

ORDINANCE NO. 2021 – 002

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARLINGTON, WASHINGTON,  
ESTABLISHING A PLANNED ACTION FOR THE CASCADE INDUSTRIAL CENTER PURSUANT TO THE  
STATE ENVIRONMENTAL POLICY ACT

WHEREAS, the State Environmental Policy Act (SEPA) and implementing rules provide for the integration of environmental review with land use planning and project review through designation of “Planned Actions” by jurisdictions planning under the Growth Management Act (GMA); and

WHEREAS, the City has adopted a Comprehensive Plan complying with the GMA; and

WHEREAS, to guide the Cascade Industrial Center’s growth and redevelopment, the City has engaged in extensive subarea planning and adopted AMMIC Subarea Plan, retitled as the Cascade Industrial Center subsequent to adoption; and

WHEREAS, the City desires to designate a Planned Action for the Cascade Industrial Center; and

WHEREAS, designation of a Planned Action expedites the permitting process for subsequent, implementing projects whose impacts have been previously addressed in a Planned Action environmental impact statement (EIS), and thereby encourages desired growth and economic development; and

WHEREAS, the Cascade Industrial Center Planned Action EIS identifies impacts and mitigation measures associated with planned development in the Cascade Industrial Center; and

WHEREAS, the City has adopted development regulations and ordinances which will help protect the environment; and

WHEREAS, the City’s SEPA Rules, set forth in AMC 20.98.020 provide for Planned Actions within the City; and

WHEREAS, the City as lead agency provided public comment opportunities through an EIS scoping period from October 1 to October 30, 2020; and

WHEREAS, the City has considered the record and testimony and believes adoption of this ordinance to be in the best interests of the citizens of Arlington;

THE CITY COUNCIL OF THE CITY OF ARLINGTON, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

**SECTION 1. Recitals.** The recitals set forth in this ordinance are hereby incorporated as if fully set forth herein.

**SECTION 2.** **Purpose.** The City Council declares that the purpose of this ordinance is to:

A. Combine environmental analysis, land use plans, development regulations, City codes and ordinances together with the mitigation measures in the Cascade Industrial Center Planned Action EIS to mitigate environmental impacts and process planned action development applications in the Planned Action Area;

B. Designate the Cascade Industrial Center as a Planned Action Area for purposes of environmental review and permitting of subsequent, implementing projects pursuant to SEPA, RCW 43.21C.440;

C. Determine that the EIS prepared for the Cascade Industrial Center meets the requirements of a Planned Action EIS pursuant to SEPA;

D. Establish criteria and procedures, consistent with state law, that will determine whether subsequent projects within the Planned Action Area qualify as Planned Actions;

E. Provide the public with information about Planned Actions and how the City will process implementing projects within the Planned Action Area;

F. Streamline and expedite the land use permit review process by relying on the EIS completed for the Planned Action; and

G. Apply the City's development regulations together with the mitigation measures described in the EIS and this Ordinance to address the impacts of future development contemplated by this Ordinance.

**SECTION 3.** **Findings.** The City Council finds as follows:

A. The City is subject to the requirements of the GMA (RCW 36.70A), and is applying the Planned Action to an Urban Growth Area (UGA); and

B. The City has adopted a Comprehensive Plan complying with the GMA; and

C. The City is adopting capital facility plan amendments to implement said Plan; and

D. An EIS has been prepared for the Planned Action Area, and the City Council finds that the EIS adequately identifies and addresses the probable significant environmental impacts associated with the type and amount of development planned to occur in the designated Planned Action Area; and

E. The mitigation measures identified in the Cascade Industrial Center Planned Action EIS and attached to this ordinance as Exhibit B, incorporated herein by reference, together with adopted City development regulations, will adequately mitigate significant impacts from development within the Planned Action Area; and

F. The AMMIC Subarea Plan (retitled the Cascade Industrial Center) and Cascade Industrial Center Planned Action EIS identify the location, type and amount of development that is contemplated by the Planned Action; and

G. Future projects that are implemented consistent with the Planned Action will protect the environment, benefit the public and enhance economic development; and

H. The City provided several opportunities for meaningful public involvement in the Cascade Industrial Center Subarea Plan and Planned Action EIS;

I. Essential public facilities defined in RCW 47.06.140 are excluded from the Planned Action and not eligible for review or permitting as Planned Actions unless they are accessory to or part of a project that otherwise qualifies as a planned action; and

J. The Planned Action applies to a defined area that is smaller than the overall City boundaries and smaller than overall County designated UGAs; and

K. Public services and facilities are adequate to serve the proposed Planned Action, with implementation of Subarea Plan and mitigation measures identified in the EIS.

**SECTION 4. Procedures and Criteria for Evaluating and Determining Planned Action Projects within Planned Action Area.**

A. Planned Action Area. This Planned Action designation shall apply to the area shown in **Exhibit A**, incorporated herein by reference.

B. Environmental Document. A Planned Action determination for a site-specific project application within the Planned Action Area shall be based on the environmental analysis contained in the Draft EIS issued by the City on October 1, 2020 and the Final EIS published on January 11, 2021. The Draft and Final EIS documents shall comprise the Cascade Industrial Center Planned Action EIS for the Planned Action Area. The mitigation measures contained in **Exhibit B**, attached to this Ordinance and incorporated herein by reference, are based upon the findings of the Planned Action EIS and shall, along with adopted City regulations, provide the framework that the City will use to apply appropriate conditions on qualifying Planned Action projects within the Planned Action Area.

C. Planned Action Designated. Land uses and activities described in the Planned Action EIS, subject to the thresholds described in Subsection 4(D) and the mitigation measures contained in **Exhibit B**, are designated Planned Actions or Planned Action Projects pursuant to RCW 43.21C.440. A development application for a site-specific Planned Action project located within Planned Action Area shall be designated a Planned Action if it completes the modified SEPA Checklist in **Exhibit B** and meets the criteria set forth in Subsection 4(D) of this Ordinance and all other applicable laws, codes, development regulations and standards of the City are met.

D. Planned Action Qualifications. The following thresholds shall be used to determine if a site-specific development proposed within the Planned Action Area was contemplated as a Planned Action and has had its environmental impacts evaluated in the Planned Action EIS:

(1) Qualifying Land Uses.

(a) Planned Action Categories: The following general categories/types of land uses are defined in the AMMIC Subarea Plan (now retitled the Cascade Industrial Center) and are considered Planned Actions:

i. Industrial/Manufacturing: The general industrial (GI) and light industrial (LI) uses primarily to accommodate enterprises engaged in the manufacturing, processing, creating, repairing, renovating, painting, cleaning, or assembling of goods, merchandise, or equipment. Aerospace, robotics, advanced manufacturing, food processing, maritime, wood products and mass timber manufacturing are desired sectors identified in the subarea plan. Workforce development uses and limited amounts of workforce housing tied to these sectors are also allowed. The performance standards set forth in Part I of Chapter 20.44 place limitations on the characteristics of uses located in these districts. The light industrial district is distinguished from the general industrial district in that the light industrial district is intended to be a cleaner, more business park-like area, whereas the general industrial district allows more resource-based manufacturing, and has a greater tolerance of the nuisances

that typically accompany such manufacturing. Furthermore, the limitations in the light industrial district are more restrictive than those in the general industrial district.

ii. Aviation-related uses: Aviation flightline uses proximate to airport runways and taxiways. Aviation related uses include any uses related to supporting aviation that require direct taxiway access as a necessary part of their business operations, such as aviation services, manufacturing of aviation-related goods, general services whose primary customers would be those engaged in aviation-related activities (e.g., restaurants primarily catering to pilots, employees, or passengers), or other uses that are clearly related to aviation.

iii. Commercial: Industrial serving commercial uses including retail, office, and services consistent with zone requirements.

iv. Open Space, Recreation: Active and passive parks, recreation, and open space facilities consistent with zone requirements, including fish and wildlife habitat enhancements considered in the AMMIC Subarea Plan or associated EIS.

(b) Planned Action Uses: A land use shall be considered a Planned Action Land Use when:

i. it is within the Planned Action Area as shown in Exhibit A;

ii. it is within one or more of the land use categories described in subsection 1(a) above; and

iii. it is listed in development regulations applicable to the zoning classifications applied to properties within the Planned Action Area. A Planned Action may be a single Planned Action use or a combination of Planned Action uses together in a mixed use development. Planned Action uses include accessory uses.

(c) Public Services: The following public services, infrastructure and utilities are also Planned Actions: Multi-modal transportation improvements, water and sewer improvements, and stormwater improvements, considered in capital plans associated with the AMMIC Subarea Plan (now retitled Cascade Industrial Center).

i. Applicants for public services, infrastructure and utilities projects shall demonstrate consistency with the AMMIC Subarea Plan (now retitled Cascade Industrial Center), Arlington Shoreline Master Program, and Arlington Critical Areas Ordinance.

ii. Essential public facilities defined in RCW 47.06.140 are excluded from the Planned Action and not eligible for review or permitting as Planned Actions unless they are accessory to or part of a project that otherwise qualifies as a planned action.

E. Development Thresholds:

(1) Land Use: The following amounts of various new land uses are contemplated by the Planned Action:

**Table D2a-1. Alternative Comparison of Total and Net Growth**

| *          | Existing | Preferred | Net Change* |
|------------|----------|-----------|-------------|
| Population | 890      | 2,273     | 1,383       |
| Dwellings  | 332      | 848       | 516         |
| Jobs       | 4,969    | 13,813    | 8,844       |

\*Net change compared to existing. Source; PSRC 2020; Transpo Group 2020; BERK, 2020.

(2) Shifting development amounts between land uses in Subsection 4(D)(2)(a) may be permitted when the total build-out is less than the aggregate amount of development reviewed in the EIS; the traffic trips for the preferred alternative are not exceeded; and, the development impacts identified in the Planned Action EIS and are mitigated consistent with Exhibit B.

(3) Further environmental review may be required pursuant to WAC 197-11-172, if any individual Planned Action or combination of Planned Actions exceed the development thresholds specified in this Ordinance and/or alter the assumptions and analysis in the Planned Action EIS.

F. Transportation Thresholds:

(1) Trip Ranges & Thresholds. The maximum number of PM peak hour trips anticipated in the Planned Action Area and reviewed in the EIS is as follows:

**Table D3a-1. PM Peak Hour Vehicle Trips Generated, Preferred Alternative**

| Weekday PM Peak Hour Trip Generation |                                 |                                  |                                  |
|--------------------------------------|---------------------------------|----------------------------------|----------------------------------|
|                                      | PM Peak Hour Vehicle Trips (In) | PM Peak Hour Vehicle Trips (Out) | PM Peak Hour Vehicle Trips Total |
| No Action                            | 1,687                           | 4,557                            | 6,244                            |
| Preferred Alternative                | 2,225                           | 5,680                            | 7,905                            |
| <b>Net New Trips</b>                 | <b>538</b>                      | <b>1,123</b>                     | <b>1,661</b>                     |

Source: Transpo Group, 2020.

(2) Concurrency. All Planned Actions shall meet the transportation concurrency requirements and the level of service (LOS) thresholds established in the Arlington Comprehensive Plan and AMC Chapter 20.56.

(3) Traffic Impact and Mitigation. The responsible City official shall require documentation by Planned Action Project applicants demonstrating that the total trips identified in Subsection 4.D(3)(a) are not exceeded, that the project meets the concurrency standards of Subsection 3.D(3)(b), and that the project has mitigated impacts consistent with **Exhibit B**. Planned action applicants shall provide the following documentation at a minimum unless otherwise required to address standards of AMC 20.04.120 and AMC Chapter 20.56:

(a) Trip generation and total trips in relation to the trip bank in Subsection 3.D(3)(a) and (d).

(b) Site-specific access design and consistency with City standards.

(c) Implementation of required frontage improvements per Exhibit B-3 and applicable City engineering standards.

(d) Share of cost on area wide mitigation per Exhibit B-3.

(4) Discretion. The City Engineer or his/her designee shall have discretion to determine incremental and total trip generation, consistent with the Institute of Traffic Engineers (ITE) Trip Generation Manual (latest edition) or an alternative manual accepted by the City Engineer at his or her sole discretion, for each project permit application proposed under this Planned Action.

(5) Elements of the Environment and Degree of Impacts. A proposed project that would result in a significant change in the type or degree of adverse impacts to any element(s) of the environment analyzed in the Planned Action EIS, would not qualify as a Planned Action.

(6) Changed Conditions. Should environmental conditions change significantly from those analyzed in the Planned Action EIS, the City's SEPA Responsible Official may determine that the Planned Action designation is no longer applicable until supplemental environmental review is conducted.

(7) Substantive Authority. Pursuant to SEPA Substantive Authority at AMC 20.98.200 and Comprehensive Plan Policies, impacts shall be mitigated through the measures included in **Exhibit B**.

G. Planned Action Review Criteria.

(1) The City's SEPA Responsible Official may designate as "planned actions", pursuant to RCW 43.21C.030, applications that meet all of the following conditions:

(a) The proposal is located within the Planned Action area identified in **Exhibit A** of this ordinance;

(b) The proposed uses and activities are consistent with those described in the Planned Action EIS and Subsection 4(D) of this ordinance;

(c) The proposal is within the Planned Action thresholds and other criteria of Subsection 4(D) of this ordinance;

(d) The proposal is consistent with the City of Arlington Comprehensive Plan and the AMMIC Subarea Plan (now retitled Cascade Industrial Center);

(e) The proposal's significant adverse environmental impacts have been identified in the Planned Action EIS;

(f) The proposal's significant impacts have been mitigated by application of the measures identified in **Exhibit B**, and other applicable City regulations, together with any modifications or variances or special permits that may be required;

(g) The proposal complies with all applicable local, state and/or federal laws and regulations, and the SEPA Responsible Official determines that these constitute adequate mitigation; and

(h) The proposal is not an essential public facility as defined by RCW 36.70A.200(1), unless the essential public facility is accessory to or part of a development that is designated as a planned action under this ordinance.

(2) The City shall base its decision on review of a Planned Action SEPA checklist (Exhibit B), or an alternative form approved by state law, and review of the application and supporting documentation.

(3) A proposal that meets the criteria of this section shall be considered to qualify and be designated as a planned action, consistent with the requirements of RCW 43.21C.030, WAC 197-11-164 et seq., and this ordinance.

H. Effect of Planned Action.

(1) Designation as a Planned Action Project by the SEPA Responsible Official means that a qualifying proposal has been reviewed in accordance with this Ordinance and found to be consistent with the development parameters and thresholds established herein, and with the environmental analysis contained in the Planned Action EIS.

(2) Upon determination by the City's SEPA Responsible Official that the proposal meets the criteria of Subsection 4(D) and qualifies as a planned action, the proposal shall not require a SEPA threshold determination, preparation of an EIS, or be subject to further review pursuant to SEPA.

I. Planned Action Permit Process. Applications for planned actions shall be reviewed pursuant to the following process:

(1) Development applications shall meet all applicable requirements of the Arlington Municipal Code (AMC). Applications for planned actions shall be made on forms provided by the City and shall include the Planned Action SEPA checklist (Exhibit B).

(2) The City's SEPA Responsible Official shall determine whether the application is complete as provided in AMC Chapter 20.98.

(3) If the application is for a project within the Planned Action Area defined in Exhibit A, the application will be reviewed to determine if it is consistent with the criteria of this ordinance and thereby qualifies as a Planned Action project.

(a) The decision of the City's SEPA Responsible Official regarding qualification of a project as a Planned Action is an administrative decision. The SEPA Responsible Official shall notify the applicant of his/her decision. Notice of the determination on zoning permit decisions per AMC 20.16.100 involving a planned action shall also be mailed or otherwise verifiably delivered to federally recognized tribal governments and to agencies with jurisdiction over the planned action project, pursuant to RCW 43.21C.440.

(b) If the project is determined to qualify as a Planned Action, it shall proceed in accordance with the applicable permit review procedures specified in AMC Chapter 20.16, except that no SEPA threshold determination, EIS or additional SEPA review shall be required.

(c) Notice of the application for a planned action project shall be consistent with Chapter 20.98 AMC.

(4) If notice is otherwise required for the underlying permit, the notice shall state that the project has qualified as a Planned Action. If notice is not otherwise required

for the underlying permit, no special notice is required by this ordinance. See Subsection 4(G)(3)(a) regarding notice of the zoning permit decision.

(5) To provide additional certainty about applicable requirements, the City or applicant may request consideration and execution of a development agreement for a Planned Action project, consistent with RCW 36.70B.170 et seq.

(6) If a project is determined to not qualify as a Planned Action, the SEPA Responsible Official shall so notify the applicant and prescribe a SEPA review procedure consistent with the City's SEPA regulations and the requirements of state law. The notice shall describe the elements of the application that result in failure to qualify as a Planned Action.

(7) Projects that fail to qualify as Planned Actions may incorporate or otherwise use relevant elements of the Planned Action EIS, as well as other relevant SEPA documents, to meet their SEPA requirements. The SEPA Responsible Official may limit the scope of SEPA review for the non-qualifying project to those issues and environmental impacts not previously addressed in the Planned Action EIS.

**SECTION 5. Monitoring and Review.**

A. The City should monitor the progress of development in the designated Planned Action area as deemed appropriate to ensure that it is consistent with the assumptions of this ordinance and the Planned Action EIS regarding the type and amount of development and associated impacts, and with the mitigation measures and improvements planned for the Planned Action Area.

B. This Planned Action Ordinance shall be reviewed by the SEPA Responsible Official no later than five years from its effective date. The review shall determine the continuing relevance of the Planned Action assumptions and findings with respect to environmental conditions in the Planned Action area, the impacts of development, and required mitigation measures. The SEPA Responsible Official shall also consider the implementation of Public Agency Actions and Commitments in Exhibit C. Based upon this review, the City may propose amendments to this ordinance and/or may supplement or revise the Planned Action EIS.

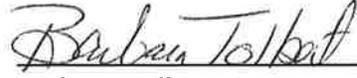
**SECTION 6. Conflict.** In the event of a conflict between this Ordinance or any mitigation measures imposed thereto, and any Ordinance or regulation of the City, the provisions of this Ordinance shall control, except that the provision of any International Building Code shall supersede.

**SECTION 7. Severability.** If any one or more sections, subsections, or sentences of this Ordinance are held to be unconstitutional or invalid such decision shall not affect the validity of the remaining portions of this Ordinance and the same shall remain in full force and effect.

**SECTION 8. Effective Date.** This ordinance shall take effect and be in force five (5) days from and after its passage, approval and publication as provided by law.

PASSED by the City Council and approved by the Mayor the 19th day of January, 2021.

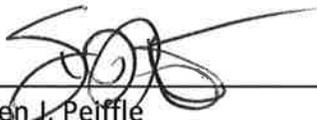
CITY OF ARLINGTON

  
\_\_\_\_\_  
Barbara Tolbert, Mayor

ATTEST:

  
\_\_\_\_\_  
Wendy Van Der Meersche, City Clerk

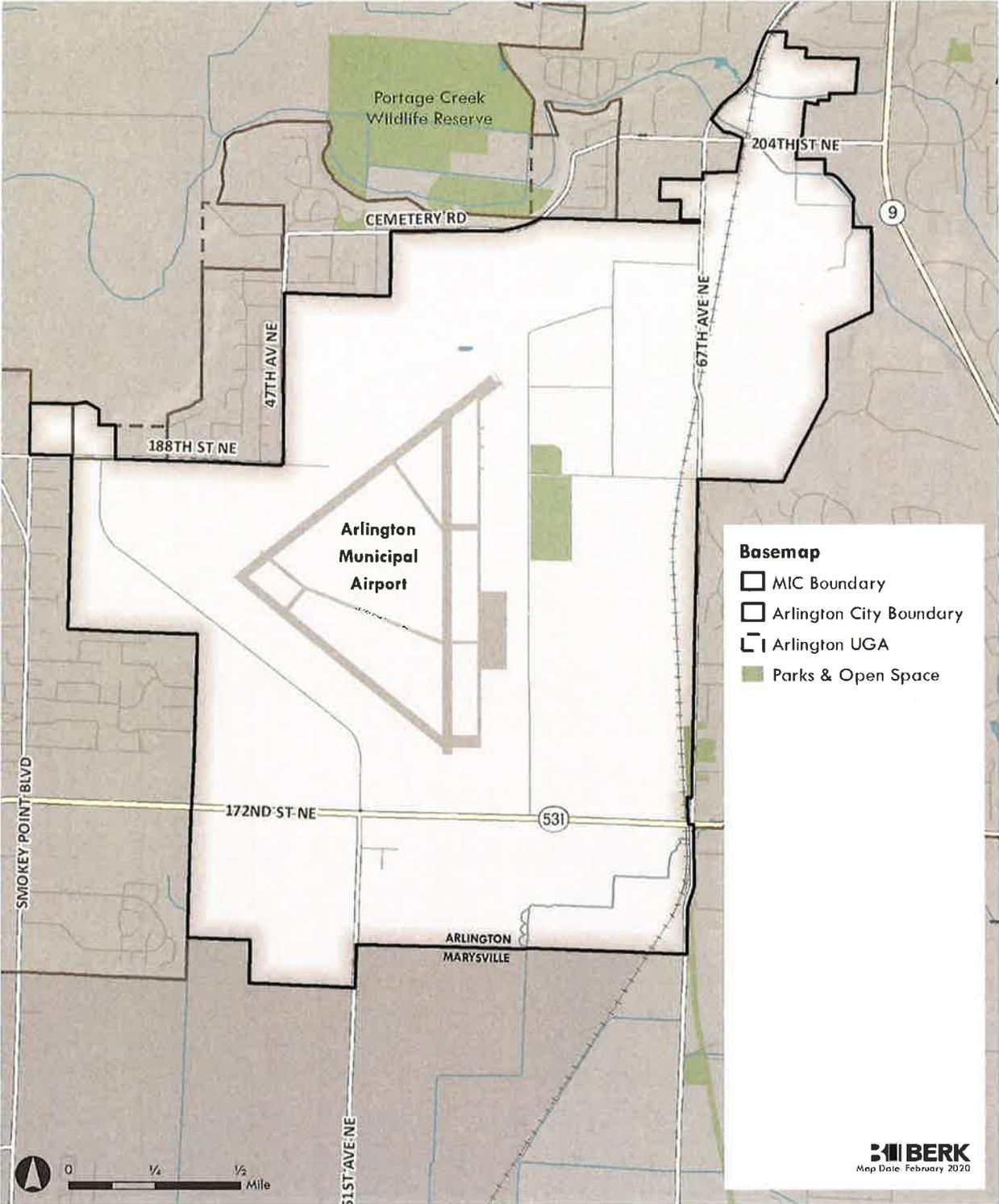
APPROVED AS TO FORM:

  
\_\_\_\_\_  
Steven J. Peiffle  
City Attorney

PUBLISHED the 22nd day of January, 2021  
EFFECTIVE the 27th day of January, 2021

ORDINANCE NO. 2021-002

# Exhibit A: Cascade Industrial Center Planned Action Area



Source: City of Arlington, 2020; BERK, 2020.

# Exhibit B. SEPA Checklist and Mitigation Measures

## Exhibit B: Example Environmental Checklist and Required Mitigation Document

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### INTRODUCTION

The State Environmental Policy Act (SEPA) requires environmental review for project and non-project proposals that are likely to have adverse impacts upon the environment. In order to meet SEPA requirements, the City of Arlington issued the Cascade Industrial Center Planned Action Draft Environmental Impact Statement (EIS) on October 1, 2020, and the Final EIS was issued on January 11, 2021. The Draft and the Final EIS together are referenced herein as the "EIS". The EIS has identified significant beneficial and adverse impacts that are anticipated to occur with the future development of the Planned Action Area, together with a number of possible measures to mitigate those significant adverse impacts.

On January 19, 2021, the City of Arlington adopted Ordinance No. 2021-XXX establishing a planned action designation for the Cascade Industrial Center studied as Planned Action in the EIS (see **Exhibit A**). SEPA Rules indicates review of a project proposed as a planned action is intended to be simpler and more focused than for other projects (WAC 197-11-172). In addition, SEPA allows an agency to utilize a modified checklist form that is designated within the planned action ordinance (see RCW 43.21c.440). This **Exhibit B-1** provides a modified checklist form adopted in the Cascade Industrial Center Planned Action Ordinance.

### MITIGATION DOCUMENT

A Mitigation Document is provided in **Exhibit B-2**, and also summarized in the environmental checklist. **Exhibit B-2** establishes specific mitigation measures, based upon significant adverse impacts identified in the EIS. The mitigation measures shall apply to future development proposals which are consistent with the Planned Action scenarios reviewed in the EIS, and which are located within the Cascade Industrial Center Planned Action Area (see **Exhibit A**). In addition, **Exhibit B-3** provides details of transportation mitigation requirements.

### APPLICABLE PLANS AND REGULATIONS

The EIS identifies specific regulations that act as mitigation measures. These are summarized in **Exhibit B-4** by EIS topic, and are advisory to applicants. All applicable federal, state, and local regulations shall apply to Planned Actions, including the regulations that are adopted with the Preferred Alternative. Planned Action applicants shall comply with all adopted regulations where applicable including those listed in the EIS and those not included in the EIS.

### INSTRUCTIONS TO APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. The City of Arlington will use this checklist to determine whether the project is consistent with the analysis in the Cascade Industrial Center Planned Action EIS and qualifies as a planned action or would otherwise require additional environmental review under SEPA. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. 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 City may ask you to explain your answers or provide additional information. In most cases, you should be able to answer the questions from your own project plans and the Planned Action EIS without the need to hire experts.



EXHIBIT B-1 MODIFIED SEPA CHECKLIST

A. Proposal Description

|  |  |   |
|--|--|---|
| Date:  |  |   |
| Applicant:   |  |   |
| Property Owner:                                      |  |   |
| Property Address                                     | Street:  | City, State, Zip Code:                                |
| Parcel Information                                   | Assessor Parcel Number:  | Property Size in Acres:                               |
| Give a brief, complete description of your proposal. |  |   |
| Property Zoning                                      | District Name:   | Building Type:  |
| Permits Requested (list all that apply)              | Land Use:<br>Building:   | Engineering:<br>Other:                                |
|  | All Applications Deemed Complete? Yes ___ No ___<br>Explain:   |   |
|  | Are there pending governmental approvals of other proposals directly affecting the property covered by your proposal? Yes ___ No ___<br>Explain: |   |
| Existing Land Use                                    | Describe Existing Uses on the Site:  |   |
| Proposed Land Use – Check and Circle All That Apply  | Industrial/Manufacturing<br>Aviation Flightline  | Commercial<br>Open Space, Recreation<br>Other         |
| Non-residential Uses: Building Square Feet           | Existing:  | Proposed:   |
|  | Employment in Ordinance: <b>XXX</b>  | Job Remainder as of _____ 20____<br>_____ square feet |

|   |   |  |   |
|---|---|--|---|
| Dwellings   | # Existing Dwellings:<br># _____ Dwelling Type _____<br># _____ Dwelling Type _____ | # Proposed Dwellings<br>Units:<br># _____ Type _____<br># _____ Type _____ | Proposed Density (du/ac):   |
|   | Dwelling Threshold Total in Ordinance: <u>XXX</u>                                   | Dwelling Bank Remainder as of _____ 20 _____<br>_____ dwellings            |   |
| Building Height   | Existing Stories:<br>Existing Height in feet  | Proposed Stories:<br>Proposed Height in feet:                              |   |
| Parking Spaces  | Existing:   | Proposed:  |   |
| Impervious Surfaces   | Existing Square Feet:   | Proposed Square Feet:  |   |
| PM Peak Hour<br>Weekday<br>Vehicle Trips  | Existing Estimated Trips<br>Total:  | Future Estimated Trips<br>Total:   | Net New Trips:  |
|   | Source of Trip Rate: ITE Manual _____<br>Other _____                                |  | Transportation Impacts Determined Consistent with<br>AMC 20.04.120 and Chapter 20.56. Yes _____ No<br>_____ |
| Proposed timing<br>or schedule<br>(including<br>phasing).   |   |  |   |
| Describe plans<br>for future<br>additions,<br>expansion, or<br>further activity<br>related to this<br>proposal. |   |  |   |
| List any<br>available or<br>pending<br>environmental<br>information<br>directly related<br>to this proposal.    |   |  |   |

## B. Environmental Checklist and Mitigation Measures

### NATURAL ENVIRONMENT CHECKLIST AND MITIGATION MEASURES

#### Geology/Soils Checklist and Mitigation Measures

|   |                               |
|---|-------------------------------|
| <p>1. Description of Conditions</p> <p>A. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____</p> <p>B. What is the steepest slope on the site (approximate percent slope)? _____</p> <p>C. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? _____</p>   | <p><b>Staff Comments:</b></p> |
| <p>2. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.</p>   |                               |
| <p>3. Has any part of the site been classified as a "geologically hazardous" area? (Check all that apply)</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Landslide Hazards</li> <li><input type="checkbox"/> Erosion Hazards</li> <li><input type="checkbox"/> Seismic Hazards</li> <li><input type="checkbox"/> Liquefaction Hazards</li> <li><input type="checkbox"/> Other: _____</li> </ul> <p>Describe:</p>                               |                               |
| <p>4. Proposed Measures to control impacts including Exhibit B-2 and B-4 regarding Mitigation Document and Applicable Regulations and Advisory Notes, respectively:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Temporary erosion and sediment controls</li> <li><input type="checkbox"/> Compliance with grading and fill standards</li> <li><input type="checkbox"/> Compliance with Critical Area Regulations</li> </ul> <p>Explain:</p> |                               |

#### Water Resources/Stormwater Checklist and Mitigation Measures

|  |                               |
|--|-------------------------------|
| <p>5. Will the proposal require or result in (check all that apply and describe below):</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> any work over, in, or adjacent to (within 200 feet) of Edgecomb Creek or Portage Creek?</li> <li><input type="checkbox"/> fill and dredge material that would be placed in or removed from surface water or wetlands?</li> <li><input type="checkbox"/> surface water withdrawals or diversions?</li> <li><input type="checkbox"/> discharges of waste materials to surface waters?</li> <li><input type="checkbox"/> groundwater withdrawal or discharge?</li> <li><input type="checkbox"/> waste materials entering ground or surface waters?</li> </ul> | <p><b>Staff Comments:</b></p> |
| <p>6. Describe the source of runoff (including stormwater) and method of collection, treatment, and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.</p>  |                               |
| <p>7. Is the area designated a critical aquifer recharge area? If so, please describe:</p>   |                               |
| <p>8. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</p>  |                               |

## Water Resources/Stormwater Checklist and Mitigation Measures

|   |  |
|---|--|
| <p><b>9. What measures are proposed to reduce or control water resources/stormwater impacts?</b></p> <p>Proposed Measures to control impacts including <b>Exhibit B-2 and B-4</b> regarding Mitigation Document and Applicable Regulations and Advisory Notes, respectively (check all that apply):</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Compliance with construction-related stormwater requirements, including temporary erosion and sediment control, and development and implementation of a stormwater pollution and spill prevention plan.</li> <li><input type="checkbox"/> Determination of necessary permanent, long-term water quality treatment requirements.</li> <li><input type="checkbox"/> Low Impact Development (LID) techniques employed, consistent with AMC 13.28?</li> <li><input type="checkbox"/> Adequate erosion protection at outfalls.</li> <li><input type="checkbox"/> Other:</li> </ul> <p>Explain:</p> |  |
|---|--|

## Plants and Animals Checklist and Mitigation Measures

|  |                               |
|--|-------------------------------|
| <p><b>10. Check or circle types of vegetation found on the site:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Deciduous tree: Alder, maple, aspen, other _____</li> <li><input type="checkbox"/> Evergreen tree: Fir, cedar, pine, other _____</li> <li><input type="checkbox"/> Shrubs</li> <li><input type="checkbox"/> Grass</li> <li><input type="checkbox"/> Pasture</li> <li><input type="checkbox"/> Crop or grain</li> <li><input type="checkbox"/> Wet soil plants: Cattail, buttercup, bullrush, skunk cabbage, other _____</li> <li><input type="checkbox"/> Water plants: Water lily, eelgrass, milfoil, other _____</li> </ul> <p>Other types of vegetation: _____</p> | <p><b>Staff Comments:</b></p> |
| <p><b>11. Are there wetlands on the property? Please describe their acreage and classification.</b></p>  |                               |
| <p><b>12. Is there riparian habitat on the property?</b></p>   |                               |
| <p><b>13. What kind and amount of vegetation will be removed or altered?</b></p>   |                               |
| <p><b>14. List threatened or endangered species known to be on or near the site</b></p>  |                               |
| <p><b>15. Are there plants or habitats subject to Critical Areas and/or Shoreline Master Program?</b></p>  |                               |
| <p><b>16. Is the proposal consistent with critical area regulations, shoreline regulations, and requirements of the AMMIC Subarea Plan (now retitled Cascade Industrial Center)? Please describe.</b></p>  |                               |
| <p><b>17. Proposed landscaping, use of native plants, buffers, or other measures to preserve or enhance vegetation on the site, if any:</b></p>  |                               |

## Plants and Animals Checklist and Mitigation Measures

|   |  |
|---|--|
| <p>18. Proposed Measures to control impacts including <b>Exhibit B-2 and B-4</b> regarding Mitigation Document and Applicable Regulations and Notes, respectively (check all that apply):</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Compliance with Critical Areas Ordinance</li> <li><input type="checkbox"/> Compliance with Shoreline Master Program</li> <li><input type="checkbox"/> Implementation of on-site or street frontage green infrastructure</li> <li><input type="checkbox"/> Implementation of Chapter 20.76 - Screening and Trees</li> <li><input type="checkbox"/> Other:</li> </ul> <p>Explain:</p> |  |
|---|--|

## CULTURAL RESOURCES CHECKLIST AND MITIGATION MEASURES

### Cultural Resources Checklist and Mitigation Measures

|   |                               |
|---|-------------------------------|
| <p>19. 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 or state preservation registers? If so, specifically describe.</p>   | <p><b>Staff Comments:</b></p> |
| <p>20. 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.</p>  |                               |
| <p>21. 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 or state preservation registers? If so, specifically describe.</p>   |                               |
| <p>22. 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.</p>  |                               |
| <p>Proposed Measures to control impacts including <b>Exhibit B-2 and B-4</b> regarding Mitigation Document and Applicable Regulations and Notes, respectively (check all that apply):</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Compliance with AMMIC (now renamed Cascade Industrial Center) Subarea Plan.</li> <li><input type="checkbox"/> Compliance with other applicable land use and shoreline policies and development regulations.</li> <li><input type="checkbox"/> Tribal, federal, or state consultations for cultural or eligible historic resources.</li> <li><input type="checkbox"/> Evaluation per Exhibit B-2 and implementation of associated recommended conditions.</li> <li><input type="checkbox"/> Inadvertent discovery plan.</li> <li><input type="checkbox"/> Other</li> </ul> <p>Explain:</p> |                               |

## TRANSPORTATION CHECKLIST AND GREENHOUSE GAS MITIGATION MEASURES

| <b>Transportation Checklist and Mitigation Measures</b>  |                        |
|--|------------------------|
| 23. Identify public streets and highways serving the site and describe proposed access to the existing street system. Show on site plans, if any.  | <b>Staff Comments:</b> |
| 24. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?  |                        |
| 25. How many parking spaces would the completed project have? How many would the project eliminate?  |                        |
| 26. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).   |                        |
| 27. How many PM peak hour vehicular trips per day would be generated by the completed project?   |                        |
| 28. Is the land use addressed by the EIS Greenhouse Gas Analysis?  |                        |
| 29. Proposed Measures to control impacts including <b>Exhibit B-2, Exhibit B-3, and B-4 regarding</b> Mitigation Document, Additional Mitigation Requirements and Procedures, and Applicable Regulations and Notes, respectively ( <b>check all that apply</b> ):  |                        |
| <ul style="list-style-type: none"> <li><input type="checkbox"/> Evaluate and mitigate roadways consistent with Planned Action Ordinance Section 4.D(3).</li> <li><input type="checkbox"/> Commute Trip Reduction (AMC Chapter 10.80)</li> <li><input type="checkbox"/> Transportation Demand Management (TDM) Programs</li> <li><input type="checkbox"/> Street frontage standards</li> <li><input type="checkbox"/> Impact fee and SEPA mitigation fee for fair share of capital improvements</li> <li><input type="checkbox"/> Other:</li> </ul> |                        |
| Explain:   |                        |

## LAND USE AND AESTHETICS CHECKLIST AND MITIGATION MEASURES

| <b>Land Use and Aesthetics Checklist and Mitigation Measures</b>   |                        |
|--|------------------------|
| 30. What is the current use of the site and adjacent properties?   | <b>Staff Comments:</b> |
| 31. Describe any structures on the site. Will any structures be demolished? If so, what type, dwelling units, square feet? |                        |
| 32. What is the current zoning classification of the site?   |                        |
| 33. What is the current Comprehensive Plan designation and zoning classification of adjacent sites?                        |                        |
| 34. If applicable, what is the current shoreline master program designation of the site?                                   |                        |

## Land Use and Aesthetics Checklist and Mitigation Measures

|  |  |
|--|--|
| 35. What is the planned use of the site? List type of use, number of dwelling units and building square feet.  |  |
| 36. Approximately how many people would reside or work in the completed project?   |  |
| 37. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.  |  |
| 38. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.   |  |
| 39. Approximately how many people would the completed project displace?  |  |
| 40. What is the tallest height of any proposed structure(s)?   |  |
| 41. Would any views in the immediate vicinity be altered or obstructed?  |  |
| 42. Would the proposal produce light or glare? What time of day would it mainly occur?   |  |
| 43. Could light or glare from the finished project be a safety hazard or interfere with views?   |  |
| 44. What existing offsite sources of light or glare may affect your proposal?  |  |
| 45. Would shade or shadow affect public parks, recreation, open space, or gathering spaces?  |  |
| <p>Proposed Measures to control impacts including <b>Exhibit B-2 and B-4 regarding Mitigation Document and Applicable Regulations and Notes, respectively (check all that apply):</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Compliance with AMMIC Subarea Plan.</li> <li><input type="checkbox"/> Compliance with other applicable land use and shoreline policies and development regulations.</li> <li><input type="checkbox"/> Other</li> </ul> <p>Explain:</p> |  |

## UTILITIES AND PUBLIC SERVICES CHECKLIST AND MITIGATION MEASURES

### Public Services and Utilities Checklist

|  |                        |
|--|------------------------|
| 46. Water Supply: Would the project result in an increased need for water supply or fire flow pressure? Can City levels of service be met? | <b>Staff Comments:</b> |
| 47. Wastewater: Would the project result in an increased need for wastewater services? Can City levels of service be met?                  |                        |

## Public Services and Utilities Checklist

|   |  |
|---|--|
| 48. Police Protection: Would the project increase demand for police services? Can City levels of service be met?  |  |
| 49. Fire and Emergency Services: Would the project increase demand for fire and/or emergency services? Can levels of services be met?   |  |
| 50. Schools: Would the project result in an increase in demand for school services? Can levels of services be met? Is an impact fee required?   |  |
| 51. Parks and Recreation: Would the project require an increase in demand for parks and recreation? Can levels of services be met?  |  |
| 52. Other Public Services and Utilities: Would the project require an increase in demand for other services and utilities? Can levels of services be met?   |  |
| <p>53. Proposed Measures to control impacts including <b>Exhibit B-1 and B-4 regarding Mitigation Required for Development Applications and Exhibit B-3 Applicable Regulations (check all that apply):</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Capital Facility Plan has been considered, and development provides its fair share of the cost of improvements consistent with applicable local government plans and codes.</li> <li><input type="checkbox"/> Law enforcement agency has been consulted, and development reflects applicable code requirements.</li> <li><input type="checkbox"/> Fire protection agency has been consulted, and development complies with Uniform Fire Code.</li> <li><input type="checkbox"/> School impact fee, if applicable.</li> <li><input type="checkbox"/> Parks impact fee, if applicable.</li> <li><input type="checkbox"/> Developer has coordinated with City to ensure that sewer lines, water lines, or stormwater facilities will be extended to provide service to proposed development site where required.</li> <li><input type="checkbox"/> General facility charges have been determined to ensure cumulative impacts to utilities are addressed.</li> <li><input type="checkbox"/> Other Measures to reduce or control public services and utilities impacts:</li> </ul> |  |
| Explain:  |  |

## C. Applicant Signature

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.

## D. Review Criteria

### REVIEW CRITERIA

The City's SEPA Responsible Official may designate "planned actions" consistent with criteria in Ordinance No.   Subsection 4.E.

| Criteria  | Discussion |
|---|------------|
| (a) the proposal is located within the Planned Action area identified in Exhibit A of this Ordinance;   |            |
| (b) the proposed uses and densities are consistent with those described in the Planned Action EIS and Section 4.D of this Ordinance;  |            |
| (c) the proposal is within the Planned Action thresholds and other criteria of Section 4.D of this Ordinance;   |            |
| (d) the proposal is consistent with the City of Arlington Comprehensive Plan and the AMMIC Subarea Plan;  |            |
| (e) the proposal's significant adverse environmental impacts have been identified in the Planned Action EIS;  |            |
| (f) the proposal's significant impacts have been mitigated by application of the measures identified in Exhibit B, and other applicable City regulations, together with any modifications or variances or special permits that may be required; |            |
| (g) the proposal complies with all applicable local, state and/or federal laws and regulations, and the SEPA Responsible Official determines that these constitute adequate mitigation;   |            |
| (h) the proposal is not an essential public facility as defined by RCW 36.70A.200(1), unless the essential public facility is accessory to or part of a development that is designated as a planned action under this ordinance.                |            |

## DETERMINATION CRITERIA

Applications for planned actions shall be reviewed pursuant to the process in Ordinance No. [REDACTED] Section 4.G.

| Requirement  | Discussion |
|--|------------|
| Applications for planned actions were made on forms provided by the City including this Cascade Industrial Center Environmental Checklist and Mitigation Document. |            |
| The application has been deemed complete in accordance with BMC Chapter 20.02.   |            |

| Requirement  | Discussion |
|--|------------|
| The proposal is located within Planned Action Area pursuant to Exhibit A of this Ordinance     |            |
| The proposed use(s) are listed in Section 4D of the Ordinance and qualify as a Planned Action. |            |

## E. SEPA Responsible Official Determination

**A. Qualifies as a Planned Action:** The application is consistent with the criteria of Ordinance \_\_\_\_\_ and thereby qualifies as a Planned Action project.

It shall proceed in accordance with the applicable permit review procedures specified in \_\_\_\_\_, except that no SEPA threshold determination, EIS or additional SEPA review shall be required.

Notice shall be made pursuant to AMC Chapter 20.98. as part of notice of the underlying permits and shall include the results of the Planned Action determination. If notice is not otherwise required for the underlying permit, no special notice is required. See Section 4.G(3)(a) regarding notice of the zoning permit decision.

The review process for the underlying permit shall be as provided in AMC Chapter 20.16.

NOTE: If it is determined during subsequent detailed permit review that a project does not qualify as a planned action, this determination shall be amended.

**Signature**

**Date:**

**B. Does not Qualify as Planned Action:** The application is not consistent with the criteria of Ordinance \_\_\_\_\_, and does not qualify as a Planned Action project for the following reasons:

Projects that fail to qualify as Planned Actions may incorporate or otherwise use relevant elements of the Planned Action EIS, as well as other relevant SEPA documents, to meet their SEPA requirements. The SEPA Responsible Official may limit the scope of SEPA review for the non-qualifying project to those issues and environmental impacts not previously addressed in the Planned Action EIS.

**SEPA Process Prescribed:**

**C. Responsible Official Signature**

Signature:

Date:

## EXHIBIT B-2 MITIGATION DOCUMENT

A Mitigation Document is provided in this Exhibit B-1 to establish specific mitigation measures based upon significant adverse impacts identified in the Planned Action EIS. The mitigation measures in this Exhibit B-1 shall apply to Planned Action Project applications that are consistent with the Alternative range reviewed in the Planned Action EIS and which are located within the Planned Action Area (see Exhibit A).

Where a mitigation measure includes the words "shall" or "will," inclusion of that measure in Planned Action Project application plans is mandatory in order to qualify as a Planned Action Project. Where "should" or "would" appear, the mitigation measure may be considered by the project applicant as a source of additional mitigation, as feasible or necessary, to ensure that a project qualifies as a Planned Action Project. Unless stated specifically otherwise, the mitigation measures that require preparation of plans, conduct of studies, construction of improvements, conduct of maintenance activities, etc., are the responsibility of the applicant or designee to fund and/or perform.

The City's SEPA Responsible Official's authorized designee shall determine consistency with this mitigation document.

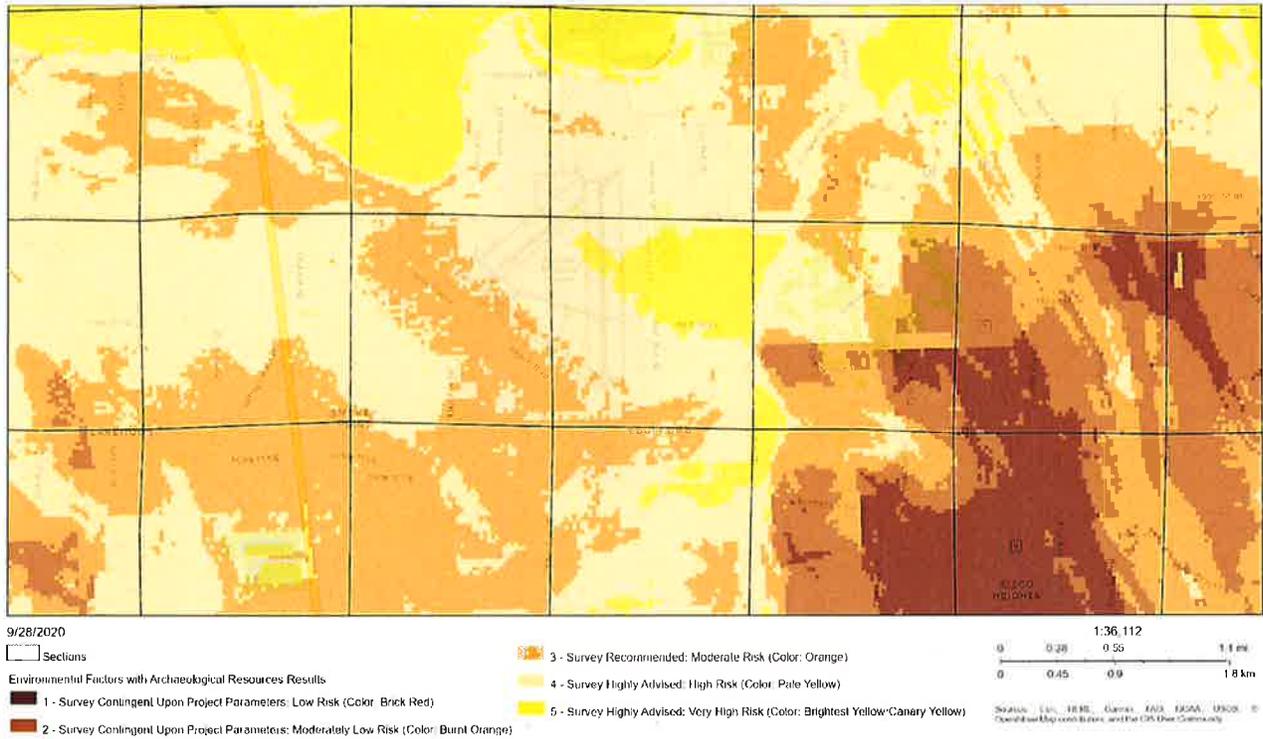
### Natural Environment

1. Planned Actions shall be consistent with subarea plan dimensional and development standards including maximum impervious coverages.
2. Planned Actions shall be consistent with the relocation of Edgcomb Creek and associated habitat improvements.
3. Planned Actions shall implement required street frontages identified in the Arlington Complete Streets Program, including landscaping and green infrastructure.
4. Planned Actions may incorporate green stormwater retrofits that provide water quality benefits beyond standard requirements by code.

### Cultural Resources

5. Within shoreline jurisdiction, Planned Actions must be consistent with cultural resources policies and regulations.
6. Planned Action notices shall be sent to DAHP and tribes (Snohomish Tribe, Stillaguamish Indian Tribe, and Tulalip Tribes) for each application consistent with Section G of the ordinance.
7. If DAHP predictive model maps location as high to very high probability (Map B-1.1):
  - a. If cultural resources survey not previously completed, conduct cultural resources survey including subsurface testing where feasible and documentation of historic (i.e. 50 years old or older) built environment in advance of construction. Survey report will include inadvertent discovery plan (IDP).
  - b. If cultural resources survey of the location completed more than 10 years ago, an updated report including IDP may be needed.
  - c. If cultural resources survey of the location completed within past 10 years, prepare an IDP.
8. If DAHP predictive model maps location as low to moderate probability (Map B-1.1):
  - a. If cultural resources survey not previously completed, conduct cultural resources desktop review and field reconnaissance including documentation of historic (i.e. 50 years old or older) built environment in advance of construction. Report will include inadvertent discovery plan (IDP).
  - b. If cultural resources review completed for the location more than 10 years ago, an updated desktop review including IDP may be needed.
  - c. If cultural resources survey of the location completed within past 10 years, prepare an IDP.
9. Where required under Mitigation Measures 7 and 8, Planned Actions shall prepare Inadvertent Discovery Plans as a condition of project approval.
10. The City may condition Planned Actions according to the results of required reviews under Mitigation Measures 7 and 8.

**Map B-1.1 Cultural Resources Probability Department of Archaeology and Historic Preservation**



**Land Use and Aesthetics**

- 11. Planned Actions shall be consistent with the AMC development standards and guidelines for the CIC.
- 12. Planned Actions shall implement design standards specific to industrial areas and development types.

**Transportation**

- 13. See Exhibit B-3.

**Public Services**

- 14. Planned Actions shall demonstrate consistency with crime prevention through environmental design principles through compliance with CIC development standards and guidelines.
- 15. Planned Actions shall pay applicable impact fees per Chapter 20.90 for parks and schools.
- 16. A Planned Action shall provide the common and private open space required per dwelling in the Arlington Municipal Code.

**Utilities**

- 17. Planned Actions shall meet City standards for adequate water and sewer service, pay applicable general facility charges, and incorporate water and sewer infrastructure improvements in street frontage improvements as appropriate.

18. Planned Action shall implement the required stormwater manual and implement necessary stormwater improvements. If a regional stormwater facility is approved by the City, an applicant may request or the City may condition development to pay a fee based on the area of new and replaced impervious surface subject to the applicable stormwater management manual in place at the time of application.

## EXHIBIT B-3 ADDITIONAL MITIGATION REQUIREMENTS & PROCEDURES

### Transportation

#### Frontage Improvements

- A. When a property redevelops and applies for permits, frontage improvements (or in-lieu contributions) and right-of-way dedications if needed are required by the Arlington Municipal Code (AMC 20.56.170).
- B. If right-of-way (or an easement) is needed, it also must be dedicated to the City by the Planned Action Application property owner.
- C. Planned Action applicants may request and the City may consider a fee-in-lieu for some or all of the frontage improvements that are the responsibility of the property owner consistent with criteria in AMC 20.56.170 and agreements pursuant to RCW 82.02.020 or other instrument deemed acceptable to the City and applicant.

#### Mitigation Fees

- D. Areawide Improvements: Implementation of improvements identified in Table B.3-1 shall occur through a SEPA fair share fee program such that new development contributes its share of the cost for these projects.
- E. Cost Basis: Unless amended, or replaced with a transportation impact fee, mitigation fees consistent with the proportionate share of costs shall be applied to planned action applications. This fee shall be payable in addition to the impact fee in AMC Chapter 20.90 until such time as the improvements in Table B.3-1 are incorporated into the City's impact fee basis.
- F. A Planned Action's trips calculated per Section 4.D(3)(d) will be used to determine a development's demand and mitigation payment.
- G. Mitigation Fee Payable at Permit Issuance: The mitigation fee shall be payable at the time of building permit issuance.
- H. The Planned Action Share Transportation Fees will be incorporated into the City master fee schedule. Fees shall be subject to biennial review to affirm the cost basis including a construction cost index or an equivalent as determined by the City.
- I. Should the State of Washington develop capital improvements that are scheduled in addition to the listed mitigation in Table B.3-1, the City may collect a fair share cost of such improvements to the extent the improvements add capacity to address growth.

#### Transportation Demand Management

- J. Each Planned Action shall demonstrate consistency with requirements for Commute Trip Reduction (AMC Chapter 10.80). The City may condition Planned Actions to provide for transportation demand management measures to assist in meeting City levels of service and concurrency.
- K. Each Planned Action shall provide for electric vehicle infrastructure (AMC Chapter 20.44.098).

**Table B.3 -1. Summary of Mitigation and Action Alternative Pro-Rata Cost**

| Location   | Improvement  | Estimated Total Cost (Million \$) <sup>1</sup> | Existing Intersection Vehicle Volumes <sup>2</sup> | 2040 Action Alternative 2 Intersection Vehicle Volumes <sup>2</sup> | Total Volume Increase <sup>3</sup> | Percent Rata Share <sup>4</sup> | Pro-Rata Cost (Million \$) <sup>5</sup> |
|--|--|--|--|---|------------------------------------|---------------------------------|---|
| SR 531 between 43rd Avenue NE and 67th Avenue NE | Widening SR 531 from 2 to 4-lanes with intersection improvements such as roundabouts at major intersections. Multiuse paths constructed along SR 531 | \$39.3   | 10,660   | 14,355  | 3,695                              | 25.7%                           | \$10.1                                  |
| SR 531 between 67th Avenue NE and SR 9           |  | \$45.0   | 3,660  | 5,780   | 2,120                              | 36.7%                           | \$16.515                                |
| 67th Avenue NE/188th Street NE                   | Installation of traffic signal and railroad crossing improvements  | \$3.1  | 1,120  | 1,770   | 650                                | 36.7%                           | \$1.138                                 |
| I-5/SR Interchange                               | 531 Specific intersection improvements are being reviewed with the City of Arlington as part of a development application                            | TBD  | 8,505  | 10,425  | 1,920                              | 18.4%                           | TBD                                     |
| Smokey Blvd/SR 531                               |  | TBD  | 4,480  | 5,260   | 780                                | 14.8%                           | TBD                                     |
| <b>Total</b>                                     |  | <b>\$87.4</b>                                  |  |   |                                    |                                 | <b>\$27.753</b>                         |

Source: Transpo Group, 2020

TBD = To be determined when the specific improvement is identified.

1. SR 531 43rd Avenue NE to 67th Avenue NE project cost based on WSDOT published as of September 25, 2020 <https://wsdot.wa.gov/projects/sr531/43rd-ave-67th-ave/home>. SR 531 67th Avenue NE to SR 9 project cost based on City of Arlington Six-Year Transportation Improvement Program 2019-2024. Intersection improvement cost 67th Avenue NE/188th Street NE based on estimates prepared by Transpo Group.

2. Volumes for SR 531 are total entering volumes for the major intersections.

3. 2040 Action Alternative 2 intersection vehicle volumes – existing intersection vehicle volumes

4. Project trips / 2040 Action Alternative intersection vehicle volumes.

## EXHIBIT B-4 APPLICABLE REGULATIONS AND ADVISORY NOTES

In addition to the AMMIC Subarea Plan goals and policies and the Arlington Land Use Code development regulations, the following regulations may apply. All applicable local, state, and federal requirements shall be met regardless of whether they are highlighted in this Exhibit or not.

## Natural Environment

Development and redevelopment projects within the study area that have the potential to impact environmentally sensitive natural resources will require compliance with federal, state, and local regulations. Mitigation sequencing to avoid, minimize, and mitigate environmental impacts is typically required for all applicable permitting reviews and authorizations. The table below provides a regulatory permit matrix for actions requiring local, state, and federal authorizations. Appropriate mitigation measures specific to project alternatives will need to be proposed when alternatives are farther along in the planning process. This may include preservation, enhancement, and restoration of wetland and marine shoreline buffer.

**Table B.4-1. Environmental Regulations**

| Jurisdictional Agency                      | Regulations/Authorizations   |
|--|--|
| City of Arlington                          | Pre-application submittal conference<br>SEPA Determination (No Action Alternative) Planned Action Consistency Determination (Action Alternatives)<br>Critical Areas review<br>City of Arlington Stormwater Code Compliance |
| Washington State Department of Ecology     | CWA Section 401 Water Quality Certification<br>NPDES Construction Stormwater General Permit<br>Coastal Zone Management Act Consistency Certification   |
| Washington Department of Fish and Wildlife | Hydraulic Project Approval (HPA)   |
| U.S. Army Corps of Engineers               | CWA Section 404 Clean Water Act<br>CWA Section 10 Rivers and Harbors Act<br>Requires Compliance with:<br>Section 7 of the Endangered Species Act<br>Section 106 of the Historic Preservation Act<br>Magnuson-Stevens Act   |

Sources: City of Arlington Municipal Code; Herrera 2020.

## Land Use and Aesthetics

Arlington’s Municipal Code contains regulations that help to ensure land use compatibility.

- Title 20 Land Use Code.
- Arlington Design Standards (Chapter 20.46 AMC).
- Arlington Shoreline Master Program (SMP).
- Airport Master Plan: contains regulations applicable to Flightline zone areas.

## Cultural Resources

In terms of historic and cultural resources the following local, state, and federal laws or rules apply:

- Arlington’s SMP includes policies and regulations that would require appropriate cultural review by tribal and other agencies.
- State funded capital projects require Governor’s Executive Order 0505 review. Implementation of the Executive Order requires all state agencies implementing or assisting capital projects using funds appropriated in the State’s biennial Capital Budget to consider how future proposed projects may impact significant cultural and historic places.
- Section 106 of the National Historic Preservation Act requires that each federal agency identify and assess the effects its actions may have on historic buildings.

## Transportation

The following regulations address transportation:

- Travel Demand Management (TDM): Washington State Commute Trip Reduction (CTR) law requires employers with 100 or more employees and located in high-population counties to implement TDM programs.
- Arlington Complete Streets Program
- Arlington Transportation Improvement Program and Capital Improvement Program
- The following regulations and standards:
  - AMC Chapter 10.80 - Commute Trip Reduction
  - AMC Chapter 20.56 - Streets and Sidewalks
  - Chapter 20.90 - Concurrency and Impact Fees
  - Arlington Engineering Standards
  - AMC Chapter 20.44.098 – Electric Vehicle Infrastructure

## Public Services

The following regulations address public services:

- Comprehensive Plan – Addresses levels of service and capital improvements for fire, police, and parks. This is updated every eight years with the Comprehensive Plan.
- Title 15 Fire – Includes requirements for fire suppression.
- Parks and Recreation Master Plan– Establishes a plan for 2016-2023 including capital projects.
- Arlington School District Levy 2020 – Addresses Capital Replacement projects to ensure proper function of current schools.

## Utilities

### Water

When evaluating new construction, Arlington Public Works and Utilities Department personnel determine the ability of the water system to meet fire flow requirements at that location with a minimum of 20 psi residual pressure throughout the distribution system. If the water system cannot provide the required fire flow for the specific project, the developer is required to revise building construction and/or make the necessary improvements to the distribution system to meet the project’s fire flow requirements as established by the City Fire Chief. The available fire flow will be determined by the City’s engineering staff using the water system hydraulic model.

AMC Chapter 13.08. includes provisions for service connections and mains to be upgraded by developers during redevelopment if required to meet engineering design and construction standards. Chapter 13.08. also includes provisions for installation of pumps if required to achieve adequate pressure during peak demands.

**Wastewater**

AMC Chapter 13.36 includes provisions for wastewater service connections and extensions when existing connections are inadequate or sewer mains are not present along the frontage of a property.

**Stormwater**

AMC Chapter 13.28 includes provisions that require redevelopment to meet stormwater management requirements of the Stormwater Management Manual for Western Washington, which requires low impact development BMPs, flow control, and water quality treatment. Under all the alternatives these requirements are expected to result in a net improvement in the quality of stormwater that is discharged to the Stillaguamish River and Quilceda Creek via ditches, Hayho Creek, Westphal Creek, Portage Creek, Prairie Creek and Edgecomb Creek.

CERTIFICATION OF ORDINANCE

I, Wendy Van Der Meersche, being the duly appointed City Clerk of the City of Arlington, Washington, a municipal corporation, do hereby certify that the following Ordinance No. 2021-002 was approved at the January 19, 2021 City Council meeting.

ORDINANCE NO. 2021-002

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARLINGTON, WASHINGTON, ESTABLISHING A PLANNED ACTION FOR THE CASCADE INDUSTRIAL CENTER PURSUANT TO THE STATE ENVIRONMENTAL POLICY ACT”

A true and correct copy of the original ordinance is attached.

Dated this 20<sup>th</sup> day of January, 2021.



  
Wendy Van Der Meersche  
City Clerk for the City of Arlington