

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:

Arlington Garden Apartments

2. Name of applicant:

Quarterra Multifamily Communities, LLC

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

Brad Machat
Sr. Director, PNW Development
Quarterra Multifamily Communities
1325 4th Ave, Suite 1300
Seattle, WA 98101
207.730.2862

4. Date checklist prepared:

January 30, 2025, revised June 6, 2025, revised 9/17/2025

5. Agency requesting checklist:

City of Arlington

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

Construction is anticipated to begin in Q4 of 2025, and end by Q1 of 2028.

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

None at this time.

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

Geotechnical Feasibility Report by PanGEO, dated July, 2024
Wetland and Fish and Wildlife Assessment Report by Soundview Consultants, dated July, 2024, revised May 27, 2025
Phase 1 ESA Report by Farallon Consulting, dated July 2024

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.

None known.

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

City of Arlington Conditional Use Permit
City of Arlington Binding Site Plan
City of Arlington SEPA Determination
City of Arlington Civil Construction Permit
City of Arlington ROW Permit
City of Arlington Building Permit
WSDOT Channelization Plan Approval
WA Ecology, NPDES Coverage

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 project will be phased. Phase 1 proposes to construct 206 apartment homes across 5 three-story residential buildings and 3 mixed-use buildings surrounding a central clubhouse and outdoor pool/spa area. This proposal includes approximately 12,000 square feet of retail/commercial space across 3 mixed-use buildings, along with associated and requisite parking, open space and recreation space, road extensions and improvements, and utility extensions and services on a single parcel of 8.81 acres. Phase 2 proposes one commercial building up to 3,300 square feet on Lot 1 along with a minimum of 1 parking stall for every 300 square feet of building space, open space, landscaping, and utility connections. Phase 2 is proposed to be developed after Phase 1 is complete and occupied.

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.

The project is located at 21117 59th Avenue NE, in Arlington, WA. The Snohomish County Tax Parcel Number is 31051000402700. The property is a portion of the SE Quarter of Section 10, Township 31 N, Range 5E on the Willamette Meridian.

B. Environmental Elements

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

a. General description of the site:

The subject parcel is 8.81 acres of pasture and invasive species. There are fence encroachments, but no structures on the site. A wetland has been identified in the southeast corner of the site. The site is generally flat with only approximately 5-feet of fall across the site from north to south.

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

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

The steepest slope on the site is approximately 7% per the topographical survey.

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.

The site is 6-12 inches of topsoil over poorly graded sand and gravel with some pockets of silty and/or organic material.

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

None.

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.

In general, the entire site will be raised to allow for infiltration of stormwater with adequate separation from groundwater. Total import across both phases may be as much as 118,000 cubic yards. Import will be structural fill material in most areas, and infiltrative sand and gravel material in infiltration areas. The source of fill is not known at this time, but the source will be shared with the city prior to civil construction permit approval. Phase 2 import may occur as part of Phase 1 construction, or may occur at a later date coinciding with Phase 2 construction.

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

Yes, erosion may occur as a result of clearing and/or construction activities. See below for a description of measures to mitigate this risk.

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

About 75% of the site will be covered with impervious surfaces after project construction.

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

The project will implement best management practices to control runoff during construction. These include, but are not limited to: established clearing limits, stabilized construction entrance, silt fence, temporary construction swales with filter socks or check dams, hydroseed of disturbed areas after grading, etc. Construction activities will also adhere to city and state monitoring and reporting requirements. A temporary erosion and sediment control plan will be reviewed and approved as part of the civil construction permit, and the site will be required to obtain NPDES coverage with Ecology.

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.**

They will be emissions from construction vehicles and equipment during construction, and there will be emissions from tenant owned vehicles (for residential) and customer and employee owned vehicles (for commercial/retail) improvements following construction. Depending on the eventual businesses that may occupy the commercial/retail space, there may be other associated emissions (e.g. from commercial kitchen exhaust).

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

The site is adjacent to State Route 530 which is a high-capacity roadway and a source of vehicle emissions, is across SR 530 from agricultural lands which can be a source of emissions, and is approximately 1-mile from the Arlington Airport which is a source of emissions.

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

During construction, equipment and vehicles will be maintained in good working order. No specific measures are proposed for control of emissions following construction.

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.**

There is a Type F stream on the adjacent property to the south, and a Category II Wetland on the property to the south that extends partly onto the southeast corner of this site. The off-site stream is tributary to Portage Creek which is tributary to the Stillaguamish River.

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.

The proposed site plan utilizes buffer averaging as authorized by City Code. No disturbance will occur inside the averaged buffers. A buffer averaging and enhancement plan has been submitted with the wetland mitigation report. See CUP and BSP plans submitted with this checklist.

- 3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

None proposed.

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

None proposed.

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

No portion of the site is within mapped 100-year floodplain. The site is within Zone X per the FEMA Flood Zone Designation Map.

- 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 waste material is proposed to be discharged to any surface waters.

b. 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 groundwater withdrawal is proposed for drinking water or any other purposes. Given the proximity of groundwater to ground surface, dewatering may be necessary during construction to install requisite underground utilities. The extents and requirements for temporary dewatering for construction will be determined during civil construction permit review and approval.

- 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.**

None proposed.

c. Water Runoff (including stormwater):

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

Runoff will occur from all building, paved, and landscape and open space areas on-site. Stormwater runoff will be collected and conveyed in a series of pipes and catch basins to multiple stormwater infiltration facilities below ground on-site. An emergency overflow will direct high flows to the on-site wetland. Infiltrated stormwater may travel laterally below grade to the off-site stream and adjacent wetland. Stormwater quantities and additional detail for both phases are provided in the drainage report submitted to the City with this checklist. Phase 1 construction will include all stormwater conveyance and mitigation facilities for Phase 1 development and associated off-site site infrastructure. Stormwater conveyance and mitigation facilities for Phase 2 will be constructed with Phase 2. This phasing is also described in the drainage report.

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

Yes, urban runoff does contain heavy metals, hydrocarbons, suspended solids, fertilizers, etc. that can be detrimental to surface waters. The project will provide enhanced water quality treatment for all pollution generating surfaces prior to infiltration.

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

In the existing condition, stormwater generally infiltrates on-site or runs off the site and sheet flow. This will be mimicked through engineered infiltration facilities to manage stormwater runoff from the development.

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

During construction best management practices will be implemented as previously described. The project will comply with all applicable Ecology and City stormwater requirements including enhanced water quality treatment and infiltration of stormwater runoff. The project will also be required to investigate the feasibility of low-impact development best management practices as part of the civil construction permit.

4. 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?

All on-site vegetation outside of stream and wetland buffers will be removed and replaced as a part of the project's construction.

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

No threatened or endangered species are known to be on or near the site. The nearest documented presence of ESA-listed species (chinook and steelhead) is located approximately 1.59 mile southwest of the subject property on Portage Creek. According to the USFWS IPaC mapping database, North American wolverine (*Gulo gulo luscus*), marbled murrelet (*Brachyramphus marmoratus*), yellow-billed cuckoo (*Coccyzus americanus*), northwestern pond turtle (*Actinemys marmorata*), and bull trout (*Salvelinus confluentus*) have the potential to occur within 300 feet of the subject property. The subject property contains large, open grassy fields that are seasonally mowed. No suitable breeding or foraging habitat for north American wolverine, yellow-billed cuckoo, marbled murrelet, or northwestern pond turtle occur within 300 feet of the subject property. Additionally, no suitable habitat for bull trout is found on or within 300 feet of the subject property, as Stream 1 has low channel complexity, and water temperatures that are not suitable for bull trout.

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

The site will be planted with native and PNW adapted plants and vegetation that are hardy and drought resistant.

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

Himalayan blackberry, Canada thistle, and English Ivy exist on the site.

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.

Examples include:

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

Songbirds were observed flying over the site during the wetland delineation and habitat assessment completed by Soundview. Herons potentially utilize the offsite wetland and riparian to the south and southeast. Red tailed hawks could potentially fly over the site as they are commonly seen along highways and open fields. Mammals that could potentially utilize the site and adjacent offsite wetland and riparian areas may include deer, beaver, raccoon, and possum. According to the WDFW and NWIFC-SWIFD fish mapping tool, offsite Stream 1 does not contain any documented fish presence. However, the WDFW and NWIFC-SWIFD mapping tool identifies offsite Stream 1 as being gradient accessible (modeled) to fall chum, coho, winter steelhead, odd year pink, and fall chinook salmonids.

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

No threatened or endangered species are known to be on or near the site. The nearest documented presence of ESA-listed species (chinook and steelhead) is located approximately 1.59 mile southwest of the subject property on Portage Creek. According to the USFWS IPaC mapping database, North American wolverine (*Gulo gulo luscus*), marbled murrelet (*Brachyramphus marmoratus*), yellow-billed cuckoo (*Coccyzus americanus*), northwestern pond turtle (*Actinemys marmorata*), and bull trout (*Salvelinus confluentus*) have the potential to occur within 300 feet of the subject property. The subject property contains large, open grassy fields that are seasonally mowed. No suitable breeding or foraging habitat for north American wolverine, yellow-billed cuckoo, marbled murrelet, or northwestern pond turtle occur within 300 feet of the subject property. Additionally, no suitable habitat for bull trout is found on or within 300 feet of the subject property, as Stream 1 has low channel complexity, and water temperatures that are not suitable for bull trout.

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

The site is within the broad path of the Pacific Flyway.

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

Stream and wetland buffers will be preserved and protected on-site.

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

None known.

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.**

The proposal will primarily utilize electricity for energy needs (heating and cooling of interior spaces, hot water, etc.). Propane tanks will be used for onsite BBQs and pool/spa heating as well as for any potential cooking requirements in the retail/commercial buildings.

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

The project poses no apparent impact to solar energy potential on adjacent properties.

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 proposal will include some onsite solar and will meet or exceed applicable energy code.

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.

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

A Phase 1 ESA was conducted by Farallon Consulting in July of 2024. Based on review of the Subject Property history, interviews with persons knowledgeable about the Subject Property, reconnaissance of the Subject Property, and review of the ERIS Report, this Phase I ESA did not identify recognized environmental conditions in connection with the Subject Property.

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.

There are no known hazardous material transmission lines on or near the 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.

Some construction materials and chemicals used during construction will qualify as toxic and/or hazardous. In the developed condition, no specific toxic or hazardous materials are planned to be stored or used on-site; however, apartment tenants in the residential portion of the site, and/or retail or commercial operations in the retail/commercial portion of the site may store materials typically found in those uses.

4. Describe special emergency services that might be required.

No special emergency services are anticipated to be required.

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

Construction materials and chemicals will be stored and used following best practices and following manufacturers recommendations.

b. Noise

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

The project is adjacent to SR530 which is a high-capacity roadway, and therefore a source of noise. The project is also approximately 1-mile from the Arlington Airport, also a source of noise.

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)?

Noise generated during construction will generally be from construction vehicles and equipment and will be what is typical for this scope and scale of development in this region. Noise generated from the finished development will be just what is typical for rental apartment housing and low-rise retail/commercial development.

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

No specific measures are proposed.

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 unworked pasture. We do not anticipate that the proposal will have any adverse effect on current, adjacent land uses.

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 has likely been used for agricultural purposes as some point in the past; however, the site is not currently used for agricultural purposes and is not zoned for agricultural use.

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?

We do not anticipate any impact from this proposal on surrounding working farm or forest land operations. Conversely, we do anticipate any impact to this proposal from surrounding operations.

c. Describe any structures on the site.

There are no existing structures on the site.

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

Not applicable. No structures will be demolished.

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

The site is zoned General Commercial (GC) with a Mixed Use Overlay.

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

The comprehensive plan designation is General Commercial (GC) with a Mixed Use Overlay.

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

The subject property does not contain any critical areas regulated under the shoreline master program.

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

No portion of the site has been classified as a critical area by the city or county; however, the project biologist has mapped a Category III wetland on the southeast corner of the site.

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

This cannot be known for certain but approximately 300 to 350 people in the residential portion of the project and 20 to 40 employees for the mixed use portion of the project.

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

None.

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

Not applicable. None proposed.

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

The project will be reviewed by the City of Arlington for conformance with applicable land use policies through the site review process.

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

None proposed.

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.**

The proposal provides attainable housing in the form of 206 apartment homes.

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

Not Applicable. None.

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

Not Applicable. Proposal is fully additive housing supply.

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 residential buildings are three stories and approximately 41 feet in height (above the first floor). The principal wall material is simulated wood siding with a variety of textures and colors. This includes board and batten, horizontal lap siding and vertical siding. The roofing is composition shingles.

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

No views are anticipated to be obstructed in the immediate vicinity. The community will be visible from adjacent areas.

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

The length of each residential building is less than what is allowable in the Mixed-Use Development Standards, and the overall building mass is articulated to break up the building into smaller components. The hipped roof further reduces the overall building mass.

To reduce the mass of the façade, the building is articulated with a strong base, middle and top. The building base incorporates horizontal lap siding, and the upper walls incorporate varying textures and colors of siding. The façade is also articulated with recessed balconies and topped with double-gabled roof forms.

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?**

During construction, construction activity will primarily occur during daylight hours and will not require any significant site lighting; however, during portions of the year with shorter daylight

hours, when city permitted work hours extend before dawn, site lighting may be used for site logistics and safety. For the finished project, vehicle headlights will result from both the residential and retail/commercial portions of the site. Typical pedestrian oriented light post and building porch and entry lights will be utilized throughout the residential portion of the site. Specific retail/commercial uses are not yet identified, but will likely include lighting for business signage, parking lot safety, building perimeter lights, and other lighting typical of low-rise retail/commercial uses. Lighting may be used at any time from any of these uses, but will predominantly occur during morning and evening hours.

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

No light or glare from the finished project is anticipated to pose a safety hazard or interfere with views.

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

None known.

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

Construction will follow all city rules and regulations regarding working hours. Lighting for the finished project will follow all city lighting regulations.

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

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

Access to the Portage Creek Wildlife Area is only approximately 600 feet southwest of the site. Access to the Centennial Trail is approximately ¾-mile east of the project site.

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

No, it would not.

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

As a redevelopment of private land this proposal does not negatively impact recreational opportunities for the general public.

The proposal is subject to, and will pay, City of Arlington Park Impact Fees. The proposal is also subject to “open space” and “mini park” requirements that will be constructed onsite. Apartment residents will enjoy access to a well amenitized clubhouse and pool/spa area.

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 to the applicant’s knowledge.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

None to the applicant’s knowledge. Applicant has retained Cultural Resource Consultants (CRC) to conduct a full cultural resources assessment report. CRC has already completed an Unanticipated Discovery Plan that was submitted to the City of Arlington as part of the applicant’s Conditional Use Permit and Binding Site Plan submittals.

- 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.**

CRC is contracted to conduct a full cultural resources assessment report inclusive of Background research via Washington Department of Archaeology and Historic Preservation’s (DAHP) WISAARD system, tribal contact to determine if regional tribes have an interest in the site, and field investigation consistent with DAHP guidelines.

- 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.**

The Project will incorporate the recommendations outlined in the CRC report, to include compliance with the Unanticipated Discovery Plan.

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.**

The site is adjacent to 59th Ave NE and SR530. The project proposes extending a new public ROW from 59th Ave NE east into the project site, then north, then extending along the project frontage along the south edge of SR530 as requested by the City of Arlington. See plans submitted with this checklist.

- 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 site is not currently served by public transit. The nearest transit stop is located approximately 1 mile southeast of she site at the intersection of 67th Ave NE/204th Street NE and provides service to Community Transit Routes 220 and 230.

- 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).**

The project will require new curb, gutter, sidewalk and street trees along the project frontage on 59th Ave NE. As previously mentioned, the project will extend a new public roadway from 59th Ave NE along the site frontage parallel and adjacent to SR530. This new ROW will consist of a minimum 20-foot wide asphalt roadway, a 12-foot multi-modal trail on one-side, sidewalk on one-side, curb and gutter and landscape planting on both sides.

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

The project will not use water, rail, or air transportation. The site is located approximately 1-mile from the Arlington Airport, and approximately ¾-mile west of a north/south rail corridor.

- 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 nonpassenger vehicles). What data or transportation models were used to make these estimates?**

The completed project for Phase 1 is estimated to generate 1,610 new weekday daily trips. Peak volumes are anticipated to occur from 7-9 AM and 4-6 PM. Trucks would consist of less than 3% of the total daily traffic volumes. These trip generation estimates are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th edition). Additional transportation review may be required prior to construction of Phase 2, depending on the specific type of commercial use that is proposed.

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

No impact is anticipated on movement of agricultural or forest products.

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

Measures to reduce transportation impacts will include frontage improvements along 59th Ave NE and a new public roadway from 59th Ave NE along the site frontage parallel and adjacent to SR530. The applicant will also be required to pay transportation impact fees at the time of building permit issuance which will help fund transportation improvements throughout the City of Arlington.

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, other)? If so, generally describe.**

Phase 1 proposes 206 new apartment units and up to 12,000 square feet of new retail/commercial space. Phase 2 proposes up to 3,300 square feet of new commercial space. These uses along with temporary construction activity will require public services typical for these uses in this area.

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

The project will pay requisite impact fees, and new roadways and buildings will be designed and constructed to meet all applicable requirements for emergency access.

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:

None.

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.

The project will be served by City of Arlington water and sewer utilities which will be extended to and through the site. City of Arlington sewer will also be extended to the site from approximately 300 feet east of the site, and City of Arlington water will be extended to the site from approximately 1,200 feet east of the site. Stormwater utilities constructed in the public ROW will be owned and maintained by the City. Stormwater utilities on-site will be owned and maintained by the property owner. Existing overhead power and telecommunications along the north edge of the site will be undergrounded, and will be extended through the site. Electrical power is provided by Snohomish PUD. The site is served by multiple telecommunication providers. Trash will be serviced by Waste Management. Will serve letters have been received from all utility providers.

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.

DocuSigned by:
X *Bradley Machat*
9C4A7762E5774BE...

Type name of signee: Bradley Machat

Position and agency/organization: Vice President

Quarterra Multifamily Communities

Date submitted: 9/18/2025

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.