

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

1. Name of proposed project, if applicable:
Lindsay Subarea Plan/Project level Draft SEPA
2. Name of applicant:
MJS Investors

3. Address and phone number of applicant and contact person:
Contact: Merle Ash, Land Technologies 360.652.9727
18820 3rd Ave NE
Arlington WA 98223
Applicant: MJS Investors: 425.559.2726
11400 SE 8th Street Ste. 200
Bellevue, WA 98004
4. Date checklist prepared:
February 3, 2025
5. Agency requesting checklist:
City of Arlington
6. Proposed timing or schedule (including phasing, if applicable):
Construction Summer 2025
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
- A. SEPA Checklist**
 - B. Geotechnical report**
 - C. Drainage study and SWPPP**
 - D. Critical Areas Report**
 - E. Traffic Study**
 - F. Archeological Investigation/Report**
 - G. Arborist Tree Survey**
 - H. Sub-Area Plan and Planned Action EIS**
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 applications pending at this time. There will be several government approvals required during the process to a project approval.
10. List any government approvals or permits that will be needed for your proposal, if known.
- Sub-Area Plan**
 - Planned Action EIS**
 - Conditional Use Permit for more than 49 multi-family units**
 - Land Division Permit**
 - Site Plan Approvals for more than 4 Acres**
 - LDA Permits for Site Development**
 - Army Corp Approvals for wetland fills and creation**
 - Early Grading Permit**
 - Structural Wall Permits**
 - Building Permits**
 - Fee Simple Unit Lot Subdivision/Preliminary and Final Plat**
 - NPDES Permit**
 - Forest Practice**

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

This complete proposal is for the development of a Subarea Plan per AMC 20.44.032 for the Lindsay Annexation Area. This subarea is one of two areas that are designated as Master Planned Neighborhood (MPN) Overlay. A Master Plan for the residential development of the entire subarea along with a Planned Action Environmental Impact Statement is to be prepared for the entire subarea. The code requires 70% of the total lots/units be small lot single family detached; 20% will be attached residential such as duplexes, townhomes, row houses; and the third element will be one of six forms of multi-family.

When the Subarea plan is approved by the HE and the City Council, Project level development proposals will be prepared as areas of the subarea become ready for development. Each of these developments will have to also be approved by the HE.

There will be approximately 450 lots and units in the Subarea. There is currently a portion ready for development that will produce approximately 170 lots. More detail on this Pending Project Area is provided in this SEPA Document. Less detail is available outside the Pending area as "on the ground" access to that property has not been granted. Areas outside the Pending Project will be referred to as Future Development Areas.

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

Centered on 8118 172nd St NE Street NE, Arlington, WA 98223

Tax Parcels: Centered Parcel 31052600102300 (one of 16 parcels)

48.151579°N: -122.121159°W

N ½ of the NE ¼ of Section 26 along with the W ¼ of the NW ¼ of Section 25. T31N, R5E.

B. Environmental Elements

1. Earth

a. General description of the site:

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

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

The site slopes are constantly variable ranging from 1% up to 45% going into ravines along the west portion of the subarea.

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.

NRCS maps for Snohomish County indicate that the site is identified as Tokul Gravelly Loam (up to 15 percent slope). This label is consistent throughout the site but there are obvious areas of silty soils in the lower drainage basins and wetlands. There has been some "hobby farm" activity on these parcels historically but the terrain and soils are not typical of Agricultural Land of long-term significance.

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

No, but there are areas in the western part of the site that have slopes into a ravine in excess of 33% and may meet the definition of a Landslide Hazard Area or not. There currently is not access to this portion of the site to confirm.

- 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 total subarea is about 87 acres with about 32 acres of that in a Pending Project Area. The total disturbed area of the subarea will be about 69 acres. This includes about 4 acres that will be used for wetland creation and mitigation. The Pending Project Area is about 32 acres and about 29 acres of that will be disturbed including those 4 acres for wetland creation/mitigation.

Over the course of several years, there will be about 80,000 cys of surface soils stripped from the existing site. This soil is to be saved onsite and replaced in the landscape areas of the finished site. Structural Cuts and Fills will be designed to balance with no import or export. The estimate for Cuts to Fills is about 90,000 cys.

The Pending Project Area of 32 acres, will have about 35,000 cys stripped, saved, and replaced to landscape areas. Structural Cuts to Fills are estimated at about 40,000 cys.

Detail is not available for the 55 acres of Future Development Area. It will likely have similar clearing and grading impacts as does the Pending Project Area.

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

The Tokul Soils on areas with less than 25% slopes are not real sensitive to erosion if the sitework adheres to reasonable measures to protect exposed surfaces. There is no grading planned in areas exceeding 25% slopes. Properly managed there is low risk for erosion. Without proper TESC measures and with heavy rains, rivulets could form and wash areas of bare surface soils off into surrounding lands.

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

About 35% of the total subarea, over time, will become impervious with combination pavement and roof tops.

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

DOE Best Management Practices will be employed with Construction. TESC plan and SWPPP will be prepared for any project action. Certified Erosion and Sediment Control Lead (CESCL) will monitor the site.

2. Air

- 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.

Minor dust is possible, if grading during dry weather. Construction Equipment Exhaust during construction and emissions from autos after the project is built.

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

No. There is a Commercial Chicken Facility about 400 feet south of the site that could potentially generate offensive odors but currently and typically the facility manages any odors emissions well.

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

Water will be used to control fugitive dust emissions during dry weather construction. Equipment will have in good operating order all vehicle emission control devices. Licensed vehicles do have exhaust emission standards that need to be met.

The Chicken Facility has not been a problem for odor as far as is known. They are in Snohomish County and would have to comply with Title 10 and nuisance ordinances.

3. Water

- 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.

Edgecomb Creek essentially forms or headwaters on or just off the SE portion of the subarea. The segment on the site is Seasonal and does not appear to support fish habitat. There also appears to be barriers to fish passage, one manmade culvert and another natural feature. Edgecomb flows into The Middle Fork Quilceda Creek about 3 miles SW of the subarea. Quilceda flows into the Puget Sound at the Steamboat Slough Divergence.

Wetlands are indicated from GIS data in the whole Lindsay Subarea. Access has not been given to a portion of the property that is outside the Pending Project Area. Those Wetlands have been noted per GIS and Aerial Photo information. Each of the properties outside the Pending Project Area will have to provide specific Delineations for actual Critical Areas as they develop. See "Master Planned Neighborhood District-Critical Areas and Proposed Preliminary Mitigation - October 2024" for details on how we evaluated in the outside the Pending Property.

On the parcels where access has been granted, Pending Project Area, wetlands were delineated and categorized. There are four onsite wetlands and one offsite that may have buffers extending onto the site.

Wetland A is a 22,500 sf Category IV wetland that has been highly disturbed by "farming" on this parcel. Wetland C, a 30,000 sf Cat III wetland is also on this same parcel and has also a highly disturbed wetland.

Wetland B, an approximate 1.2-acre Cat III wetland (portion onsite). It is in a forested area

on the in the SW corner of the eastern parcel of the subarea.

Wetland D is a small 110' sf onsite CAT IV wetland also on that eastern parcel.

Wetland 1 is outside the Pending Project Area and is a small Cat III wetland associated with the drainage through the site.

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

Yes, development will be closer than 200 feet but outside the required buffers of the wetlands in the Pending Project Area. The same is true for the balance of the Subarea not planned for development in the immediate future.

There will be wetland mitigation and creation for the disturbed wetland A and C. The small 110 sf wetland D will also be mitigated for as part of the wetland creation and mitigation plan.

See Wetland Delineation Report and Plans for detailed information.

- 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.

The proposal for the Pending Project Area will be to fill parts of the two disturbed wetlands A and C. About 10,000 sf, conceptually at this time, will be to fill for areas to be future development. About 20,000 sf of the existing disturbed wetlands will be "paper filled" and used as buffer.

Wetland D, the 110 sf Cat IV wetland, will be filled and included in the mitigation/creation plan.

About 20,400 sf of the existing wetlands will be left/enhanced and another 80,500 sf will be created.

It is a complex plan that will be more clearly presented in the Mitigation Plans and Reports. This effort will require approvals from the City of Arlington, Tulalip Tribes, Department of Ecology, and the Army Corp.

See Wetland Mitigation Report and Plans for detailed information.

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

No Groundwater will be withdrawn from the ground for any purpose.

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

Wastewater will be discharged to the Public Sanitary Sewer System. No wastes to ground.

c. Water runoff (including stormwater):

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

Stormwater runoff and its management will be detailed for the 32 acres in the Pending Project Area. Runoff in the 55 acres of the 87-acre Subarea but will not have details until a certain section in that portion is ready to submit for a project consistent with the approved Lindsay Sub-area Plan.

Most, if not all, stormwater runoff will come from roads, access aisles, driveways, parking areas and rooftops. Some may come from yards and landscape areas primarily as interflow. All runoff from pollutant generating surfaces will be directed or conveyed to Bio-cells for enhanced treatment before entering detention facilities. The bio-cells will provide treatment primarily by filtration through compost amended soils and secondarily by Phytoremediation. Rooftops will go directly to rock chambers or other detention facilities.

From detention facilities, discharges will be flow-controlled before discharging to Dispersion Trenches, Level Spreaders, or existing offsite stormwater conveyances.

The Pending Project has detailed stormwater management plans and reports available. It is planned that SWM will be replicated from this area to the subarea that is not a pending project when portions are developed.

The Pending Project area does have 3 Threshold Discharge Areas (TDAs). Two of the TDAs do drain to the Edgecomb Creek Basin. All discharge from these basins will be metered and dispersed to the existing wetlands that feed the drainage corridor. Some of the features for homes on lots are individual rock chambers on each lot backing up to the critical areas (see detailed plans and reports). Outflow from these chambers, will be to a level spreader designed to distribute runoff through the buffers and to the wetlands or the drainage channel itself.

The third TDA in the Pending Project is a small basin along the east side that currently discharges to the NE into the 172nd St Conveyance. There will be a small detention facility

in the NE corner of the property that will discharge metered flows to that same conveyance on 172nd St NE.

The Lindsay Subarea outside the Pending Project area has basically one drainage subbasin that all feeds Edgecomb Creek. We cannot be sure of the detailed design for stormwater management in this area but any design would have to adhere to the DOE Drainage Manual for Western Washington. That does include Minimum Requirement 8: Stormwater Discharges to wetlands. The Hydrology to any wetlands and Edgecomb Drainage Basin needs to be maintained per existing conditions. Discharges to streams need to also meet Minimum Requirement 7: Flow control requirements for new development or redevelopment.

See Stormwater Management Reports and Plans for details on the SWM plans for the Pending Project Area.

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

Hydrocarbons from automobiles, herbicides, pesticides, and fertilizer excess from landscape areas.

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

Very specific onsite drainage will be altered due to the development but the discharges from the site will be designed to mimic the existing natural flows from the site. The developed site has stormwater management features that will distribute outflows that mimic the forested condition.

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

Stormwater Management will be designed per the requirement DOE Stormwater Management Manual for Western Washington.

Detailed reports and plans specific to the Pending Project Area are available. Basic concepts are expressed for the area outside the Pending Project. Those areas will have very specific SWM reports and plans available as a portion develops.

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

X other types of vegetation, **Himalayan blackberries, Scotch Broom, colonial bentgrass, Canada thistle.**

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

The Pending Project Area has been investigated by on the ground Critical Area Studies an Arborist Report, and Significant Tree Survey. Of the 32 acres, about 3 acres has significant tree coverage. The remaining prominent vegetation is landscape areas around the existing homes, scrub/shrub areas, or open fields with various types of grasses. Most all vegetation will be removed or altered from 29 acres. About 4 acres will be altering mostly grass fields for the reconstruction of a more functional wetland system. The 25 acres remaining will have all vegetation temporarily removed for roads, homes, and parks.

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

Edgecomb Creek is listed to have Fish Habitat downstream of this project. There is currently a manmade barrier and a natural barrier to fish habitat on the developable part of the site. Coho and Bull Trout are listed as coming onto the site but on-the-ground investigations do not confirm any fish or fish habitat onsite except in the far NW portion of the site in an undevelopable area.

Coho Salmon and Bulltrout would be near the site.

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

Specific to the Pending Project Area, there will be about 4 acres of reconstructed wetlands and buffers that will use a large assortment of native trees, shrubs, and grasses.

Three acres of the Pending site will be preserved as a forested area.

Significant trees removed for development will be replaced in parks, on lots, and as street trees.

The future development area will follow a similar pattern as those parcels develop

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

Himalayan blackberries, Scotch broom, Canada thistle

5. Animals

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

Examples include:

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

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

Coho and Bull Trout are listed to be on or near the Subarea.

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

The Puget Sound basin is part of the Pacific Flyway.

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

Enhance wetland areas and provide stormwater management that will provide healthy hydrology to the wetlands and the stream onsite.

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

None known

6. Energy and Natural Resources

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

Electricity will be the primary energy source for single-family residences.

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

No

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

Homes will be energy efficient and highly insulated.

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 as a result of this proposal? If so, describe.

An accidental fuel or oil spill from construction equipment is possible, though highly unlikely.

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

None known

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 known

- 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.

No Toxic or Hazardous chemicals other than Hydrocarbons used by construction equipment.

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

Only that associated with any single-family home construction and construction of the proposed infrastructure.

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

NA Think safety and operate per OSHA

b. Noise

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

None that will really impact the project. There would be some road noise from 172 St NE.

- 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.

During permitted hours of work only, noise will be created by grading and excavation equipment during development and saws and hammers from carpenters when building homes.

There will be increased noise from the residential community by the increase in density.

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

Construction work will be performed during allowed hours of operation and equipment will have noise suppression equipment in good working order.

Background noise from the increased density of the residential community is a by-product of GMA. This site is designated for the increased density.

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.

There are 16 parcels included in the Lindsay Subarea with most parcels being plus or minus 5-acres. One of the parcels is excluded as it has been put into Trust by the Stillaguamish Tribe. There are homes on 14 parcels.

To the south and west is rural development regulated by Snohomish County. To the east is open Trust Land with a commercial shooting range on one of the parcels.

Along the north boundary is 172nd St NE and north of that are numerous urban developments in the City of Arlington

The site is being developed per Growth Management mandates and will provide work force housing to the Cascade Industrial Park and other commercial or industrial development nearby.

The Urban/GMA development may disturb Rural landowners personally to the south and west but, when completely developed, will provide better access to their properties and as typical will increase the value of their property.

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

The site has not been used for commercial agriculture. It has not been a working forest since the "pioneers" removed the old growth timber more than a hundred years ago. The soils and terrain do not support productive working farms. There has been some hobby type farming but even that seems to have disappeared.

- 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.

There are 14 homes and some out buildings on the site.

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

Eventually, all the structures will be demolished.

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

Residential Ultra Low Capacity with a Master Planned Overlay.

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

The Master Planned Overlay will allow for high density zoning but not until the Subarea plan is approved, it will still be designated as Residential Ultra Low Capacity (RULC).

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

There are no mapped Shorelines on the property proposed for development

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

No part of the site has been specifically classified as a critical area by the City or County. There are parts of the site that are critical areas but these are just now being delineated in the Pending Project Area and remotely identified in the Future

Development Areas. Future Development areas will be specifically delineated when a project is proposed on a specific parcel.

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

The Pending Project area is currently proposing 167 single family lots. The average household size is reported to be about 2.51 to 2.6 people (as opposed to average family size from the 2021 Census of 3.15 people). This would put about 434 people in the Pending Project Area.

The future development area of this subarea plan has 138 single family lots, 87 townhomes and 44 apartments projected. A total lots and units would be 269. It would be expected that the Townhomes and Apartments would have less people per household. There would be an estimated 700 people residing in the future project area.

There would be approximately 1,134 people residing in the totally developed Subarea based on the current layouts.

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

There are four homes in the Pending Project area which would be about 10 people that would have to find new homes. These same people would be getting well compensated to sell and move out. It is not like they are being “kicked out” of their homes.

There are ten homes in the Future Development Area of the Sub Area that would calculate to 26 people per existing household statistics. They too would be bought out by choice and will be well compensated.

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

The homeowners will be well compensated for their existing homes and land. They will be moving out on their own terms

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

This Subarea has been designated as a “Master Planned Community” and does require a developer sponsored Subarea Plan and EIS be approved by the City Council before development can begin. This subarea planning will ensure the future development is compatible with existing and projected land use.

This residential subarea is counted on to provide housing for the people that will work in the Cascade Industrial area that is just a half mile away.

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

There are no agricultural or forest lands of long-term commercial significance in the Subarea. Terrain and soils negate commercial ag as viable. Its current condition, with many smaller parcels, makes commercial forestry unreasonable

9. Housing

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

There are 305 single family lots proposed with this Subarea plan. These lots and single family detached homes will be mid to high income housing.

There are 87 Townhouse Units that would be considered middle income housing.

There are 44 apartments that could be considered mid to low-income housing.

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

There would be four single family homes on larger parcels that will be eliminated on the Pending Project Area.

There will be ten homes on larger parcels eliminated on the Future Development Area of the Subarea Plan.

All of the existing 14 homes would likely be considered mid to high income housing

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

Fourteen existing homes will be replaced with 436 living units.

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?

35 feet high with wood like exteriors

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

What are now larger parcels with single homes will become an urban community. What people see to the south of 172nd will be a lot like what they see currently on the north side of 172nd.

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

Architectural Design and façades will be per Design Standards and landscaping to be provided that will provide more aesthetic views of the area.

11. Light and Glare

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

There could be some glare from car mirrors and windows. Glare could come from windows on homes.

Night lights on homes and from windows in homes at night would be increased.

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

There could be some inconveniences from light and glare coming from cars on 172nd but not likely to the point of being hazardous or interfering with views. These are issues and possible annoyances associated with the Urban environment.

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

The biggest source of annoyances from light and glare would be auto traffic on 172nd St NE. More so at the intersection of 80th Dr NE to 172nd where headlights will be pointed directly into the Subarea

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

The types glare and lights produced are typical to the Urban Environment. Impacts are anticipated and accounted for by GMA or are very marginal.

12. Recreation

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

Walking or cycling on the area roads provide informal recreational opportunities in the immediate area. The Centennial Trail Park is located about ½ mile to the west and ½ mile south of the site. There is a Private Indoor Gun Range open to the public just east of the subarea. There is Gleneagle Golf Course about 1/3 mile to the north.

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

No, there will be no displacement of recreational opportunities.

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

No impacts. There will be at least 10% of the site designated as Open Space with portions being developed as community parks.

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.

None seen, and none shown on the Washington Information System for Architectural & Archaeological Records Data (WISAARD) website.

- 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.

No landmarks or features that would indicate anything in the way of historic use. No protected Cultural Resources were identified during the archaeological survey with the project area (ERCI, 2024).

- 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.

Consulted DAHP WISAARD website. Archaeological investigation has been done on the site. No protected cultural resources or historic properties were identified during the archaeological investigation.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.
If during excavation or any onsite work, some artifact is found, work will be halted and tribes contacted to make full assessment of finds. Any finds will be categorized and saved per ordinances and rules.

Tribes will be allowed to have a monitor onsite to observe site disturbances if they so choose.

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.

The primary access will be from 172nd St NE that runs along the north boundary of the Subarea. Three access points are proposed from 172nd St NE, one at 79th Ave NE, a main entrance at 81st Dr NE, and a third access point at about 83rd Ave NE.

The main access at 81st Dr NE will likely require a roundabout at some time with future development.

There will be a connection at the SW corner of the Subarea at what is 75th Ave NE.

Connections are shown on Site Plans

- 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 Public Transit appears to be about 2.5 miles to the west at Smokey Point Blvd.

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

Theoretically, there would be 42 parking spaces for 14 existing homes will be eliminated; approximately 1,360 spaces will be added when the Subarea is fully built out.

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

There will be frontage improvement on 172nd St NE. there may be a roundabout placed at 81st Drive and 172nd.

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

It will be in the Arlington Airport Compatibility Area.

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

Trip generation calculations are based on data published by the Institute of Transportation Engineers (ITE) in Trip Generation Manual, 11th Edition (2021).

As an estimate, there will be about 4,000 ADTs. AM peak and PM peak will be about 400 trips.

A detailed Traffic Report is provided.

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

No

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

Pay Traffic Mitigation combined fees to Snohomish County, WSDOT, and the City of Arlington will be the first measure used to control traffic impacts. The detailed traffic report may identify offsite road systems that need to be updated with increased traffic volumes.

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, the needs for these basic public services would increase over what is on the property now. It would be commensurate with like urban communities in the City of Arlington or Snohomish County.

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

Increase in Public Services is anticipated per the density allotments per GMA.

16. Utilities

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____ Natural Gas may be available to the site but not sure of the legal status on it being useable for new construction

- c. 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 – Snohomish County PUD; Telephone – Zply Fiber; Sanitary Sewer & Water – City of Arlington

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.

Signature: Merle Ash

Name of signee Merle Ash

Position and Agency/Organization Land Technologies, Inc.

Date Submitted: February 10, 2025