



# COMPLETE STREETS CHECKLIST

Community & Economic Development

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

Project Name: Totemwood Townhomes Email: weiming.bian@outlook.com

Project Manager/Owner: ARQOZB LLC Phone No.:

**Description of Scope:**

Totemwood Project is located at 18601 35th Ave NE, in one of the R-MOD zoned areas within the City limit of Arlington, with topographic survey conducted in November 2021 records 41,556 square feet in size. Utilities supporting this existing single-family building has been through with water well and septic tank, along with gas, power, and cable. Back side of the property (east side of the lot) is covered with trees.

ARQOZB LLC proposes to construct a 12-unit townhome development with access road from 35th Ave NE in Arlington WA. Scope of work includes six (6) duplex buildings with enclosed 2-car garages and roof deck for each unit, along with water and sewer utilities to be extended from the 35th Ave NE. Existing single-family dwelling and storage structure(s) will be demolished, and more than 98 trees will be removed and replaced with designed landscaping plan.

**Roadway Classification:**

- Principal     Minor     Collector     Non-Arterial     Boulevard     Alley

**Cross Connection Type:**

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Downtown                   | <input type="checkbox"/> Urban Center Connector | <input checked="" 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: Contact Public Works 360-403-3512	Should re-channelization be considered in the project scope?  NO
Speed Limit: <b>25/mph</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 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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Should pavement repair be considered through this project? If yes, please explain.	<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. The 2017 update to the Arlington Transportation 2035 Plan indicates project T26 along the Smokey Point Road, which is 2 blocks from the Totemwood project site.	<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 checked="" type="checkbox"/> No

Explain how or why not.  
The Totemwood project redevelopment plan includes

\* Widening existing street by full-depth pavement for 10' wide, per the City standard R-030, for full property frontage length which is 132 feet long;  
\* Standard curb, gutter, landscaping strip, and 5' wide sidewalk, per the City Standard

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Are existing sidewalk in good condition?  Yes  No

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

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Are there missing sidewalk in the project area?  Yes  No  
If yes, explain how this will be corrected?  
**see the above described.**

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Crossing Width (number of lanes) 2 lanes                      Controlled Stop Spacing \_\_\_\_\_

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

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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?

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

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Describe how the building(s) have been oriented to address the adjacent roadway with visible connected sidewalks that encourage and enhance pedestrian circulation.  
Site plans are designed to include a 5-foot wide sidewalk along the Totemwood access road reaching all buildings and, to connect with the proposed sidewalk improvement along the 35th Ave NE (see the above mentioned) so that a full pedestrian circulation is provided.

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Describe pedestrian facilities added such as benches, trash receptacles, visual interest, shade and plantings.  
Other open space facilities included in the Project has bench & picnic table, as well as plantings in places.

#### 4. BICYCLE INFRASTRUCTURE

Is this area identified in the City of Arlington Bicycle Improvement Plan?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If so, have the recommendations been met? Explain how or why not. 35th Ave NE off from the Smokey Point Blvd segment, is not identified in the City's Bicycle Improvement Plan.		
Is the project site fully served by bicycle facilities? If not, are new bicycle facilities included in the project?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Explain how or why not. Sidewalk is provided through the site along with the 20-ft wide access road which provide a shared bicycle access for this site. The access road is one-way access and not stripped for bicycles.		
Does this project meet the needs of a variety of bicycle users? (Family vs. Commuter) How?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Due to an estimated low daily traffic volume that is less than 50 trips per day and, the access road being a one-way road, bicyclists can ride along the road following the designated direction.		
Describe how the building(s) serve and invite bicycle traffic, e.g. covered bike racks, visual interest, smooth transitions, bicycle focused travel ways. Each unit has 2-car garage which will store bicycles. The access road is 20-ft wide, serves one-way traffic, does not have catch basin along gutter, and the grade is flat. These design parameters provide a smooth path for bicyclists under normal circumstances, when no emergency or commercial size trucks present.		

#### 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?		
<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> Explain:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
The closest bus stops are approx. 400 feet south of the project site, located at the Y-shape intersection of the Smokey Pt. Blvd. / 35th Ave NE. A stripped crosswalk is provided over the SP blvd. This stop serves Bus Route 220, 227, & 230.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Does the stop provide cover and seating? How or why not. The west side stop provides a shelter and bench while the east side stop has a wooden bench.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project add visual interest, shading, lighting, plantings, or traffic buffers? Explain how the project improves transit users' comfort and convenience. The project will provide full street width for the 35th Ave NE with curb, gutter, plant strip with trees, and sidewalk. Behind the sidewalk lays a 20-ft buffer which will serves as a "mini-park" or open space area.	<input checked="" 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 checked="" type="checkbox"/> No

## 6. FREIGHT INFRASTRUCTURE

Is the project on an identified City of Arlington Freight Route?	<input type="checkbox"/> Yes	<input checked="" 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 checked="" 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): The Existing Tree Report by a professional arborist for this project describes existing trees in detailed & tabulated format, by the trunk & canopy sizes, type, and condition.		
Is there an opportunity to plant trees or expand landscape?	<input checked="" type="checkbox"/> Yes	<input checked="" 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>The builder/prime contractor will be responsible for the maintenance of all plants for the site, including the street trees in ROW and the site, for up to 3 years or until the HOA established. This requirement will be addressed in the contract and with a certain percentage withholding of the final payment.</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>Street trees and bio-infiltration are proposed for the project.</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>ROW improvement elements including streets, curb&amp;gutter, landscaping strip, and sidewalk, are proposed in the design plan along with the permitting document.</p>
<p>Has connectivity been improved for all modes of travel? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Explain specifically for each mode of travel.</p> <p>Improvement elements for connectivity include street, sidewalk, and access road meeting emergency &amp; SU-30 truck requirements are included in the project.</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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No</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.