



# COMPLETE STREETS CHECKLIST

Community & Economic Development

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

Project Name: Wet Rabbit Express Car Wash Email: tcheshire@pacland.com

Project Manager/Owner: Chris McClure (Wet Rabbit LLC) Phone No.: (206) 522-9510

**Description of Scope:**

The project site is located along the southeast quadrant of the intersection of 204th Street NE and State Route 9 and is comprised of two tax parcels (Parcel 31051400100600 and 31051400101000). The car wash project will be developed on the parcel fronting 204th Street NE and will consist of a +/- 4,920 sf Wet Rabbit Express Car Wash (conveyor type) and a +/- 450 sf canopy structure for unattended, point-of-sale transactions. Additional site improvements will include surface parking for thirteen (13) vehicles with vacuum stations, one (1) accessible parking stall, and three (3) employee parking stalls located on the adjacent parcel.

The hours of operation for the car wash will be from 8:00 am to 8:00 pm during the summer hours and 8:00 am to 7:00 pm during the winter hours. The car wash will be a drive-through conveyor operation with an attendant onsite during business hours. The average wash cycle for the car wash is approximately three (3) minutes, with the dryers operating for the last 20 seconds of the cycle.

**Roadway Classification:**

- Principal     Minor     Collector     Non-Arterial     Boulevard     Alley

**Cross Connection Type:**

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Downtown                   | <input type="checkbox"/> Urban Center Connector | <input type="checkbox"/> Neighborhood Yield    |
| <input type="checkbox"/> Downtown Neighborhood      | <input type="checkbox"/> Industrial Access      | <input type="checkbox"/> Mixed Use Overlay     |
| <input type="checkbox"/> Urban Village Main         | <input type="checkbox"/> Neighborhood Corridor  | <input type="checkbox"/> Smokey Point Corridor |
| <input type="checkbox"/> Urban Village Neighborhood | <input type="checkbox"/> Neighborhood Curbless  |  |

## 1. CHANNELIZATION

Average Daily Trips: <b>170</b> Contact Public Works 360-403-3512	Should re-channelization be considered in the project scope?
Speed Limit: <b>20 mph along 204th Street NE and 77th Ave NE, next to project site</b>	<b>No</b>
Current image or typical existing cross-section of street in project area (showing lane configuration): 	

## 2. PAVEMENT CONDITIONS

Does the existing road maintain the minimum Overall Condition Index (OCI) as set forth in the Transportation Benefit District? Contact Public Works for current OCI and Standards 360-403-3512.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Has the installation of traffic circles been considered?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is this project on the city's Transportation Improvement Plan?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Should pavement repair be considered through this project? If yes, please explain.	<input type="checkbox"/> Yes	<input type="checkbox"/> No

## 3. PEDESTRIAN INFRASTRUCTURE

Is this area identified in the City of Arlington Pedestrian Improvement Plan? If so, have the recommendations been met? Explain how or why not. <ul style="list-style-type: none"> <li>- A multi-use trail is proposed on SR-9 between SR 531 and Highland Dr</li> <li>- Sidewalks are proposed on Highland Dr between SR-9 and Stillaguamish Ave</li> <li>- A new roundabout crossing with crosswalks at 204th Street NE/77th Ave/Olympic PI has already been built, which was part of the 2018 Pedestrian Improvement Plan</li> </ul>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
People walking or using a mobility device: Is the project fully served by sidewalks, accessible curb ramps, and safe crosswalks? If not, are new/repared sidewalks, curb ramps, and crosswalks included in the project?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Explain how or why not.

The existing sidewalks within the public way provide adequate means of mobility for pedestrians. The existing driveway along 204th St NE will be removed and replaced to be compliant with ADA and City requirements. Damaged sidewalk panels will be replaced at the City's discretion.

Are existing sidewalk in good condition?  Yes  No

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

Are there missing sidewalk in the project area?  Yes  No

If yes, explain how this will be corrected?

Crossing Width (number of lanes) \_\_\_\_\_ Controlled Stop Spacing \_\_\_\_\_

Does the project propose mid-block crossings to reduce distance between crossings?  Yes  No

Is there pedestrian refuge or flashing beacons in the project area?  Yes  No

Explain pedestrian existing crossing convenience, visibility and safety; does the project target improvements to accessibility?

Have the addition of curb bulb outs been considered to slow traffic and reduce crossing width?  Yes  No

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

The car wash tunnel is oriented in the N/S direction with a pedestrian sidewalk that runs from the 204th St right-of-way (N/S direction) along the east side of the building. Given the use/business type the project is not anticipated to generate pedestrian foot traffic to/from the roadway with the exception of employees.

Describe pedestrian facilities added such as benches, trash receptacles, visual interest, shade and plantings.

As stated above, given the use/business type the project is not anticipated to generate pedestrian foot traffic to/from the roadway with the exception of employees. Therefore, pedestrian facilities (plaza, benches, etc.) have not been contemplated. Trash receptacles will be provided at each vacuum station for patrons. The site will include a mix of native, native-adapted and ornamental trees, shrubs, grasses and groundcovers to increase plant diversity and habitat.

## 4. BICYCLE INFRASTRUCTURE

Is this area identified in the City of Arlington Bicycle Improvement Plan?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<p>If so, have the recommendations been met? Explain how or why not.</p> <ul style="list-style-type: none"> <li>- Stripe Protected Bike Lanes on existing pavement width along 204th/207th St NE between SR-9 and Burn Rd</li> <li>- Protected Bike Lanes along 204th St NE between 76th Ave and SR-9</li> <li>- Protected bike lanes along Highland Dr between SR-9 and Stillaguamish Ave</li> <li>- Stripe Protected Bike Lanes on existing pavement width along Olympic Ave between 204th St and 1st Ave</li> </ul>		
Is the project site fully served by bicycle facilities? If not, are new bicycle facilities included in the project?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<p>Explain how or why not.</p> <p>The site is not currently served by bicycle facilities.</p>		
Does this project meet the needs of a variety of bicycle users? (Family vs. Commuter) How?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<p>The car wash is not anticipated to generate bicycle traffic with the exception of employees.</p>		
<p>Describe how the building(s) serve and invite bicycle traffic, e.g. covered bike racks, visual interest, smooth transitions, bicycle focused travel ways.</p> <p>The car wash is not anticipated to generate bicycle traffic, therefore the items referenced above have not been contemplated.</p>		

## 5. TRANSIT INFRASTRUCTURE

Transit Classification:	<input type="checkbox"/> Major Transit Route	<input type="checkbox"/> Minor Transit Route
Is the project identified on the City of Arlington Transit Expansion Plan?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<ul style="list-style-type: none"> <li>• Are there bus stops on the project area?</li> <li>• Are all bus stops in the project area within close proximity to a controlled crossing?</li> <li>• Average distance between bus stops in/adjacent to project area?</li> <li>• If bus stops are less than 0.2 miles (1056 ft.) apart, can stops be consolidated?</li> </ul> <p>Explain:</p>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<p>The nearest westbound transit stop approximately 150' to the north east along the McDonalds frontage. This stop serves routes 220 and 230. There are eastbound transit stops approximately 750' (equidistant) to the east and west of the site. These stops also serve routes 220 and 230.</p>		

Does the stop provide cover and seating? How or why not.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<b>Seating is provided but no cover/shelter.</b>		
Does the project add visual interest, shading, lighting, plantings, or traffic buffers? Explain how the project improves transit users' comfort and convenience.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the transit stop ADA accessible? If not, how does the project propose to provide accessibility? How or why not.	<input type="checkbox"/> Yes	<input type="checkbox"/> No

## 6. FREIGHT INFRASTRUCTURE

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

## 7. STREET TREES AND LANDSCAPING

Describe any existing street trees and landscaping assets within the project limits that warrant project investment to sustain (e.g. preservation of street trees):		
<p style="color: blue;">There are no existing trees along the 204th St NE or 77th Ave NE frontages. A tree stand abuts SR-9. This stand of 19 European hornbeams are in a tight formation as a hedge running parallel to the parcel boundary. These trees will be removed and replaced with trees and landscaping meeting City requirements. A large Douglas Fir lies within the right-of-way and will be preserved.</p>		
Is there an opportunity to plant trees or expand landscape?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

<p>Will there be long-term street tree and landscaping maintenance required for this project? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>How will the maintenance of plants be addressed?</p> <p style="color: blue;">Low maintenance plantings and trees consistent with City requirements have been incorporated into the design. Irrigation will be provided.</p>
<p>Are street median planting proposed in the project area? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>
<p>Does the project include any environmental elements? E.g.: <span style="border: 1px solid red; padding: 2px;">street trees</span>, reduced pavement, bio-infiltration, vegetated bump outs, <span style="border: 1px solid red; padding: 2px;">native/drought tolerant vegetation</span>, or other environmental improvements to be implemented with the project? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>Explain how or why not.</p> <p style="color: blue;">As part of the proposed project, landscaping (per City of Arlington requirements) will be incorporated along the 204th St NE frontage and throughout the site. The site will include a mix of native, native-adapted and ornamental trees, shrubs, grasses and groundcovers to increase plant diversity and habitat. Landscape elements will meet or exceed City of Arlington requirements to reduce Heat Island Effect and other city requirements.</p>

**8. URBAN DESIGN AND PLANNING**

<p>If an adopted subarea or action plan applies to this project, has its recommendations relevant to improved streets/ROW been met? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>Explain how or why not.</p>
<p>Has connectivity been improved for all modes of travel? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>Explain specifically for each mode of travel.</p> <ul style="list-style-type: none"> <li>- Emergency vehicle access is improved with the connection between 204th and 77th.</li> <li>- Pedestrian access has been improved but this project does not anticipate generating foot traffic aside from employees.</li> <li>- Bicycle access has been improved with the connection between 204th and 77th, however this project does not anticipate generating bicycle traffic aside from employees.</li> </ul>
<p>Is there an opportunity to implement artistic elements (e.g. sidewalk inlays, creative street furniture, or bollards or planters, creative bicycle racks etc.) in the project area? Explain how. <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>

Describe Public Art or Art Opportunities:

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

Yes

No

## CITY USE ONLY

### Approval Determination

- This project meets or exceeds the City of Arlington Complete Streets Standards.
- This project will meet the City of Arlington Complete Street Standards with the following changes.
- This project does not meet the City of Arlington Complete Street Standards. Please revisit the following sections and resubmit.

### Variance Determination

- This project does not meet the City of Arlington Complete Street Standards. Project proponent has applied for a variance through the variance process and variance has been approved.
- The variance has been denied, please revisit the following sections and resubmit.