



COMPLETE STREETS CHECKLIST

Community & Economic Development

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

Project Name: Zahradnik Email: Randy@cascadesurveying.com

Project Manager/Owner: Randy Devoir (PM) / Grandview North LLC (Owner) Phone No.: 360 435-5551

Description of Scope:

The proposal is to construct a multi-use development onsite. There will be a gas station with a convenience store and coffee hut, a fast-food restaurant, a drug store, a retail store, two 3-story mixed used buildings with commercial on the ground floor and residential units on the upper floors, four 3-story apartment buildings, and 23 townhomes. This will result in 51,500 sf of commercial space and a total of 334 residential units. A parking area for 513 outside spaces, 23 garage spaces, drive aisles, sidewalks, landscaping, and open space will be constructed as part of the project. Access will be provided to the site through the existing driveway entrance on 172nd St NE and at two proposed driveway entrances on 85th Ave NE at the existing intersections of 84th Ave NE and 175th St NE.

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 checked="" 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: 750 (85th Ave) Contact Public Works 360-403-3512	Should re-channelization be considered in the project scope? No
Speed Limit: 35 (172nd) / 25 (85th) / 55 (SR 9)	
Current image or typical existing cross-section of street in project area (showing lane configuration): See Attached Drawing	

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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Has the installation of traffic circles been considered?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is this project on the city's Transportation Improvement Plan?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Should pavement repair be considered through this project? If yes, please explain. Pavement is in satisfactory condition.	<input type="checkbox"/> Yes	<input checked="" 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. Plan calls for sidewalk along 172nd St NE. Existing sidewalk are located on 172nd St NE across the properties frontage. Multi-use trail is called for along SR 9. Insufficient information to determine which side of SR 9 it will be located on.	<input checked="" 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Explain how or why not.

All sidewalk will meet ADA requirements once project is complete.

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?

Any sidewalk that is not ADA compliant will be repaired.

Crossing Width (number of lanes) 3

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?

Pedestrian crossing for 172nd St is located at the roundabout of 172nd and SR 9.

Pedestrian crossings for 85th Ave are located at the intersections of 172nd St, 175th St, and 176th St.

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.

Multiple Pedestrian access points will be provided along the properties frontage

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

Streets trees will be retained along 85th Ave NE and will be added along 172nd St NE.

4. BICYCLE INFRASTRUCTURE

Is this area identified in the City of Arlington Bicycle Improvement Plan?

Yes No

If so, have the recommendations been met? Explain how or why not.

172nd St NE is called out to have protected bike lane. These are existing.

Multi-use trail is called for along SR 9. Insufficient information to determine which side of SR 9 it will be located on.

Is the project site fully served by bicycle facilities? If not, are new bicycle facilities included in the project?

Yes No

Explain how or why not.

Bike racks will be located throughout the site.

Does this project meet the needs of a variety of bicycle users?

(Family vs. Commuter) How?

Yes No

Protected bike lanes are provided.

Describe how the building(s) serve and invite bicycle traffic, e.g. covered bike racks, visual interest, smooth transitions, bicycle focused travel ways.

Outdoor bike racks will be located in visible area that are easily accessible from the buildings and street.

5. TRANSIT INFRASTRUCTURE

Transit Classification:

Major Transit Route

Minor Transit Route

Is the project identified on the City of Arlington Transit Expansion Plan?

Yes No

- Are there bus stops on the project area? Yes No
- Are all bus stops in the project area within close proximity to a controlled crossing? Yes No
- Average distance between bus stops in/adjacent to project area? Yes No
- If bus stops are less than 0.2 miles (1056 ft.) apart, can stops be consolidated?
Explain:

The property is identified in the transit improvement plan along the proposed hourly transit route that will connect City of Arlington to Smokey Point via SR 9 and 172nd St NE. A proposed bus stop will be located at the southwest corner of the property.

There are no existing bus routes within the vicinity of the property.

<p>Does the stop provide cover and seating? How or why not. There is no bus stop in the vicinity of the property.</p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<p>Does the project add visual interest, shading, lighting, plantings, or traffic buffers? Explain how the project improves transit users' comfort and convenience. Landscaping will be located along the frontage. There is existing street lighting located on the frontage.</p>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<p>Is the transit stop ADA accessible? If not, how does the project propose to provide accessibility? How or why not. There is no transit stop in the vicinity of the property.</p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

6. FREIGHT INFRASTRUCTURE

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

7. STREET TREES AND LANDSCAPING

<p>Describe any existing street trees and landscaping assets within the project limits that warrant project investment to sustain (e.g. preservation of street trees): Street trees along 85th Ave NE will be retained. Street trees along 172nd St NE will be planted.</p>		
Is there an opportunity to plant trees or expand landscape?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

<p>Will there be long-term street tree and landscaping maintenance required for this project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>How will the maintenance of plants be addressed?</p> <p>On-site landscaping maintenance will be privately contracted.</p>
<p>Are street median planting proposed in the project area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>Does the project include any environmental elements? E.g.: street trees, reduced pavement, bio-infiltration, vegetated bump outs, native/drought tolerant vegetation, or other environmental improvements to be implemented with the project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Explain how or why not.</p> <p>Existing street trees will be retained along 85th Ave NE. Street trees will be planted along 172nd St NE.</p> <p>Native vegetation will be incorporated into the landscaping.</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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Explain how or why not.</p> <p>N/A</p>
<p>Has connectivity been improved for all modes of travel? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Explain specifically for each mode of travel.</p> <p>ADA parking provided.</p> <p>Bicycle spaces provided.</p> <p>Sidewalk improvements.</p>
<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. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Yes a landscape area will be located within the project area which will provide the opportunity to implement artistic elements.</p>

Describe Public Art or Art Opportunities:

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

Yes

No

Private art opportunities will be available in the open spaces.

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.

