



CITY OF ARLINGTON NOTICE OF DECISION

Williams Investment Commercial Park Binding Site Plan

The City of Arlington has issued a Notice of Decision for a Zoning Permit as required by Arlington Municipal Code. The following project has been **APPROVED**, with the conditions listed in the attached permit decision.

Project Name: Williams Investment Commercial Park

Proponent: 5J Development, LLC

Project Number: PLN #1132

Description of Proposal: The applicant is proposing a Binding Site Plan to subdivide the subject property and create building pads, for future sale and/or development of general commercial uses. The binding site plan consists of Lot 1 (with four proposed buildings) and Tract A (a critical area tract for a Category II Wetland, Hayho Creek and associated buffers). Buildings on Lot 1 will be designed and constructed in a future phase. Building pads and conceptual building footprints, parking, and private drives are designed for Business Park type commercial such as retail, office, and other services consistent with the General Commercial zone and the Cascade Industrial Center's qualifying land uses. Access to the site will be from two driveways on 47th Avenue and one driveway from 168th Street NE. Tract A is on the west portion of the site and contains a 6.54-acre Category II Wetland (Wetland F) and 650 linear feet of a Type F Stream (Hayho Creek). Wetland F is being enhanced with off-site mitigation for wetland impacts at Centennial Park apartments, located at 17327 67th Avenue NE, Arlington, WA 98223. The wetland will be divided from the main property as Tract A and dedicated to the City of Arlington. Along the east property boundary, a north/south extension of 47th Avenue is required, and half street improvements completed prior to right-of-way dedication to the city. The site has two petroleum pipelines owned by the Olympic Pipeline Company that extend diagonally across the property, located in easements. Future development is located outside of these easement areas. The project site is proposed to be raised approximately seven feet to meet the grade level at 168th Street NE. Proposed runoff is to be collected by a series of proposed catch basins and conveyance pipes and flow into onsite infiltration trenches.

The future development proposed on the site requires separate permits for each building proposed within the binding site plan. The project currently under review is only for the binding site plan to divide the property.

Location: Northeast of the 43rd Avenue and 168th Street Intersection

Permit Decision: Approved, with Conditions

Notice of Decision Date: February 29, 2024

End of Appeal Period: March 14, 2024

Appeals: A Party of Record may file an appeal of this decision within fourteen (14) calendar days from issuance of this Notice of Decision. Appeals shall be delivered to the City of Arlington at 18204 59th Avenue NE, Arlington, WA 98223, pursuant to the Land Use Petition Act, Chapter 36.70 RCW, by **5:00 PM on Thursday, March 14, 2024.**

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