



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:

Smokey Point Community Park

2. Name of applicant:

City of Arlington

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

18204 59th Avenue NE, Arlington, WA 98223

Amy Rusko – 360-403-3550

4. Date checklist prepared:

August 30, 2023

5. Agency requesting checklist:

City of Arlington, Community and Economic Development Department

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

The construction of the site is split into two phases. The construction begins on the west and moves east through the site. The frontage along Smokey Point Boulevard will be developed with the City of Arlington Smokey Point Boulevard improvements that are under a separate project.

Phase 1 is for the construction of approximately $\frac{3}{4}$ of the site. Phase I improvements include the Plaza and Great Lawn areas. The amenities are the hardscaped areas, landscape planters, seating and benches, picnic tables, bicycle racks, stage, track, open play space, lawn area, restrooms, lighting, walking paths/sidewalks, stormwater, fencing, street trees, and parking along 178th Street NE.

Phase 2 is for the construction of approximately $\frac{1}{4}$ of the site. Phase II improvements include the Playground area. The amenities are the picnic shelter, playground, seating and benches, picnic tables, lighting, walking paths/sidewalks, fencing, and stormwater.

See proposed site plan on the next page, with phasing lines.



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

The Smokey Point Community Park is proposed to be completed in two phases. After the park is complete there no known additions or expansions.

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

No additional environmental information has been prepared.

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.

The City of Arlington received a Department of Commerce Grant to complete the design for the Smokey Point Community Park.

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

The Smokey Point Community Park project is required to receive City of Arlington Land Use, Civil, and Building Permit approvals, along with City of Marysville for Utilities (water and sewer).

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 City of Arlington is constructing the Smokey Point Community Park as public park on city property in the Smokey Point neighborhood that incorporates the history of Smokey Point in its design elements. The park is proposed to be constructed in two phases, from west to east. The park site provides a focal point for the neighborhood, centrally located alongside Smokey Point Boulevard, with easy accessibility to recreational opportunities, a venue for live entertainment to occur, and most importantly a place to build social capital within the Smokey Point neighborhood. The park consists of a formal park area with hardscaping, passive park area with open space, exercise track and covered performance stage, and an inclusive playground area with diverse features to accommodate a broad age range. Amenities of the park include: public parking along 178th Street NE, one precast restroom facilities, site landscaping, irrigation, security cameras, lighting, benches, outdoor furniture, lawn areas, picnic tables, access road, , frontage improvements, sidewalks, and playground equipment. The project also includes the installation of water, sanitary sewer, stormwater, electrical, and communications/connectivity provided on the site.

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.

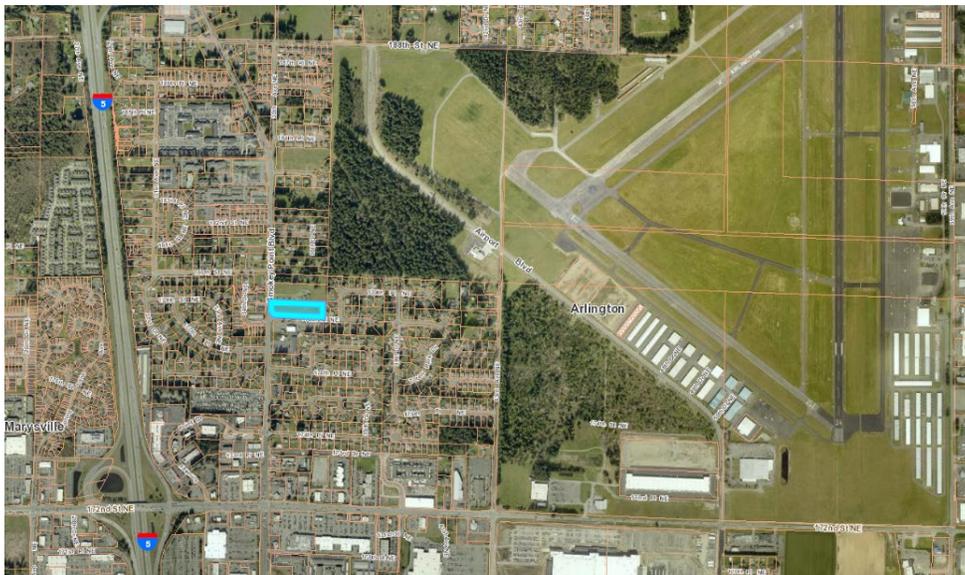
Address: 17903 Smokey Point Boulevard

Parcel Number: 310521-003-023-00

Parcel Size: 2.23 Acres (1.8 acres of developed park after ROW dedications)

Property Description: SEC 21 TWP 31 RGE 05S1/2 N1/2 NW1/4 SW1/4 EXC E 698.42FT & EXC W 30FT TO SNO CO AF NO 191995 & EXC S 135.8FT EXC PTN CO RD AS PER TOTEM PARK DIV NO 4

Legal Description: Lot 1 of Snohomish County Short Plat No. 229(10-74) recorded under Auditor's File No. 2363994, records of Snohomish County, Washington.



B. Environmental Elements

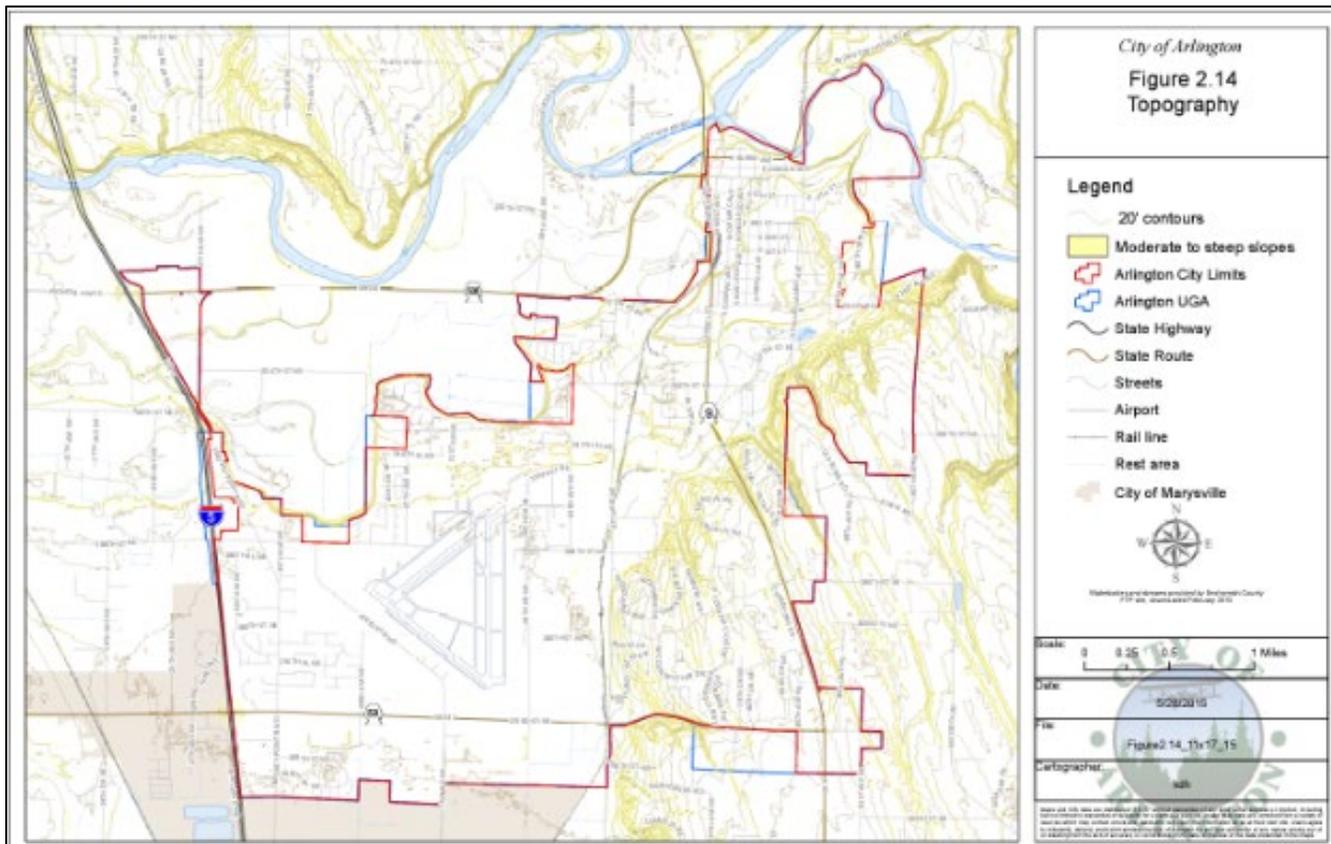
1. Earth [Find help answering earth questions](#)

a. General description of the site:

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

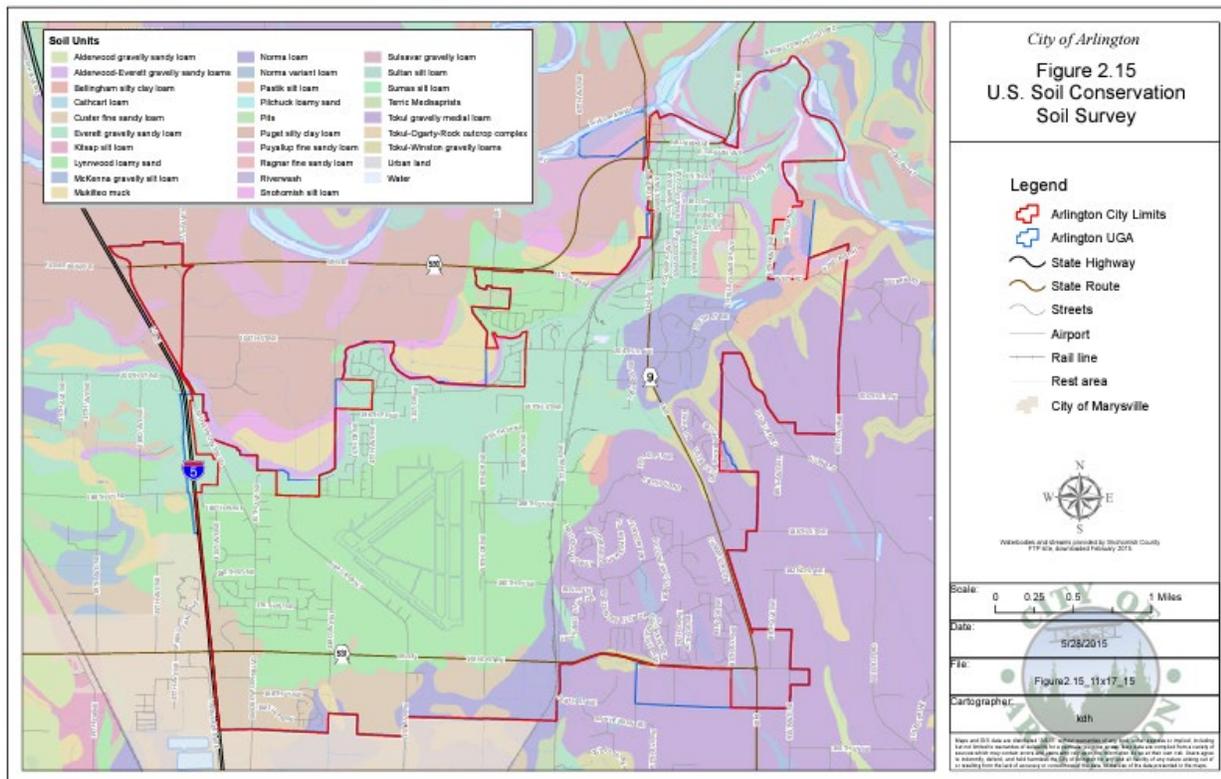
b. What is the steepest slope on the site (approximate percent slope)?

The property is generally flat with 0-3% slope.



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 project site consists of Lynnwood Loamy Sand per the USDA Natural Resources Conservation Service website and the City of Arlington Soil Survey.



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

No. This site and area do not have a history of unstable soils.

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 purpose of this project is to develop a community park in the Smokey Point neighborhood for public use and recreation. The entire 2.23 acre site will be graded with construction and includes 2,050 cubic yards of cut and 2,500 cubic yards of fill.

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

Yes, erosion could occur as a result of grading the site and excavation activities. BMPs such as silt fencing will be used.

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

The total site is 2.23 acres. The park is 1.8 acres and ROW dedication is 0.43 acres.

The completed park project will cover approximately 40% of the property.

The completed area dedicated for public ROW will cover approximately 55% of the property.

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

Erosion may be possible during construction, but will be temporary. Any necessary BMPs needed to reduce the risk of erosion, such as a silt fence will be implemented.

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.

Air emissions may increase slightly due to construction equipment during the construction phase of the project.

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

No. Vehicular traffic occurs on both Smokey Point Boulevard and 178th Street NE, but will not affect the project proposal.

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

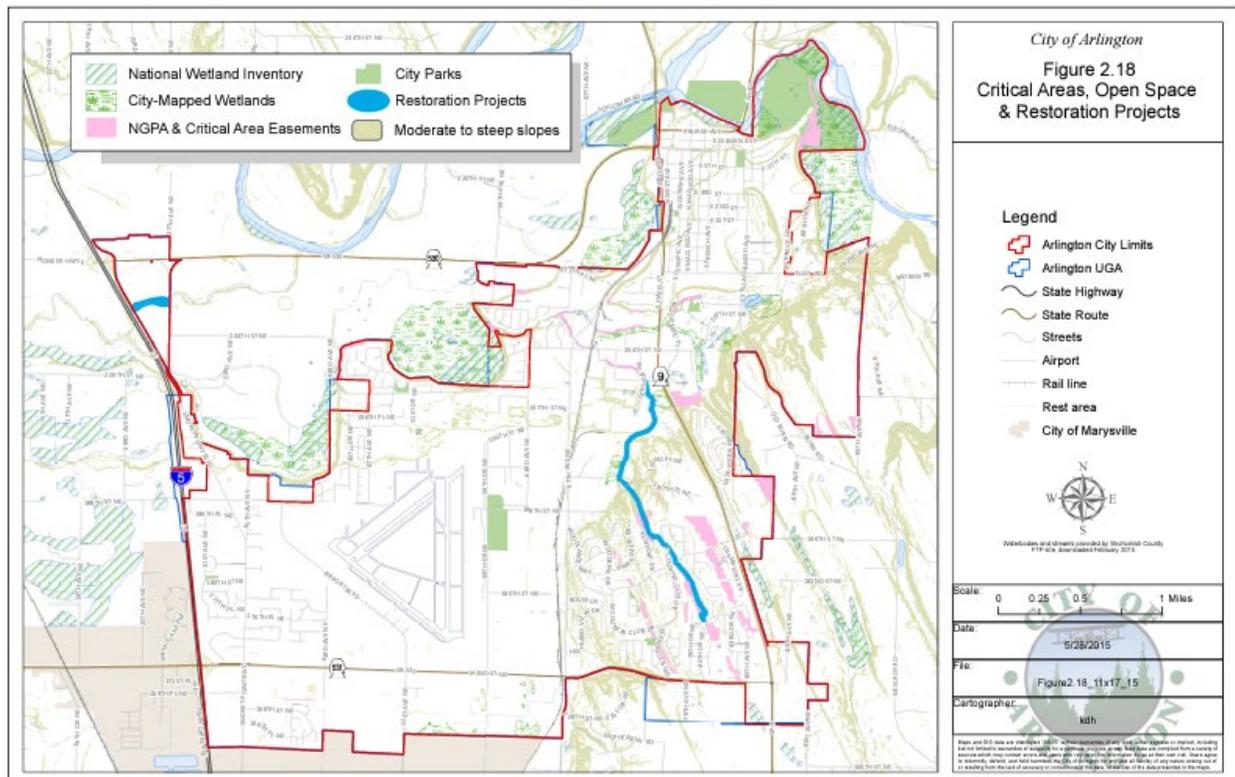
Standard emission control converters and mufflers will be used by construction vehicles.

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

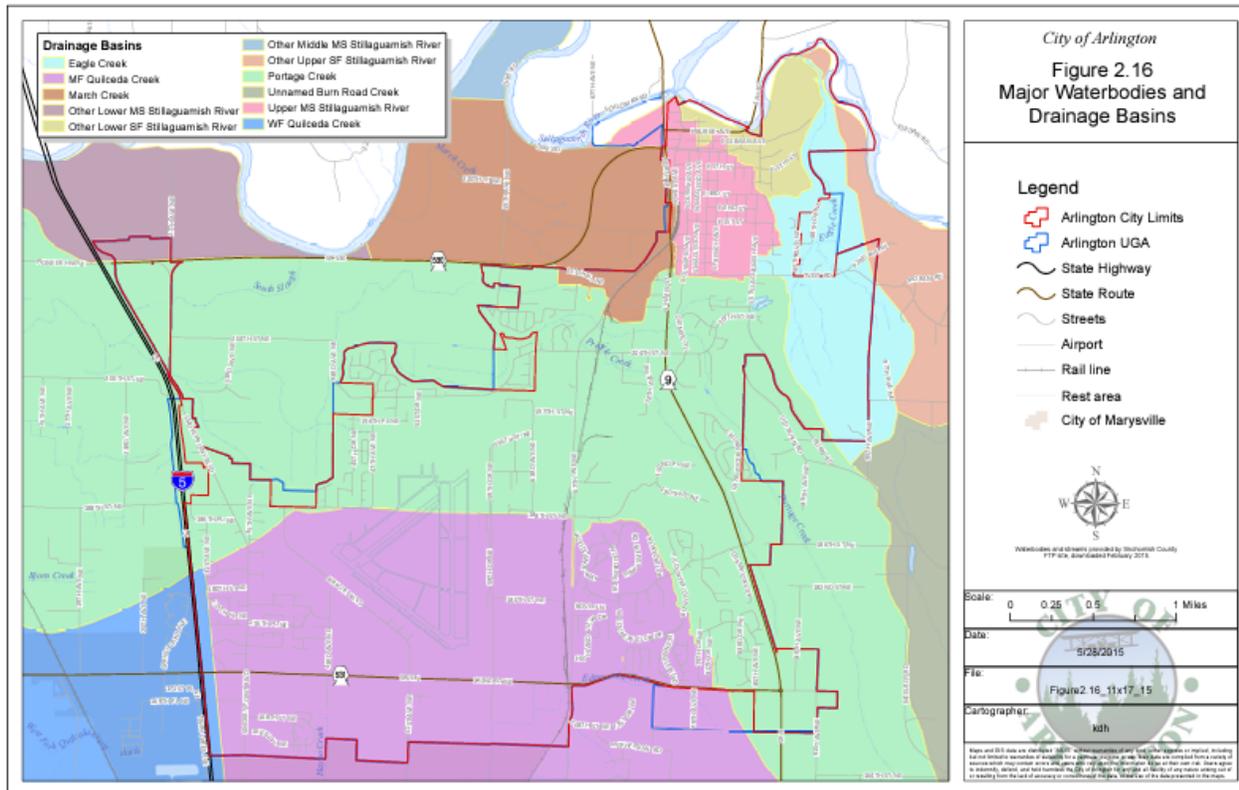
a. Surface Water: [Find help answering surface water questions](#)

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 are no surface water bodies on or in the immediate vicinity of the project site.



The city has multiple drainage basins that are shown on the map below:



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.

No. The project site is not within 200 feet of any surface bodies of water.

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.

No fill or dredging of materials is proposed with this project.

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

No surface water withdrawals or diversions are proposed with this project.

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

No the property does not lie within a 100-year floodplain.

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: [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 will be withdrawn for this project.

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

No waste material will be discharged into the ground. The public restrooms that are part of the project will be connected to the City of Marysville sewer.

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.

The project has proposed infiltration on the site. Stormwater will be collected in catch basins and go through a water quality facility prior to infiltration.

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

Yes, stormwater runoff could contain chemicals from vehicles or fine sediments that are not completely captured through infiltration. During construction, temporary BMPs will be implemented to reduce erosion and runoff.

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

No.

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

Any BMPs necessary to reduce runoff will be implemented. These may include silt fencing or filter fence.

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?

The existing site is an open grass field with 10 evergreen trees located along the property boundary lines. The project requires 3 of the evergreen trees to be removed for construction of the park.

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

No threatened or endangered species have been observed on or near the site.

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

The landscaping on the site includes the use of native plants and irrigation will be installed. The project plans call for 36 Deciduous Trees, 21 Evergreen Trees, 17 Small Accent Trees, 2,570 Shrubs, and Grass

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

No noxious weeds or invasive species have been observed 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:

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

No threatened or endangered species have been observed on or near the site.

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

The City of Arlington is part of the Pacific Flyway. The Pacific Flyway is a major north-south flyway for migratory birds in America, extending from Alaska to Patagonia. Flyway route stopover sites typically include wetlands, shorelines, or beaches. The subject site is located within an urban setting of the smokey point area. There are no wetlands near the site and the Stillaguamish River is approximately 2 miles from the property.

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

The existing site is an open grass field with a few trees at the property boundaries. The site will be fully planted with trees and shrubs that could enhance wildlife on the site.

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

No invasive animal species have been observed on or near the site.

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

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

The project proposes to electricity for on site amenities and EV charging stations.

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

No.

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.**

None are proposed.

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.**

There is possible risk of fuel or vehicle/machinery fluid spills or leaks due to construction machinery operating on the site during construction of the park. The risk of a spill or leak is not likely and spill kits are required to be at the project site if a spill should occur. After construction, fuel spills from park use is not anticipated to occur.

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

There are no contamination issues on this site.

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.**

The title report for the parcel identifies two easements granted to Olympic Pipeline Company with Snohomish County recording numbers 1698205 and 2258724. These were blanket easement prior to the main transmission line being placed east of this property. There are no transmission lines located on the property.

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 will be located on the site.

4. **Describe special emergency services that might be required.**

No special emergency services are anticipated.

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

A spill kit for construction vehicles will be on the site during construction activities.

b. Noise

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

Smokey Point Boulevard is adjacent to the site to the west and is a potential noise source. Interstate 5 to the west and State Route 531 to the south are both located approximately 1/3 of a mile from the subject site. The property is located in a busy developing urban center.

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 during the construction of the project is short-term. An increase of noise from recreational activities will occur on a long-term basis with the community park. The property borders two public streets on the west and south and a few residential parcels on the north and east sides. Noise from kids playing, adults congregating, or from events held on the site are predicted. Most noise levels would be appropriate during day use of a park.

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

The short-term construction activity noises are required to meet the City of Arlington construction hour limitations.

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 owned by the City of Arlington and is zoned Public/Semi-Public. The proposal is not anticipated to affect the residential or church uses on adjacent properties.

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?

No.

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.

The site is vacant with no structures.

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

None

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

Public/Semi-Public

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

Public/Semi-Public

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

The site is not located within the City of Arlington Shoreline Master Program designations.

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

No.

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

None.

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

None.

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

None are proposed.

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

The project will be in accordance with required permits and conditions.

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

The project will have no affect to agricultural or forest lands.

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.

None.

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

None.

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

None are proposed.

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

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

The height of proposed structures (stage, picnic shelter, restrooms) on the site are 16 feet or less measured to the peak. The principal exterior building materials are Concrete (cast-in-place), Concrete (pre-cast), CMU and Brick.

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

None.

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

None are proposed other than the site meeting the City of Arlington design requirements.

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?

Street and park lighting are required for the project. There will be no glare to neighboring properties. The lighting will have typical night timing (dusk until dawn).

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

The lighting is required to be down shield. There are no views from this site that lighting can interfere with.

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

Existing and future street lighting along Smokey Point Boulevard and 178th Street, but does not affect the project.

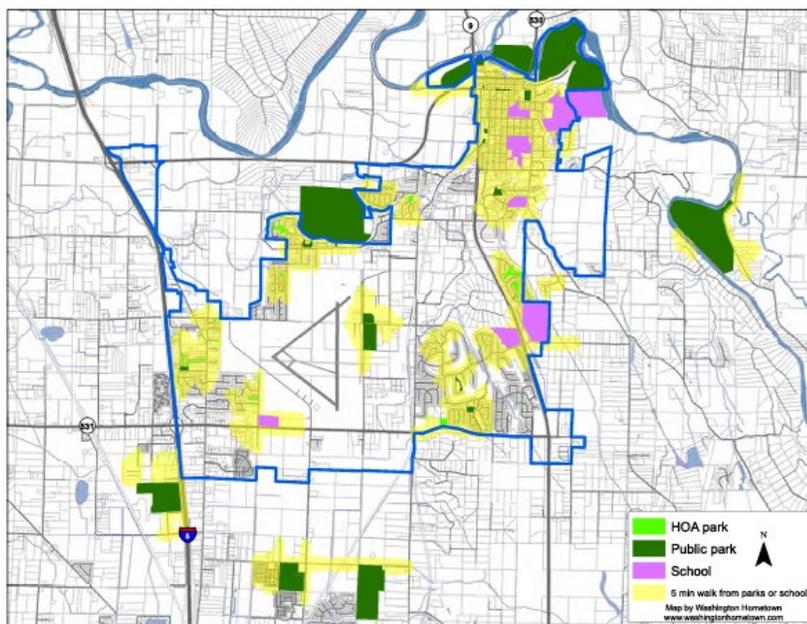
d. Proposed measures to reduce or control light and glare impacts, if any.

All development within the City of Arlington is required to meet all current code regulations regarding glare and off-site lighting and to keep all lighting down shielded on the specific site.

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

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

J. Rudy York Park is located 1/3 of a mile and the Airport Tril is located approximately 1/2 mile from the property. The Smokey Point Community Park proposal will add to the city's park inventory.



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

No.

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

None are proposed. This community park will increase the number of public parks in the city.

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.

The site is vacant. There is older residential structures in the area, but no known structures that are eligible for local, state, or national preservation registers.

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.

There are no known pre-contact cultural materials on the site or in the immediate area.

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.

Consultation with the Tribes and DAHP.

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.

An Unanticipated Discovery Plan is required with the Land Use or Civil permit with the City of Arlington. The Stillaguamish Tribe has the right to monitor any ground disturbance on the site.

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.

Smokey Point Boulevard, collector street, with future commercial frontages, serves the property to the west. 178th Place NE, local access, serves residential single family homes. A new alley will be constructed on the east side of the property for future connection to the north.

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 property is located within 1/4 mile of the Smokey Point Transit Center with multiple transit stops along Smokey Point Boulevard. The nearest northbound transit stop is located 200 feet south of the property and the nearest southbound transit stop is located 500 feet south of the property.

- 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 is required to construct frontage improvements along both Smokey Point Boulevard and 178th Place NE by providing public sidewalks, parking, pedestrian, and bicycle access.

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

No.

- 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?**

A community park uses Land Use 411 from the ITE Trip Generation Manual. The developed park acreage is 1.8 acres. The ITE Manual shows a vehicle trip per acre average rate of 0.11 for PM Peak Hour Trips. This equates to 0.2 trips during the 4-6 PM Weekday Peak Hours.

- 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.

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

None are proposed. The City of Arlington has plans to make improvements to the Smokey Point Boulevard corridor.

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.**

Yes. The community park would result in an increase of public services involved with the ownership and maintenance of the site.

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

The City of Arlington will work with the Arlington Police Department and North County Fire & EMS on methods to keep the park safe for users.

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:**

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 is required to install City of Marysville water and sewer connections for the public restrooms and electricity throughout the site for park amenities.

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

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X 

Type name of signee: Amy Rusko

Position and agency/organization: City of Arlington Planning Manager

Date submitted: 8/30/2023