



COMPLETE STREETS CHECKLIST

Community & Economic Development

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

Project Name: WISEMARK COMMONS

Email: mweinstein@synthesis-interests.com

Project Manager/Owner: Michael Weinstein

Phone No.: 296-890-3027

Description of Scope:

It is proposed to develop a mixed residential and commercial community with 150 residential units, 12,500 commercial space front 204th Street NE, with a corner 3,200 s.f. restaurant consistent with the intent and requirements of the Mixed-Use Overlay, Mixed-Use Development regulations and Commercial Corridor.

The intent of the proposed project is to create a SENSE OF COMMUNITY through the provision of well-designed moderate scale three story buildings, extensive landscaping, resident amenity areas, pedestrian walkways and stopping areas, extensive under-building parking areas and efficient vehicular circulation.

Name of Adjacent Road(s):

North: 204th Street NE

South:

East: 67th Avenue NE

West:

1. CHANNELIZATION

Speed Limit: 25

Explain current channelization: *(number of lanes, turn lanes, rest????, etc.)*

No change in channelization

Explain proposed channelization changes:

Primary entry to the site from 64th Avenue NE

Secondary entrance and exit from 204th Street NE

Justify how planned channelization meets traffic needs of the site:

(vehicle movements, site distance, turning radius, intersection delays, driveway safety)

Efficient and safe entry and exist from 67th Avenue NE interior private road connection to 204th Street NE

2. PAVEMENT CONDITIONS

Does the existing road maintain the minimum Overall Condition Index (OCI) as set forth in the Transportation Benefit District?



Yes



No

Contact Public Works for current OCI and Standards 360-403-3512.

Should pavement repair be considered as part of this project?



Yes



No

Describe extents of pavement repair proposed and how the project meets or exceeds the goals of the City's Transportation Improvement Plan:

Is this project on the city's Transportation Improvement Plan?



Yes



No

Explain how the project meets the City's Transportation Improvement Plan:

Closest planned improvements at 204th Street NE and 74th Ave. signalization
204th Street NE and 77th Ave. roundabout

3. PEDESTRIAN INFRASTRUCTURE

Is this area identified in the City of Arlington Pedestrian Improvement Plan? Yes No

Describe the existing and proposed pedestrian facilities and how they meet or exceed the goals of the City's Transportation Improvement Plan:

Proposed improvement of existing sidewalk and planting strip adjacent to 67th Ave. NE
Maintain pedestrian crossing at the intersection of 67th Ave. NE & 204th Street NE
Expanded sidewalk with planter boxes as part of the provision of the mixed use building fronting 204th St. NE

Is the project fully served by sidewalks, accessible curb ramps, and safe crosswalks? Yes No

Describe existing ADA features and proposed improvements and how they meet or exceed the current minimum standards of the Americans with Disabilities Act:

Repair and improvement of sidewalk adjacent to 67th Ave. NE with ADA compliant cross walk across access to the project from 67th Ave. NE. Continuous walkways and sidewalks within the community designed to ADA standards for all crosswalks

Are existing sidewalks in good condition? Yes No

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

Describe any existing trees in the project area that currently or may damage sidewalks:

2 Existing trees adjacent to the sidewalk along 67th Ave. S

Explain mitigation measures to address any existing or potential issues:

All existing trees adjacent to 67th Ave. NE to be removed. New trees to be provided within the planting strip adjacent to 67th Ave. NE

How far must a pedestrian travel to the nearest pedestrian roadway crossing? _____ Existing _____ Proposed

Describe the existing and proposed intersection pedestrian crossing features within 500' of the site:

Cross walk from the south corner of the intersection of 67th Ave. NE and 204th Street NE

Explain proposed mitigation measures to improve safety at intersections:

Potential signage indicating the location for the crosswalk

Describe the existing and proposed midblock crossing facilities within 500' of the site:

No existing or proposed midblock crossing within 500' of the site

Explain proposed mitigation measures to improve safety at midblock crossing: *(RRFB, Striping, Bulb-outs, etc.)*

Describe any proposed traffic calming curb bulb outs or other mitigations proposed to slow traffic, increase pedestrian safety and reduce crossing width:

None

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

A mixed-use building facing 204th St. NE with enhanced wider sidewalk with raised planter boxes crosswalk to provide direct connection to the corner sidewalk and a proposed bus shelter. Direct walkway connection from the residential buildings facing 67th Ave. NE to the sidewalk adjacent to that road

Describe proposed pedestrian improvements such as benches, trash receptacles, visual interest, shade and plantings:

Benches, and canopy shading along the proposed enhanced wider sidewalk in front of the mixed-use building facing 204th St. NE.

Bus Shelter with bench seating at the corner of 204th St. NE and 67th Ave. NE

Sculptural art work at the corner of 204th St. NE and 67th Ave. NE

RESIDENTIAL DEVELOPMENTS:

Provide a vicinity map, which shows pedestrian and bicycle accessible connections to locations such as schools, public buildings, parks, recreation, commercial centers and transit facilities:

Provide longest path and explain measures to reduce walking and biking distance:

The Cascade Trail is present along the frontage to 67th Ave. NE

4. BICYCLE INFRASTRUCTURE

Is the project site fully served by bicycle facilities?

Yes

No

How far must a bicycle travel to the nearest bike facility (bike lanes, trails, etc.)?

Existing

Proposed

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

Yes

No

Describe existing and proposed bicycle facilities and how they meet or exceed the goals of the City's Bike Improvement Plan:

Protected existing bike lane along 204th St. NE

Proposed improvements to multi-use trail sidewalk adjacent to 67th Ave. NE to eliminate bumps and other impediments to ensure safety

Bike racks and garbage bins along the proposed enhanced wider sidewalk adjacent to the mixed-use building facing 204th St. NE

Describe how this project meets the needs of a various bicycle users: (Family vs. Commuter)

Paved walkways from all buildings to the centrally located resident activity area and adjacent public sidewalks with smooth transitions

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

Safe and secure bike storage areas weather protected inside facilities located under each building

5. TRANSIT INFRASTRUCTURE

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

Yes

No

How far must a rider walk/bike to the nearest transit stop?

Existing

Proposed

Describe existing and proposed transit improvements and how they meet or exceed the goals of the City's Transit Expansion Plan:

Provision of a bus shelter with bench seating on 204th St. NE at the corner of 204th St. NE and 67th Ave. NE and special landscaping

Describe existing and proposed cover, seating visual interest, shading, lighting, plantings, or traffic buffers and how they meet or exceed the goals of the City's Transit Expansion Plan:

Proposed new street trees along 204th St. NE and 67th Ave. NE.

Direct walkway connection to the walkway system within the proposed project and all proposed buildings

Is the transit stop ADA accessible? If not, how does the project propose to provide accessibility?

Yes

No

Proposed transit stop and bus shelter to be ADA accessible

6. FREIGHT INFRASTRUCTURE

Is the project on an identified City of Arlington Freight Route?

Yes

No

Does the project area meet the curb radius and clearance standards?

Yes

No

Are there spot improvements needed for the project area? (pavement depth)

Yes

No

7. TREES AND LANDSCAPING

Describe any existing trees and landscaping assets within the project limits that warrant project investment to sustain: (*e.g. preservation of trees*)

Significant trees within the property identified by arborist study and survey
To be replaced at a ratio of 3/1 to be located in the existing landscape buffer along the east side of the property

Is there an opportunity to plant trees or expand landscape?

Yes

No

Describe existing and proposed vegetation and landscaping within the City Right of Way and how it meets the City Code requirements: (should specify AMC)

Existing landscape strips along 67th Ave. NE and 204th Street NE to be enhanced and planted with street trees meeting City Standard

Will there be long-term street tree, project site tree and landscaping maintenance required for this project?

Yes

No

Describe how the Owner provide maintenance:

Full time maintenance manager to be retained for all landscape maintenance tasks and requirements

Describe any existing or proposed median plantings in the project area and how they meet the City Median Guidelines:

No existing Median plantings

Does the project include any environmental elements?

Yes

No

(e.g. reduced pavement, bio-infiltration, vegetated bump outs, native/drought tolerant vegetation, etc.)

Describe each proposed element:

Vegetation and land scaping with drought resistance and low watering needs

8. URBAN DESIGN AND PLANNING

Describe how this project adopted subarea or action plan that applies:

Medium density mixed-use project with special angled parking and access for mixed-use building facing 204th St. NE serving ground floor commercial uses. Restaurant and plaza located at the corner of 204th St. NE and 67th Ave. NE. Extensive open space landscape and activity areas exceeding requirements

Explain artistic elements in the project area:

(e.g. public art, sidewalk inlays, creative street furniture, or bollards or planters, creative bicycle racks etc.)

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

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.
Variance Permit Number - PLN# _____

The variance has been denied, please revisit the following sections and resubmit.

Comments

Reviewed by:	Date:	Rev:
Reviewed by:	Date:	Rev: