owner provide maintenance:		
The site trees and landscape will be irrigated and will be fully maintained by a landscape company		

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

No median plantings are proposed at this time.

Does the project include any environmental elements?



Yes



No

(e.g. reduced pavement, bio-infiltration, vegetated bump outs, native/drought tolerant vegetation, etc.)

Describe each proposed element:

There will be native/drought tolerant vegetation planted, bio-infiltration and bio retention on the site

8. URBAN DESIGN AND PLANNING

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

The Smokey Point Blvd Corridor Project spans along the project frontage. Conceptual project renderings indicate one travel lane in either north/south direction, followed by a landscape buffer, a shared drive aisle and angled parking. The conceptual site plan indicates conformity to the desired roadway cross-section.

Explain artistic elements in the project area:

(e.g. public art, sidewalk inlays, creative street furniture, or bollards or planters, creative bicycle racks etc.)

The project will have creative bicycle racks, decorative planters, street furniture and light bollards

Arlington Art Council may be a resource 360-435-3778 or arlingtonartscouncil.net

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.

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 by: Amy Rusko	Date: 1-15-2025	Rev: <i>Amy Rusko</i>
Reviewed by:	Date:	Rev:

