

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:

Visconsi Medical Facility

2. Name of applicant:

VWA-Arlington MOB, LLC.

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

Shawn Jurisch, P.E.
Visconsi Companies, Ltd.
30050 Chagrin Boulevard, Suite 360
Pepper Pike, OH 44124
216-385-5420

4. Date checklist prepared:

October 2, 2025

5. Agency requesting checklist:

City of Arlington, Community & Economic Development

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

Construction Start: February 2026

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

None.

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

The following environmental information has been prepared for the proposal:

1. Geotechnical Report prepared by Terra Associates, Inc. dated August 19, 2025
2. ALTA Survey prepared by Barghausen Consulting Engineers, LLC dated September 24, 2025
3. Stormwater Site Plan prepared by Barghausen Consulting Engineers, LLC dated October 1, 2025

4. Stormwater Pollution Prevention Plan (SWPPP) prepared by Barghausen Consulting Engineers, LLC dated October 1, 2025
5. Traffic Impact Analysis prepared by Kimley-Horn & Associates dated September 16, 2025
6. Cultural Resources Assessment prepared by Trinity Consultants dated September 2, 2025
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.

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

The following permits and approvals are identified for the proposal:

1. Binding Site Plan Application
2. Design Review Application
3. Zoning Permit Application
4. SEPA
5. Building Permit
6. Civil Construction Permit
7. NPDES General Stormwater Permit (DOE)

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.)

11. 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 scope of the project includes the construction of a three-story 30,000-square-foot Medical Office Building. The proposed site improvements include new asphalt paving to support 121 surface parking stalls, exterior lot lighting, stormwater improvements, utility connections, and perimeter and interior landscaping.

The subject property is located at the northwest intersection corner of 212th Street and Medical Center Drive in Arlington, Washington. The parcel is currently vacant and is approximately 2.23 acres. The subject property is split zoned between Medical Services (MS) and Residential High-Capacity (RH) zoning designations. The MS zoning regulation will apply in accordance with City Code provisions for split zoning conditions. Surrounding land uses include medical offices to the north, multifamily attached residential to the east, residential and medical facilities to the south, and hospital/clinic facilities to the west. There is a surface parking lot directly adjacent to the northeast of the lot and a heliport located directly adjacent to the west side of the lot. The proposed use will integrate with the surrounding existing land uses.

LEGAL DESCRIPTION: SEC 12 TWP 31 RGE 05 PTN S1/2 SW1/4 NW1/4 SD SEC BEING MORE PARTICULARLY DAF COMM NW COR SD SUB TH 88*37 10E ALG N LN THOF DIST 23.59FT TAP E R/W LN STILLAGUAMISH AVE SD PT LY 30FT E C/L THOF THS03*51 28W ALG SD R/W LN DIST 205.86FT TH N88*37 10E DIST 307.53FT T TPOB TH CONT N88*37 10E DIST 80.74FT T BEG TANG CRV TO R HAVG RAD 165.00FT THE ALG ARC SD CRV THRU C/A 90*29'35" DIST 260.60FT THS00*53 15E DIST 212.63FT TH N89*06 45E DIST 126.53FT TH N06*13 38E DIST 90.25FT TH N44*06 02E DIST 112.43FT TH N89*06 45E DIST 129.66FT TH S04*37 47W DIST 189.95FT TO N R/W LN 212TH ST NE TH S89*0645W ALG SD R/W LN DIST 572.33FT TH N01*22 50W DIST 396.94FT TPOB AKA REV LOT C CITY OF ARL BLA Z-04-027 REC AFN 200407265279 LESS RD R/W TO CITY OF ARL PER SWD REC AFN 200605030943

B. Environmental Elements

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

a. General description of the site:

The site is an undeveloped vacant parcel in a semi suburban/rural area in the City of Arlington. The parcel has a slope from north to south.

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

The site has a substantial topographic elevation change, sloping from the northwest down toward the southeast. Spot elevations show grade differences across the lot in the approximate 20- to 35-foot range.

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

There appears to be approximately 50 percent slopes along the eastern property line.

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 Geotechnical Report identified loose to very dense silty sand with gravel overlying medium dense to very dense silty sand with gravel with interbedded sands. The soil condition observed in the test boring are generally more consistent with the description of Vashion till (Qvt).

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.

Grading will include site preparation for hardscapes, landscaping, the building, and retaining walls. Approximate quantities of grading activities are 7,000 cubic yards of cut and 8,000 cubic yards of fill, with a total affected area of 2.48 acres. Per the Geotechnical report, native and existing fill soils may be used as structural fill depending on soil conditions, and if unsuitable, imported material shall be used.

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

During construction, temporary erosion and sediment control BMPs will be used to manage runoff and prevent sediment from leaving the site. It is not anticipated for erosion to occur from the operation of this development.

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

About 70 percent of the site will be impervious surfaces.

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

Temporary best management practices (BMPs) are proposed to be used during the course of construction to prevent and provide erosion control. Practices include the use of a preserving vegetation, establishing a construction entrance, flow rate control, sediment control, stabilizing soils, protecting slopes, protecting drain inlets, outlet protection, and pollutant control.

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.

Construction emissions: Temporary dust, exhaust, and particulate matter. Controlled with BMPs (water spray, covered loads).

Operational emissions: Minimal; vehicle exhaust from general vehicular traffic to the site.

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

None.

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

Proposed measures to reduce or control emissions and other air impacts include implementing standard BMPs during construction, such as dust suppression with water during grading and excavation, covering or wetting stockpiles, and limiting vehicle idling times. Paving of on-site driveways and parking areas will also reduce fugitive dust once the project is operational.

During building operations, heating and cooling systems will comply with the 2018 Washington State Energy Code, which requires high-efficiency HVAC equipment and ventilation controls to minimize emissions. Landscaping around the site will contribute to localized air quality improvements by reducing dust and filtering particulates. These measures collectively ensure that both short-term and long-term air quality impacts are minimized.

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 (streams, lakes, ponds, or wetlands) located on the subject property. The site is currently developed as upland with no mapped critical areas.

In the immediate vicinity, the nearest surface waters are associated with the Stillaguamish River system. Off-site wetlands and drainage courses in the Arlington area ultimately flow into the Stillaguamish River, located to the south and west of the site. However, no streams, wetlands, or ponds occur within or immediately adjacent to the project boundaries, and the site does not directly discharge to these resources. Stormwater runoff generated by the project will be managed through on-site conveyance and stormwater BMPs consistent with the City of Arlington's stormwater management requirements.

- 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.**

Not applicable.

- 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.**

Not applicable.

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

Not applicable.

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

The project site is not located within a mapped 100-year floodplain according to the most recent FEMA Flood Insurance Rate Maps (FIRM Panel 53061C0415F, effective June 19, 2020) for Snohomish County and the City of Arlington. The site is upland and outside of designated flood hazard areas.

- 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.**

The proposal does not involve any discharges of waste materials to surface waters. All sanitary sewer flows will be directed to the City of Arlington's municipal sewer system and treated at approved facilities. Solid waste will be collected on site and transported to licensed disposal facilities.

Accordingly, no direct discharges of waste to surface waters will occur as part of the development.

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.**

Not applicable.

- 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.**

Not applicable.

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 on the site will primarily originate from impervious surfaces including building roofs, paved parking areas, and driveways. During construction, temporary erosion and sediment control BMPs will be used to manage runoff and prevent sediment from leaving the site. After construction, stormwater will be captured and conveyed to a private existing detention pond and wetpool. The existing combined wetpool/detention pond will provide flow control and runoff treatment. The total volume of runoff will depend on final site design but will be designed to ensure the existing stormwater facility will continue to meet minimum water quality and flow control standards it was previously designed for.

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

No direct discharges of waste materials to ground or surface waters are anticipated. During operation of the facility, waste materials such as sanitary sewage will be directed to the City of Arlington's municipal sewer system and treated at approved facilities. Solid wastes will be collected and hauled off site to licensed disposal facilities.

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

Not applicable.

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

The site will be graded such that stormwater runoff generated from the proposed impervious surfaces are captured and conveyed into the existing public conveyance system. Overall, the site

maintains existing drainage patterns, and therefore, no drainage patterns of the site and surrounding areas are anticipated to be impacted.

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?

Approximately 1.66 acres of shrubs and grass will be removed and about 0.71 acres of shrubs and grass will be altered with new landscaping to satisfy code requirements.

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

None.

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

Approximately 31 percent of the site is proposed to be landscaped upon project completion.

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

None have been identified at this time.

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.

None identified.

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.

None identified to the best of our knowledge.

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

To the best of our knowledge, the site is not located within a mapped wildlife migration corridor. The project area is urbanized and surrounded by medical, commercial, and institutional uses, with no direct connection to large contiguous habitat areas.

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

Not applicable.

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

None.

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 completed project will primarily use electricity and natural gas to meet its energy needs.

- Electricity will provide power for lighting, plug loads, medical equipment, elevators, and other building systems. It will also support portions of the HVAC system, ventilation, and controls.
- Natural gas, provided by Cascade Natural Gas, will be used primarily for space heating and domestic hot water.
- No oil, wood stoves, or on-site combustion systems are proposed.

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

The project will not significantly affect the potential use of solar energy by 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.

None are proposed at this time.

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.

Other than pollution generating surfaces associated with the parking, there are no other environmental health hazards. All necessary source control measures will be implemented.

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

Not applicable.

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 identified.

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.

Not applicable.

4. Describe special emergency services that might be required.

With no hazardous conditions identified, the project is not anticipated to require any special emergency services.

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

During construction, BMPs will be used to control pollutants generated from construction from leaving the project site, as well as measures to ensure all applicable parties are aware of the existing utility locations.

b. Noise

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

Construction noise will be temporary and expected to occur during daytime hours only. Operational noise limited to vehicle traffic will be consistent with other similar uses in the nearby area.

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)?

The project will generate both short-term construction noise and long-term operational noise.

- Short-Term (Construction Phase):

Construction activities will involve heavy equipment, trucks, grading, and building assembly, which will produce noise such as engine operation, backup alarms, hammering, and other mechanical sounds. These activities are expected to occur primarily between 7:00 a.m. and 7:00 p.m. on weekdays, in compliance with the City of Arlington's noise control standards. Construction noise is temporary in nature and will cease once the building is completed.

- Long-Term (Operational Phase):

Once completed, the primary noise sources will be associated with traffic entering and exiting the site, operation of mechanical equipment, and general day-to-day activities of staff and visitors. These sources are typical of medical office uses and are expected to remain well within Arlington's permitted noise levels for the zoning district.

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

Overall, the project is not anticipated to generate excessive noise levels that would exceed the provisions of the noise ordinance. With this consideration, no special mitigation measures are proposed or required.

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 property is currently undeveloped vacant land. Surrounding land uses include medical offices to the north, multifamily attached residential to the east, residential and medical facilities to the south, and hospital/clinic facilities to the west. There is a surface parking lot directly adjacent to the northeast of the lot and a heliport located directly adjacent to the west side of the lot. The proposed use will integrate with the surrounding existing land uses.

No current land uses on nearby or adjacent properties will be affected.

- 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?**

Not applicable.

- c. **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?**

Not applicable.

d. Describe any structures on the site.

There are no structures on the site.

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

Not applicable.

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

The subject property is split-zoned between two classifications: Medical Services (MS) and Residential High-Capacity (RH). The proposal is expected to be reviewed under the Medical Services (MS) zoning designation in accordance with the split-zoning provisions of AMC 20.36.105(a).

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

According to the City of Arlington's Comprehensive Plan, the Future Land Use Map (FLUM) designation for the property is Mixed Use – Medical Services.

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

Not applicable.

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

Not applicable.

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

Not applicable. The project does not include any residential units.

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

Not applicable.

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

Not applicable.

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

The proposed medical office development is fully compatible with both existing and projected land uses for the site. The parcel is zoned Medical Services (MS) with a small portion also carrying Residential High-Capacity (RH) zoning, and the City has confirmed that the project will be reviewed entirely under the MS zoning designation. The Future Land Use Map (FLUM) identifies the site as

Mixed Use – Medical Services, which supports healthcare, office, and related institutional uses. The surrounding area already contains medical facilities, clinics, and supporting commercial uses along Medical Center Drive and Tveit Road. Residential neighborhoods are located further to the south and east, separated from the site by arterial roadways. The proposed development reinforces the medical services corridor by adding complementary facilities that align with the City's Comprehensive Plan policies.

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

Not applicable.

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.

Not applicable.

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

Not applicable.

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

Not applicable.

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 the proposed medical facility building is 43 feet 6 inches. The principal exterior building materials include colored textured concrete, metal panels (simulated wood), and brick veneer.

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

None.

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

The proposed building is designed to satisfy the City of Arlington Development Standards and Design Guidelines. Additionally, the project proposes a minimum 5-foot Type C landscape buffer around the perimeter of the site.

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?

Indoor lighting may be seen through the windows of the proposed medical facility building, parking lot lights, and vehicle lights will be produced. All exterior lighting will be shielded and directed downward with illumination limits to satisfy lighting standards.

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

Light and glare should not present a safety hazard or interfere with views.

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

None.

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

A photometric plan will be prepared to ensure the illumination levels satisfy the maximum permitted limits per City code requirements.

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

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

The project site is located within a developed medical and commercial corridor along Medical Center Drive and Tveit Road. While the site itself does not contain recreational amenities, there are both designated and informal recreational opportunities in the immediate vicinity:

- **Parks and Trails:** The Centennial Trail (regional paved walking and biking trail) runs through Arlington, with trail access points located approximately 1 mile west of the project site. This facility provides opportunities for walking, hiking, biking, and running. Smaller neighborhood parks such as Haller Park (with picnic areas, trails, playgrounds, and river access) are within a short driving distance.
- **Water-Based Recreation:** The site lies within the Stillaguamish River basin. The Stillaguamish River is located less than 1 mile south of the project site and provides opportunities for fishing, boating, and wildlife viewing.
- **Community and Cultural Facilities:** The Arlington area hosts the Arlington Boys & Girls Club and community centers, which provide indoor recreation such as gyms, meeting rooms, and organized programs. The downtown area (2 miles west) offers cultural and recreational facilities including theaters, seasonal fairs, and public gathering spaces.

The proposed medical office development will not adversely impact recreational opportunities. It is compatible with surrounding land uses and will not reduce access to trails, parks, or community

facilities. The project design includes pedestrian connections to the public sidewalk system, improving walkability in the area and indirectly supporting connections to nearby recreation.

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

Not applicable.

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

Not applicable.

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.

Not applicable.

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.

Based on review of the *Cultural Resources Assessment prepared by Trinity Consultants dated September 2, 2025*, there are no buildings, structures, or sites located on or near the project site that are listed in, or appear eligible for listing in, the National Register of Historic Places, the Washington State Heritage Register, or the City of Arlington's local register. The report confirms that the site is currently undeveloped and that surrounding development along Medical Center Drive and Tveit Road is modern, associated with medical and commercial uses constructed within the last 20 to 30 years. No historic-period resources (45 years or older) are identified in the immediate vicinity of the site.

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.

Based on review of the *Cultural Resources Assessment prepared by Trinity Consultants dated September 2, 2025*, the potential for impacts to cultural and historic resources on or near the project site was assessed using a combination of archival research, agency and tribal coordination, and field-based review. The following methods were employed:

- Literature & Records Review – Assessor's data, prior cultural resource investigations, historic maps, and aerial imagery were reviewed to establish site history.

- GIS Risk Model – The Washington Department of Archaeology and Historic Preservation (DAHP) predictive model was consulted to determine archaeological risk.
- Agency & Tribal Consultation – In accordance with SEPA, the City submitted documentation regarding the project to the Stillaguamish Tribe of Indians (Stillaguamish). In response, the Stillaguamish Cultural Resources Department requested that a cultural resources survey of the API be completed prior to ground disturbance. On behalf of the City, consultant sent the Stillaguamish Cultural Resources Department an email on July 31, 2025, describing the proposed survey methodology and inviting a tribal representative to observe the fieldwork.
- Field Survey – Consultant conducted pedestrian archaeological surveys of the 2.3-acre site on August 2 and 13, 2025; no isolates or historic-period features were found.

Together, these methods provided a comprehensive evaluation of the site’s archaeological and historic sensitivity. The results concluded that no listed or eligible historic properties are present within the Area of Potential Impact (API), but appropriate inadvertent discovery procedures will be followed during construction if cultural resources are encountered.

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.

With no impacts identified, there are no special mitigation measures anticipated to be required. Appropriate inadvertent discovery procedures are expected to be followed during construction if cultural resources are encountered.

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 served by Medical Center Drive and Tveit Road, both public city streets that connect to 67th Avenue N.E. (SR 531/172nd Street N.E.), a principal arterial providing regional access. Primary vehicular access will occur onto Medical Center Drive, with secondary access from Tveit Road.

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 served by Community Transit Route 220. There is a bus stop located at Medical Center Drive and Stillaguamish Avenue that is approximately 500 feet from the project site.

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).

No new public streets are required. The project will construct private driveways connecting to Medical Center Drive and Tveit Road and will improve adjacent frontage sidewalks and landscaping to

meet Arlington's standards. No new bicycle or state facilities are required, but pedestrian circulation improvements will be included.

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 require water or rail transport. The site is located within the Airport Protection District Subdistrict C due to proximity to Arlington Municipal Airport. However, the project is not an aviation use, and no direct air transportation facilities will be constructed. The building will comply with FAA Part 77 height and lighting requirements.

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?

Based on review of the Traffic Impact Analysis prepared by Kimley Horn and Associates, Inc., dated September 16, 2025, the proposed development is expected to generate approximately 736 average daily trips (ADT), with approximately 70 trips occurring during A.M. peak hours, and approximately 55 trips during the P.M. Peak Hour. Trip generation calculations were performed using data contained in the Institute of Transportation Engineers Trip Generation Manual, 12th Edition.

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.

The project will not be affected by the movement of agricultural and forest products on roads or streets in the area.

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

Transportation impacts will be minimized by:

- Constructing sidewalks, ADA ramps, and pedestrian connections to transit stops.
- Providing bicycle racks and EV charging spaces per AMC 20.114.
- Implementing access management to minimize curb cuts.
- Designing parking supply consistent with code requirements.
- Payment of traffic impact fees, as applicable.

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.

The need and capacity for public services is expected to be consistent with other similar uses in the surrounding area. A special need or increase to public services is not anticipated to be required.

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

With no significant impact to existing services identified, no special mitigation measures to reduce or control direct impacts are proposed or required.

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:**

- Electricity – Puget Sound Energy (PSE)
- Natural Gas – Cascade Natural Gas
- Water – City of Arlington Water Utility
- Refuse Service – Waste Management (franchised hauler)
- Telephone/Telecommunications – Comcast, Zply Fiber, and Astound/Wave Broadband
- Sanitary Sewer – City of Arlington Wastewater Utility
- Septic System – *Not applicable* (site will connect to municipal sewer)

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 proposed medical office development will connect to and be served by the following:

- **Water:** City of Arlington Water Utility, with a new service connection and meter sized to accommodate both domestic and irrigation needs. A backflow prevention device will be installed in compliance with City standards.
- **Sanitary Sewer:** City of Arlington Wastewater Utility, with a new side sewer connection routed to existing mains in Medical Center Drive. Connection fees and capacity charges will be paid prior to service activation.
- **Storm Sewer:** On-site stormwater detention and treatment facilities will connect to the City's storm drainage system in Medical Center Drive, per City Engineering Standards.
- **Electricity:** Puget Sound Energy, via new underground service lines extended into the site.
- **Natural Gas:** Cascade Natural Gas, via new service connection to serve building heating and hot water systems.
- **Telecommunications:** Comcast, Zply Fiber, and/or Astound/Wave Broadband will provide voice and data services to the building.

- **Refuse/Recycling:** Waste Management will provide solid waste and recycling collection via screened on-site service areas.

Construction Activities:

Utility construction will include trenching in drive aisles and building pad areas to install new water, sewer, storm, electric, gas, and telecom lines. Short-term, localized street frontage work may be required to tap into public mains in Medical Center Drive and Tveit Road. All work will comply with City of Arlington Engineering Standards and permit requirements.

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: Nick Wecker

Position and agency/organization: Senior Planner

Date submitted: 10/6/2025

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.